



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

NOTES:

OWNER: ROSANNA D. HEFFRON
2206 BRYAN ROAD
WILMINGTON, DE 19808

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY. (SUBJECT TO THE RESTRICTIONS RECORDED IN CHAIN DEED BOOK 1469, PAGE 321, AND FURTHER SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OF 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, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNERS ASSOCIATION PRIOR TO ANY CONSTRUCTION. HOME OWNER ASSOCIATION AND COMMUNITY BY LAWS MAY MANDATE MORE RESTRICTIVE SETBACKS AND SHALL BE THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND HOMEOWNERS ASSOCIATION TO VERIFY CONFORMANCE TO SUCH RESTRICTIONS.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 5-14-2025. BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 469 PAGE 146 (THE PARTIAL RESECTION OF DEED BOOK 1469, PAGE 90 AND OTHER DOCUMENTS OF PUBLIC RECORD) AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).

THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 100500187K REVISED MARCH 16, 2015 (ZONE AE EL 9' & ZONE VE EL 11').

BUILDING RESTRICTION LINE SETBACKS (PER SUSSEX COUNTY - ZONING GR).

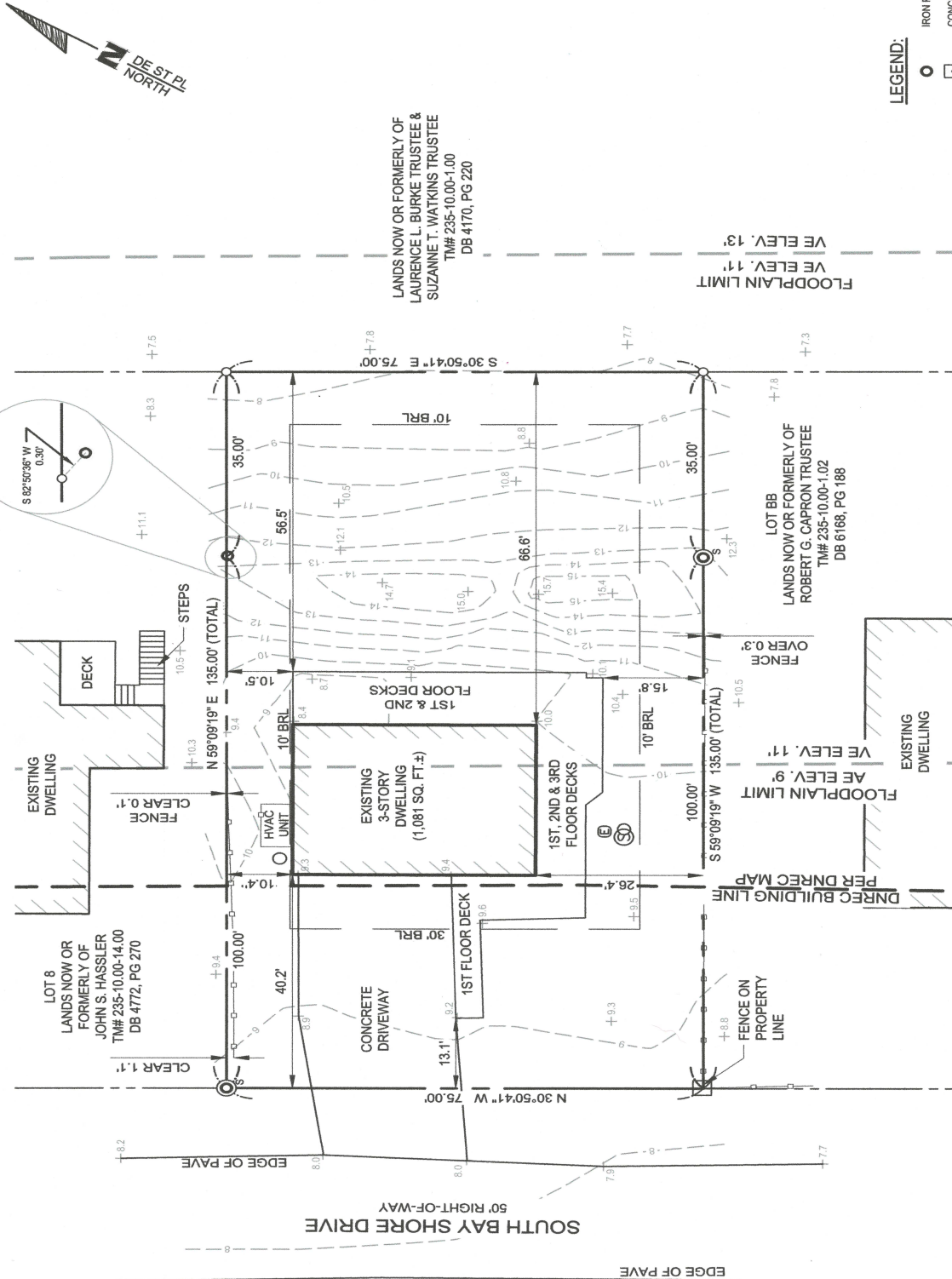
FRONT: 30'
SIDE: 10'
REAR: 10'

SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARIES OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

No. 829

RYAN M. PHIFER, P.L.S. DE N0-829
DATE: 5/16/2025



LEGEND:

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- CAPPED PIPE TO BE SET
- POINT
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- BUILDING RESTRICTION LINE
- FENCE
- EXISTING CONTOUR
- EXISTING SPOT
- CLEANOUT / ELECTRIC BOX
- SEPTIC TANK LID
- EXISTING DWELLING



EXISTING CONDITIONS BOUNDARY SURVEY PLAN

FOR PROPERTY KNOWN AS:

2810 SOUTH BAY SHORE DRIVE
MILTON, DE 19968

LOT AA - OLD INLET BEACH, SECTION III
TM: # 235-10.00-1.01

BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE

DATE: MAY 14, 2025

CLASS: SUBURBAN

PROJECT: HEFF001

FB: _____

LOT AREA: 10,125 SQ. FT.

(0.2324 AC.)



Scaled Engineering, Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19871
Phone: (302) 227-7808

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.

Husli Amaya Rosanna D. Heffron (SEAL)
Witness Rosanna D. Heffron

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

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

BRENDYN JEFFREY BANNER
Notary Public
State of Delaware
My Commission Expires on Apr 24, 2027



NOTES:
OWNER: ROSANNA D. HEFFRON
2200 WILMINGTON AVENUE
WILMINGTON, DE 19809

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

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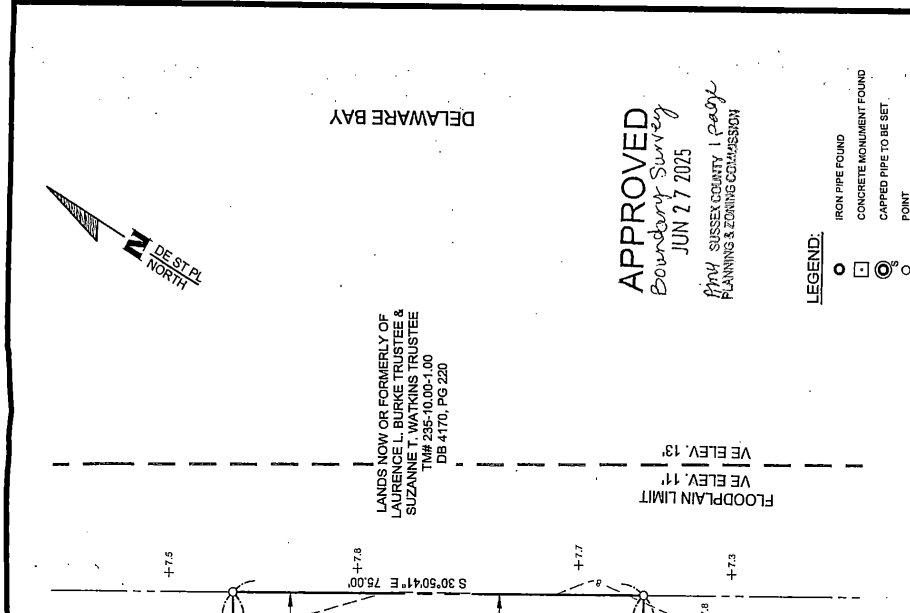
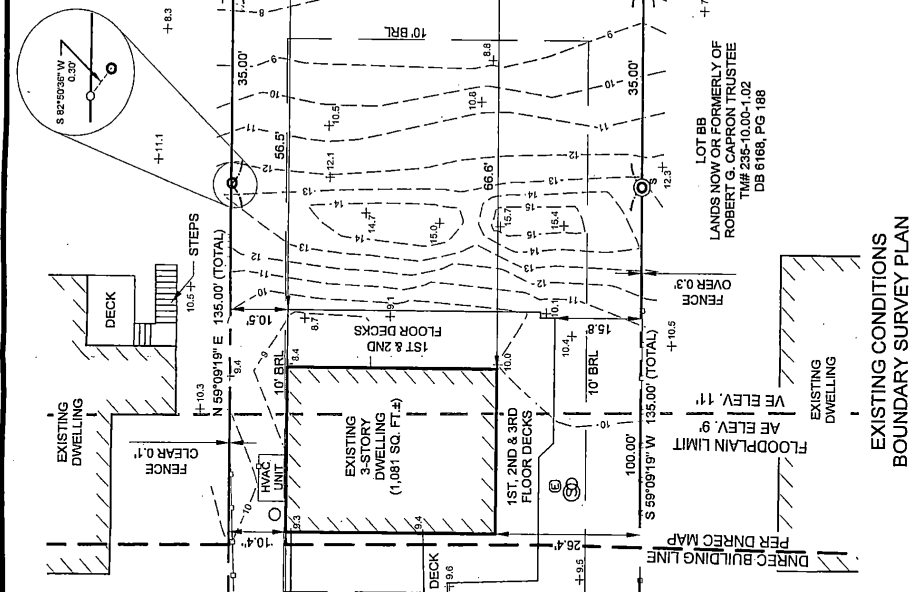
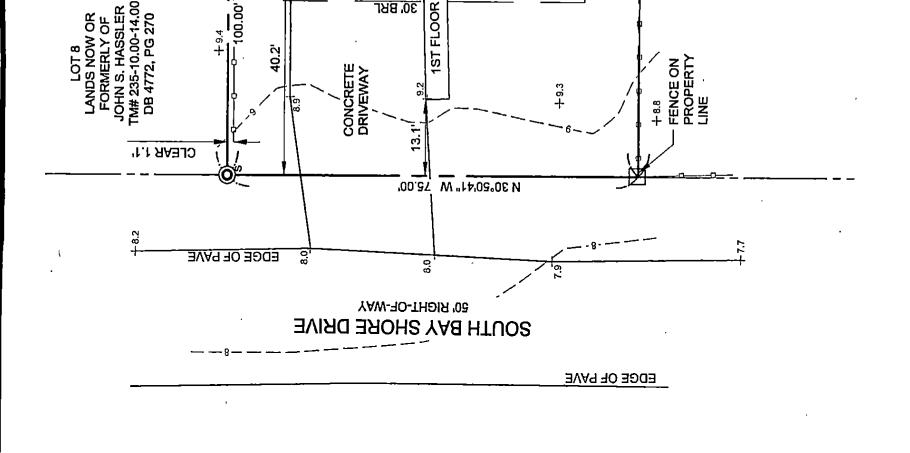
NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY THE SURVEYOR, AN ENGINEERING INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 4450 PAGE 146 (THE 1997 SURVEY) AND THE 2016 SURVEY, AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).

THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE (V2) AS DEPICTED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP (FIRM) MAP NUMBER 15050C01P, REVISED MARCH 16, 2016 (ZONE AE, EL. 9' & ZONE V2, EL. 11').

BUILDING RESTRICTION LINE SETBACKS
DELR SUSSEX COUNTY - ZONING, GCL

FRONT: 30'
SIDE: 10'
REAR: 10'



SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RMP
RYAN M. PHIFER, P.L.S. DE No. 623
DATE: 5/20/2025

**EXISTING CONDITIONS
BOUNDARY SURVEY PLAN**

FOR PROPERTY KNOWN AS:
2810 SOUTH BAY SHORE DRIVE
MILTON, DE 19968
LOT AA - OLD INLET BEACH, SECTION III
LOT BB
LANDS NOW OR FORMERLY OF
ROBERT G. CAPRON TRUSTEE
TM# 235-10.00-1.02
DB 6168, PG 188
BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE
DATE: MAY 14, 2025
CLASS: SUBURBAN
PROJECT: HEFF001
FB: —
LOT AREA: 10,125 SQ. FT.
(0.2324 AC.)

SCALED.
ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7608

- LEGEND:**
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - CAPPED PIPE TO BE SET
 - POINT
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 - FENCE
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 - EXISTING SPOT
 - CLEANOUT / ELECTRIC BOX
 - SEPTIC TANK LID
 - EXISTING DWELLING

APPROVED
Boundary Survey
JUN 27 2025
SUSSEX COUNTY
PLANNING & ZONING COMMISSION

DELAWARE BAY

LANDS NOW OR FORMERLY OF
LAURENCE L. BURKE TRUSTEE &
SUZANNE T. WATKINS TRUSTEE
TM# 235-10.00-1.00
DB 4170, PG 220

FLOODPLAIN LIMIT
VE ELEV. 11'
VE ELEV. 13'

0' 10' 20'
1" = 20'

Structure profile view document

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



VACANT
BEACH AREA

I.P.F.
(TYP.)

CENTRAL WATER
SUPPLY LINE

EXISTING 4
BEDROOM
DWELLING

EXISTING
DRIVEWAY

HECK

SOUTH BAY SHORE DRIVE

UTILITY POLE
DEC #47642

- EXISTING OWTDS TO BE ABANDONED

ADJACENT
DWELLING
(CENTRAL WATER)

FLOODPLAIN LIMIT
VE ELEV. 11'
AE ELEV. 9'

DNREC BUILDING LINE
PER DNREC MAP

OWNER/AUTHORIZED AGENT SIGNATURE:

Louis Wittje

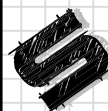
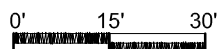
1. SANITARY CLEANOUT
2. 4" Ø SOLID SCH 40 PVC
3. 1000 GAL SEPTIC TANK
4. 1000 GAL DOSING CHAMBER W/ GOULDS WE0311L PUMP
5. 2" Ø SOLID SCH 40 PVC TRANSMISSION LINE (13 LF)
6. 2" Ø SOLID SCH 40 PVC MANIFOLD (6 LF)
7. 1" Ø SCH 40 PVC LATERAL (45 LF)
(11 - 1/4" HOLES, SPACED 4' O.C.)
8. TYP CLEANOUT / TURN-UP (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)**



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

APPROVED: CRS

SHEET: 1 OF 3



SCALED



ENGINEERING

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

Adjacent property owners document

