



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260028 Date: 01/21/2026  
Application Submitted: **12/23/2025**  
To install four helical piles under the existing dwelling  
**on Lot(s) 24, Sandpiper Village, in Sussex County, Delaware**

Tax Map # **134-17.20-263.00**

### Applicant Information

Name: Randy King

Property Type: Residential: Single Family

### Activities:

- New construction
  - Additions within existing footprint : Seaward

### Flood Zone Information:

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

**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?

**VE - Area of 100 -year flooding where wave action could reach above 3 feet**

What is the Base Flood Elevation (NAVD88)?

**12**

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?

**No**

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?

**Other**

Other measure(s) description:

**We will not be disturbing the dunes tge Helical Piles only disturb a very little bit of sand directly around the piling. We are doing 6 Helicals**

**Wetlands:**

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

**No**

**Septic:**

Is there a septic system on the lot?

**No**

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

## **Structural survey plan document**



**Deed/Lease/Sales contract**

PO Box 1510  
Ocean View, DE 19970

Date	Invoice #
12/4/2025	E15648

Bill To
Meaghan & Gilbert Leidig 20 Seaside Dr South Bethany, DE 19930

Ship To	

P.O. No.	Due Date	Project
	12/4/2025	

Item	Description	Qty	Rate	Amount
Building Cost	Framing completion	1	60,000.00	60,000.00
			Total	\$60,000.00

Phone #
302-296-8049

E-mail
g.cave@mchsi.com

## **Structure profile view document**



# EXISTING CONDITIONS PLAN



Exterior Elevation Front



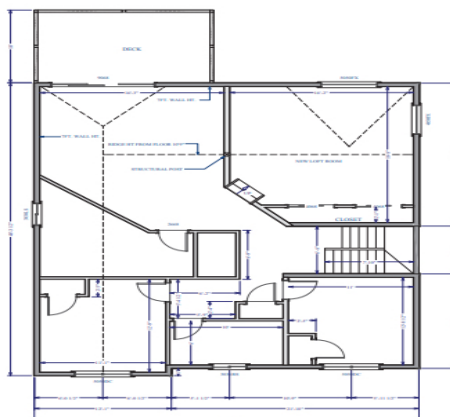
Exterior Elevation Left



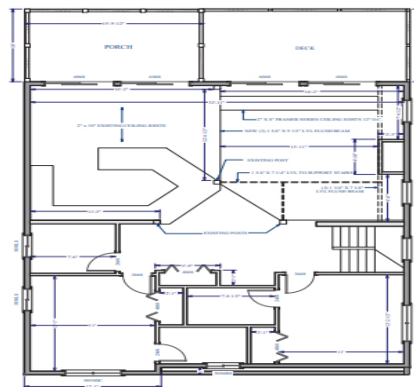
Exterior Elevation Right



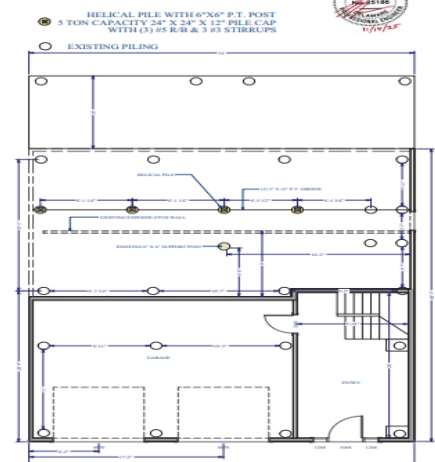
Exterior Elevation Back



THIRD FLOOR  
1/4" SCALE



FIRST FLOOR  
1/4" SCALE



GROUND LEVEL  
1/4" SCALE

DRAWINGS PROVIDED FOR:  
 20 SEASIDE DRIVE  
 SOUTH BETHTAN, DE

DRAWING PROVIDED BY:  
 ATLANTIC DESIGN GROUP  
 28 CANTON AVE  
 ROCKFORD, CT 06424  
 860-463-5438

DATE:  
 11/13/2025

SCALE: 1/4"

SHEET:  
 1

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DATE:  
 11/13/2025

SCALE: 1/4"

SHEET:  
 3



## **Adjacent property owners document**

Property we are working AT

Leidy Home  
20 Seaside Dr

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Neighbor to North

22 Seaside Dr

James + Janice Perdue

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Neighbor to South

18 Seaside Dr

Tyra Katherine Noel Trustee

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Neighbor Across Street

19 Seaside Dr.

Scott + Cindy Schapiro

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**From:** [Randy King](#)  
**To:** [Pongratz, Jennifer L. \(DNREC\)](#)  
**Subject:** Helical Piling attachments details  
**Date:** Thursday, December 18, 2025 3:33:50 PM  
**Attachments:** [IMG\\_3209.PNG](#)  
[IMG\\_3208.PNG](#)  
[IMG\\_3207.PNG](#)  
[IMG\\_3206.PNG](#)

Hi Jennifer,

Hope your having a great day!

