



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250343

Date: 09/28/2025

Application Submitted: **09/18/2025**

Replacement of a Septic System

**on Lot(s) AA, Block(s) Section III, Old Inlet Beach, in Sussex County, Delaware**

Tax Map # **235-10.00-1.01**

### Applicant Information

Name: Carlton Savage

Property Type: Residential: Single Family

### Activities:

- Accessory structures
  - Septic systems : Both

### Site Work:

Will there be any lot clearing or excavation at the site?

**Yes**

Will any sand be removed from the site?

**No**

Will sand or fill be added to the site?

**No**

What will be the reason for placement of sand or fill?

How much sand will be added?

What will be the source of the sand/fill?

What method will be used to deposit the sand/fill?

Do you know who will be conducting the work?

Contractor Name

Contractor Phone number

### Landscaping:

Will there be any landscaping?

**No**

Will you bring in topsoil or mulch?

Are there any structures including irrigation systems proposed in your landscape design?

**No**

What type of structures being proposed?

### Other structure description:

### Flood Zone Information:

In which NFIP Flood Zone(s) is the property located?

**AE - Area of 100-year flooding where wave action could reach between 1 and 3 feet, VE - Area of 100 -year flooding where wave action could reach above 3 feet**

In which NFIP Flood Zone(s) is the proposed construction taking place?

**AE - Area of 100-year flooding where wave action could reach between 1 and 3 feet**

What is the Base Flood Elevation (NAVD88)?

**9**

What is the effective/revised date of the FIRM panel used for flood zone determination?

**03/15/2015**

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor?

Will any concrete, brick or asphalt be used? This could be for flooring, driveways, sidewalks, patios etc.

**No**

Where will the concrete, brick or asphalt be used?

#### Dune Preservation Information:

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

**Planting bare or disturbed areas with native dune vegetation, Keeping all equipment personnel and supplies off the dune**

Other measure(s) description:

#### Wetlands:

Will any work be occurring on regulated wetlands located on this lot?

**No**

#### Septic:

Is there a septic system on the lot?

**Yes**

What is the Septic Permit # of the system (optional)?

**530-86S**

**Topographic survey and design  
document**



**Deed/Lease/Sales contract**

Parcel #2-35-10.00-1.01

Prepared by & Return to:  
Fuqua, Willard & Schab, PA  
26 The Circle  
Georgetown, DE 19947  
File No. 250150

THIS DEED is made this 11 day of July, 2025, between:

Rosanna D. Heffron, of 2506 Bryan Drive, Wilmington, DE 19808, party of the first part,

and

Louis M. Wittje, Jr. and Lenora Lee D. Wittje, of 1601 Bluebell Rd., Williamstown, NJ 08094, as tenants by the entirety, parties of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), 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, the following described lands, situate, lying and being in Sussex County, State of Delaware;

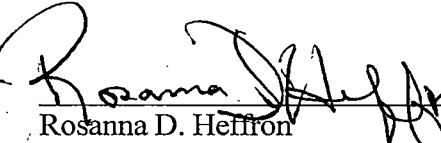
ALL that certain tract, piece and parcel of land situate, lying and being in Broadkill Hundred, Sussex County, Delaware and designated as Lot "AA" on the subdivision plot of lands of Jennie H. J. Layton prepared by J. J. McCann, Inc. and which is recorded with the Recorder of Deeds, Georgetown, Delaware in Plot Book 11, Page 50, and being more particularly described as follows, to-wit:

BEGINNING at a concrete monument on the northeast side of Bay Shore Drive (at 50 feet wide) in Broadkill Beach, a corner for this lot and Lot "BB" of said "Layton" plot; thence from said point of beginning, continuing along Bay Shore Drive, North 22 degrees, 24 minutes, 50 seconds West, 75 feet to an iron pipe, a corner for this lot and Lot #8, "Old Inlet Beach," Section 3, Broadkill Beach as recorded in Plot Book 15, Page 139; thence along the division line between this lot and said Lot #8, North 67 degrees, 35 minutes, 10 seconds East, 100.00 feet to an iron pipe and continuing North 67 degrees 35 minutes, 10 seconds East 35.00 feet, a total of 135.00 feet to a point, the rear corner for this lot and said Lot #8; thence along the Delaware Bay, South 22 degrees 24 minutes, 50 seconds East, 75.00 feet to a point, the rear corner for this lot and said Lot "BB"; thence along a division line between this lot and said Lot "BB", South 67 degrees 35 minutes, 10 seconds 100.00 feet, a total of 135.00 feet to the concrete monument, the point and place of Beginning. Together with any and all improvements thereon, containing 10, 125 square feet of land, more or less.

