



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250461 Date: 12/24/2025

Application Submitted: **12/12/2025**

To construct a replacement septic system

on Lot(s) 1 & 2, Block(s) C, Broadkilm Beach, in Sussex County, Delaware

Tax Map # **235-4.13-59.00**

Applicant Information

Name: Brandon Ranalli

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)?

10

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

03/16/2015

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?

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)?

Topographic survey and design document

2-35 4.13 59.00
PREPARED BY & RETURN TO:
Sergovic Carmean McCartney &
Owens, P.A.
25 Chestnut Street
P.O. Box 751
Georgetown, DE 19947-0751
File No. RE-16100

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

- BETWEEN -

DIANNE ZWIERCAN AND/OR PAIGE M. HARRISON, TRUSTEES OR THEIR
SUCCESSORS IN TRUST, UNDER THE DIANNE ZWIERCAN LIVING TRUST,
DATED AUGUST 6, 2025, AND ANY AMENDMENTS THERETO, of 6808 Buckley Drive,
Summerfield, NC 27358, parties of the first part,

- AND -

COASTAL HOME & SUPPLY, LLC, a Delaware limited liability company, of 909
Elsie Barber Court, Davidsonville, MD 21035, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is
hereby acknowledged, hereby grant and convey unto the party of the second part, and its
successors and assigns:

ALL that certain lot, piece or parcel of land lying and being situate in Broadkill Hundred,
Sussex County, State of Delaware, being known as **Lot No. 1 & 2, Block "C", Broadkill
Beach**, and being more particularly described in accordance with a recent survey prepared by
Cotten Engineering LLC, Michael Soule Cotten, Professional Engineer, October 2, 2025, as
follows, to wit:

COMMENCING at an iron pipe found, said pipe having coordinates in the Delaware
State Plane coordinate system of N: 302166.55 and E: 714136.09, said pipe also being the point
and place of BEGINNING and being a corner for the lands described herein and the lands now
or formerly of Franklin Wilson and lying on the northwesterly right of way line of Maryland
Avenue (30' wide), thence with the lands now or formerly of Wilson, having a bearing of North
40°03'10" West for a distance of 100.00 feet, to a concrete monument found, thence with the
lands now or formerly of Wilson Keller, having a bearing of North 49°56'50" East for a distance
of 100.00 feet, to a wood stake set, thence turning and running with Broadkill Beach, having a
bearing of South 40°03'10" East for a distance of 100.00 feet, to a wood stake set, thence with

the right of way line of Maryland Avenue, having a bearing of South 49°56'50'' West for a distance of 100.00 feet, to the point and place of BEGINNING, CONTAINING AREA 10,000± square feet or 0.230± acres, more or less, together with all of the improvements located thereon.

BEING the same lands conveyed to Gary A. Zwiercan and Dianne E. Zwiercan by a Deed of Alan W. Zimble and Cynthia M. Zimble dated February 20, 1997 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 2183, page 330. Gary A. Zwiercan departed this life June 29, 2025 at which time the property passed unto Dianne E. Zwiercan. AND BEING the same land conveyed unto Dianne Zwiercan and/or Paige M. Harrison, Trustees, or their Successors in Trust, Under the Dianne Zwiercan Living Trust, Dated August 6, 2025 by Deed of Dianne E. Zwiercan dated September 17, 2025 and filed for record in the Office, aforesaid, in Deed Book 6387, page 1.

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.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

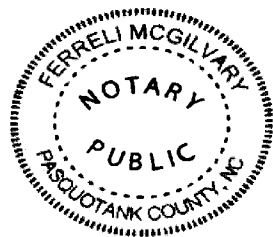
Witness

Dianne Zwiercan (SEAL)
Dianne Zwiercan, Trustee Under The
Dianne Zwiercan Living Trust, Dated
August 6, 2025, and Any Amendments
Thereto

STATE OF NORTH CAROLINA, COUNTY OF Gulford: to-wit

BE IT REMEMBERED, that on this 3 day of October, A.D. 2025, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Dianne Zwiercan, Trustee Under The Dianne Zwiercan Living Trust, Dated August 6, 2025, and Any Amendments Thereto, 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.



