



*DELMARVA'S LEADER IN QUALITY  
MARINE CONSTRUCTION*

## **DNREC Project Narrative**

**Applicant:** Kelsey Carmine & Samuel Brown

**Project Address:** 30833 Dogwood Dr., Laurel, DE 19956

**Tax Parcel ID:** 432-3.00-34.00

**Waterway:** Broad Creek – Nanticoke River – Chesapeake Bay – Atlantic Ocean

**County:** Sussex

**Date:** Resubmitted March 3, 2026

### **1. Project Purpose**

The purpose of this project is to construct a 4' wide by 140' long pier and a 5' wide by 20' long "T" dock on the Broad Creek of the Nanticoke River for the purpose of boat mooring and docking as well as recreational use. The pier distance is the shortest distance necessary to access the navigable channel of Broad Creek and the dock length is the short adequate length for proper boat mooring and docking.

The proposed work is necessary to:

- Provide safe and reliable water access for recreational boating.
- Provide a safe and accessible boat mooring facility with minimal impacts on the environment.

The project has been designed to:

- Minimize impacts to tidal wetlands and subaqueous lands.
- Avoid unnecessary disturbance to submerged aquatic vegetation (if present).
- Utilize industry-standard marine construction methods appropriate for Delaware waterways.
- Comply with all applicable state and federal regulations.

No work will commence until all required permits and approvals have been obtained.

## 2. Description of Proposed Work

The proposed project consists of the following:

- New construction of a 4' wide by 140' long pier.
- New construction of a 5' wide by 20' long dock.

All materials will be marine-grade and installed in accordance with standard marine construction practices.

Construction access will be via barge and boat for piling and framing with materials staging via land, minimizing disturbance to adjacent properties.

## 3. Avoidance and Minimization Measures

To reduce environmental impact, the following measures will be implemented:

- Hastings Marine Construction LLC follows all industry Best Management Practices.
- Hastings Marine Construction LLC complies with all NPDES requirements on every site.
- A comprehensive Environmental Impact Report has been completed for this project.

## 4. List of Enclosures

The following documents are included with this submission:

1. Environmental Impact Report
2. State of Delaware Wetlands Map
3. Wetlands & Subaqueous Lands Section Permit Application Form
4. Appendix A – Boat Docking Facilities
5. Scaled Plans including:
  - Plan View
  - Elevation View
6. Property Deed
7. Property Survey
8. Sussex County Property Information
9. Vicinity Map
10. Driving Directions

## 5. Consultant / Agent Information

### **Lucas Hastings – Project Consultant**

Hastings Marine Construction LLC  
10372 Old Furnace Rd.,  
Seaford, DE 19973  
Phone: 888-519-2253 ext. 11 / 302-504-6388  
Email: Lucas@HastingsMarineConstruction.com

Lucas Hastings has over 20 years of experience as a marine contractor, permit consultant, and environmental conservationist serving Delaware and the Delmarva region. He has extensive experience coordinating with DNREC and other regulatory agencies to ensure waterfront projects comply with wetlands and subaqueous lands regulations while promoting responsible shoreline development and high-quality marine construction.

Hastings Marine Construction LLC is authorized to act as agent on behalf of the property/project owner for purposes of permit coordination and communication with DNREC.

## 6. Conclusion and Request for Review

We respectfully request DNREC's thoughtful and prompt review of this application. The proposed work has been carefully designed to comply with Delaware's wetlands regulations while protecting shoreline integrity and maintaining safe water access.

Should additional information or clarification be required, please do not hesitate to contact our office. We appreciate the Wetlands & Subaqueous Lands Section's continued guidance and cooperation in ensuring responsible shoreline development within the State of Delaware.

Respectfully submitted,



Lucas Hastings  
Project Consultant, Hastings Marine Construction LLC

**HASTINGS**   
**MARINE CONSTRUCTION**

Environmental  
Impact Report

Lucas Hastings  
Date: March 3, 2026

# **Environmental Impact Report (EIR)**

**For Delaware DNREC Wetlands Section Permit Application**

**Proposed Project: Construction of a pier and dock**

## **1. Project Overview**

### **1.1 Project Title:**

Project Name: Carmine/Brown Pier & Dock

### **1.2 Applicant Information:**

- Applicant / Property Owner: Kelsey Carmine & Samual Brown
- Mailing Address: 30833 Dogwood Dr., Laurel, DE 19956
- Phone / Email: KCarmine84@gmail.com

### **1.3 Project Location:**

- Site Address or Parcel ID: 30833 Dogwood Dr. / 432-3.00-34.00
- Municipality / County: Laurel, DE 19956 / Sussex County
- GPS Coordinates (Decimal Degrees): 38.565403123697635, -75.61497929578444

### **1.4 Project Purpose and Need:**

The purpose of this project is to construct a 4' wide by 140' long pier and a 5' wide by 20' long "T" dock on the Broad Creek of the Nanticoke River for the purpose of boat mooring and docking as well as recreational use. The pier distance is the shortest distance necessary to access the navigable channel of Broad Creek and the dock length is the short adequate length for proper boat mooring and docking.

