HASTINGS MARINE CONSTRUCTION EST. 1980

DELMARVA'S LEADER IN QUALITY MARINE CONSTRUCTION

DNREC Project Narrative

Applicant: Roberto & Margaret Mazzoni
Project Address: 36 Love Creek Drive, Lewes, DE 19958
Tax Parcel ID: 234-7.00-158.00
Waterway: Love Creek – Rehoboth Bay – Atlantic Ocean
County: Sussex
Date: March 2, 2026

1. Project Purpose

The purpose of this project is to remove and rebuild an existing 35' long, 4' wide pier, 5' wide by 30' long dock, and install a boat lift and floating kayak launch system. The existing pier and dock are authorized under an existing State of Delaware, DNREC Lease.

The proposed work is necessary to:

- Bring the pier and dock into full compliance with the existing lease.
- Modify the existing layout from a "T" to a "L" to accommodate a boat lift without encroaching on the neighboring property line.
- Accommodate the best placement for the boat lift to allow for best water depth.
- Remedy deterioration of existing structure with new piling/framing/decking.

The project has been designed to:

- Minimize impacts to tidal wetlands and subaqueous lands.
- Avoid unnecessary disturbance to submerged aquatic vegetation.
- 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:

- Removal and reconstruction of a 4' wide by 35' long pier.
- Removal of an existing 5' wide by 30' long "T" dock and construction of a new 5' wide by 30' long "L" dock.
- Installation of a 4-piling boat lift – Exact piling spacing TBD based on lift requirements but shall not exceed 12' x 12' on-center spacing.
- Installation of a YakPort Kayak Launch system (or similar floating kayak launch platform.

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

Construction access will be via boat/barge minimizing disturbance to surrounding wetlands and 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. Wetlands and Subaqueous Lands Section Permit Application Form
2. Appendix A – Boat Docking Facility
3. Scaled Project Plans including:
    - Plan View
    - Elevation View
    - Construction Details
4. County Tax Map & Property Information
5. Site Vicinity Map
6. Property Deed

7. Wetlands Map
8. Environmental Impact Report
9. Existing Subaqueous Lands Lease & Approved Plans
10. Google Vicinity Map & 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

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

Last Revised on: March 28, 2017

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY

Application Instructions:

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.

2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.

3. All applications must have an original signature page and proof of ownership or permitted land use agreement.

4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

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

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

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

Helpful Information:

1. Tax Parcel Information:	New Castle County	(302) 395-5400
	Kent County	(302) 736-2010
	Sussex County	(302) 855-7878
2. Recorder of Deeds:	New Castle County	(302) 571-7550
	Kent County	(302) 744-2314
	Sussex County	(302) 855-7785

3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: http://www.nap.usace.army.mil/Missions/Regulatory.aspx.

4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

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

Submit 3 complete copies of the application packet to:

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

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

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

Section 1: Applicant Identification

1. Applicant's Name: Roberto & Margaret Mazzoni
   Mailing Address: 36 Love Creek Drive
   Lewes, DE 19958
   Telephone #: 609-685-9399
   Fax #: [redacted]21 (Alternate) 609-685-4921
   E-mail: Margaretmarymazzoni@gmail.com

2. Consultant's Name: Lucas Hastings
   Mailing Address: 10372 Old Furnace Rd., Seaford, DE 19973
   Company Name: Hastings Marine Construction LLC
   Telephone #: 1-888-519-2253 ext. 11
   Fax #: 302-536-7677
   E-mail: Lucas@HastingsMarineConstruction.com

3. Contractor's Name: Lucas Hastings
   Mailing Address: 10372 Old Furnace Rd., Seaford, DE 19973
   Company Name: Hastings Marine Construction LLC
   Telephone #: 888-519-2253 ext. 11 / 302-504-6388
   Fax #: 302-536-7677
   E-mail: Lucas@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 remove and replace an existing 35' by 4' wide pier and a 30' by 5' wide dock with a new structure in compliance with an existing DNREC Subaqueous Lands lease, and to install a new 4 piling boat lift and floating kayak launch platform.

PLEASE SEE ATTACHED PROJECT NARRATIVE FOR MORE DETAILS

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: 36 Love Creek Drive
   Lewes, DE 19958
   County: ☐ N.C. ☐ Kent ☑ Sussex
   Site owner name (if different from applicant): Same
   Address of site owner: 36 Love Creek Drive
   Lewes, DE 19958

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: 234-7.00-158.00
   Subdivision Name: Love Creek Woods

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: Love Creek waterbody is a tributary to: Rehoboth Bay / Atlantic Ocean

11. Is the waterbody: ☑ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 300'

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):
The Residences at Rehoboth Bay - HOA - 34634 Baycrossing Blvd. Unit 1 - Lewes, DE 19958
Love Creek Woods - HOA - 111 State Route 273C, Rehoboth Beach, DE 19971

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):
State wetlands are present at location but authorization for structure exists within the existing DNREC Lease - # SL-2105/97 / SL-096/08

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Katie Esposito - 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):
SL-2105/97 - Original Lease SL-096/08 - Renewed Lease

*If no, were structures and/or fill in place prior to 1969? ☐ Yes ☑ No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?
☑ No ☐ Pending ☐ Issued ☐ Denied Date:

Type of Permit: Federal Permit or ID #:

18. Have you applied for permits from other Sections within DNREC?
☑ No ☐ Pending ☐ Issued ☐ Denied Date: Permit or ID #:

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other:

Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf ☐

I wish to authorize an agent as indicated below ☑

I, _____, hereby designate and authorize 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 19973

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.

Agent's Signature

MAR. 5 2026
Date

21. Applicant's Signature:

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

Applicant's Signature

3-5-26
Date

Roberto A. Mazzon
Margaret Mazzon
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

MAR. 5 2026
Date

Lucas 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.

1. Briefly describe the project. (Attach additional sheets as necessary.)
   AMENDED: 10/16/2026 - To replace an existing 4' wide by 35' pier and a 5' wide by 30' long "T" dock with a new 4' wide by 35' long pier, a 5' wide by 20' long "L" dock, and a 5' wide by 10' long fixed finger dock, and install a 6' wide by 12' long kayak launch and boat lift.

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	6	4'	35'	4'	35'	Repair/Maintain
DOCK	6	5'	20'	5'	20'	Repair/Maintain
FINGER DOCK	4	5'	10'	5'	10'	NEW
KAYAK LAUNCH	2	6'	12'	6'	12'	NEW
BOAT LIFT	4	12'	12'	12'	12'	NEW
Freestanding Pilings	Number					

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 2'

3. Approximately how wide is the waterway at this project site? 300' 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.
   CCA Marine Pressure 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)
   NOTE: Handrail for wetland walkway only - not on proposed structure - noted for reference
   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? 0.00 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. Pontoon/Tritoon & Personal Watercraft: Canoe/Kayak

Make/model	Mercury/Berkshire	length	24'	width	8.5"	draft	24"
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. Provided: DL5931AK

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? 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? 110' 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.

Kayak Launch Accessory Detail – YAKport® System

Prepared for DNREC Wetlands Section Permit Application

The YAKport® kayak launch system is a dock-mounted accessory designed to facilitate safe and stable boarding and launching of kayaks, canoes, and paddleboards from fixed or floating docks. The unit forms a cradle that stabilizes the vessel during entry and exit. Installation does not require dredging or additional subaqueous disturbance beyond the existing dock structure.