BEING the same land conveyed unto Nancy M. N. Doughten and Rosanna Heffron, by Deed of Nancy M. N. Doughten, dated September 22, 2015, and recorded with the Recorder of Deeds, Sussex County, Delaware in Deed Book 4450, Page 148. Nancy M. N. Doughten died on September 6, 2022, leaving Rosanna Heffron as sole owner of the property.

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

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

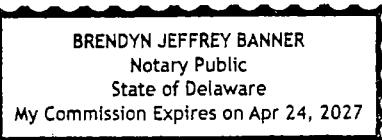
  
Witness  
  
Rosanna D. Heffron  
  
(SEAL)

State of Delaware :  
: S.S.  
County of Sussex :  
: New Castle

BE IT REMEMBERED, that on this 3rd day of July, 2025, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Rosanna D. Heffron, party 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.

  
\_\_\_\_\_  
Notary Public  
Printed Name: Brendyn Jeffrey Banner  
My Commission Expires: 4/24/27



## NOTES:

OWNER: ROSEANN D. HEFFNER  
203 BRYAN ROAD  
WILMINGTON, DE 19809

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTING CONDITIONS, OR BOUNDARY OF THE PROPERTY. THE PROPERTY IS SUBJECT TO OWNERSHIP RESTRICTIONS RECORDED IN CHAN DEED BOOK 1469, PAGE 225, DEED DATE 10/03/14, DEED NUMBER 4772, PG 270. THE PROPERTY IS SUBJECT TO OWNERSHIP RESTRICTIONS RECORDED IN CHAN DEED BOOK 1469, PAGE 225, DEED DATE 10/03/14, DEED NUMBER 4772, PG 270. PUBLIC UTILITIES OR DRAINAGE FACILITIES ALONG AND WITHIN 10 FEET OF ALL FRONT LINES IN THIS SUBDIVISION.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, GRANVY OTHER, SURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNERSHIP CONTRACTOR, AND HOMEOWNERS OWNERSHIP ASSOCIATION AND COMMUNITY BY LAVANS MAY MANDATE SOME RESTRICTIVE SETBACKS AND SHALL BE THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND HOMEOWNERS ASSOCIATION TO VERIFY CONFORMITY TO SUCH RESTRICTIONS.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED. THIS PLAN, A SURVEY OF THE PROPERTY, WAS PERFORMED ON 5/4/2022 BY PHIFER ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 4450 PAGE 148 (THE CURRENT DEED RECORD), PLAT BOOK 1 PAGE 90 AND RELEASER RECORDED 3/20/2015. THE PLAN HAS BEEN NOTIFIED TO DEPARTMENT OF STATE (AND COORDINATE SYSTEM NAD3).

THIS PROPERTY IS LOCATED IN THE 100-YEAR FLOOD ZONE (SF-60). THE PROPERTY IS LOCATED IN THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10252016 REVISED MARCH 16, 2015 ZONE AE, EL 9 & ZONE VE, EL 11.