### **1.5 Project Description:**

- New Construction of a 4' wide by 140' long pier
- New Construction of a 5' wide by 20' long "T" dock
- CCA Marine Treated Piling – 10' maximum on-center spaced
- CCA Marine Treated Framing – per industry standards & practices
- Barge with piling hammer installation
- On-site materials staging

## **2. Site Conditions and Existing Environment**

### **2.1 Existing Land Use and Site Characteristics:**

Existing shoreline and intertidal areas are primarily sandy bottom with some minimal shoreline erosion present. Seasonally vegetated tuckahoe (arrow-arum) is in the vicinity. No wetlands or tidal marsh present on site.

### **2.2 Wetland Classification:**

Per the State of Delaware/DNREC Wetlands Map, 32-005, no wetlands or tidal marsh exists in the site of the project. Furthermore, in-person examinations of the site indicate a lack of wetlands or wetlands species. Per DNREC, MDE (Maryland Department of the Environment) and the Chesapeake Bay Program, wetland vegetation native to Broad Creek include Spatterdock, Pickerelweed, Wild Rice, Jewelweed, and Blue Flag Iris. No observation of any of the listed wetlands vegetation listed are present at this project site.

### **2.3 Hydrology and Water Resources:**

- Source of water: Tidal, Freshwater Creek (although indications of salinity are present, they remain at a very low level to classify as saltwater or brackish)
- Seasonal Variations: Winter extreme lows and summer flood tides – standard for the region.
- Broad Creek is a branch of the Nanticoke River. It is fed by the Nanticoke River and influences Records Pond and Portsville Millpond

### **2.4 Vegetation and Wildlife:**

- Vegetation: Arrow-Arum (commonly referred to as Tuckahoe)
- Aquatic: Herring, Shad, White Perch, Largemouth Bass, Bluegill, Crappie, Catfish
- Waterfowl: Wood Duck, Mallard, Canada Goose
- Mammals: American Beaver, River Otter, Muskrat
- Reptiles: Eastern Painted Turtle, Box Turtle, Snapping Turtle, and Northern Water Snake
- Noted Rare, Endangered, or Protected Species: Bald Eagle and Osprey

### **2.5 Soils and Substrate:**

While Broad Creek has a primary substrate of soft, silty mud, the specific site conditions indicate a firm sandy soil base. The site location is unique due to the expanded intertidal area which allows for the soil to drain more fully than surrounding areas. Organic content can be found in the proximity of the site location with soft, silty mud reaching 3 to 6 inches before reaching firmer sandy material.

## **3. Potential Environmental Impacts**

### **3.1 Wetland Impacts:**

- No wetlands are mapped nor indicated at the site and therefore no impact to wetlands can be anticipated.

### **3.2 Water Quality:**

- Pile driving required for this site shall create temporary, localized turbidity.
- Suspended sediment from pile driving to be localized to site.
- No short-term or long-term impacts from the completion of this project.

### **3.3 Habitat and Species Impacts:**

- Spawning season for Perch, Herring, Shad, and Bass occurs between March and June. Construction activity during this period may have an impact on spawning. DNREC has a regulations and time-of-year restrictions on construction during this period.
- No impact anticipated for any other species of habitat.
- Time-of-year restrictions on the Nanticoke River related to the Atlantic Sturgeon are not applicable for this project as Broad Creek is not a suitable habitat for Sturgeon spawning and Sturgeon have not been observed/documentated in Broad Creek.

### **3.4 Noise, Light, and Human Activity:**

- Pile driving via pneumatic hammer creates temporary noise impacts but is minimal for this site given the remote location and limited number of piling being installed/driven.
- No other impacts to noise, light, or human activity is anticipated.

### **3.5 Cumulative Impacts:**

Completion of this project remains a minimal impact to the overall environment of Broad Creek and the surrounding areas. The construction of the pier and dock will have a temporary impact regarding localized turbidity, site occupancy of boats and barges, site traffic of construction crews, and on-site wildlife; however, the temporary impacts are limited to specific working hours and create no short-term or long-term impacts. While fish spawning remains a highly delicate environmental function, existing regulations by DNREC Wetlands and DNREC Fish and Wildlife prevent activity during these sensitive periods and completion of this project shall be limited to the approved timing as determined by DNREC Wetlands and DNREC Fish and Wildlife. Positive impacts of the completion of this project include creating an additional shaded area for fish habitat.