Specification	Detail
Overall Dimensions	48 in W × 60 in L × 22 in H
Interior Opening	Up to 34 in watercraft width
Interior Height	Approx. 17 in
Unit Weight	Approx. 99 lb
Material	UV■stabilized rotationally molded HDPE
Compatible Craft	Kayaks, canoes, paddleboards
Dock Compatibility	Floating docks or fixed docks with pipe guides

Installation Notes:
1. Launch unit mounts to dock edge using manufacturer-provided hinge brackets or pipe guide system.
2. Unit may be installed on timber, composite, or aluminum dock structures.
3. Installation does not require additional pilings, dredging, or shoreline disturbance.
4. System is considered a removable accessory and may be detached without structural modification to the dock.

Reference Installation Photos

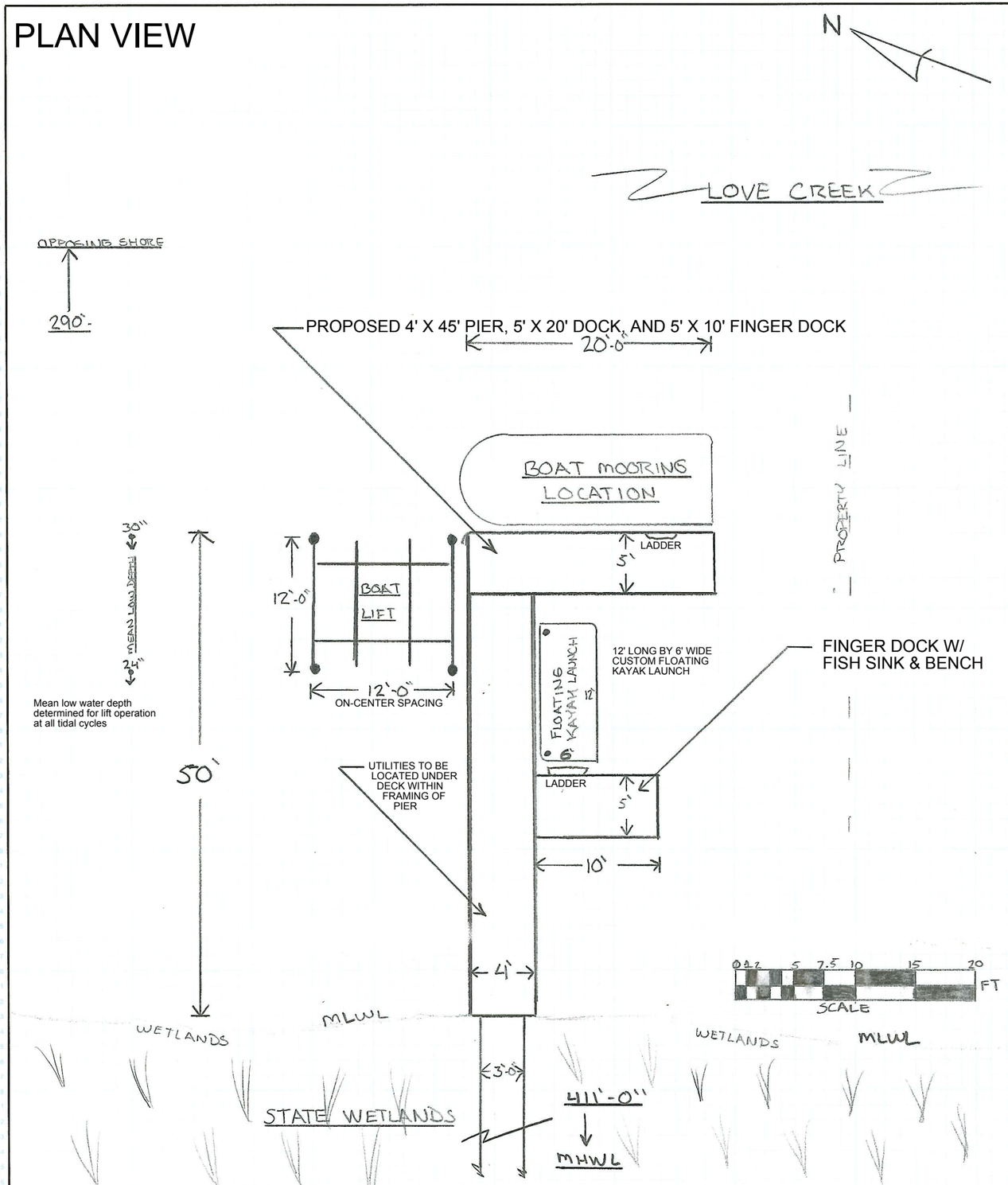






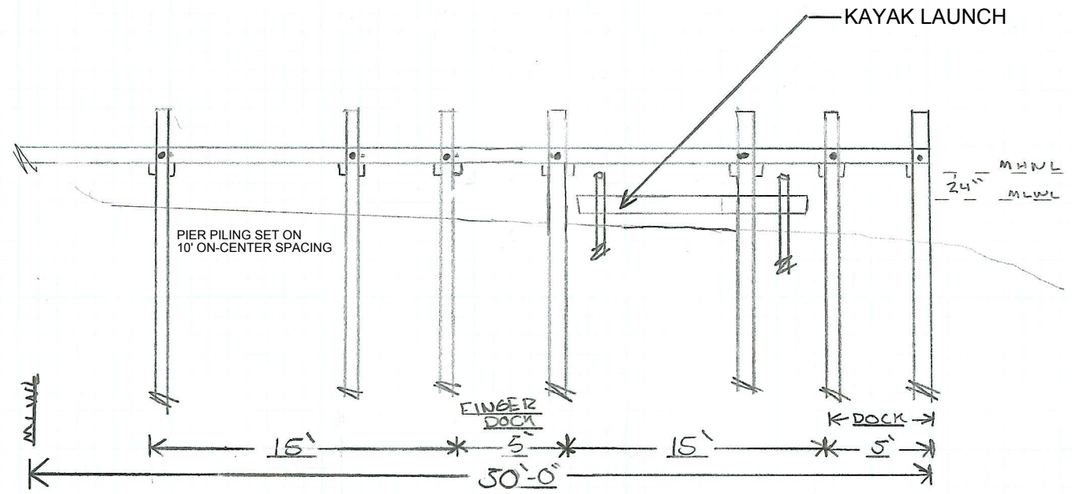


PLAN VIEW

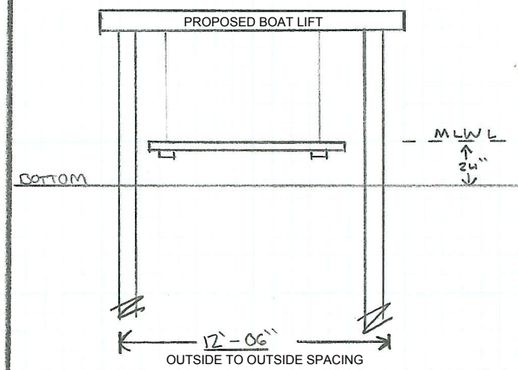


PLAN UPDATED TO ACCOMMODATE SITE CONDITIONS AND DNREC REGULATIONS & REQUIREMENTS

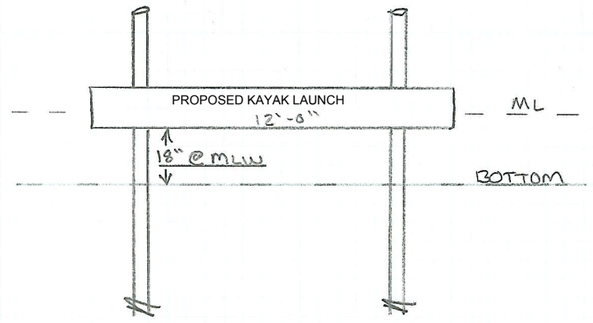
ELEVATION VIEW



BOAT LIFT ELEVATION



KAYAK LAUNCH ELEVATION



REQUESTING 6' WIDE BY 12' LONG KAYAK LAUNCH PLATFORM - MOLDED POLY UNIT OR CUSTOM

HASTINGS MARINE CONSTRUCTION

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

JOB Roberto & Margaret Mazzoni Pier/Dock/Lift/Launch
SHEET NO. 1 OF 1
CALCULATED BY Lucas Hastings DATE November 2, 2026
CHECKED BY Lucas Hastings DATE November 2, 2026
SCALE Noted on plan - drawn to scale

