



Cover Letter

Chris Conover

Marine Permitting & Consulting, LLC is pleased to apply for the construction of a dock replacement on behalf of Chris Conover. The Conover's recently purchased their property on Vines Creek. There is an existing dock, pier, and gangway at the property. The pier will continue to be utilized but the gangway and dock will be removed and a new pier portion and dock constructed to accommodate the Conover's two vessels. Chris has requested two floating docks for the purpose of launching, recovering, and storing kayaks. The Conover's own a kayak tour guiding business operating out of Bethany Beach. They will add Indian River tours which will operate from their dock. I have included an advertisement depicting their business. The Conover's were able to find RR-033/91 but no additional structure paperwork in the documents they were given. The WWS has required that a portion of the existing pier be converted to a wetland walkway. The plans have been amended, Appendix M has been added, and the 1,000 foot adjacent owners list will be emailed to the WWS mailbox.

The application package includes the following:

- Basic Application, Activities in State Wetlands Appendix, and Boat Docking Appendix
- Scaled Construction Drawings
- Site Aerial Photograph
- Sussex County Parcel Layer
- Vicinity Map
- Property Survey and Deed
- Vessel Registrations
- Kayak Business Flyer

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Sincerely,
Kelly Louise Figurski

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

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

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

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

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

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

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Christopher Conover and Anna Finn
 Mailing Address: 106 Vines Lane, Dagsboro, DE 19939
 Telephone #: 302-381-9535
 Fax #: N/A
 E-mail: cconover@cbcomplete.com
2. Consultant's Name: Kelly L. Figurski
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966
 Company Name: Marine Permitting & Consulting, LLC
 Telephone #: 302-853-5928
 Fax #: N/A
 E-mail: marinepermit@outlook.com
3. Contractor's Name: John Merritt
 Mailing Address: 32992 Lighthouse Rd.
Selbyville, DE 19975
 Company Name: Merritt Marine Construction
 Telephone #: 302-436-2881
 Fax #: N/A
 E-mail: Merrittmarineconstruction@aol.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):

Maintain an existing pier, remove an existing gangway and dock, construct a new dock with two associated boatlifts, and install two floating kayak storage and launching docks to support applicants' kayak tour business.

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: 106 Vines Lane, Dagsboro, DE 19939
 County: ☐ N.C. ☐ Kent ☒ Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: From Dover, south on Rt. 1 to 113 travel 46 miles to Rt. 26 Dagsboro/Vines Creek Road, travel 5 miles turn left into the Pointe Farm
Creekside Drive, follow to Vines Lane, turn right, residence is on the left.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 233-7.00-54.00 Subdivision Name: The Point Farm

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: Vines Creek waterbody is a tributary to: The Indian River

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 877 Feet.

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):

David and Joan Elvin, 1034 Glenn Hall Road, Kennett Square, PA 19348

Amy Peoples, 102 Vines Lane, Dagsboro, DE 19939

The 1,000 foot adjacent owners list will be emailed to the WSS mailbox.

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 ☒ 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):

RR0033/91

*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, Christopher Conover and Anna Finn, hereby designate and authorize Kelly L. Figurski
(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: Kelly L. Figurski Telephone #: 302-853-5928
Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: N/A
E-mail: marinepermit@outlook.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.

Kelly L. Figurski March 18, 2026
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.

Christopher Conover & Anna Finn Christopher C onover & Anna Finn March 18, 2026
Christopher Conover & Anna Finn (Mar 18, 2026 17:47:00 EDT) Christopher Conover & Anna Finn (Mar 18, 2026 17:47:00 EDT)
Applicant's Signature Date

Christopher Conover and Anna Finn
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.

John Merritt March 18, 2026
Contractor's Name Date

John Merritt
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.)

Remove an existing gangway and dock, install a new pier, dock, boatlift and two floating docks to support kayak tour business.

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	12	5	46	5	46	Maintain
Pier	4	4	10	4	10	New
Dock	20	6	60	6	60	New
Boatlift	4	13	13	13	13	New
Boatlift	4	13	13	13	13	New
Floating Dock	4	10	12	10	12	New
Floating Dock	4	10	12	10	12	New
Freestanding Pilings	Number					
	2	1	1	1	1	Maintain

Mooring Buoy: How many moorings will be installed? 0

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? 877 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. Marine grade treated Lumber.