## **4. Avoidance and Minimization Measures**

- Pier length is limited to shortest necessary distance to access navigable water.
- Structure to be elevated to avoid tidal inundation during all cycles of tide.
- Equipment, boats, and barges to be temporarily moored/docked as to remain floating during all cycles of the tide.
- A soft-start method to be used for pile driving to warn fish of impending construction noise

## **5. Mitigation and Restoration Plan**

- No anticipated impact to wetlands or habitat as none are present at the site.
- Should a wetland/vegetation be disturbed, replanting and restoration to take place immediately and monitored to ensure successful implementation.
- Should a habitat be disturbed, an immediate restoration to take place and monitored to ensure successful restoration.
- Should a hazardous spill occur, immediate action shall be taken to isolate, remove, and restore site conditions. DNREC shall be notified immediately and a report filed.

## **6. Permitting and Compliance**

### **6.1 Applicable Permits and Agencies:**

- DNREC Wetlands and Subaqueous Lands Section (WSLS)

### **6.2 Compliance with DNREC and Federal Regulations:**

- This project is compliant with the United States Army Corps of Engineers SP-GP-20
  - Pier width is limited to 4' wide
  - Pier length shall only extend to the necessary length to reach navigable water depth
  - Dock width is limited to 5' wide
  - Dock length is limited to the necessity of project purpose
  - Structure does not obstruct navigation of Broad Creek
  - Neighboring property riparian rights are unobstructed

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## **7. Construction Management Plan**

### **7.1 Schedule:**

- Preferred completion time during the summer of 2026 (June to August)
- Estimated construction to take approximately 2 work weeks.

### **7.2 Access and Staging:**

- Materials to be delivered to project site and staged at upland location. Materials to be transferred to barge as needed.
- Barges and boats to be mooring at site location near navigable channel as not to impede channel traffic but to remain floating during all cycles of the tide.

### **7.3 Best Management Practices (BMPs):**

- Soft-start method to be used prior to setting piling.
- Site to be matted for delivery of materials.
- Water-based activity shall be in accordance with OSHA safety standards.
- Piling to be driven to refusal for stability.
- Permit documents shall be on site and available at all times.

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## **8. Monitoring and Maintenance Plan**

- A post-construction completion shall be filed with DNREC upon completion of the project.
- A standard inspection of the project shall take place within 12 months of completion of the project to ensure compliance with approved DNREC permit.
- Decking should be weather treated to prevent premature deterioration every 12 months.
- Floating debris (tree/limbs/brush/refuge) should be removed from site as it occurs.

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## **9. Supporting Documentation**

Attach or reference the following:

- DNREC Wetlands Map #32-005
  - Photos of existing site conditions
-

## 10. Certification and Signature

I hereby certify that the information contained in this Environmental Impact Report is accurate and complete to the best of my knowledge.

**Applicant / Authorized Representative:**

Signature: 

Printed Name: LUCAS HASTINGS

Date: MARCH 3, 2024

Carmine/Brown Existing Site Photos



Figure 1

Carmine/Brown Existing Site Photos



Figure 2

Carmine/Brown Existing Site Photos



Figure 3

Carmine/Brown Existing Site Photos



Figure 4

Carmine/Brown Existing Site Photos



Figure 5

## Carmine/Brown Existing Site Photos

### DESCRIPTION

**Figure 1:** Existing shoreline conditions as documented on December 30, 2025. Note the presence of sandy soil and tuckahoe root (*Arrow-Arum* -or- *Peltandra virginica*)

**Figure 2:** Existing soil conditions as documented on December 30, 2025. Note the presence of sandy soil and shoreline bank soil conditions. Soil and site conditions are not indicative of seasonally vegetated wetlands or tidal marsh.

**Figure 3:** Existing bank conditions as documented on December 30, 2025. Note the presence of sandy soil and scattered gravel. Gravel indicative of adequate soil drainage during tidal cycles.

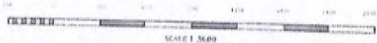
**Figure 4:** Existing upland conditions as documented on December 30, 2025. Erosion along bank can be documented to show adequate flow of water during tidal cycles.