PRODUCT 709-I (PADDED 11" EDGE) PRODUCT 709-I (PADDED 17" EDGE)
STAPLESDE SBD DELAWARE (888) 333-3199

PARID: 234-7.00-158.00
MAZZONI ROBERTO A

36 LOVE CREEK DR

Property Information

Property Location:	36 LOVE CREEK DR
Unit:	
City:	LEWES
State:	DE
Zip:	19958
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	00-None
Tax District:	234 – INDIAN RIVER
School District:	6 - CAPE HENLOPEN
Fire District:	86-Rehoboth
Deeded Acres:	3.3300
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	$264,500
100% Improvement Value	$435,500
100% Total Value	$700,000

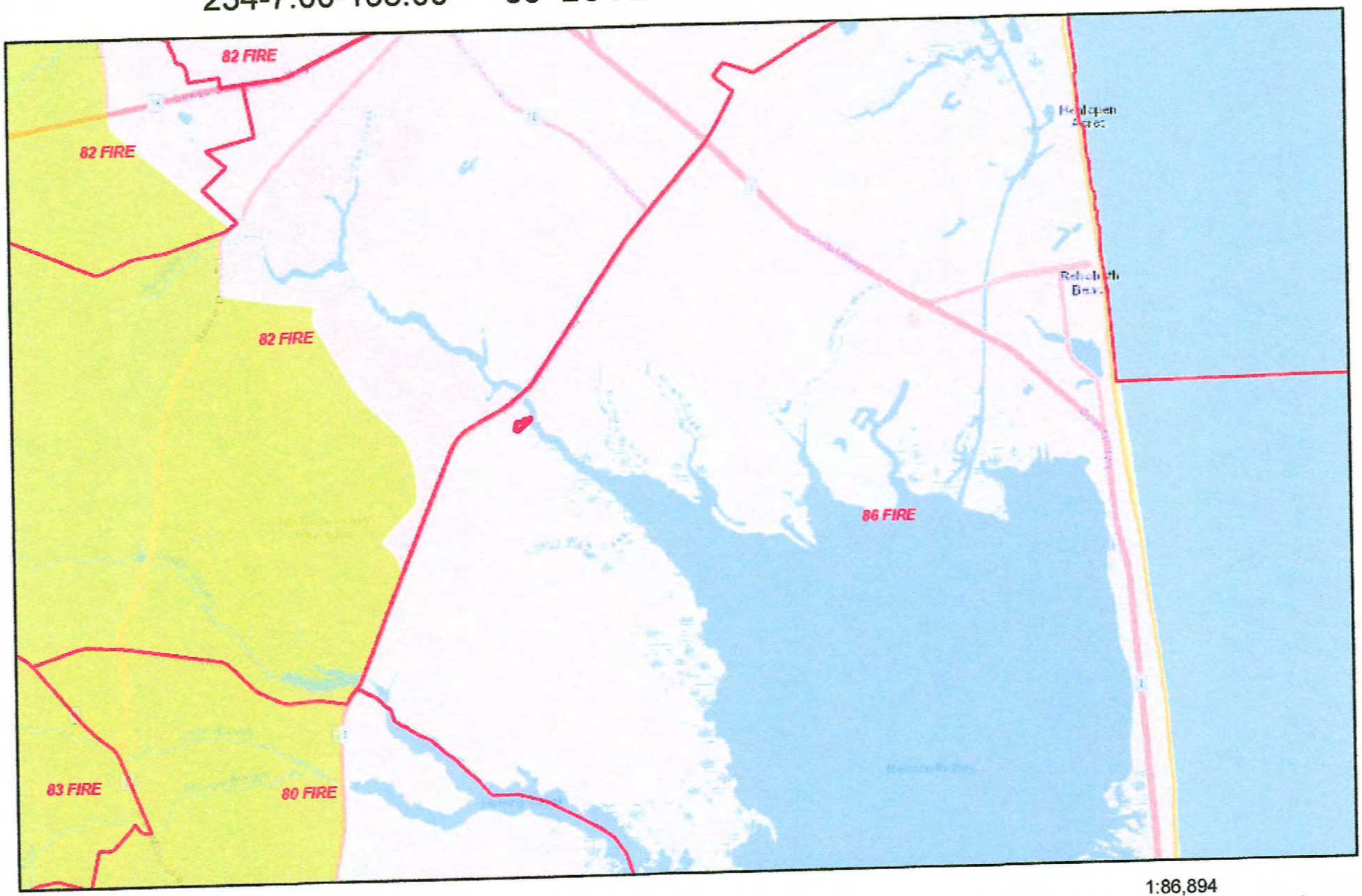
Legal

Legal Description	LOVE CREEK WOODS
	LOT 26

Owners

Owner	Co-owner	Address	City	State	Zip
MAZZONI ROBERTO A	MARGARET MARY MAZZONI	36 LOVE CREEK DR	LEWES	DE	19958