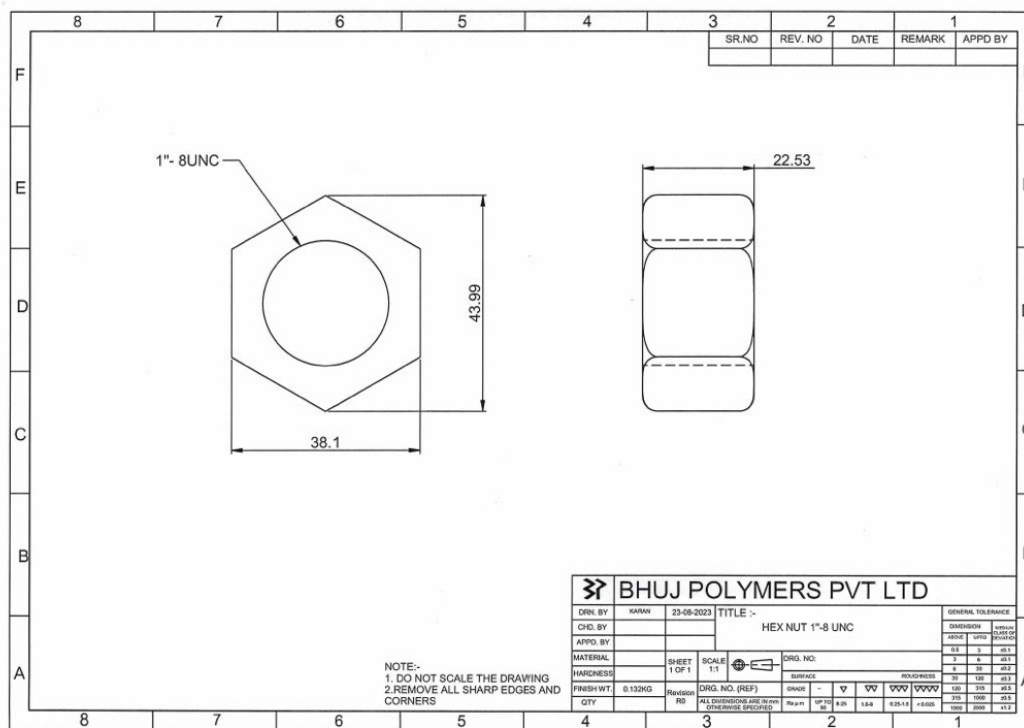
Here are the details I thought I sent before.

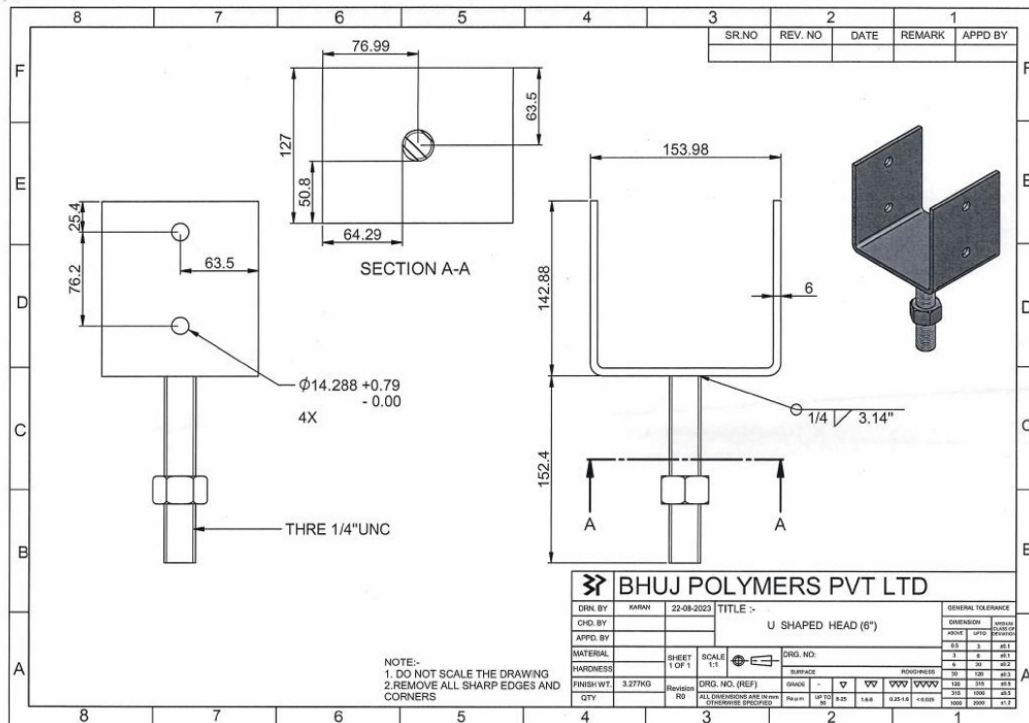
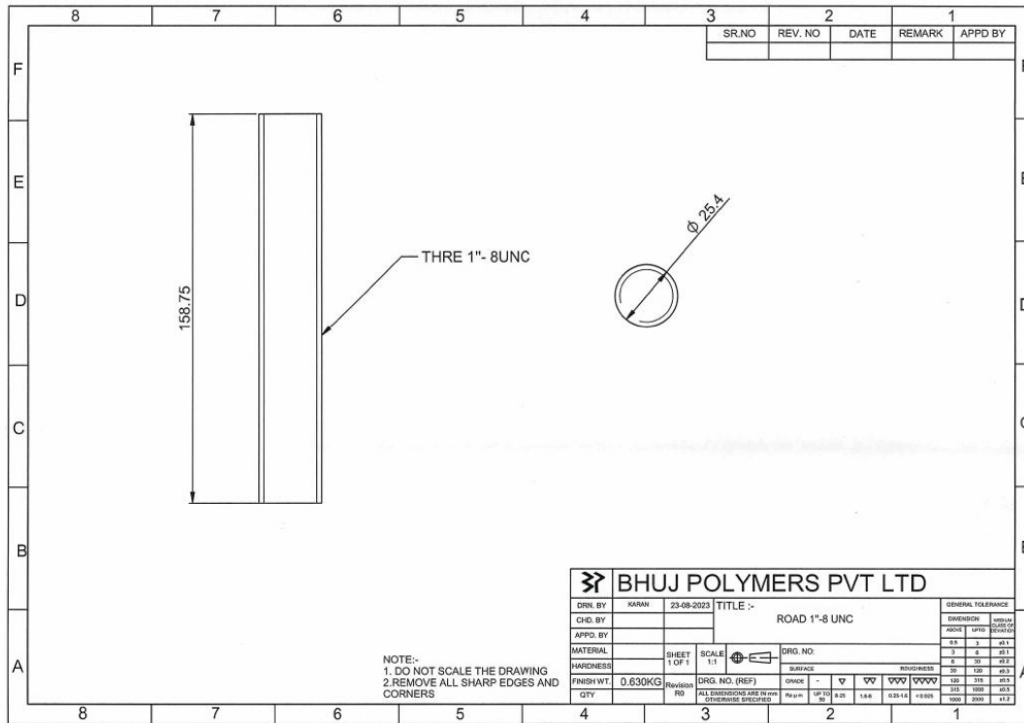
Working on one more part of the application.