Ferrel McGilvary
Notary Public
Printed Name: Ferrel McGilvary
My Commission Expires: 1-11-2026

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

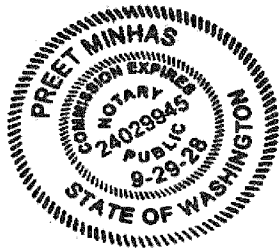
Sharon Beaver
Witness

Paige M. Harrison (SEAL)
Paige M. Harrison, Trustee Under The
Dianne Zwiercan Living Trust, Dated
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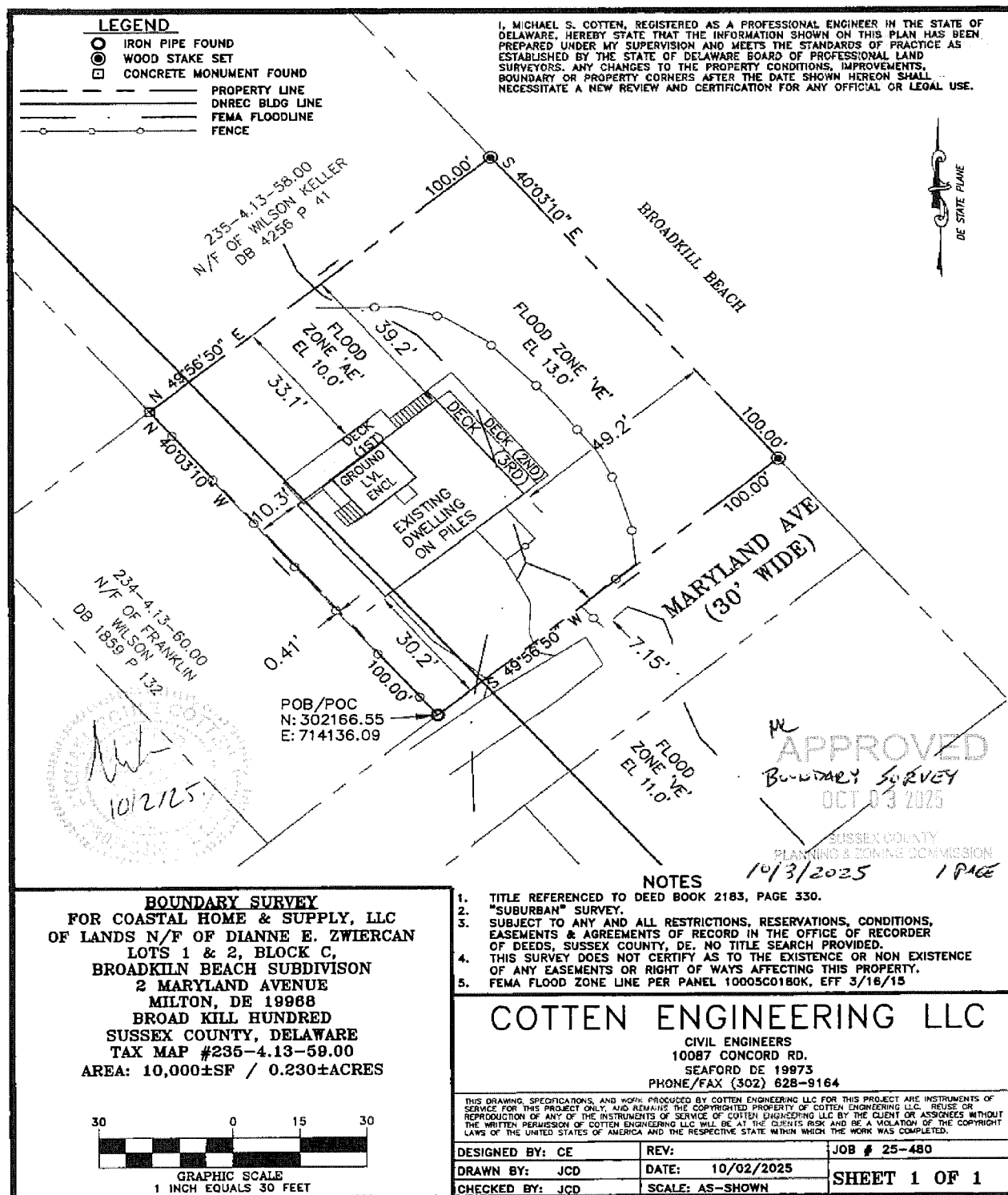
STATE OF WASHINGTON, COUNTY OF PIERCE : to-wit