234-7.00-158.00 36 LOVE CREEK DR, LEWES, DE, 19958



March 2, 2026

County Boundaries

County Council Districts

District 3

District 5

Fire Districts

1:86,894

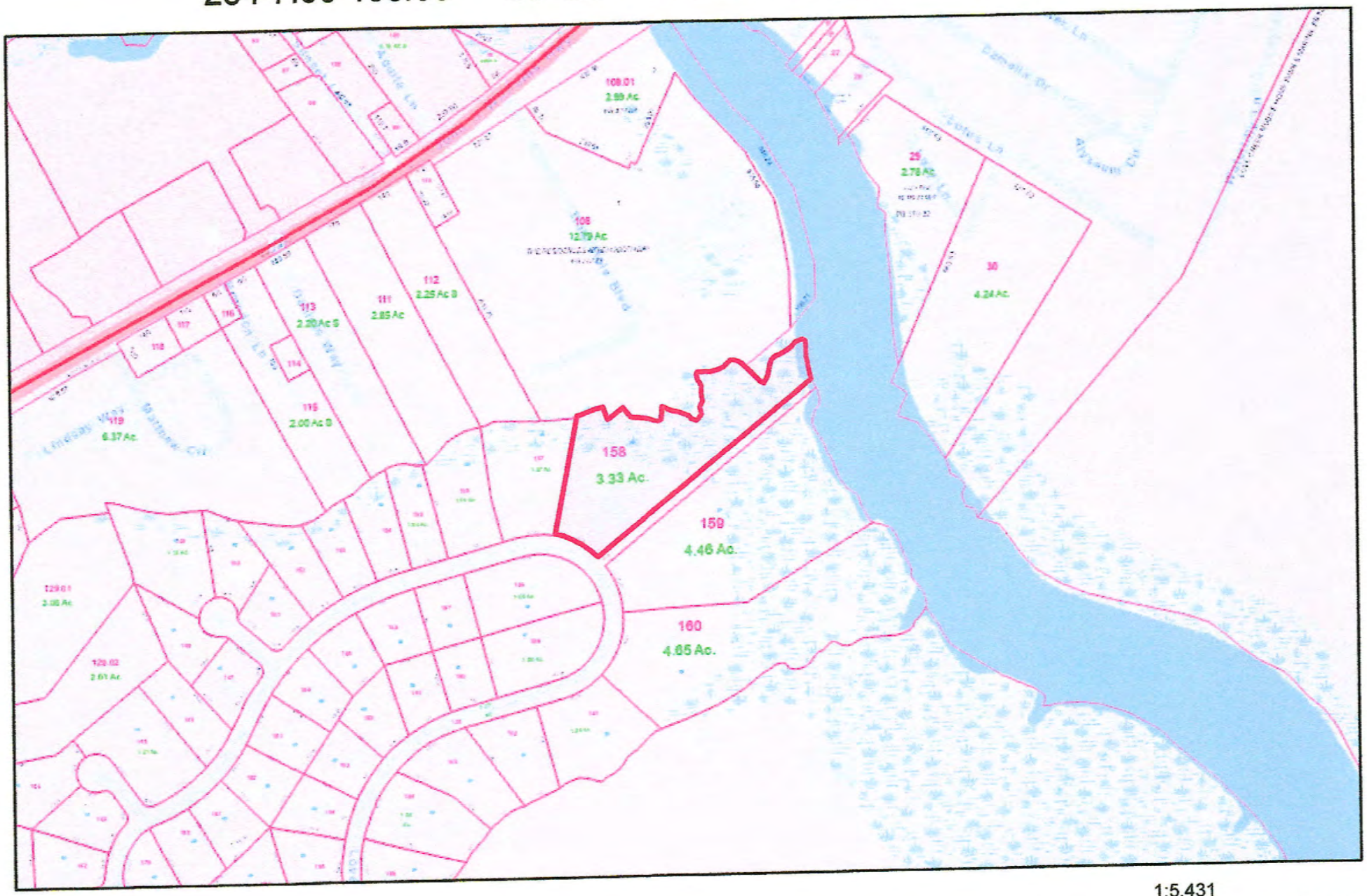
0 0.5 1 2 mi

0 0.75 1.5 3 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Property Tax Information - Sussex County DE

234-7.00-158.00 36 LOVE CREEK DR, LEWES, DE, 19958



March 2, 2026

Tax Parcels

County Boundaries

County Council Districts

District 3

Fire Districts

1:5,431

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Property Tax Information - Sussex County DE

ecorder of Deeds, Alexandra Reed Baker On 11/3/2025 at 2:46:48 PM Sussex County, DE
onsideration: $1,325,000.00 County/Town: $19,875.00 State: $33,125.00 Total: $53,000.00
oc Surcharge Paid Town: SUSSEX COUNTY

PARCEL ID NO: 234-7.00-158.00
PREPARED BY & RETURN TO:
T. Carney Sussex Law LLC
18979 Coastal Highway, Suite 203
Rehoboth Beach, DE 19971
File No. 2025-1141

THIS DEED, made this 3rd day of November, 2025,

- BETWEEN -

CHRISTOPHER D. LONG and SUSAN E. LONG, with an address of 19419 Old Landing Road, Rehoboth Beach, DE 19971, parties of the first part,

- AND -

ROBERTO A. MAZZONI and MARGARET MARY MAZZONI, as Tenants by the Entirety, with an address of 36 Love Creek Drive, Lewes, DE 19958, parties of the second part.

WITNESSETH: That the said parties 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 grant and convey 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, Delaware:

ALL that certain lot, piece or parcel of land with the improvements thereon erected, situated in Indian River Hundred, Sussex County, State of Delaware, lying on the north side of Love Creek Drive, being all of Lot 26 as shown on a Plot of "Love Creek Woods", as recorded in the Office of the Recorder of Deeds in Plot Book 48, Page 198, being bounded on the north by lands now or formerly of The Residences at Rehoboth Bay Condominium Association, on the east by lands now or formerly of Love Creek Woods Homeowners Association, on the south by

Love Creek Drive, and on the west by Lot 25, and being more particularly described in accordance with a survey by Richard Vetter, P.E., dated October 21, 2025, as follows, to wit:

BEGINNING at a found iron pipe in the north line of Love Creek Drive at a corner for this lot and Lot 25; thence running from said point of beginning with Lot 25, North 19 degrees 25 minutes 35 seconds East, passing over a found iron pipe at 207.88 feet, a total distance of 310.00 feet to a point at a corner for this lot and lands now or formerly of said The Residences at Rehoboth Bay Condominium Association; thence turning and running with said Condominium Association lands, a survey tie line of South 89 degrees 18 minutes 03 seconds East, 624.79 feet to a point at a corner for this lot and lands now or formerly of Love Creek Woods Homeowners Association; thence turning and running with said Homeowners Association lands, South 59 degrees 50 minutes 50 seconds West, passing over a found iron pipe at 477.96 feet, a total distance of 722.00 feet to a found iron pipe in the north line of Love Creek Drive at a corner for this lot; thence turning and running with the north line of Love Creek Drive, along the arc of a 215.00-foot radius curve to the left, an arc distance of 131.65 feet to the point and place of beginning, and containing 3.33 acres of land (by subdivision plot), be the same more or less.

BEING the same lands and premises which Christopher D. Long, by Deed dated July 15, 1998 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 2306, Page 310 granted and conveyed unto Christopher D. Long and Susan E. Long, his wife (as tenants by the entirety, with right of survivorship) , in fee.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms and otherwise as applicable.

[signature page to follow]

ecorder of Deeds, Alexandra Reed Baker On 11/3/2025 at 2:46:48 PM Sussex County, DE
oc Surcharge Paid

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

Signed, Sealed and Delivered
in the presence of:

Witness

Christopher D. Long (SEAL)

Witness

Susan E. Long (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on November 3rd, 2025, personally came before me, the subscribers, Christopher D. Long and Susan E. Long, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

THOMAS P. CARNEY
Attorney at Law
Notarial Officer, State of Delaware
Pursuant to 29 Del.C.Sec.4323 (a)(3)
My Commission Has No Expiration Date

Notary Public

My Commission Expires: N/A



FOR REMOVAL OF DECALS FOLD HERE AND PEEL BACK

PLEASE READ INSTRUCTIONS FOR DECAL APPLICATIONS ON THE BACK

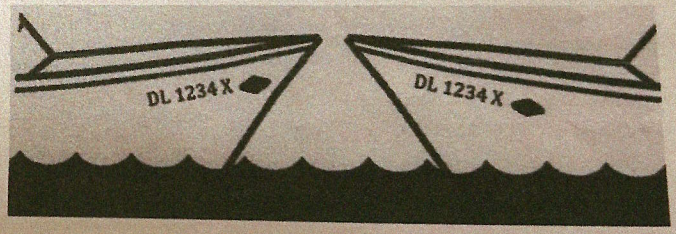
Use the form on back for reporting a CHANGE IN STATUS pertaining to the boat described below.
Please include your mailing address (if different) and phone number should we need to contact you.