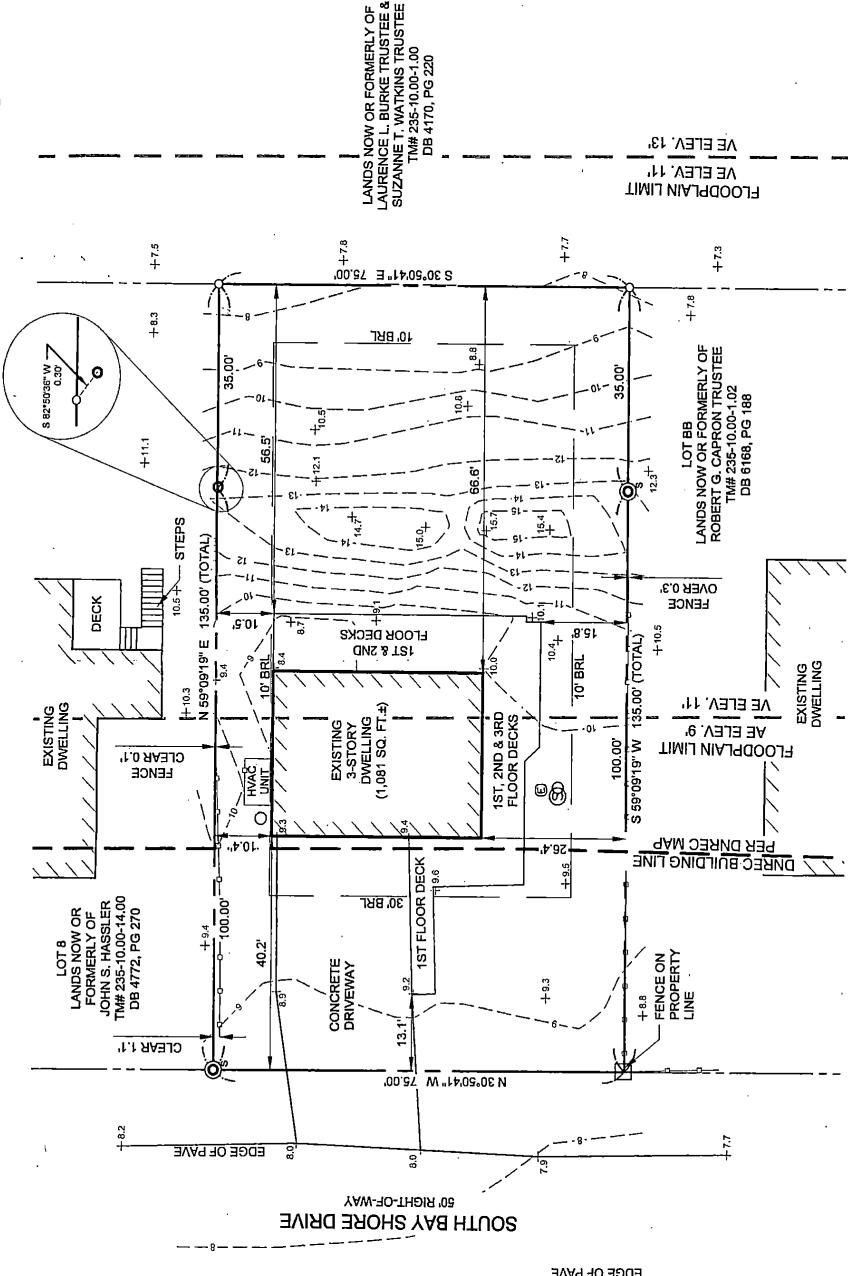
BUILDING RESTRICTION LINE, SETBACKS  
DEPT. OF SUSSEX COUNTY - ZONING GRN  
FRONT: 30'  
SIDE: 10'  
REAR: 10'