BE IT REMEMBERED, that on this 5 day of October, A.D. 2025, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Paige M. Harrison, Trustee Under The Dianne Zwiercan Living Trust, Dated August 6, 2025, and Any Amendments Thereeto, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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Preet Minhas
Notary Public
Printed Name: Preet Minhas
My Commission Expires: 8-29-2028



Deed/Lease/Sales contract

2-35 4.13 59.00
PREPARED BY & RETURN TO:
Sergovic Carmean McCartney &
Owens, P.A.
25 Chestnut Street
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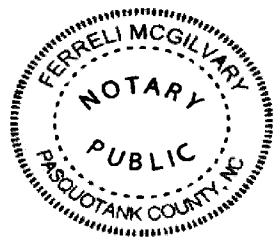
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Ferrel McGilvary
Notary Public
Printed Name: Ferrel McGilvary
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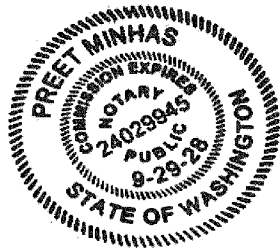
Sharon Beaver
Witness

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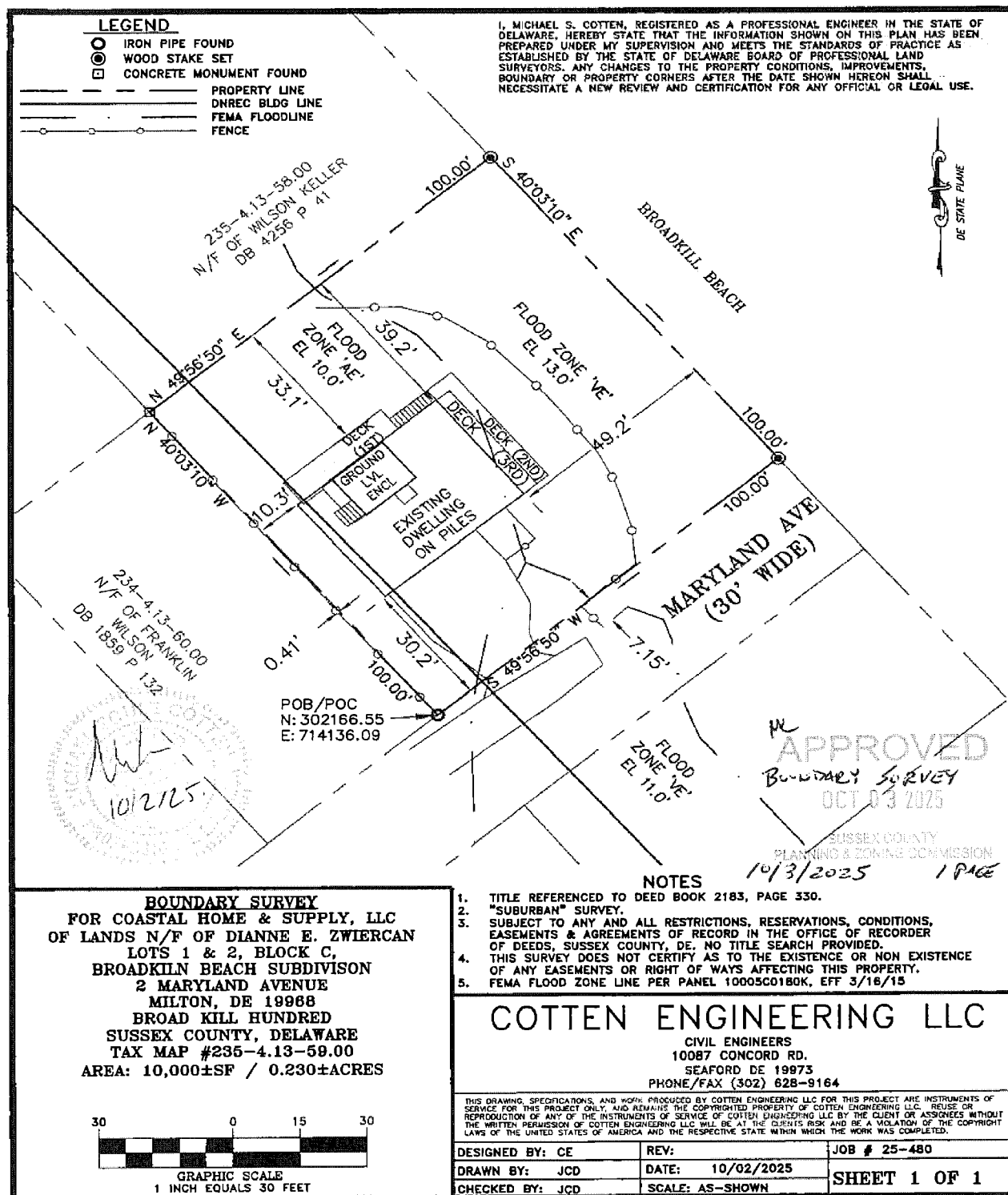
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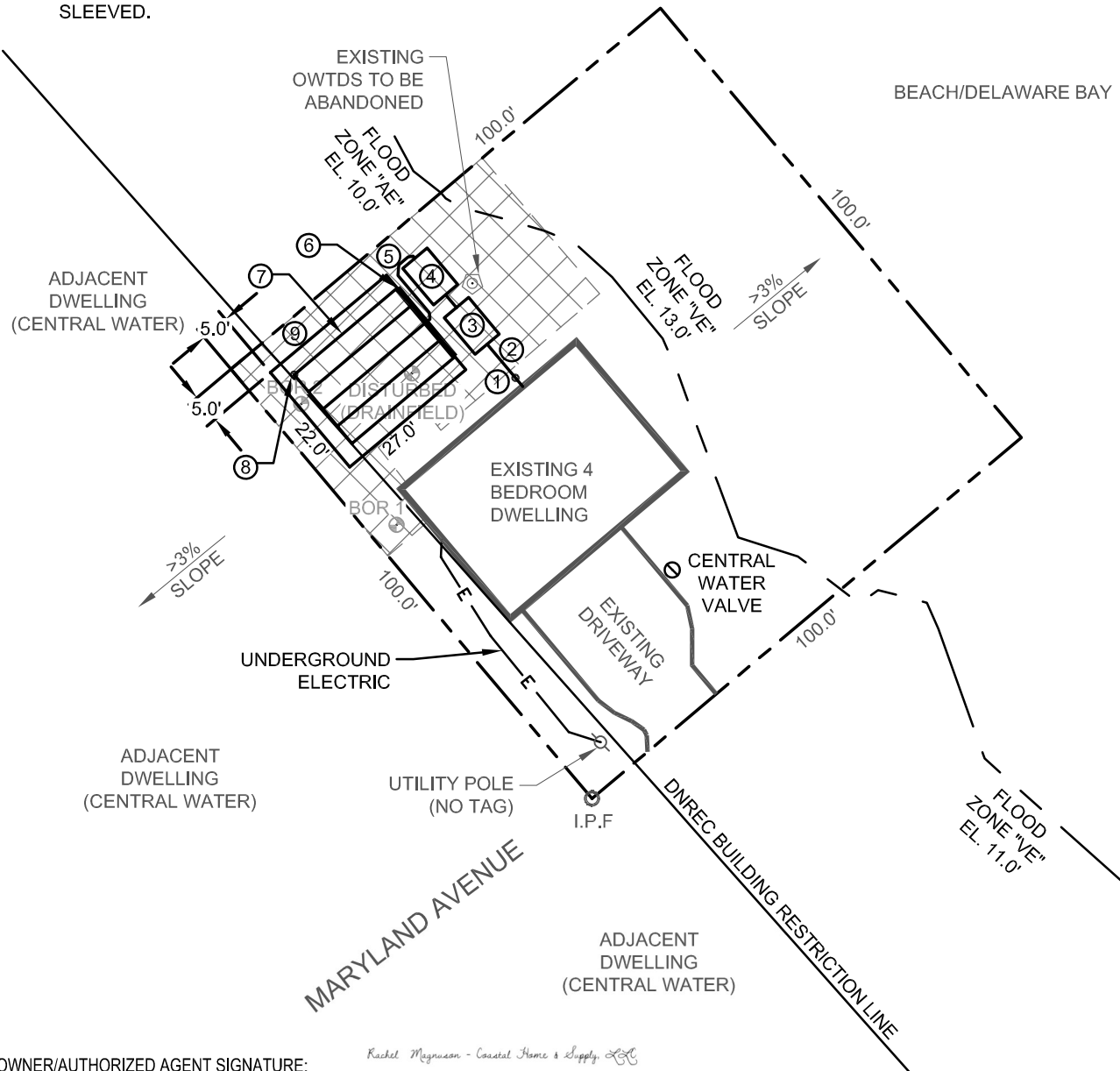
Preet Minhas
Notary Public
Printed Name: Preet Minhas
My Commission Expires: 8-29-2028