Division of Fish & Wildlife
Boat Registration Office
89 Kings Hwy
Dover, DE 19901
(302) 739-9916

$43.30

ROBERTO MAZZONI
36 Love Creek Dr
Lewes, DE 19958

No boat may be operated on the waters of this State without a current signed certificate of registration on board. Anyone using a vessel on the waters of this State shall present the certificate to any Federal, State, or Local Law Enforcement Officer for inspection at the Officer's request. No other numbers, letters, or pictures may be displayed on the forward half of the hull, or in the area of the registration numbers.



NOTE: The illustration shows the proper placement of decals.

REPORT BOATING ACCIDENTS

:op and render assistance if you are involved in a boating accident. You are required to report all accidents to the Delaware Natural Resources Police, Fish & Wildlife upon the following circumstances: (1) a person dies; (2) a person is injured and requires medical treatment beyond first aid; (3) damage to the vessel and other property totals more than $500; or (4) a person disappears from the vessel under circumstances that indicate death or injury.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
FRUA3718G617	DL5931AK	BERKSHIRE	2017
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
24' 2"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2026
OWNER	BOAT NAME		
ROBERTO MAZZONI			
36 Love Creek Dr Lewes, DE 19958			

DECAL APPLICATION INSTRUCTIONS

- Decals must be displayed on the vessel for which they were issued
- Scrape off old decal with putty knife
- Rub off remaining glue with solvent and rinse thoroughly before applying new decal
- Peel decal from backing paper by bending backward at center and lifting edge
- Affix one sticker to each side of vessel within 6 inches of your Delaware Registration Number. Place in position and press firmly to surface
- Each number shall be painted on or permanently attached to each side of the forward half of the hull.
- Numbers must be in plain vertical block characters not less than 3 inches in height and of contrasting color to the background.
- If decal is defaced, lost or destroyed, you must apply to the Division of Fish & Wildlife for a replacement set. Please visit our website at www.dnrec.delaware.gov for more information
- Decals expire on December 31st of the year listed in the box on the right side of the decal. Your registration card also indicates the year of expiration

CHANGE IN STATUS FORM

Use this form to report a change in status to the boat described on the reverse side of this form; check all that apply. Change in status must be reported within 15 days to: ***Division of Fish & Wildlife, Boat Registration, 89 Kings Hwy., Dover, DE 19901.***
NOTE: Submission of this form does not change ownership. The new owner must submit the original certificate, completed application, appropriate fees, and this completed notarized form or notarized bill of sale to transfer ownership.

Change of Address: _____

Change in Ownership: *I/We* _____ sold/transferred **DL** _____, **HULL #** _____ on (date) _____ *to: Name & Address:* _____

Boat will be registered in another State or Country. Specify: _____

Boat Stolen – Specify Law Enforcement Agency notified:
_____

Signature of Registered Owners:

X _____ Date: _____

X _____ Date: _____

Phone Number (s): _____

Sworn and subscribed before me this _____ day of _____.

Notary Public _____

Boating Education Requirements

Operators born on or after January 1, 1978 must successfully complete a boating safety course

Information: (302) 739-9915 or visit http://www.boat-ed.com/delaware/

Emergency Response Vessels with audible or visual signals

Reduce speed to "Slow No Wake"
Proceed with caution

NOTICE TO OWNERS

- Always carry this certificate on vessel when in use
- The owner shall within 15 days thereof, report changes of ownership or address, or the destruction or abandonment of the vessel
- Stop and render aid or assistance if involved in boating accident
- Report every accident involving death or injury to person or property damage over $500
- Certificate expires December 31st of designated year

SIGN HERE
USE BALL POINT PEN

Child PFD Requirement

Every child 12 years of age or under must wear a U.S. Coast Guard-approved personal flotation device

To operate a PWC

- Must be 16 years of age or older
- Person between 14-16 years of age may operate under direct supervision of said person's parent or legal guardian

PHOTO # 06-016

FILENAME - DNR431



300 0 300 600 900 1200 1500 1800 2100 Feet

SCALE 1:3600

State of Delaware Wetlands
SUSSEX COUNTY, DELAWARE

(in Accordance with the Delaware Wetlands Act # 6607)
Approximate Scale (1:3600)

Prepared for: DEPARTMENT OF NATURAL RESOURCES and ENVIRONMENTAL CONTROL

Produced by: SALISBURY STATE UNIVERSITY
IMAGE PROCESSING & REMOTE SENSING CENTER
SALISBURY, MARYLAND

Legend for Delaware Tidal Wetland Delineations:

B - Beach
DF - Disturbed Forested Swamp
DM - Disturbed Marsh (vegetation removed for agricultural activities)
F - Tidal Forested Swamp
IF - Impounded Forested Wetland
ILM - Impounded Low Marsh
IM - Impounded Marsh
IS - Impounded Scrub Shrub Wetland
IW - Impounded Water
LM - Low Marsh
M - Marsh
MS - Marsh in spoil areas
N - Non-tidal wetlands (>400 acres+ , including tidal forested swamps)
O - Other (Upland or Non-tidal wetlands less than 400 acres)
S - Tidal Scrub-Shrub Swamps
SS - Areas flooded by tidal storm surges
SS* - Areas flooded by storm surges at a higher flood plain elevation
T - Tidal Mudflats (in some cases vegetated)/ sand bars
W - Water
WS - Water in a spoil area
/ - complexes among different commmunity types (ex. M/S)

HASTINGS MARINE CONSTRUCTION

Environmental Impact Report

Lucas Hastings

Date: March 2, 2026

Environmental Impact Report (EIR)

For Delaware DNREC Wetlands Section Permit Application

Proposed Project: Reconstruction of an existing pier and dock and installation of a boat lift and floating kayak launch

1. Project Overview

1.1 Project Title:
Project Name – Mazzoni Boat Lift & Kayak Launch

1.2 Applicant Information:

- Applicant / Property Owner: Roberto & Margaret Mazzoni
- Mailing Address: 36 Love Creek Drive, Lewes, DE 19958
- Phone / Email: 609-685-9399 / 609-685-~~4521~~ 4921

1.3 Project Location:

- Site Address or Parcel ID: 36 Love Creek Drive 234-7.00-158.00
- Municipality / County: Lewes, DE 19958 / Sussex County
- GPS Coordinates (Decimal Degrees): 38.700465030147015, -75.16059549075881

1.4 Project Purpose and Need:
Customer has an existing wetland walkway, pier, and dock. The existing pier and dock are authorized by an existing State of Delaware, DNREC Wetlands Section lease with a compliance issue. Proposed activity is intended to bring the pier and dock into compliance with existing lease conditions and to add a boat lift and kayak launch to the site for water access.

1.5 Project Description:
The project to include the following activity:

- Pier & Dock: CCA Marine Pressure Treated Lumber
- Pier – 4' wide by 35' long / Dock – 5' wide by 30' long / Boat Lift – 12' on-center piling / Kayak Launch – Yakport system (6' x 10')
- Construction methods: Hammer-driven piling via barge access.
- Estimated duration of construction: 2 Weeks
- Equipment to be used: Barge & Piling Hammer
- Access routes for materials and labor: Access site via water for materials and equipment. Labor to access site via existing wetland walkway.

2. Site Conditions and Existing Environment

2.1 Existing Land Use and Site Characteristics:
Existing site features State of Delaware classified marsh (wetlands) as indicated on DNREC Wetlands Map. Site additionally contains Federal 404 wetlands as indicated on existing, approved State of Delaware, DNREC Wetlands Section Lease.

