

# PRECISION MARINE CONSTRUCTION, INC.

202 WOODBRIDGE HILLS  
REHOBOTH BEACH, DELAWARE 19971

[www.precisionmarine.us](http://www.precisionmarine.us)

Phone 302 227 2711

Fax 302 226 1157

August 10, 2023

State of Delaware  
D.N.R.E.C.  
Mr. Matthew Jones  
Wetlands Section  
89 Kings Highway  
Dover DE 19901

Dear Mr. Jones

On behalf of our client, Andrey Petrovskiy, we are submitting our completed application. This project involves removing the existing pier and dock and the existing bulkhead. A new bulkhead will be installed in the same footprint as the existing bulkhead. We plan to install a pier (4' x 6') connecting to a dock (6' x 60') plus a kayak dock (6' x 15'). We also plan to install a boatlift and two PWC lifts. The project does not encroach into the ten-foot side setbacks and the project was designed to comply with the 20% rule. The Great South Beach Improvement Co. owns the subaqueous lands, and we have no objection to the project.

Should you have any questions concerning the above, please contact me.

Sincerely,  
PRECISION MARINE CONSTRUCTION INCORPORATED



Robert B. Whitford  
President

RBW/jk

Attachments

**Section 1: Applicant Identification**

1. Applicant's Name: ANDREY PETROUSKIY Telephone #: \_\_\_\_\_  
 Mailing Address: 23 WEST SIDE DR 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: PRECISION MARINE Telephone #: \_\_\_\_\_  
202 WOODBRIDGE HILLS Fax #: \_\_\_\_\_  
REHOBOTH BEACH, DE 19971 E-mail: \_\_\_\_\_

**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):  
REMOVE AND REPLACE A BULKHEAD THEN INSTALL A  
DOCKING FACILITY FOR THE PURPOSE OF DOCKING 3 BOATS
6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/> A. Boat Docking Facilities	<input checked="" type="checkbox"/> G. Bulkheads	N. Preliminary Marina Checklist
<input type="checkbox"/> B. Boat Ramps	<input type="checkbox"/> H. Fill	O. Marinas
<input type="checkbox"/> C. Road Crossings	<input type="checkbox"/> I. Rip-Rap Sills and Revetments	P. Stormwater Management
<input type="checkbox"/> D. Channel Modifications/Dams	<input type="checkbox"/> J. Vegetative Stabilization	Q. Ponds and Impoundments
<input type="checkbox"/> E. Utility Crossings	<input type="checkbox"/> K. Jetties, Groins, Breakwaters	R. Maintenance Dredging
<input type="checkbox"/> F. Intake or Outfall Structures	<input type="checkbox"/> M. Activities in State Wetlands	S. New Dredging

**Section 3: Project Location**

7. Project Site Address: SAME County:  N.C.  Kent  Sussex  
 Site owner name (if different from applicant): \_\_\_\_\_  
 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: 3-3A-19.00-36.00 Subdivision Name: RBYCC

<b>WSLS Use Only:</b>		Permit #s: _____	
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>
	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>
	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #: _____ Individual Permit # _____	
Received Date: _____		Project Scientist: _____	
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/>		Amt: \$ _____ Receipt #: _____	
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____	

## DRIVING DIRECTIONS

(From Rt. 1 & Rt. 24)

Continue south to Shuttle Rd.

Turn Right on Shuttle Rd.

Follow to first Circle

Take the first exit onto West Side Dr.

Follow West Side Dr. to 23 West Side Dr. on the Right

**Section 3: Project Location (Continued)**

10. Name of waterbody at Project Location: WASTE OAK CREEK waterbody is a tributary to: PELHOBOTH 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:

GSB HAS NO OBJECTION TO THE PROJECT

(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 ATTACHED

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):

UNK

\*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 Properties

*FULLNAME* STOEVER JODY L GEORGE H ACHEY  
*Second\_Owner\_Name* NICHOLAS L ACHEY  
*MAILINGADDRESS* 356 LONG ROAD  
*CITY* MYERSTOWN  
*STATE* PA 17067

*FULLNAME* BURN CAROL A TTEE OF THE CAROL  
A BURN  
*Second\_Owner\_Name* REV TR  
*MAILINGADDRESS* 25 KINGS CREEK CIRCLEE  
*CITY* REHOBOTH BEACH  
*STATE* DE 19971

**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, ANDREY PETROUSKIY, hereby designate and authorize PRECISION MARINE  
202 WOODBRIDGE HILLS  
REHOBOTH BEACH, DE 19971  
(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: PRECISION MARINE Fax #: \_\_\_\_\_  
202 WOODBRIDGE HILLS E-mail: \_\_\_\_\_  
REHOBOTH BEACH, DE 19971

## 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

31/07/2023  
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.