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? 425 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>Triumph</u>	length <u>21'</u>	width <u>8'6"</u>	draft <u>15"</u>
Make/model <u>Sweetwater</u>	length <u>22'3"</u>	width <u>8'6"</u>	draft <u>16"</u>
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. The applicant's vessels do not contain facilities.

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? 212.54 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.

ACTIVITIES IN STATE WETLANDS

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

1. Project description and explanation of need.

2. What is area of impact for each activity in state wetlands?

Wetlands Walkways/Other Structures:

Length 25 ft. Width 3 ft.

Piles 6 Height 3 ft. over marsh

3. What is volume of fill or excavated material involved in this project?

Fill 0 cubic yards

Excavation 0 cubic yards

4. Map number of state wetland map where project is located: DNR # 103

ENVIRONMENTAL SUMMARY - PLEASE SUBMIT AN EVALUATION OF IMPACT OF THE PROPOSED ACTIVITY (ATTACH ADDITIONAL SHEETS AS NEEDED):

5. State reasons that structures cannot feasibly be located on lands other than wetlands.

The existing pier and dock cannot be accessed by any other means.

6. Detail temporary and permanent changes which would be caused by the proposed project and the impact of these changes on the project area and adjacent areas.

Since there is an existing pier at the location the wetland walkway will be constructed, there will be no change except the subject section of pier will become a wetland walkway which will be two feet narrower.

7. Describe alternatives to the proposed action which would reduce or avoid environmental damage.

There is no alternative to access the pier and dock other than a wetland walkway. The existing portion of pier over the wetlands fringe will be converted to a wetland walkway.

8. Describe all measures to be taken during and after the completion of the proposed project to reduce detrimental effects.

The conversion of the existing pier to a wetland walkway will be performed from the water, therefore eliminating erosion into the waterway.

9. Describe all permanent environmental impacts which cannot be avoided.

The wetland walkway will be a permanent structure but there will be no change to the look or function of the surrounding environment since the existing pier has since well before 1991.

10. Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

- i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
- ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
- iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
- iv. Removal and recycling of inorganic nutrients.
- v. Effect on the estuarine waters.

Please see attached sheet for the following questions.

b. Habitat Value

- i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.
- ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, shorebirds, passerines, finfish, shrimp.
- iii. Rearing area, nesting area, breeding grounds for various species.
- iv. Habitat for rare or endangered plants.
- v. Presence of plants or animals known to be rare generally, or unique to the particular location.
- vi. Presence of plants or animals near the limits of their territorial range.
- vii. Presence of unique geological or wetland features.

c. Aesthetic Effect - Consideration of the aesthetic effect may include:

- i. Presence of plants or animals of a high visual quality.
- ii. The presence of an associated water body.
- iii. Wetland type of topographic diversity.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

e. Effect on Neighboring Land Uses

- i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.
- ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.

Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

g. Economic Impact

Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:

- i. Jobs created or lost and the net income effect of jobs.
- ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).
- iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.
- iv. Increases or decreases in the value of the land as a recreational area.
- v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.
- vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.
- vii. The net economic effect, both public and private, or any contemplated supporting facilities.
- viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

Appendix M Attachment

Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

- i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
The current production value won't change since the pier which has been in place for approximately forty years will be converted from a pier to a wetland walkway.
- ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
The walkway will protect the vegetation underneath from driving rain, the pilings will absorb wave energy, and the structure will help protect vegetation from the wind.
- iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
The pilings could help stabilize sediments from migrating into the creek thus reducing dredging. The structure could protect sediment erosion due to driving rain.
- iv. Removal and recycling of inorganic nutrients.
The structure will be comprised of modern marine grade treated lumber which will minimize leachates. The structure will have little effect on the ability of the surrounding wetlands to provide nutrient removal, volatilization, and sorption. The natural chemical processes including transformations of nutrient forms and chemical precipitation, and main biological processes such as uptake by plants, algae, and bacteria and transformation processes conducted by microbes will remain mostly unaffected.

v. Effect on the estuarine waters.