**Figure 5:** Existing channel conditions as documented on December 30, 2025.

DNREC

32-005

3-12-88



**State of Delaware Wetlands  
SUSSEX COUNTY, DELAWARE**

(In Accordance with the Delaware Wetlands Act # 6687)  
Approximate Scale 1:10,000

Prepared for: DEPARTMENT OF NATURAL RESOURCES  
and ENVIRONMENTAL CONTROL

Produced by: S.M. FAHEY STAFF, UNIVERSITY  
OF MARYLAND SYSTEM CENTER  
SALMONS, MARYLAND

**Legend for Delaware Tidal Wetland Delineations:**

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>U1 Uninhabited Forested Swamp</li> <li>U2 Disturbed Forested Swamp</li> <li>U3 Disturbed Forested Swamp (Cycas or other remains of former agricultural activity)</li> <li>U4 Coastal Upland Swamp</li> <li>U5 Inhabited Forested Wetland</li> <li>U6 Inhabited Low Marsh</li> <li>U7 Inhabited Marsh</li> </ul> | <ul style="list-style-type: none"> <li>U8 Inhabited Scrub-Stream Wetland</li> <li>U9 Inhabited Water</li> <li>U10 Low Marsh</li> <li>U11 Marsh</li> <li>U12 Marsh in spoil areas</li> <li>U13 Non-tidal wetland, land areas (including tidal forested swamps)</li> <li>U14 Other (Tidal or Non-tidal wetlands less than one acre)</li> </ul> | <ul style="list-style-type: none"> <li>U15 Tidal Scrub-Stream Swamps</li> <li>U16 Areas flooded by tidal storm surges</li> <li>U17 Areas flooded by storm surges at a higher flood plain elevation</li> <li>U18 Tidal Swamps (in some cases upland) sand bars</li> <li>U19 Water</li> <li>U20 Water in a spoil area</li> <li>U21 composite areas along different community types (ex. M1)</li> </ul> |
|--|--|--|

# **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?**

- YES  Yes BASIC APPLICATION
- YES  Yes SIGNATURE PAGE (Page 3)
- YES  Yes APPLICABLE APPENDICES
- YES  Yes SCALED PLAN VIEW
- YES  Yes SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
- YES  Yes VICINITY MAP
- YES  Yes COPY OF THE PROPERTY DEED & SURVEY
- YES  Yes THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
- YES  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: Kelsey Carmine & Samuel Brown Telephone #: \_\_\_\_\_  
 Mailing Address: 30833 Dogwood Dr. Fax #: \_\_\_\_\_  
Laurel DE 19956 E-mail: \_\_\_\_\_
2. Consultant's Name: Lucas Hastings Company Name: Hastings Marine Construction LLC  
 Mailing Address: 10372 Old Furnace Rd., Seaford, DE 19973 Telephone #: 1-888-519-2253 ext. 11  
 Fax #: 302-536-7677 E-mail: Lucas@HastingsMarineConstruction.com
3. Contractor's Name: Bart K. Hastings Company Name: Hastings Marine Construction LLC  
 Mailing Address: 10372 Old Furnace Rd., Seaford, DE 19973 Telephone #: 1-888-519-2253 ext. 12 / 302-542-5837  
 Fax #: 302-536-7677 E-mail: Bart@HastingsMarineConstruction.com

**Section 2: Project Description**

4. Check those that apply:  
 New Project/addition to existing project?       Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):  
To construct a 4' wide by 140' long pier and a 5' wide by 20' long "T" dock on the Broad Creek branch of the Nanticoke River for the purpose of boat mooring/  
docking and recreational use.

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

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

**Section 3: Project Location**

7. Project Site Address: 30833 Dogwood Dr. County:  N.C.  Kent  Sussex  
Laurel, DE 19956 Site owner name (if different from applicant): Same  
 Address of site owner: 30833 Dogwood Dr.  
Laurel, DE 19956

8. Driving Directions: Please see attached Google Maps Directions  
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 432-3.00-34.00 Subdivision Name: N/A - Dogwood Drive

<b>WSLS Use Only:</b>	<b>Permit #s:</b> _____
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 _____	

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

10. Name of waterbody at Project Location: Broad Creek - Nanticoke waterbody is a tributary to: Chesapeake 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:  
N/A

(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):

Gertrude Meade - 30823 Dogwood Dr., Laurel, DE 19956

Josephine Adlarte - 30845 Dogwood Dr. Laurel, DE 19956

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

N/A

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

Matthew Jones -DNREC WSLs

A. Have you had a State Jurisdictional Determination performed on the property?  Yes  No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?  Yes  No

\*If yes, what was the date of the meeting? \_\_\_\_\_

16. Are there existing structures or fill at the project site in subaqueous lands?  Yes  No

\*If yes, provide the permit and/or lease number(s): \_\_\_\_\_

\*If no, were structures and/or fill in place prior to 1969?  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: 235869 - 11/21/2017 - Septic

**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, Kelsey Carmine & Samuel Brown, hereby designate and authorize Lucas Hastings  
(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: Lucas Hastings  
Mailing Address: 10372 Old Furnace Rd., Seaford, DE 19 973

Telephone #: 1-888-519-2253 ext. 11  
Fax #: 302-536-7677  
E-mail: Lucas@HastingsMarineConstruction.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.

Lucas Hastings  
Agent's Signature

07/29/2025  
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.

Kelsey Carmine  
Applicant's Signature

8/1/2025  
Date

Kelsey Carmine  
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.