[Signature]  
Applicant's Signature

08/04/2023  
Date

Andrey Petrouskiy  
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 PRECISION MARINE  
202 WOODBRIDGE HILLS  
REHOBOTH BEACH, DE 19971

\_\_\_\_\_  
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.)

INSTALL 1 PIER (4' X 6') A DOCK (6' X 60') A FLOATING DOCK (6' X 15')  
A BOATLIFT AND 2 PWC LIFTS

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ft.	Length ft.	Width ft.	Length ft.	
Dock, Pier, Lift, gangway						
PIER		4	6	4	6	NEW
DOCK	14	6	60	6	60	NEW
FL DOCK	2	6	15	6	15	NEW
BOATLIFT	2	10'	13	10	13	NEW
PWC		6	4	6	4	NEW
PWC		6	4	6	4	NEW
Freestanding Pilings	Number					

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

3. Approximately how wide is the waterway at this project site? 128 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. VINY FLOATS 1. SKED PILE, TIMBER FRAME

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? \_\_\_\_\_ 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>CSBIA 202CC</u>	length	<u>26</u>	width	<u>9'3"</u>	draft	<u>1.1</u>
Make/model	<u>PWC</u>	length	<u>12</u>	width	<u>5</u>	draft	<u>.6</u>
Make/model	<u>PWC</u>	length	<u>12</u>	width	<u>5</u>	draft	<u>.6</u>
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. APPROXIMATE PLANS TO PURCHASE THE BOATS ONCE THE PERMIT IS APPROVED

- 10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

11. Is there currently a residence on the property?  Yes \_\_\_\_\_ No

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

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant?  Yes \_\_\_\_\_ No.

If yes, written permission of the underwater land owner must be provided with this application.