2.2 Wetland Classification:

- Tidal Marsh – Per DNREC 06-016 Wetlands Map
- Federal 404 Wetlands

2.3 Hydrology and Water Resources:

- Source of water: Tidal – Love Creek, Rehoboth Bay, Atlantic Ocean
- Seasonal variations: Summer flood tides and winter extreme low tides
- Nearby streams, rivers, or open water: Site situated between Love Creek and Burton's Prong

2.4 Vegetation and Wildlife:

- Vegetation: Spartina Alternaflora
- Wildlife: Blue Heron/Osprey/American Black Duck – Muskrat/Beaver/Raccoon – Diamondback Terrapin/Snapping Turtle/Northern Water Snake

2.5 Soils and Substrate:
Soils found on site include Tidal Marsh and Wet Soils per the USDA/NRCS Soil Survey and observable site conditions.

3. Potential Environmental Impacts

3.1 Wetland Impacts:

- Total wetland area potentially disturbed: Construction to occur outside wetlands area with no impact to wetlands from activity proposed.
- Nature of impacts (temporary vs. permanent): Any impact to site shall be temporary and limited to the window of construction.
- Construction footprint and access route effects: Water access via barge/boat for construction activity. Foot traffic to site shall be via existing, elevated wetland walkway. Barges and boats to remain floating at all tidal cycles.

3.2 Water Quality:

- No construction activity propose shall impact water quality at site.
- Measures to prevent fuel, oil, or chemical spills: Piling to be set using pneumatic piling hammer: no hydraulic systems to be deployed at site for proposed activity.
- Stormwater management strategies (if applicable): N/A

3.3 Habitat and Species Impacts:

- A soft-start approach shall be used to warn nearby species, both aquatic and marsh-dwelling, of impending piling activity.
- No foreseen impact to migration or bird nesting habitat.
- Project to adhere to any time-of-year restrictions imposed by Delaware Fish & Wildlife; however, given the limited scope of the proposed activity, no foreseen impact to subaqueous habitat is anticipated.

3.4 Noise, Light, and Human Activity:

- Pile driving shall create a noise disturbance, limited and buffered by the remoteness of the site from nearby dwellings.
- As the proposed scope of this project is mostly rebuilding an existing structure, no increase in human activity is anticipated from the completion of this project.

3.5 Cumulative Impacts:

This project is limited in scope and does not pose any significant impact to the environment as a whole. Furthermore, the scope of this project includes correcting a compliance issue and reducing the overall square footage of the structure. The positive impacts of minimizing the impact of the existing structure for the long term immediately and significantly compensates for any unforeseen and minimal impacts of the completion of this project.

4. Avoidance and Minimization Measures

- Project scope removes unauthorized triangular gussets from structure.
- Construction to be in compliance with industry best management practices.
- Materials to be brought to site via barge/boat to eliminate heavy construction equipment.
- Avoidance of sensitive or rare plant communities.
- Limited staging areas to outside wetland boundaries.
- Soft-start method to be used prior to driving piling.
- Any/all bird, mammal, reptile, aquatic species to be left alone and construction activity to be modified as to prevent unnecessary disturbance to existing habitat.

5. Mitigation and Restoration Plan

Should any unforeseen impacts to the wetlands occur, the project owner agrees to the following mitigation and restoration efforts:

- Supplement plants and vegetation in areas of disturbance.
- Monitor and report all restoration efforts.
- Create new habitat and nesting for native wildlife if disturbed.
- Remove and remediate any invasive species introduced to site due to completion of this project.

6. Permitting and Compliance

6.1 Applicable Permits and Agencies:

- DNREC Wetlands and Subaqueous Lands Section (WSLS)
- Modification to existing DNREC Lease: SL-2105/97 – SL-096/08

6.2 Compliance with DNREC and Federal Regulations:

This project confirm adherence to:

- Delaware Wetlands Protection Act
- Clean Water Act (Sections 401/404)

7. Construction Management Plan

7.1 Schedule:

- Anticipated Start Time: Spring/Early Summer 2026 – pending approval of DNREC permit/lease.
- Spring/Summer is the ideal time for completion of this project due to the minimal impact to the environment during this season. Additionally, as this project is located near an active marina, the impact from construction activity on the surrounding wildlife to be at a minimum due to the boat traffic during the summer months.

7.2 Access and Staging:

- Materials to be brought to the site via barge/boat to minimize foot traffic on wetland walkway and increase jobsite efficiency.

7.3 Best Management Practices (BMPs):

- Soft-start method for installing/driving piling.
- Maintain adequate water depth for barge and boat mooring to avoid bottoming out.
- Immediate revegetation of disturbed upland areas.

8. Monitoring and Maintenance Plan

- No monitoring or maintenance plan shall be developed as this project does not present and foreseen impacts on the environment due to it construction nor completion.

9. Supporting Documentation

The following documents support this EIR and are included in the DNREC Wetlands Section application:

- Site maps and plan drawings (with wetland boundaries delineated).
- DNREC Wetlands Map.
- Existing DNREC Lease (SL-2105/97 – SL-096/08)
- Construction plans and specifications.

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 2, 2026

WETLANDS & SUBAQUEOUS
LANDS SECTION

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

TELEPHONE (302) 739-9943
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-096/08
Renewal of Lease No.: SL-2105/97
Associated Permit No.: WE-2005/97
Date of Issuance: 8/4/2008
Amended Date:
Tax Parcel No.: 2-34-07.00-158.00

SUBAQUEOUS LANDS LEASE
GRANTED TO CHRISTOPHER D. AND SUSAN E. LONG TO MAINTAIN A 4 FOOT WIDE BY 35 FOOT LONG PIER AND A 5 FOOT WIDE BY 30 FOOT LONG DOCK IN LOVE CREEK AT 36 LOVE CREEK DRIVE, LEWES, SUSSEX COUNTY, DELAWARE

Christopher D. and Susan E. Long
36 Love Creek Drive
Lewes, DE 19958

000031519
BK03606 PG00217

Pursuant to the provisions of 7 Del. C. 7203, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 4th day of August A.D. 2008, to maintain the above-referenced project in accordance with the approved plans, (2 sheets) approved on July 17, 2008 and application dated March 17, 2008 and received by this Division on March 19, 2008.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Love Creek; and

WHEREAS, Christopher D. and Susan E. Long, owners of certain adjoining lands to Love Creek, have applied for permission to maintain an existing pier and dock; and

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

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

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

SPECIAL CONDITIONS

1. The conditions contained herein shall be incorporated into any and all construction contracts and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with maintenance which may impact subaqueous lands associated with this project.

2. This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded Lease is returned to, and has been received by, the Department.

3. This Lease authorizes the lessee to maintain the approved structures on public subaqueous lands through April 16, 2028.

4. This Lease represents a renewal of Subaqueous Lands Lease No. SL-2105/97. All special and general conditions contained in this Lease renewal shall supersede conditions set forth in Subaqueous Lands Lease No. SL-2105/97 which shall become null and void.