Hastings Marine Construction LLC  
Contractor's Name

07/29/2025  
Date

Bart K. Hastings  
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.

- Briefly describe the project. (Attach additional sheets as necessary.)  
To construct a 4' wide by 140' long pier and a 5' wide by 20' long "T" dock on the Broad Creek of the Nanticoke River for the purpose of boat docking/mooring and recreational uses.
- 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	30	4'	140'	0'	0'	NEW
Dock	5	5'	20'	5'	20'	NEW
Freestanding Pilings	Number					
	2					

Mooring Buoy: How many moorings will be installed? 0  
 What will be used for the anchor(s)? N/A  
 Anchor/Mooring Block Weight N/A  
 Anchor Line Scope (Length or Ratio) N/A  
 Water Depth at Mooring Location 30"

- Approximately how wide is the waterway at this project site? 250' ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 2.5 ft.
- 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.  
CCA Marine Pressure Treated Lumber
- 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)  
Electric/Water  
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? 10 ft.

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

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. N/A

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. N/A

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

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

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant?  Yes  No.  
If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 170 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.



Hastings Marine Construction LLC  
10372 Old Furnace Rd  
Seaford, DE 19973  
888-519-2253

JOB CARMINE / BROWN PIER & DOCK

SHEET NO. 1 OF 1

CALCULATED BY LUCAS HASTINGS DATE 7/29/2025

CHECKED BY LUCAS HASTINGS DATE 7/29/2025

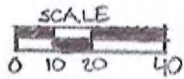
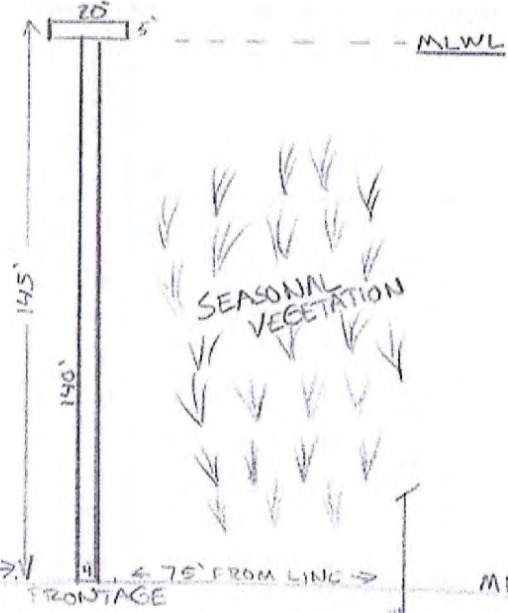
SCALE NOTED

PLAN VIEW

BROAD CREEK  
250' FETCH AT SITE



↑  
245 TO  
OPPOSING  
MLWL

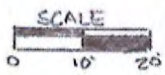
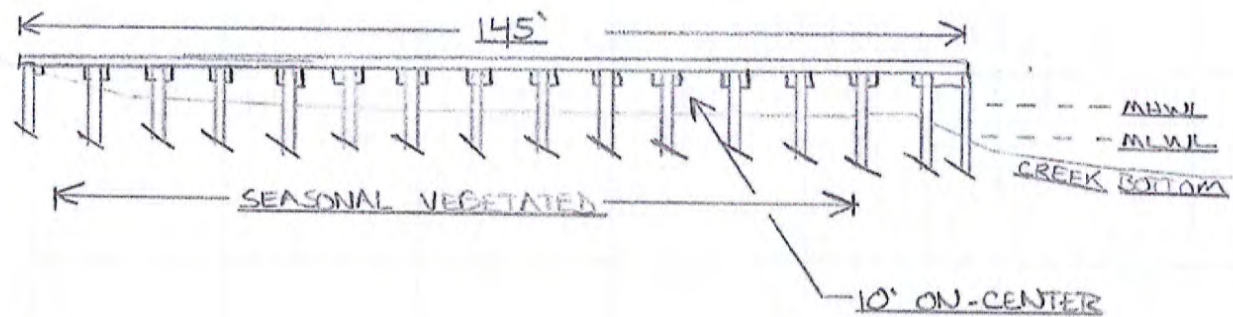


← 75' FROM LINE →  
170' WATER FRONTAGE

LANDS OF KELSEY CARMINE  
& SAMUEL BROWN

432 - 3.00 - 34 00

ELEVATION



TMP #: 4-32-3.00-34.00  
PREPARED BY & RETURN TO:  
The Smith Firm, LLC  
8866 Riverside Dr.  
Seaford, DE 19973  
File No. S25-110/AL

*This Deed*, made this 19<sup>th</sup> day of July, 2025,

- BETWEEN -

AMY CHEREE PICKERAL, of 12233 Old Furnace Road, Seaford, DE 19973, party of the first part,