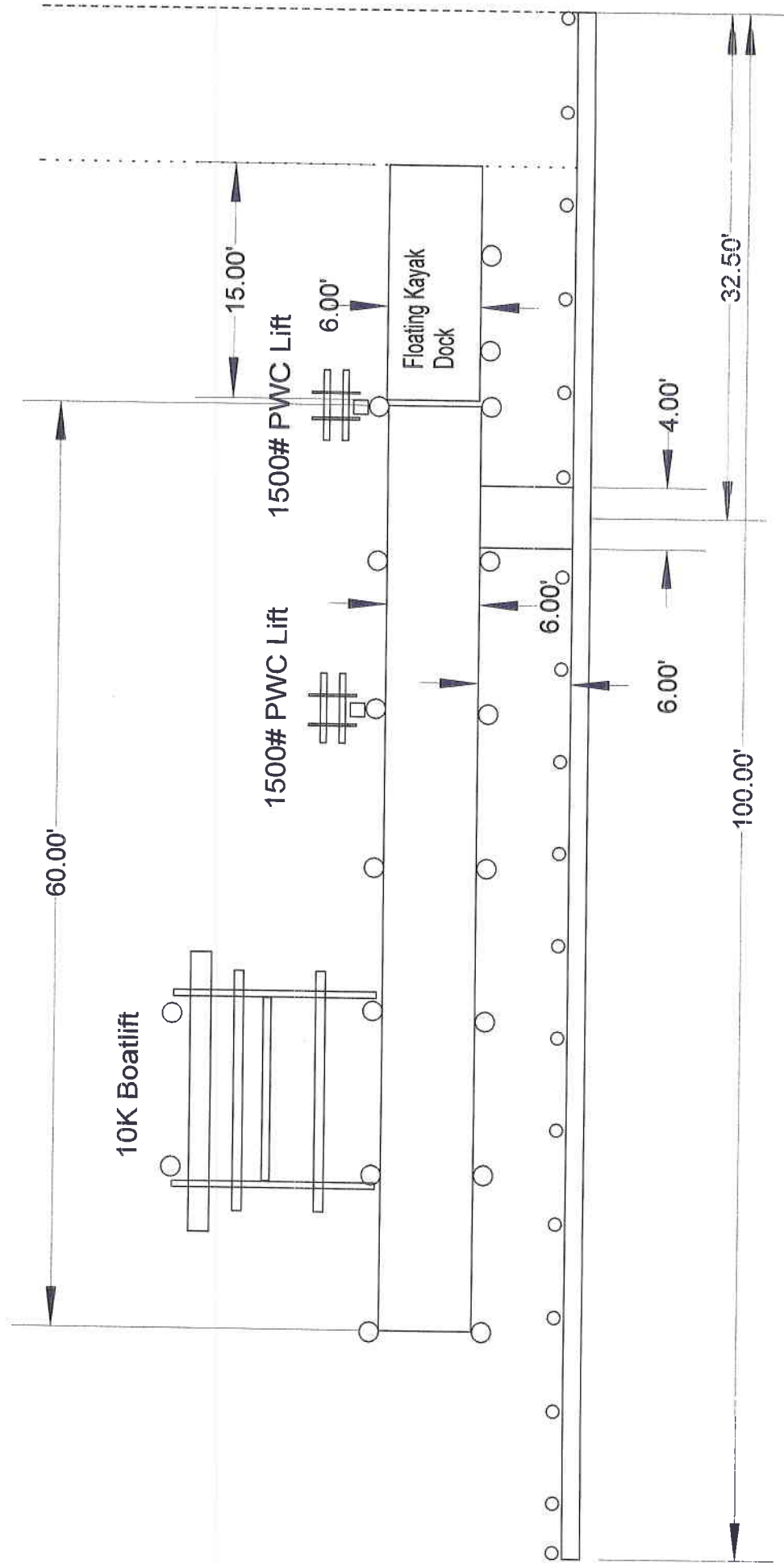
CSB HAS NO OBJECTION TO THE PROJECT 

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  No

If yes, a letter of no objection from the adjacent property owner must be included with this application.