5. **The current area of structure over public subaqueous lands authorized by this lease is 290 square feet represented by the 4 foot wide by 35 foot long pier and 5 foot wide by 30 foot long dock constructed channelward of the mean low water line.**

6. **A minor violation was detected during the review and processing of your Lease renewal application. The approved dimensions of the structure authorized by the prior Lease are as follows: A 4 foot wide by 35 foot long pier and 5 foot wide by 30 foot long dock totaling 290 square feet. However, based upon our site inspection, the as-built dimensions deviate from the original approved plans as follows: The pier contains triangular gussets and the dock is one-half of a foot longer than authorized, adding 37 additional square feet over public subaqueous lands. The total channelward projection authorized by the original Lease has not been exceeded. Because of the minimal nature of this violation, the Department does not intend to take enforcement action. However, this Lease shall not be construed as authorizing the illegal portions of the overbuilt structure. Should any additional modifications or additions to the existing structures be made without prior written authorization from this office, enforcement action may be taken at that time, including fines and/or a requirement that you remove the illegal structures from subaqueous lands.**

7. **Disturbance to the natural wetlands and/or aquatic vegetation at this site, including areas adjacent to the wetland walkway by means of burning, cutting (including trimming), herbicide treatments, mechanical means, filling or other methods, is prohibited, except to control Phragmites australis. Vegetation that grows through the boards on the wetland walkway may be trimmed so the path is un-obscured.**

8. This Lease does not authorize any repairs, additions, or modifications to the existing structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.

9. No portion of the decking on any pier or dock authorized by this Lease shall exceed the width dimensions for that structure identified on Page One of this Lease.

located a minimum of ten (10) feet from adjacent properties.

11. The structures shall be maintained so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated July 11, 2004.

12. All debris, excavated material, brush, rocks and refuse incidental to maintenance of the leased structure shall be placed above the influence of surface waters.

13. The structures on/or adjacent to subaqueous lands shall be used explicitly for berthing two vessels as stated in the original application form.

GENERAL CONDITIONS

1. The structure is to be maintained in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the lessee submitting written notification and revised plans indicating project changes to this office.

2. Representatives of the Department of Natural Resources and Environmental Control may inspect such work during any phases of the construction and may collect any samples or conduct any tests that are deemed necessary.

3. This Lease does not cover the structural stability of the project units.

4. Prior to the expiration of this Lease, the lessee shall remove all structures covered under this Lease unless the Lease has been renewed in accordance with its terms.

5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.

6. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.

7. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.

8. This Lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.

9. This Lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.

10. This Lease is granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this Lease being revoked.

[illegible] federal governmental agency.

12. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.

13. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.

14. Application for renewal must be submitted six (6) months prior to the expiration date of this Lease.

15. This Lease may be revoked upon violation of any of the above conditions.

IN WITNESS WHEREOF, We, Christopher D. and Susan E. Long, have caused this instrument to be executed on this 28th day of July, 2008.

By: Christopher D. Long
Christopher D. Long (Lessee)

By: Susan E. Long
Susan E. Long (Lessee)

Kathleen B. Long
Notary Public
State of Delaware
My Commission Expires
March 16, 2012

Kathleen B. Long
Notary Public

(Notary Seal)

IN WITNESS WHEREOF, I, John A. Hughes, Secretary, Department of Natural Resources and Environmental Control, have hereunto set my hand this 4th day of August, 2008.

John A. Hughes
Secretary of the Department of
Natural Resources and Environmental Control