- AND -

KELSEY L. CARMINE and SAMUEL C. BROWN, joint tenants with the right of survivorship and not as tenants in common, of 30833 Dogwood Drive, Laurel, DE 19956, parties of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

**ALL** that certain lot, piece and parcel of land situate, lying and being in Little Creek Hundred, Sussex County, and State of Delaware, being known as **LOT NO. FIVE (5)** of **BROAD CREEK ESTATES** and being more particularly described as follows, to wit:

**BEGINNING** at a concrete monument located in the northeasterly right of way line of Dogwood Drive, said monument being 25 feet from the centerline of the said Dogwood Drive and being a corner for this lot and Lot 4; thence along Lot 4 North 60°33'00" East a distance of 212.30 feet to a concrete monument, (tie line- South 40°14'20" East 171.02 feet); thence continuing the same course 8 feet more or less to the mean low water line of Broad Creek; thence with the said mean low water line of Broad Creek the distance necessary to reach a point, being a corner for Lot 6; thence along Lot 6 South 74°31'30" West 7 feet more or less to a pipe; thence continuing the same course along Lot 6 a distance of 267.64 feet to a concrete monument in the northeasterly right of way line of Dogwood Drive; thence along a curve in said Dogwood Drive, whose radius is 121.66 feet, an arc distance of 61.86 feet (chord - North 14°54'00" West 61.20 feet) to a nail; thence continuing along Dogwood Drive North 29°23'00" West a distance of 44.12 feet, home to the point and place of beginning, said to contain 32,700 square feet of land, more or less, according to a plot prepared by Thomas A. Temple, Jr. dated November 9, 1985 and filed for record within deed in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Nook 1378, page 219.

**BEING** the same lands conveyed to Amy Cheree Pickeral from Michael Rayne Baxter, aka Michael R. Baxter, and Cindy Louise Baxter, aka Cindy L. Baxter, by Deed dated August 21, 2020, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on August 24, 2020, in Deed Book 5297, Page 144.

**SUBJECT TO ALL** covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_ Amy Chere Pickeral (SEAL)  
Amy Chere Pickeral

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on July 19<sup>th</sup>, 2025, personally came before me, the subscriber, Amy Chere Pickeral, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

Amy M. Littleton  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires 04/15/2028

[Signature]  
Notary Public

My Commission Expires: 4/15/28

PROJECT #: 17-398

DATE: 11/10/2017

TAX MAP#: 432-3.00-34.00

NOTE: CONTACT SYSTEM DESIGNER IF SITE CONDITIONS CHANGE.

# COTTEN ENGINEERING LLC

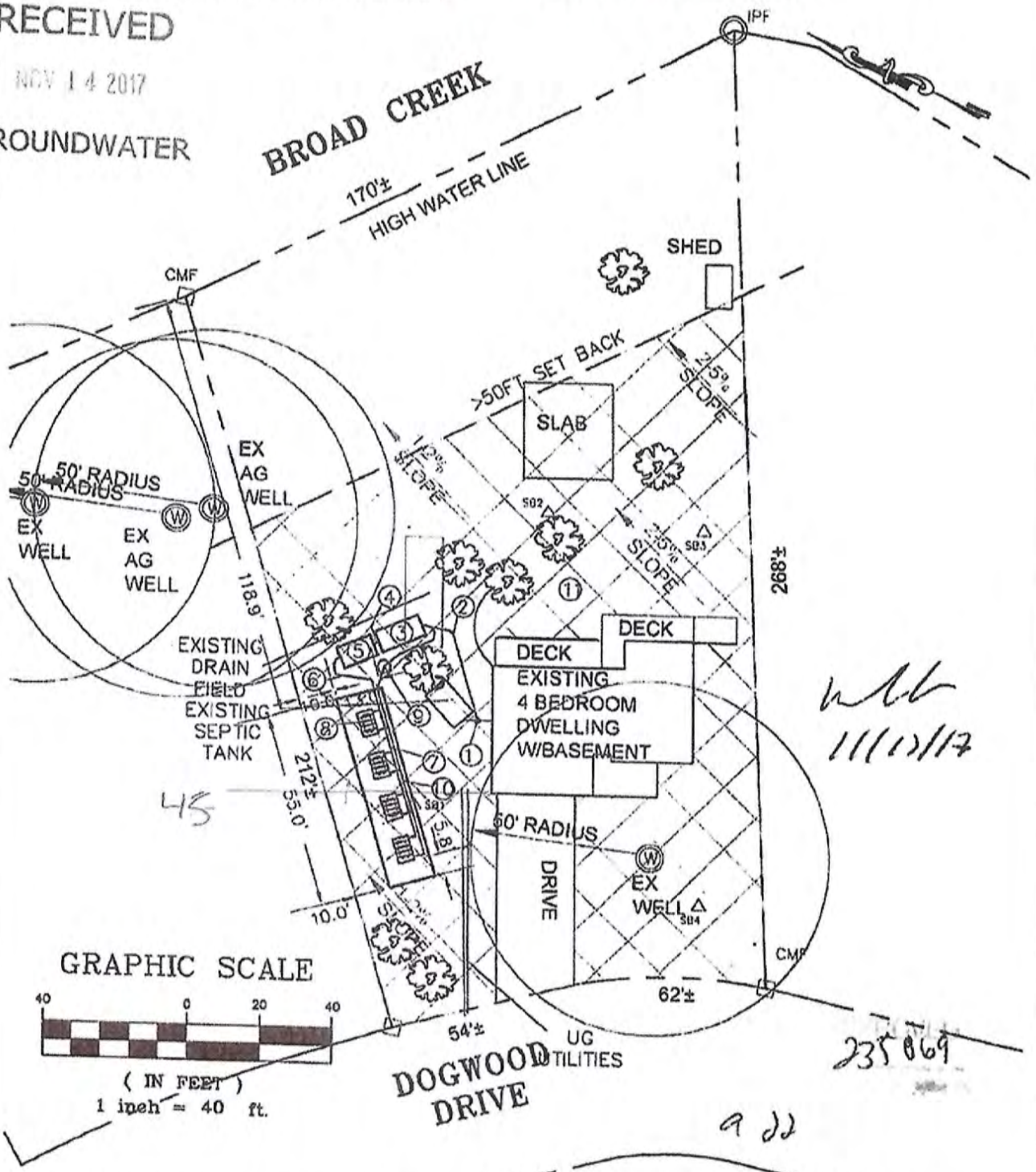
CIVIL ENGINEERING, PLANNING AND MANAGEMENT CONSULTANTS  
10057 CONCORD RD SEAFORD, DE 19073  
PHONE/FAX (302) 628-9164