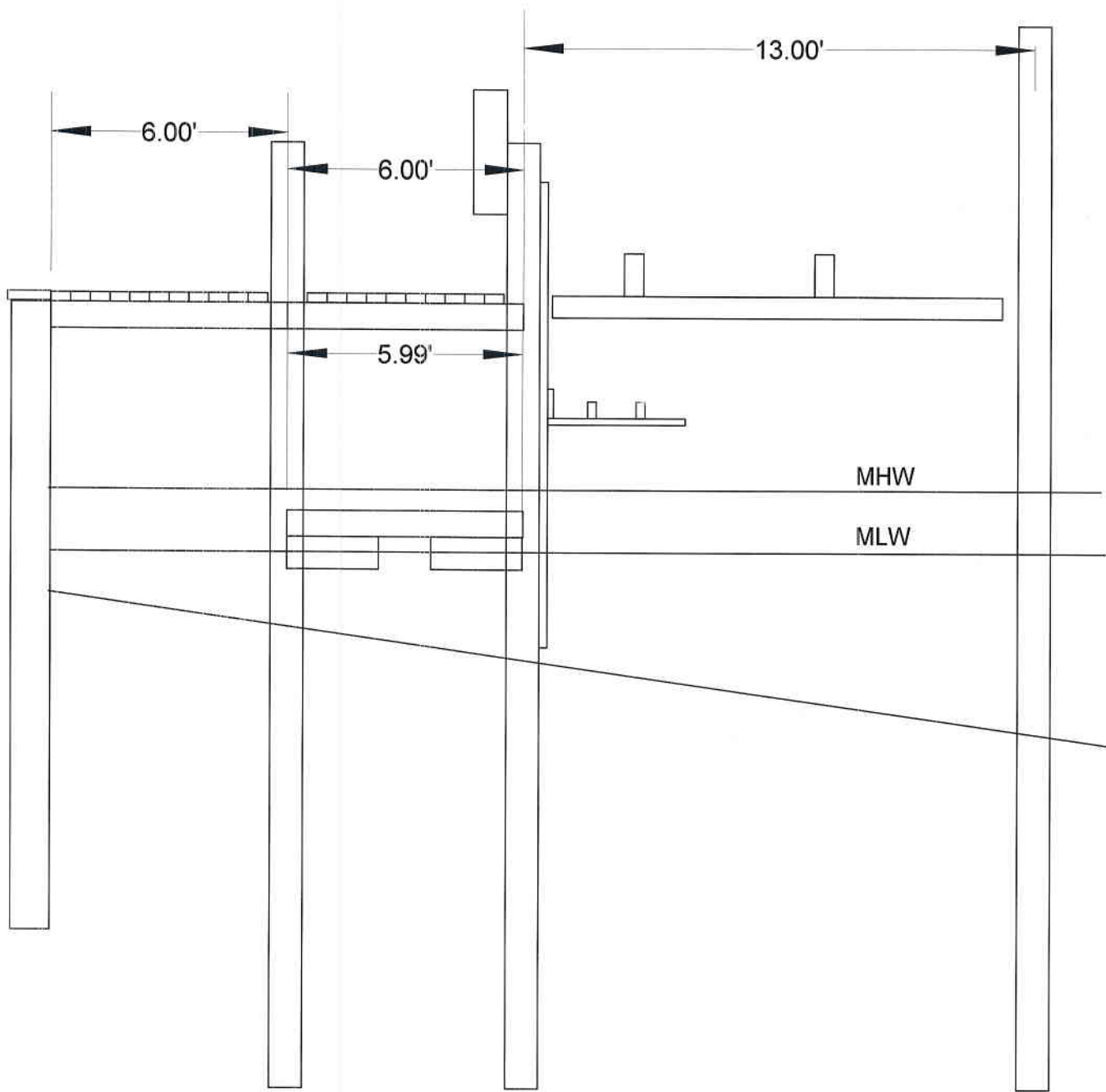


# White Oak Lagoon



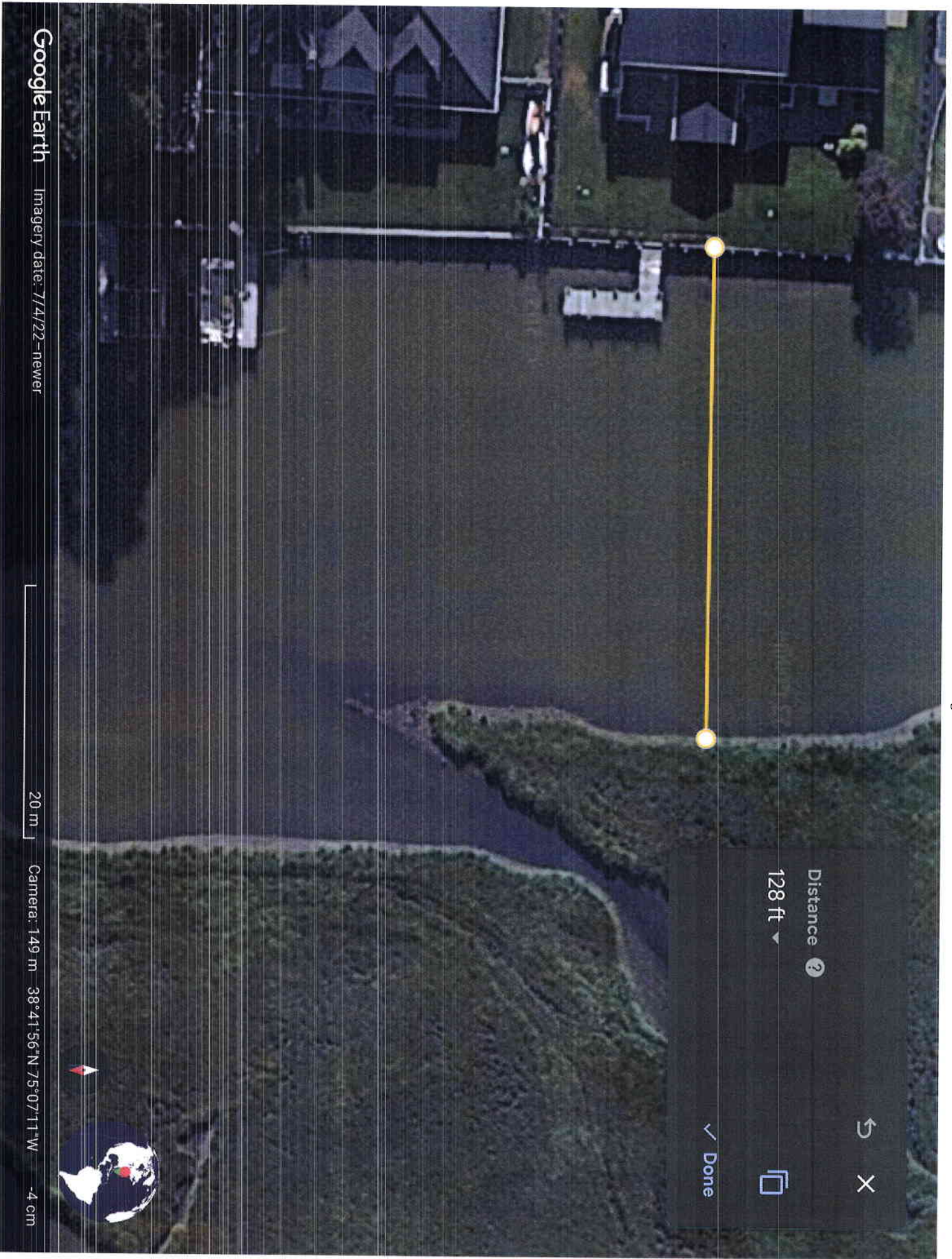
**Proposed Docking Facility**  
Petrovskiy Residence  
23 West Side Drive  
Rehoboth Beach DE 19971