Structure profile view document

ADDITIONAL NOTES:

- A. FLOODPLAIN LIMIT LINE IS APPROXIMATE. FLOODPLAIN LIMIT LINE DERIVED FROM A SURVEY BY COTTEN ENGINEERING, LLC IN DEED BOOK 6389, PAGE 22.
- B. CENTRAL WATER SUPPLY LINE LOCATION UNKNOWN. CONTRACTOR SHALL FIELD LOCATE THE CENTRAL WATER SUPPLY LINE PRIOR TO PROPOSED OWTDS INSTALLATION. IF THE CENTRAL WATER SUPPLY IS LOCATED WITHIN 10 FEET OF THE PROPOSED OWTDS IT SHALL BE ENCASED IN CONCRETE OR SLEEVED.



OWNER/AUTHORIZED AGENT SIGNATURE: _____

Rachel Magnuson - Coastal Home & Supply, LLC

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 (16 LF)
6. 2" Ø SOLID SCH 40 PVC MANIFOLD (16 LF)
7. 1" Ø SCH 40 PVC LATERAL (24 LF) (6 - 1/4" HOLES, SPACED 4' O.C.)
8. TYP CLEANOUT / TURN-UP (2.5' HEAD)
9. 22'x27' 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

COASTAL HOME AND SUPPLY, LLC
LOTS 1 & 2, BLOCK C, BROADKILN BEACH
2 MARYLAND AVENUE
MILTON, DE, 19968
TM: 235-4.13-59.00

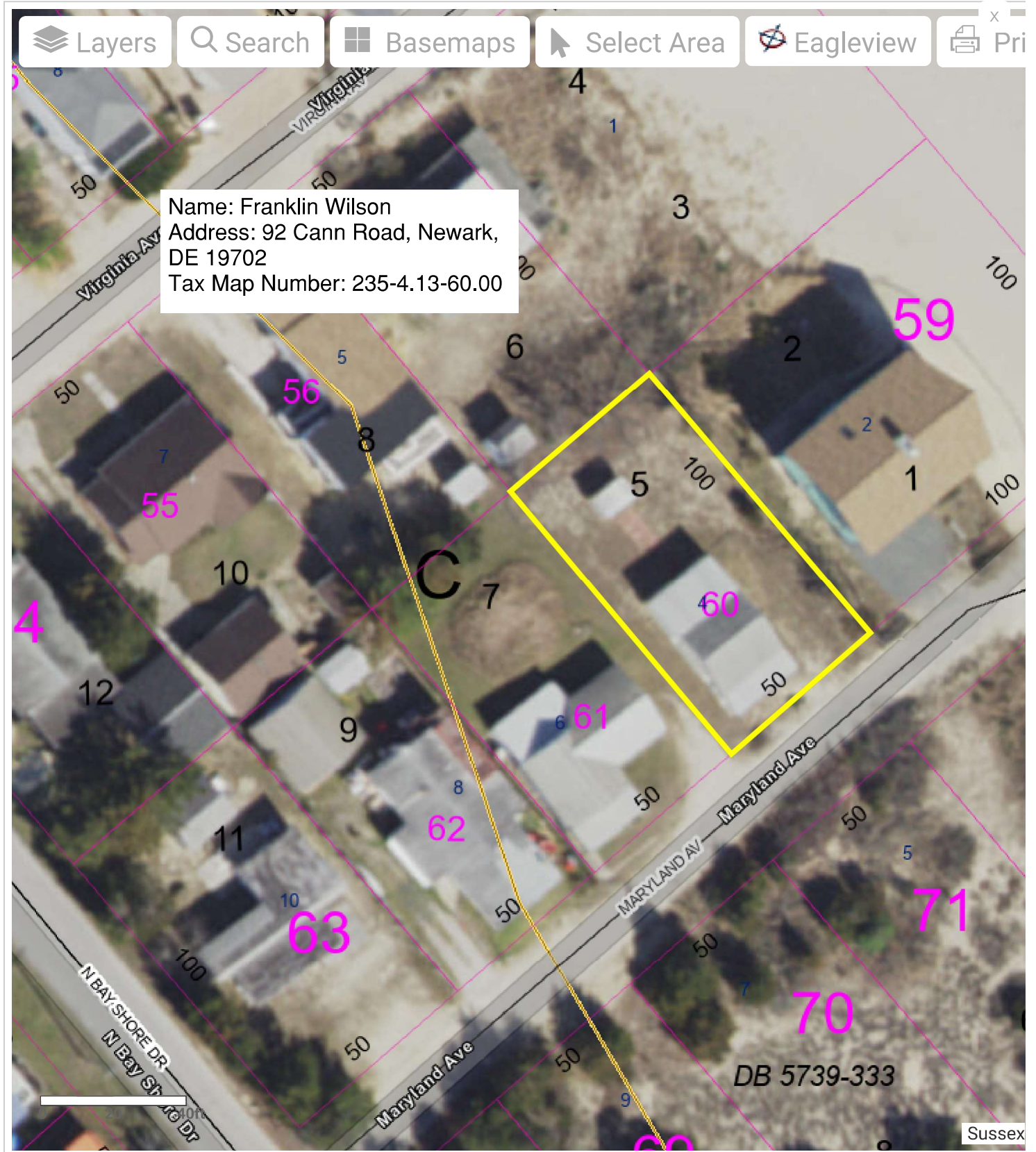
DATE: 12/09/2025
DRAWN: BMR/WSAP
APPROVED: CRS