The structure will not change the existing conditions of the estuarine waters as the existing pier has been in place for well decades. However, the estuarine fauna will quickly adapt to the presence of the new structure and some, especially avian, will use it for resting and scouting. The walkway's small footprint will not affect the natural movement of waters on the landscape.

b. Habitat Value i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.

The small footprint of the structure in relation to the surrounding wetlands will have little impact to wildlife habitat. Furbearers can still traverse the wetlands under the walkway or utilize the walkway. Invertebrates can also freely maneuver around the structure and may even use it for protection. The same for finfish, they can move freely around the elevated structure and may use it for protection.

ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, passerines, finfish, shrimp.

The species listed above will still be able to utilize the surrounding wetlands for habitat and birds may use the structure for resting and scouting.

iii. Rearing area, nesting area, breeding grounds for various species.

The walkway will occupy 60 square feet of space so it will minimally impact available ground-level nesting, however, no nesting areas were observed during the site visit. Swallows will sometimes use dock, pier, and walkway structures for nesting.

iv. Habitat for rare or endangered plants.

No rare or endangered plants were observed within the path of the walkway during the site visit. The area is dominated by spartina alterniflora; however, there will be plenty of habitat area remaining for rare or endangered plants to colonize.

v. Presence of plants or animals known to be rare generally, or unique to the particular location.

During the site visit, this area of wetlands was observed to be typical of coastal, tidal wetlands. The presence of plants or animals known to be rare generally or unique to the location were not observed nor has any recent sitings been made to my knowledge or the homeowner.

vi. Presence of plants or animals near the limits of their territorial range.

Flora and fauna at the site are typical of Sussex Delaware inland bay and tributary species. No species determined to be at the edge of territorial range were observed and no particular species were mentioned during an internet search.

vii. Presence of unique geological or wetland features.

The area contains a typical tidal wetland landscape, the presence of any unique geological or wetland features was not observed during the site visit.

c. Aesthetic Effect - Consideration of the aesthetic effect may include: i. Presence of plants or animals of a high visual quality.

The area where the walkway needs to be constructed is dominated by spartina alterniflora, the walkway will not impede the visual quality of plants or animals of high visual quality, and will look nearly identical to the existing pier.

ii. The presence of an associated water body.

The walkway will not impede the observation of the associated waterbody. The walkway will allow the property owner and guests the opportunity to observe the wetlands and waterbody as the existing pier currently does. The walkway will be constructed of wood materials; therefore, it will fit in with the current landscape of grasses and trees

iii. Wetland type of topographic diversity.

The walkway will not impact the observation of a wetland of topographic diversity. The associated wetland is very typical of Delaware's coastal wetlands which is already transected by other walkways which allows this walkway to blend into the current landscape.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

The walkway will have no effect on the items listed above. The site will be accessed by a public road, and then the applicant's property and all utilities are already in place. There are no schools nearby and none will be affected. No sewage lines will be utilized. A 110 electric line and a 2" water line will be run to the dock for the private use of the applicant.

e. Effect on Neighboring Land Uses i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.

ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

There are existing docking facilities on neighboring properties; therefore, the walkway and associated dock will continue to fit in with existing neighboring land uses and will appear similar. A single-family home exists on the subject property which is consistent with the adjacent community. The construction of the wetland walkway and will have no negative environmental, economic, or aesthetic effects on neighboring properties as the walkway will look nearly identical to the existing pier.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.

Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

There are many existing single-family homes with associated boat docking facilities in the area. This project is very similar to the existing homes and docking structures and will comply with federal, state, regional, county and municipal comprehensive plans and will be constructed in compliance with the appropriate permit issued on behalf of the Army Corps of Engineers.

g. Economic Impact

Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:

- i. Jobs created or lost and the net income effect of jobs.

The construction of this walkway, pier, and dock will create temporary work for a marine contractor, employees and the potential for future work through repairs and maintenance. There will be vessels berthed at the associated dock. Local marinas will be utilized for fuel and other boating needs. The current property owner owns a kayak tour business and will run tours from the current docking facility. All of these factors will have a positive economic value

- ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).