## SOUTH BAY SHORE DRIVE

50' RIGHT-OF-WAY

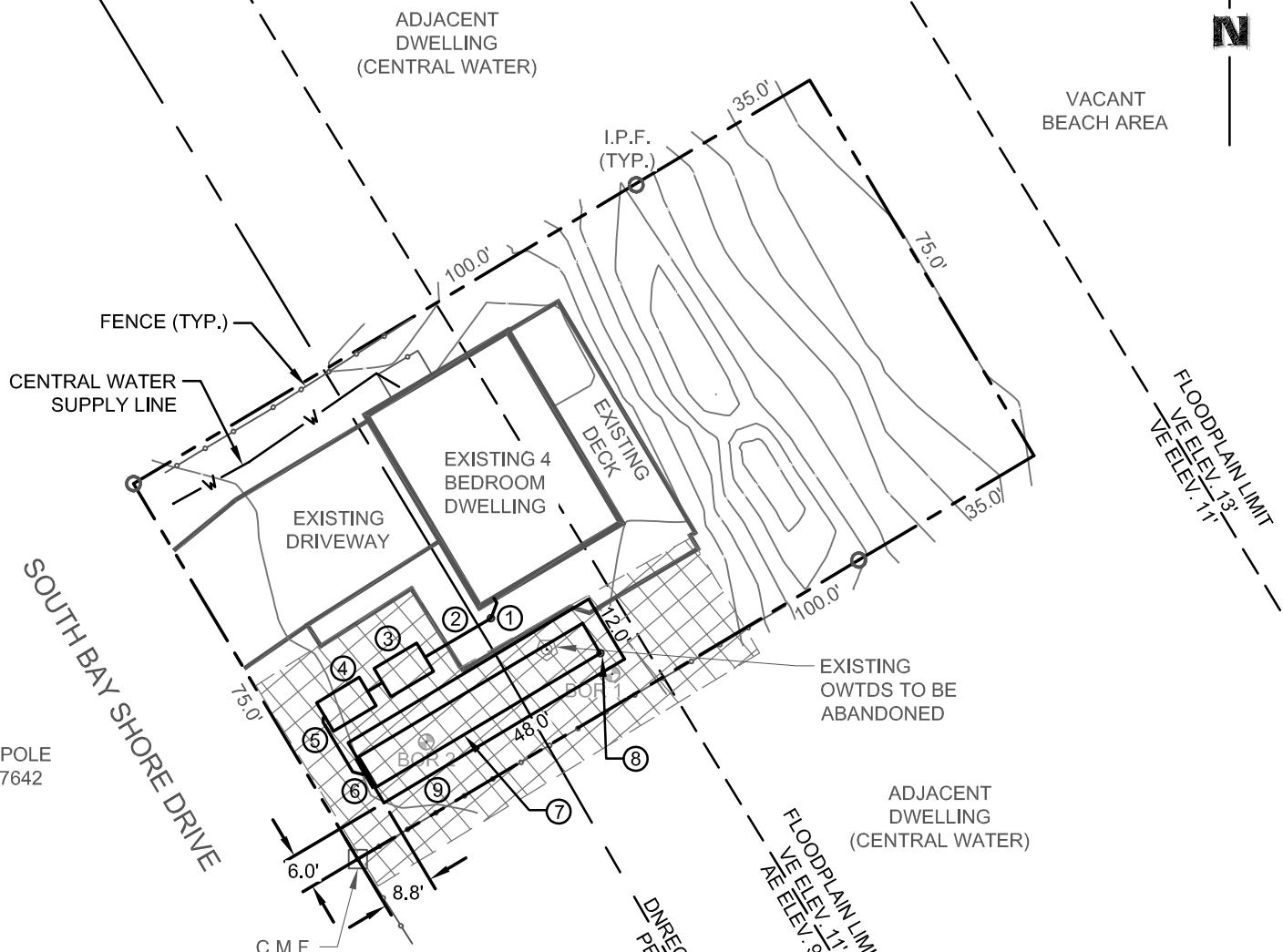
EDGE OF PAVEMENT

## DELAWARE BAY



**Structure profile view document**

ADDITIONAL NOTES:  
A. PER OWNER, WHERE THE EXISTING  
DECK AND PROPOSED OWTDS  
OVERLAP, THE DECK WILL BE REMOVED.



OWNER/AUTHORIZED AGENT SIGNATURE: Louis Wittje

NOTES:

1. SANITARY CLEANOUT
2. 4" Ø SOLID SCH 40 PVC
3. 1000 GAL SEPTIC TANK
4. 1000 GAL DOSING CHAMBER W/ GOULDS WE0311L PUMP
5. 2" Ø SOLID SCH 40 PVC TRANSMISSION LINE (13 LF)
6. 2" Ø SOLID SCH 40 PVC MANIFOLD (6 LF)
7. 1" Ø SCH 40 PVC LATERAL (45 LF) (11 - 1/4" HOLES, SPACED 4' O.C.)
8. TYP CLEANOUT / TURN-UP (2.5' HEAD)
9. 12'x48' DISPOSAL BED
10. HATCHING INDICATES DNREC APPROVED OWTDS AREA
11. SPARE TO BE SAND-LINED UPGRADE IN INITIAL AREA
12. EXISTING OWTDS SHALL BE ABANDONED IN ACCORDANCE WITH DNREC REGULATIONS
13. **SEE GENERAL NOTES TO CONTRACTOR**  
(COPY ATTACHED)



## CONSTRUCTION PLAN

LOUIS & LENORA WITTJE  
LOT AA  
2810 S. BAY SHORE DRIVE  
MILTON, DE, 19968  
TM: # 235-10.00-1.01

DATE: 09/05/2025  
DRAWN: BMR  
APPROVED: CRS

SCALE: 1" = 30'  
PROJECT: WTJE001  
SHEET: 1 OF 3

0' 15' 30'



Scaled Engineering Inc.  
20246 Coastal Highway  
Rehoboth Beach, DE 19971  
Phone: (302) 227-7808

**Adjacent property owners document**