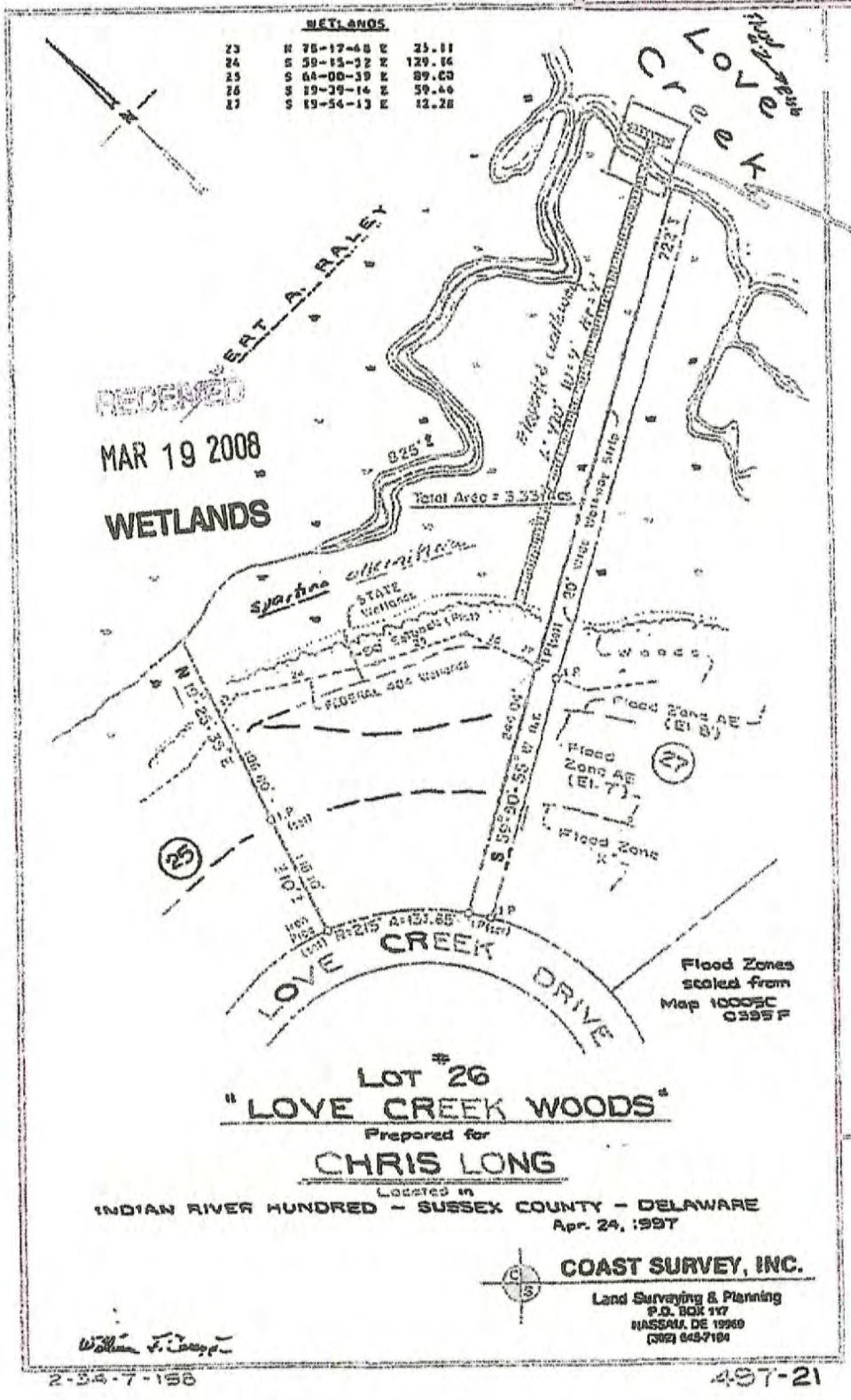
RECEIVED

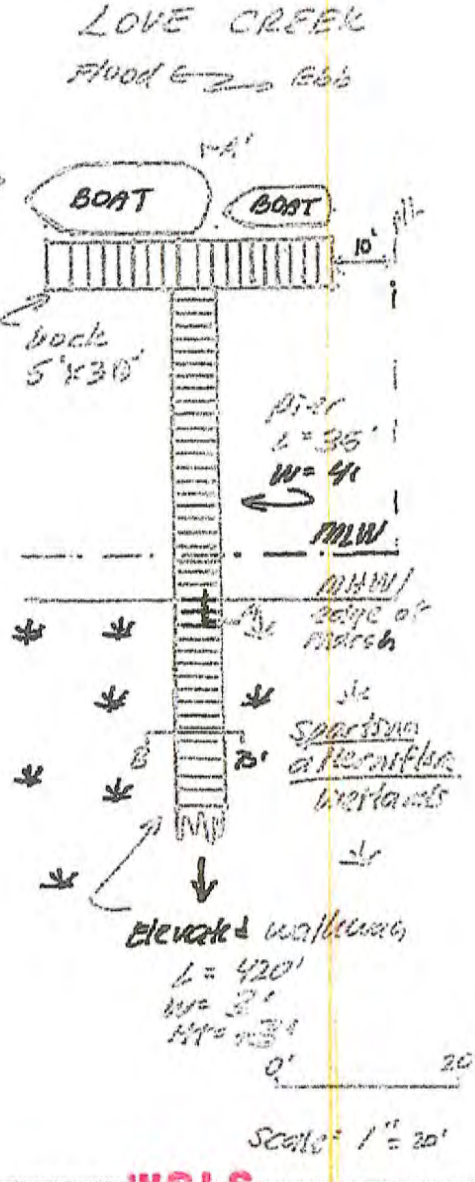
AUG 13 2008

ASSESSMENT DIVISION OF SUSSEX COUNTY

RECORDER OF DEEDS
JOHN F. BRADY
08/13/2008 08:24A
SUSSEX COUNTY
DOC. SURCHARGE PAID

PROPOSED ELEVATED WALKWAY OVER WETLANDS
(L = 420', W = 3'); PIER
(L = 35', W = 4'); AND T-DOCK (5' X 30')
IN: Love Creek
AT: Lot 26, Love Creek Drive
Love Creek Woods, Lewes, DE
APPLICANT: Chris Long
DATE: May, 1997





W.S.L.S.
APPROVED PLANS
PERMIT # 97-96/08
DATE: 11/26/08
(SEE PERMIT CONDITIONS)

Figure 5. Plan view of proposed project. See Figure 6 for cross-

Laura M. Herr,

Enclosed is the information packet you requested. Copies of existing structure is enclosed. No alterations or changes have been made since original installation. Property is still owned by original owners. Copies of deed enclosed.

If you have any questions, you can reach me @ (302-542-4733)

cell # 302-542-4733

Sincerely,
Chris & Sue Long

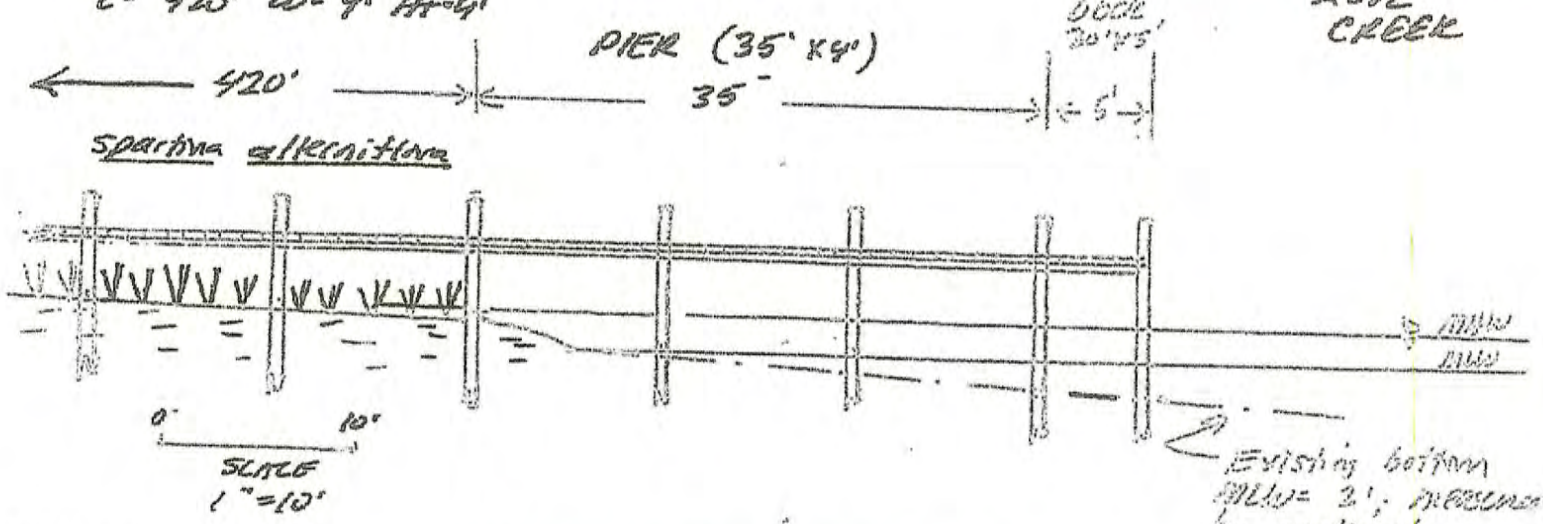
PROPOSED E ATED WALKWAY OVER WETLANDS
(L = 420', w = 3', HT. = 3'); PIER
(L = 35', W = 4'); AND T-DOCK (5' X 30')
IN: Love Creek
AT: Lot 26, Love Creek Drive
Love Creek Woods, Lewes, DE
APPLICANT: Chris Long
DATE: May, 1997

RECEIVED
MAR 19 2008
WETLANDS

W.S.L.S.
APPROVED PLANS
PERMIT # 2008/08
DATE 7/17/08 MB
(SEE PERMIT CONDITIONS)

A WALKWAY / PIER / DOCK:

ELEVATED WALKWAY OVER WETLANDS
L = 420' W = 4' HT = 4'



Google Maps

89 Kings Hwy NE, Dover, DE 19901 to 36 Love Creek Dr, Lewes, DE 19958

Drive 43.2 miles, 54 min

Mazzoni Residence



Imagery ©2026 , Map data ©2026 Google 5 mi

89 Kings Hwy NE
Dover, DE 19901

Take Maple Pkwy to US-13 S

2 min (0.1 mi)

↑ 1. Head toward Maple Pkwy

240 ft

↰ 2. Turn left toward Maple Pkwy

3. Turn right onto Maple Pkwy — 82 ft

413 ft

Follow DE-1 S to Sussex County

39 min (37.3 mi)

4. Turn right onto US-13 S

0.4 mi

5. Use the left 2 lanes to turn slightly left onto S Bay Rd

1.3 mi

6. Use the right 2 lanes to turn slightly right to stay on S Bay Rd

0.7 mi

7. Merge onto DE-1 S

35.0 mi

Take DE-1D/Rd 275/Plantation Rd and DE-24 W to Love Creek Dr

12 min (5.7 mi)

8. Turn right toward Belltown Rd

446 ft

9. Continue onto Belltown Rd

390 ft

10. At the traffic circle, take the 3rd exit onto DE-1D/Rd 275/Plantation Rd

2.5 mi

11. Turn right onto DE-24 W

2.2 mi

12. Turn left onto Camp Arrowhead Rd

0.4 mi

13. Turn left onto Love Creek Dr

Destination will be on the right

0.5 mi

36 Love Creek Dr
Lewes, DE 19958