RECEIVED

NOV 14 2017

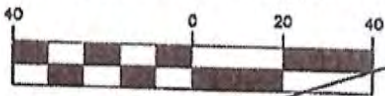
GROUNDWATER

BROAD CREEK



*WLB*  
11/12/17

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

DOGWOOD DRIVE

235 869

*a d d*

DESIGN BASED UPON LOT DIMENSIONS FROM APPROVED SITE EVALUATION BY AEM, COTTEN ENGINEERING, LLC. DID NOT PERFORM A SURVEY OF THIS PROPERTY.

OWNER'S/AUTHORIZED AGENT SIGNATURE: Jerry Anderson DATE: 11/10/17

A copy of this page must be submitted with both the septic system and well construction report(s).

PARID: 432-3.00-34.00

CARMINE KELSEY L

30833 DOGWOOD DR

**Property Information**

---

Property Location: 30833 DOGWOOD DR  
Unit:  
City: LAUREL  
State: DE  
Zip: 19956  
  
Class: R-Residential  
Use Code (LUC): 101-Single Family Dwelling  
Town: 00-None  
Tax District: 432 – LITTLE CREEK  
School District: 2 - LAUREL  
Fire District: 81-Laurel  
Deeded Acres: .6399  
Frontage: 104  
Depth: 268.000  
Irr Lot:  
Plot Book Page: /PB  
  
100% Land Value: \$48,300  
100% Improvement Value: \$200,600  
100% Total Value: \$248,900