Precision Marine Construction, Inc.  
202 Woodbridge Hills  
Rehoboth Beach, DE 19971  
Scale 1" = 10' July 25, 2023



**Proposed Docking Facility**  
**Petrovskiy Residence**  
**23 West Side Drive**  
**Rehoboth Beach DE 19971**

Precision Marine Construction, Inc.  
 202 Woodbridge Hills  
 Rehoboth Beach, DE 19971  
 Scale 1' = 4' July 25, 2023



Google Earth

Imagery date: 7/4/22 - newer

20 m

Camera: 149 m 38°41'56"N 75°07'11"W -4 cm



**BULKHEADS**

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

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

\_\_\_\_\_ New Construction  
 \_\_\_\_\_ Repair and Replacement

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

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

LAWN

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

3. If this is a repair or replacement,

Do you intend to step out in front of existing bulkhead? \_\_\_\_\_ Yes  No

Is the current bulkhead creosote? \_\_\_\_\_ Yes  No

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

On \_\_\_\_\_ Off Please indicate property lines on attached plans as well as MHW/MLW.

4. How many linear feet of shoreline are to be bulkheaded? 100 ft.

5. What will be the overall length of the bulkhead (including return walls)? 110 ft.

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

\_\_\_\_\_ None \_\_\_\_\_ One  Two

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

\_\_\_\_\_ Yes  No If your answer is "Yes", complete Appendix I.

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

\_\_\_\_\_ Yes  No If your answer is "Yes" complete Appendix I.