This project will add value to the property which may increase its tax base at some point in the future. No additional state, county, or local government expenditures will be incurred.

- iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.

Due to the small footprint of the walkway and its purpose, no change in the value attributable to the wetland as a source of nutrients is anticipated.

- iv. Increases or decreases in the value of the land as a recreational area.

The walkway and associated dock will increase the value of the property as a recreational area.

- v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.
The installation, presence, and maintenance of the walkway is anticipated to have no effect on the cost of flood control or expected flood damage.

- vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.

Due to the small footprint of the walkway and its height above the wetland surface, no effect on the ability of the wetland to absorb silt is anticipated; therefore, no anticipated increase or decrease in the costs of maintaining navigable harbors or waterways is anticipated as the walkway will be very similar to the existing pier.

- vii. The net economic effect, both public and private, or any contemplated supporting facilities.
There is no direct support facilities needed for the installation and maintenance of the wetland walkway. There will be no effect on public or private facilities.

- viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

There may be a positive economic effect on private neighboring land uses by increasing property values since the value of the applicant's property is anticipated to increase with the modification of the walkway and associated dock. There is anticipated to be no economic effect on neighboring public land uses.

Plan View
Scale 1/4" = 5'

Christopher Conover
Anna Finn
106 Vines Ln.
Dagsboro, DE 19939

North



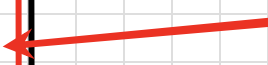
Upland Walkway
to Remain



MHWL

20'

New Proposed
Wetland Walkway
3' x 25'

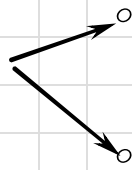


MLWL

Existing 5' x 52' Pier to Remain

Remove Existing Gangway and Install a
4' x 10' Pier

Existing Pilings to Remain



81'

New Proposed
13' x 13' Boatlifts



New Proposed
13' x 13' Boatlifts



Ladder

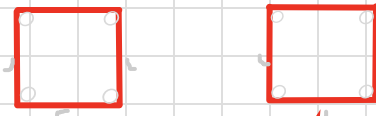
Ladder

Remove the Existing Dock and Install
a 6' x 50' Dock



MLW Depth = 29"
MHW Depth = 4'