SCALE: 1" = 30'
PROJECT: MGSN001
SHEET: 1 OF 3

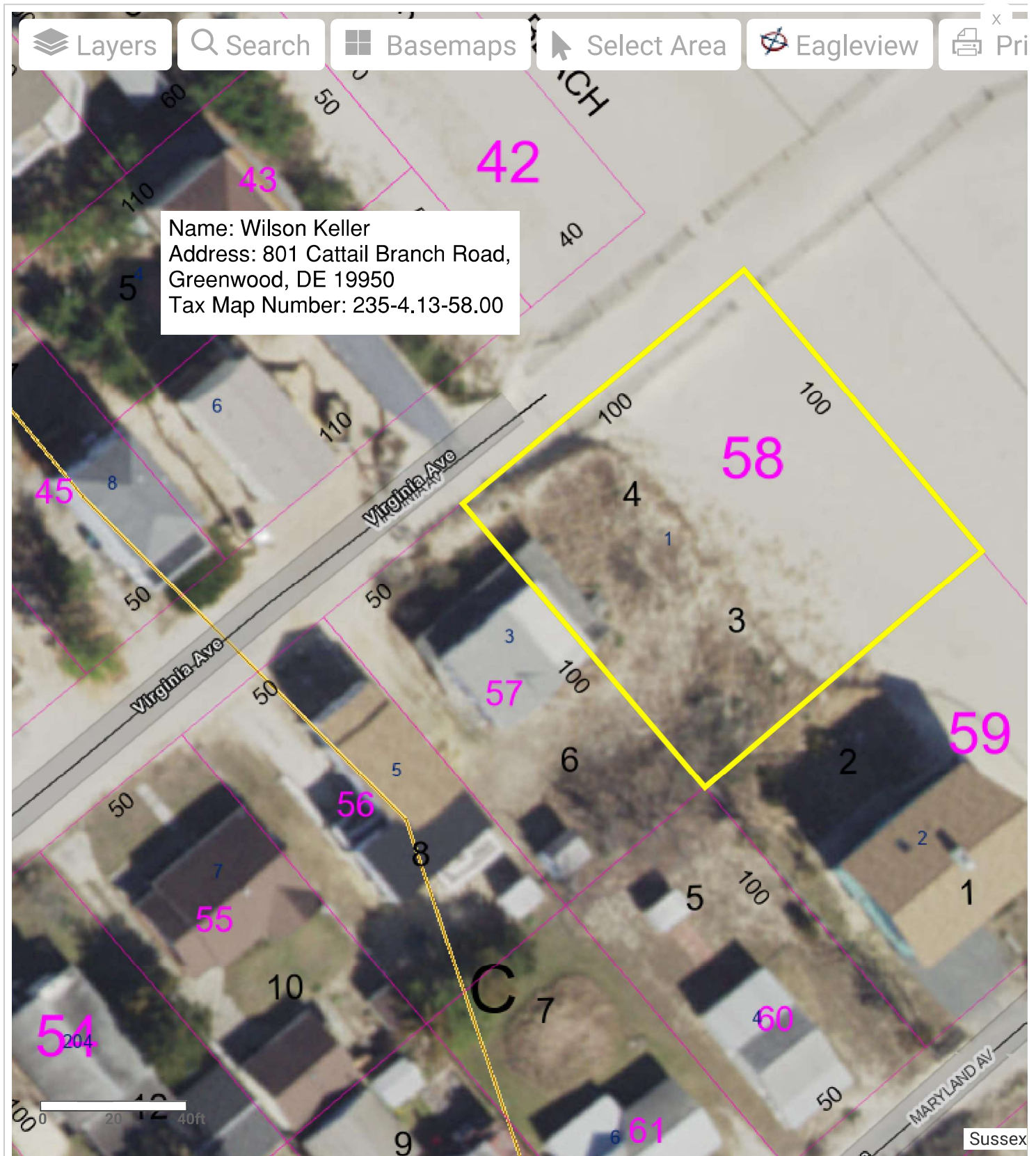


Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

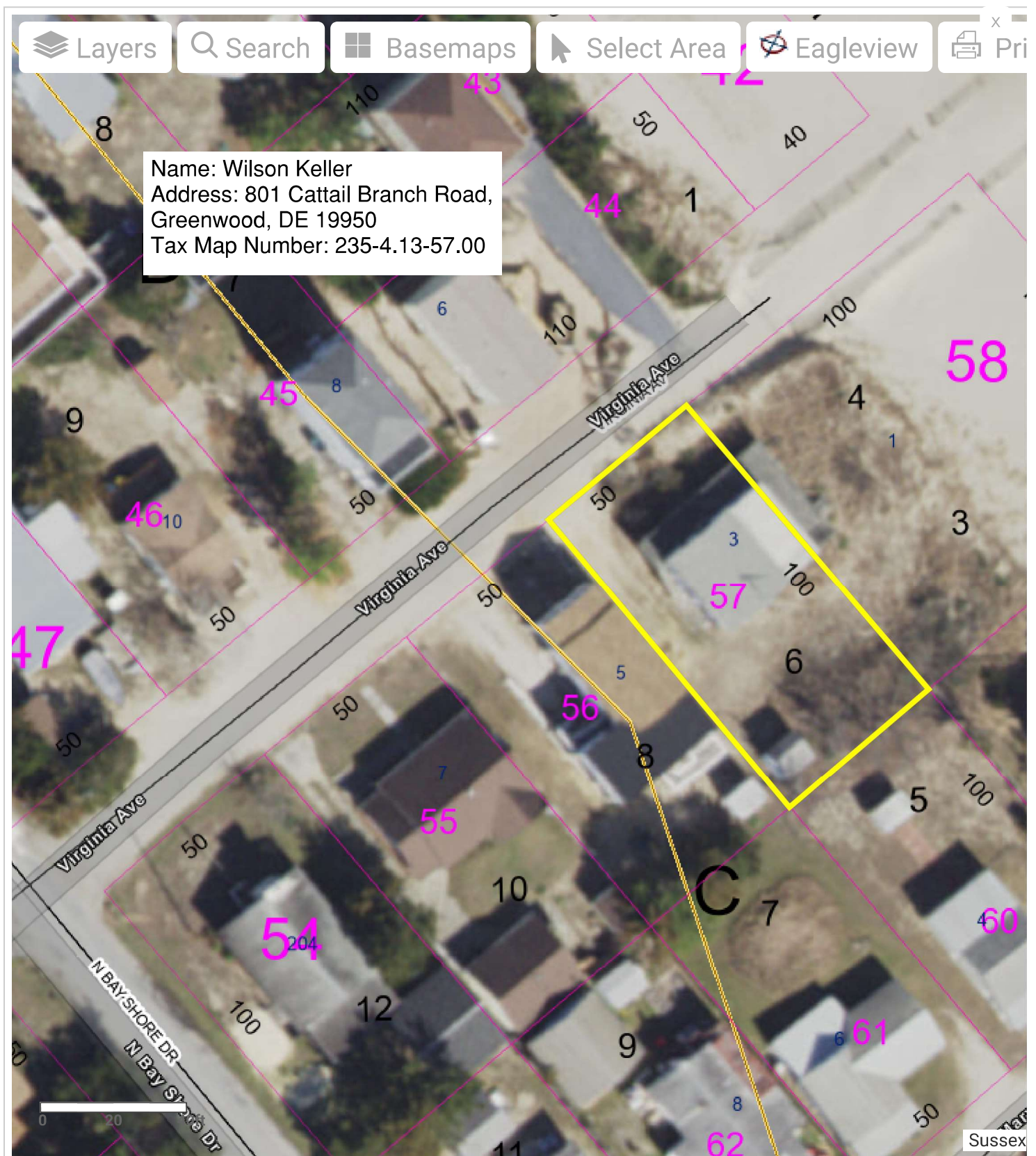
Adjacent property owners document



X: -8372698.078155 Y: 4697299.347779



X: -8372688.613312 Y: 4697350.455205



X: -8372704.335118 Y: 4697330.517663