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

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

11. Will wooden materials be:  Salt Treated \_\_\_\_\_ Other

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

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

*IN URDMS*

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

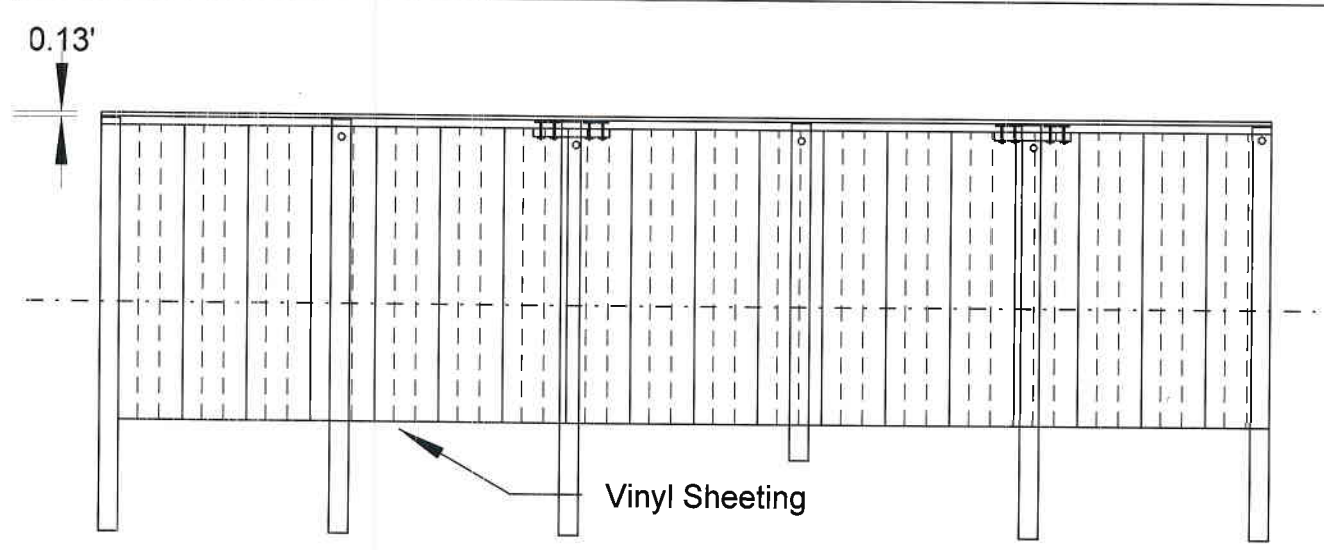
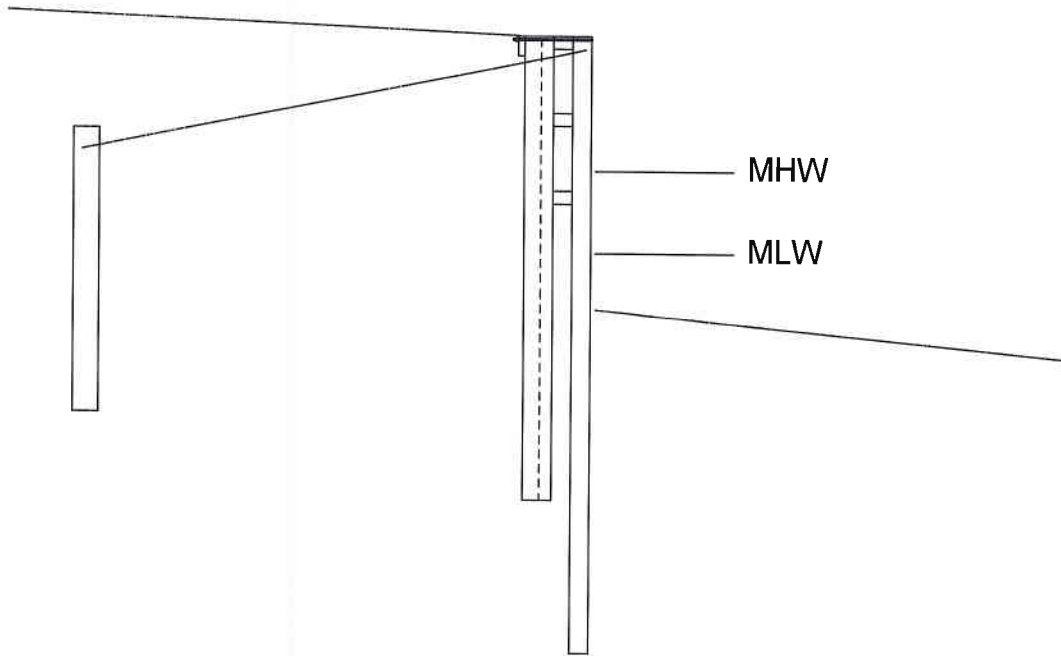
*VINYL SHEETING*