**Legal**

---

Legal Description: BROAD CREEK ESTATES  
LOT 5

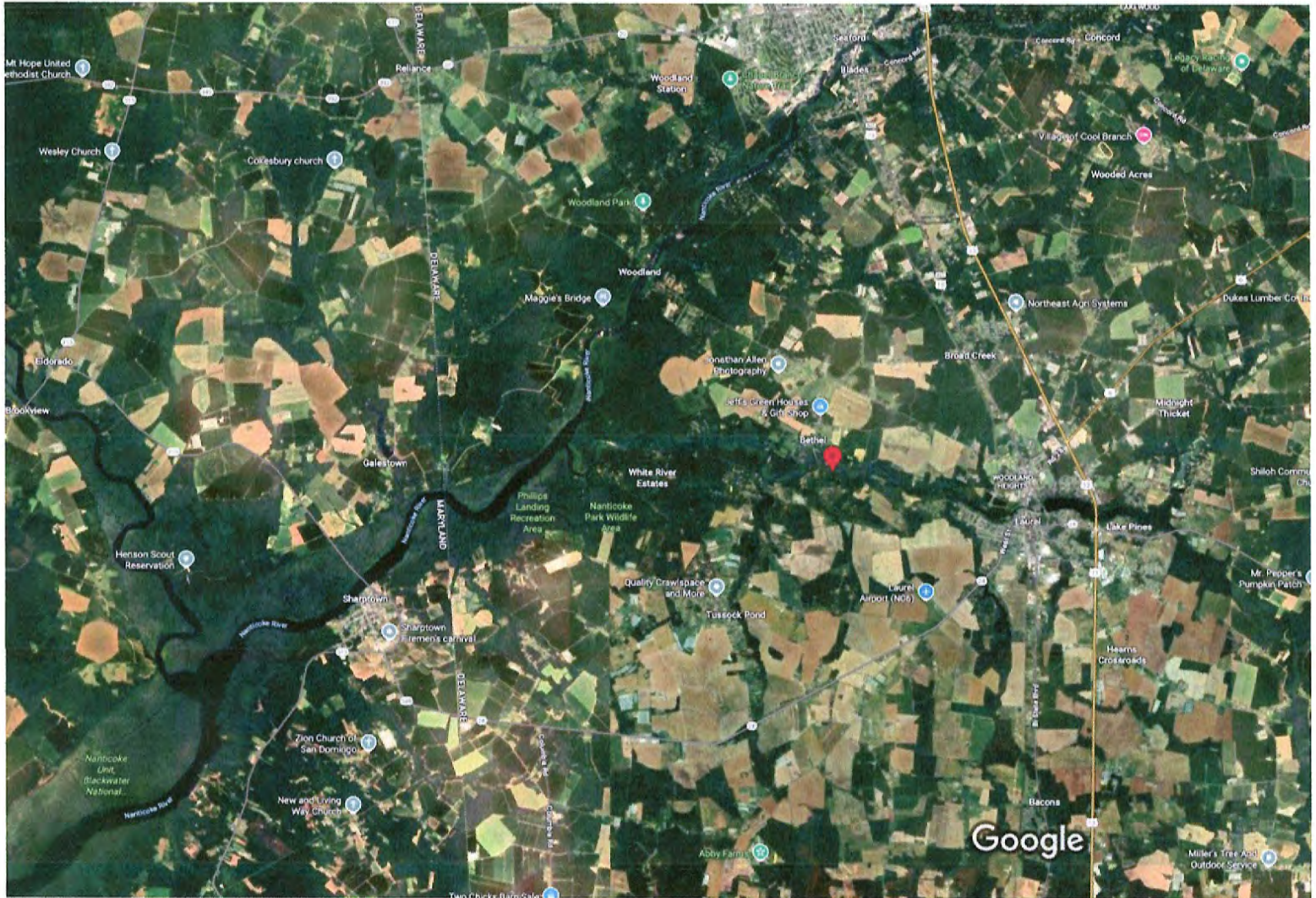
**Owners**

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Owner	Co-owner	Address	City	State	Zip
CARMINE KELSEY L	SAMUEL C BROWN	30833 DOGWOOD DR	LAUREL	DE	19956

30833 Dogwood Dr

Kelsey Carmine & Samuel Brown



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google 2000 ft

30833 Dogwood Dr

Kelsey Carmine & Samuel Brown





89 Kings Hwy NE, Dover, DE 19901 to  
30833 Dogwood Dr, Laurel, DE 19956

Drive 43.4 miles, 1 hr 5 min

Kelsey Carmine & Samuel Brown

**89 Kings Hwy NE**

Dover, DE 19901

**Continue to US-13 S**

- ↑ 1. Head north toward Maple Pkwy 1 min (0.1 mi)
- ↶ 2. Turn left toward Maple Pkwy 0.1 mi
- ↷ 3. Turn right at the 1st cross street onto Maple Pkwy 89 ft  
141 ft

**Follow US-13 S to Rd 485/Oneals Rd in Sussex County**

- ↷ 4. Turn right onto US-13 S 53 min (39.3 mi)
  - 📍 Pass by NAPA Auto Parts - Harrington Auto Parts (on the right in 17.7 mi)
- ↑ 5. Continue straight to stay on US-13 S 31.6 mi
  - 📍 Pass by McDonald's (on the right in 4.6 mi)
- 7.7 mi

**Continue on Rd 485/Oneals Rd. Take Rd 493 to Dogwood Dr**

- ↷ 6. Turn right onto Rd 485/Oneals Rd 7 min (3.9 mi)
- ↷ 7. Turn right onto Rd 493/Bethel Rd 2.3 mi
  - 📍 Continue to follow Rd 493
- ↑ 8. Continue onto 1st St 1.1 mi
- ↶ 9. Slight left onto Rd 493/Main Ave 243 ft
  - 📍 Continue to follow Rd 493
- ↶ 10. Turn left onto Dogwood Dr 0.3 mi
  - 📍 Destination will be on the left
- 0.2 mi

**30833 Dogwood Dr**

Laurel, DE 19956