New Proposed Two 10' x 12' Floating Dock
with Three Kayak Launching Arms



Flow

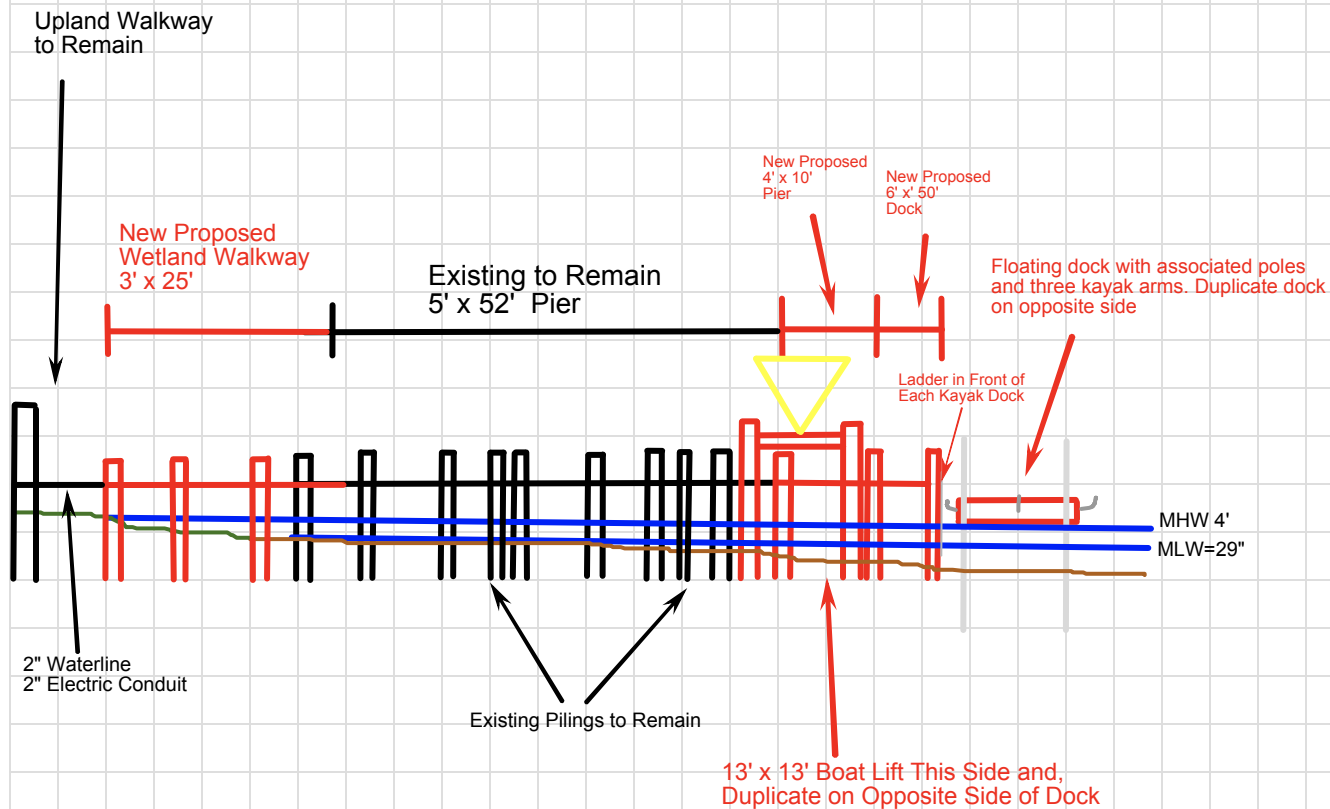


Ebb



Cross Sectional Scale 1/4" = 5'

Chris Conovor
Anna Finn
106 Vines Ln.
Dagsboro, DE 19939





Riverview Dr

Riverview Dr

Vines Ln

Vines Ln

Tennis Court

Creekside Dr Creekside Dr

106 Vines Ln

Waterbody Width=877 Feet

STATE OF DELAWARE
BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
TRBJ01611405	DL5919Y	TRIUMPH	2005
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
21' 0"	Other	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2027
OWNER	BOAT NAME		
RODGER BRADFORD			
33 S.MAIN ST			
SELBYVILLE, DE 19975			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
GDY17592H314	DL2762AH	SWEE	2014
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
22' 3"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2026
OWNER	BOAT NAME		
SIRIVANH BRADFORD And ROGER BRADFORD			
33 SOUTH MAIN STREET SELBYVILLE, DE 19975			

M&T BANK

TAX MAP NO. 233-7.00-54.00
PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 25-22405/AD

DEED

THIS DEED is made as of the 2nd day of September, 2025, between,
NANCY RUTH PURCHASE, TRUSTEE OF THE REVOCABLE TRUST
AGREEMENT OF NANCY RUTH PURCHASE, DATED APRIL 30, 2003, of 4000
Winston Hill Drive, Apt 308, Cary, NC 27513, party of the first part, and
Christopher Conover and Anna Finn, husband and wife, tenants by the
entirety, of 106 Vines Lane, Dagsboro, DE 19939, parties 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), lawful money of the United States of America,
the receipt whereof is hereby acknowledged, hereby grant and convey unto the
said parties of the second part, it's successors and assigns, in fee simple, the
following-described lands, situate, lying and being in **Sussex County**, State of
Delaware:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being
in Dagsboro Hundred, Sussex County and State of Delaware, situate on the
westerly side of Vines Creek, and being more particularly described according to
a survey prepared by Simpler Surveying & Associate, Registered Surveyor, dated
March 30, 2000, as follows, to wit:

BEGINNING at a re-bar situate on the easterly right of way of Vines Lane, said re-bar being a corner for these lands and lands of John H. Muldoon; thence, by and with the aforesaid easterly right of Vines Lane, the following, two courses and distances, N24°30'00"E, 3.40' to a re-bar; thence, N06°33 '29"W, 196.92' to a re-bar, said re-bar being, corner for these lands and lands of Richard A. Peoples; thence, by and with lands of Richard A. Peoples, by and with the lands of Richard A. Peoples, N84°41'56"E, 100.09' to a re-bar; thence, continuing with the same bearing, a distance of 80.43' (in all making a total distance of 180.52') to a point situate in Vines Creek, said point being a corner for these lands and lands of Richard A. Peoples; thence, by and with the meanderings of Vines Creek in a southerly direction such a distance as necessary to reach a point, said point being a corner for these lands and lands of John H. Muldoon; thence, by and with lands of John H. Muldoon, S87°38 11 57"W, 119.25' to a re-bar; thence, continuing with the same bearing, a distance of 73.24' to a concrete monument on line; thence, continuing 1.76' (in all making a total distance of 194.25') to the point and place of beginning, being and containing 39,857 square feet of land, more or less.

BEING the same lands and premises which were conveyed unto Nancy Ruth Purchase, Trustee Under Revocable Trust Agreement of Nancy Ruth Purchase Dated 4/30/03, by deed of Nancy Ruth Purchase, Substitute Trustee Under Revocable Trust Agreement of Harvey Graham Purchase Dated 4/30/03, as to an undivided one-half interest and Nancy Ruth Purchase, Trustee Under Revocable Trust Agreement of Nancy Ruth Purchase Dated 4/30/03, as to an undivided one-half interest, dated February 3, 2012, and recorded in the Office of Recorder of Deeds, in and for Sussex County, Delaware, on February 6, 2012, in Deed Book 3968, Page 251.

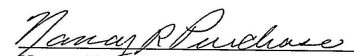
THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her Hands and Seals the 22nd day of August, 2025.

WITNESS:

NANCY RUTH PURCHASE, TRUSTEE OF
THE REVOCABLE TRUST AGREEMENT
OF NANCY RUTH PURCHASE, DATED
APRIL 30, 2003



 (SEAL)
Nancy Ruth Purchase, Trustee

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 22nd day of August, 2025, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Nancy Ruth Purchase, Trustee, of the Revocable Trust Agreement of Nancy Ruth Purchase, dated April 30, 2003, party to this Deed, known to me personally to be such, and acknowledged this Deed to be her act and deed.

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



Notary Public

[Notary Seal]

My commission expires: N/A

DANIEL T. CONWAY
Delaware Attorney at Law with
Power to Act as Notary Public
29 Del.C. § 4323(a)(3)
Notarial Officer

DISCLAIMER / NOTES:

- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.
- Other than shown, deck and eve overhangs are not annotated on this survey.

REFERENCE DATUM NOTES:

1. HORIZONTAL DATUM: NAD '83
(North American Datum of 1983)

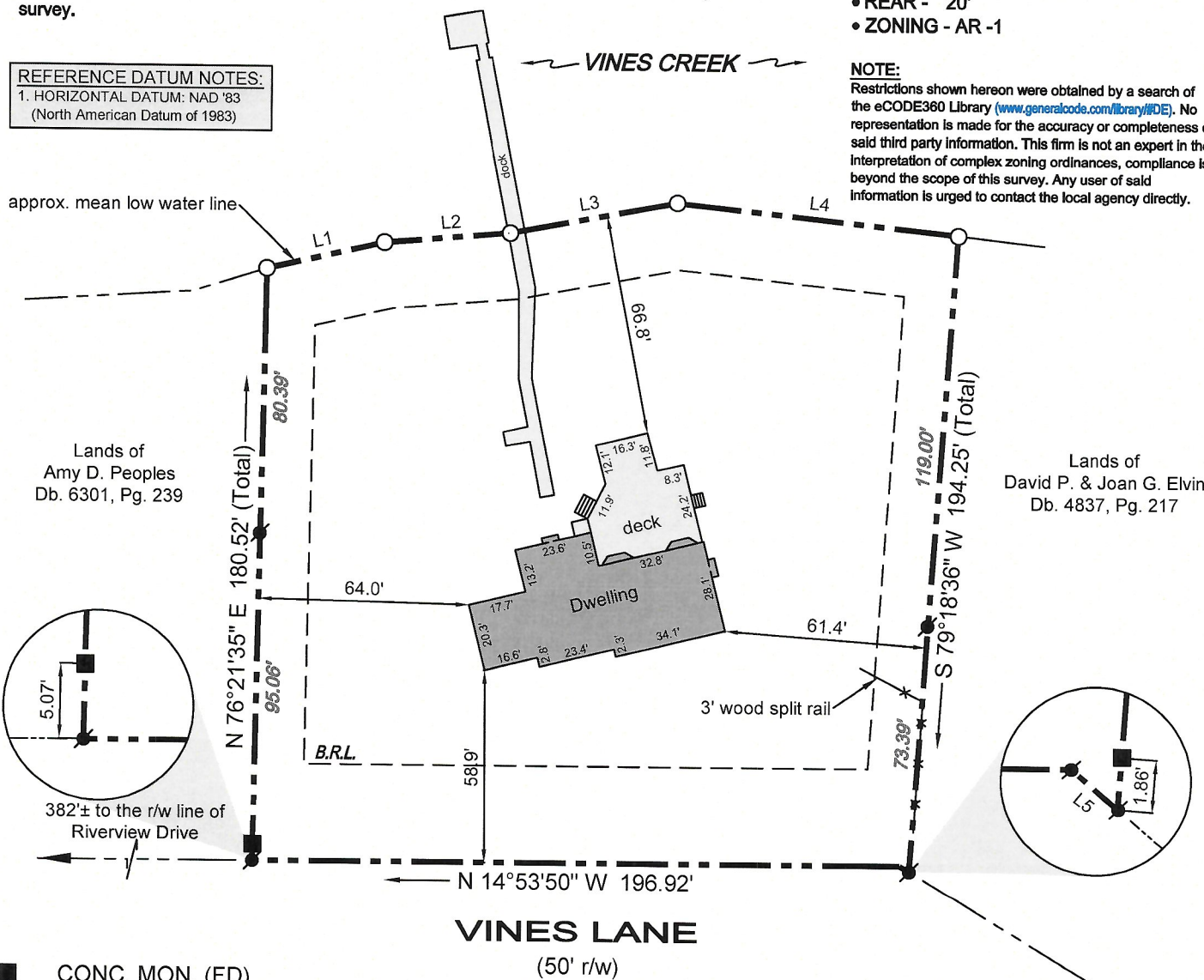
PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°30'00" E	36.59'
L2	S 19°37'12" E	38.34'
L3	S 25°41'23" E	51.79'
L4	S 08°38'53" E	85.83'
L5	N 16°09'39" E	3.40'

**(B.R.L.) BUILDING RESTRICTION LINES
PER SUSSEX COUNTY**

- FRONT- 30'
- SIDES - 15'
- REAR - 20'
- ZONING - AR -1

NOTE:

Restrictions shown hereon were obtained by a search of the eCODE360 Library (www.generalcode.com/library/DE). No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.



■ CONC. MON. (FD)

● 5/8" RE-BAR (FD)

B.R.L. BUILDING RESTRICTION LINE

SCALE: 1"= 50'

AREA: 39,628 SQ. FT.

PARCEL ID NO: 2-33-07-54

Lands of NANCY RUTH PURCHASE,
TRUSTEE UNDER REVOCABLE TRUST
AGREEMENT OF NANCY RUTH PURCHASE
DATED 4/30/03. Situated in Point Farm
Subdivision. Ref: Plat Book 62, Page 310.

FIRM INFORMATION:

100029 - 0487 - K
MARCH 16, 2015
ZONE: "X", NON-SHADED
& "VE" 10'
CLASS "B" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

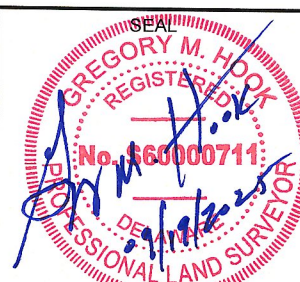
STATE OF DELAWARE

DATE OF ORIGINAL: 09/16/2025

DRAWN BY: MATT LEVESQUE

REVIEWED BY: MICHAEL LOVELAND

**SIMPLER
SURVEYING
& ASSOCIATE, INC.**
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873



I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

P.L.S. 711