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

Name:

Address:

Date:



TYPICAL BULKHEAD SECTION

Proposed Bulkhead Replacement  
 Petrovskiy Residence  
 23 West Side Dr.  
 Rehoboth Beach DE 19971

PRECISION MARINE CONSTRUCTION INC.  
 202 Woodbridge Hills  
 Rehoboth Beach, DE 19971  
 Scale: None Date: August 9, 2023

Parcel #3-34 19.00 36.00 Lot 3

PREPARED BY:  
Morton, Valihura & Zerbato, LLC  
3704 Kennett Pike, suite 200  
Greenville, DE 19807

RETURN TO:  
Deimile and Andrey Petrovskiy  
722 Westcliff Road  
Wilmington, DE 19803

THIS DEED, made this 9<sup>th</sup> day of April, in the year of our Lord Two Thousand Twenty-One.

BETWEEN: Robert J. Valihura, Jr., party of the first part, of 16 Brendle Ln.,  
Wilmington, Delaware, 19807,

-AND-

Deimile and Andrey Petrovskiy, parties of the second part, of 722 Westcliff Road,  
Wilmington, DE 19803;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, Current 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, as tenants by the entirety, in fee simple the following described lands, situate, lying and being in Sussex County, State of Delaware;

All that certain piece, parcel or lot of land, lying and being situate in the Lewes & Rehoboth Hundred, County of Sussex, State of Delaware, being known as Lot 3 in Block 19, as shown on a plot of the lands of Rehoboth Beach Yacht & Country Club, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Plot Book 5, Page 32, and being more particularly described as follows; to wit:

Beginning at an iron pipe found, located on the westerly right of way line of West Side Drive, and being the north easterly corner of said Lot and a common property corner with Lot 2; thence by and with West Drive, South 13° 20' 00" East, a distance of 100.00', to an iron rod with cap set; thence by and with Lot 4, passing through a nail found at a distance of 118.50', North 76° 40' 00" West, a total distance of 120.00', to a point in the easterly line of a body of water known as White Oak Canal; thence following a bulkhead along the easterly line of said White Oak Canal, North 13° 20' 00" West, a distance of 100.00', to a nail set; thence by and with Lot

2, South 76° 40' 00" East, a distance of 120.00', to an iron pipe found, and said point of beginning, containing 12,000 square feet of land, more or less.


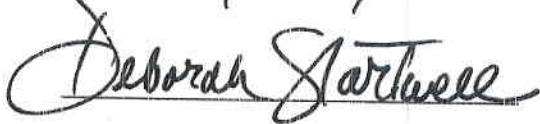
SUBJECT, however, to the reservations, restrictions, conditions and covenants of record and subject to such state of facts as an accurate survey and/or inspection of the lands and premises will disclose, the operation and effect of any zoning laws, and building restrictions imposed by public authority;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

BEING the same land and premises which by Deed dated January 14, 2011, and recorded January 14, 2011, in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 3858, Page 41, was granted and conveyed by Robert G. Pfundstein and Jean M. Pfundstein unto Robert J. Valihura, Jr. the Grantor herein.

IN WITNESS WHEREOF, the party of the first has hereunto set his hands and seal the day and year aforesaid.

Signed, Sealed and Delivered

In the presence of:

 {SEAL}

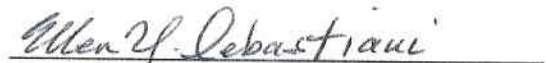
Robert J. Valihura, Jr.

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

BE IT REMEMBERED, that on the 7<sup>th</sup> day of April, 2021, personally came before me, a Notary Public for the State and County aforesaid, Robert J. Valihura, Jr., party of the first 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.



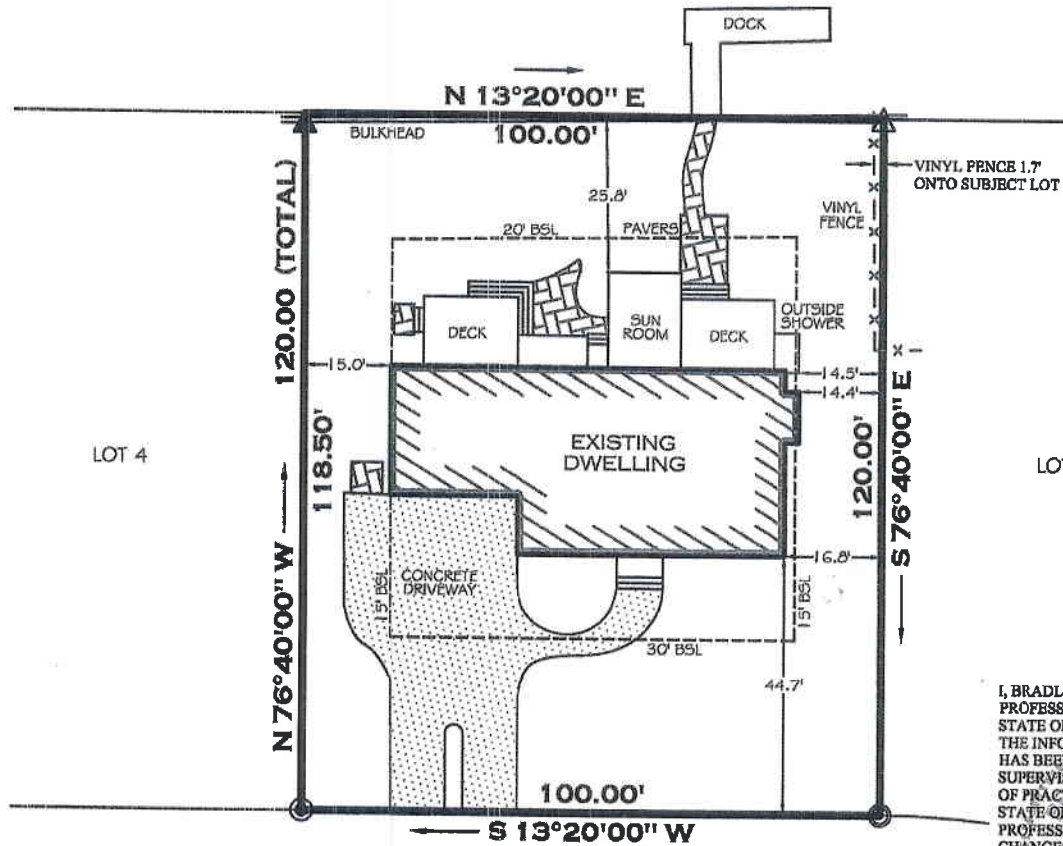
  
Notary Public  
Printed Name: Ellen Y. Sebastiani  
My Commission Expires: 01-10-2024



ONLY PLANS INCORPORATING AN ORIGINAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER



**WHITE OAK CANAL**



I, BRADLEY A. ABSHER, 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.

*Bradley A. Absher*  
 BRADLEY A. ABSHER, DE PLS # 735  
 DATE 3.30.21

**WEST SIDE DRIVE  
 50' RIGHT OF WAY**

**NOTES**

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: AR - 1
3. BUILDING SETBACK LINES (BSL)  
 FRONT 30'  
 SIDE 15'  
 REAR 20' FROM BULKHEAD

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND	
○	IRON PIPE FOUND
▲	PK NAIL FOUND
●	IRON ROD W/ CAP SET
△	PK NAIL SET

TAX MAP	3-34 - 19.00 - 36.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	LEWES & REHOBOTH
TOWN	---
AREA	12,000 ± SQ. FT.
DEED REF.	3858 / 41
PLAT REF.	5 / 32
DRAWN BY	JMH
DATE	03 / 30 / 2021
SCALE	1" = 30'
SURVEY #	DE - 07615

**BOUNDARY SURVEY  
 PLAN**

**LOT 3, BLOCK 19**

**REHOBOTH BEACH YACHT & COUNTRY CLUB**

FOR  
**DEIMILE & ANDREY PETROVSKIY**

**23 WEST SIDE DRIVE, REHOBOTH BEACH, DE 19971**

**TRUE NORTH**



**LAND SURVEYING**

118 ATLANTIC AVENUE, SUITE 202  
 OCEAN VIEW, DE 19970  
 302-539-2488