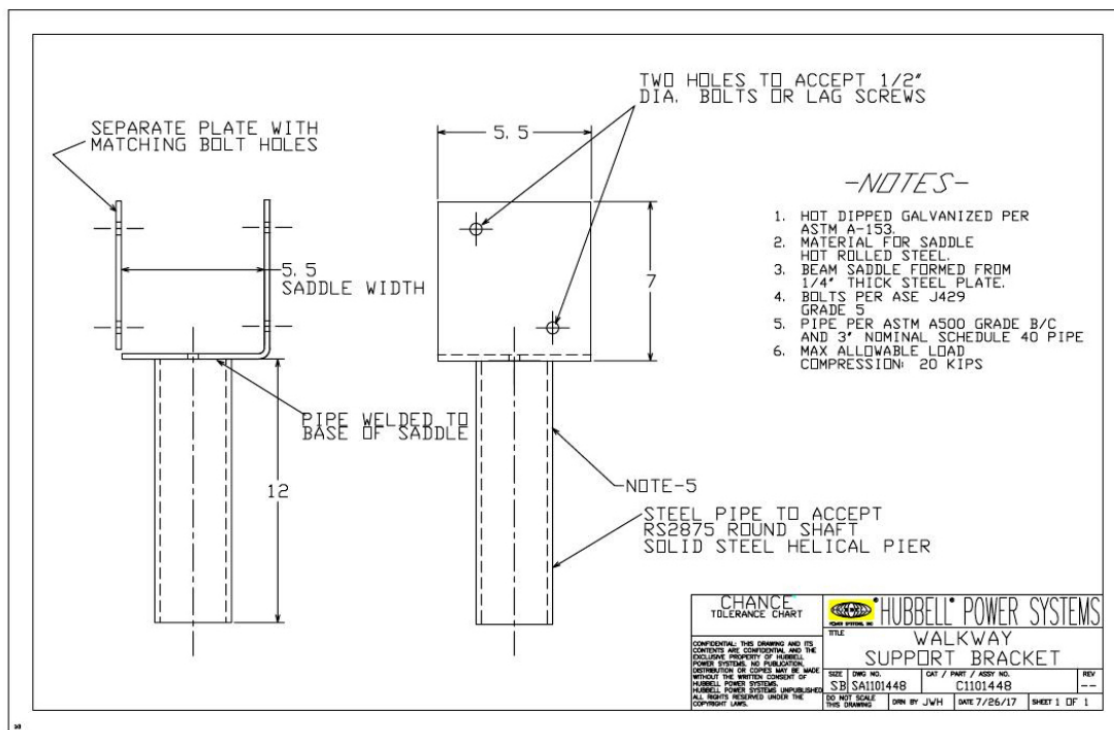
I will revise and send it over soon.

Thanks again for all your help.

Randy

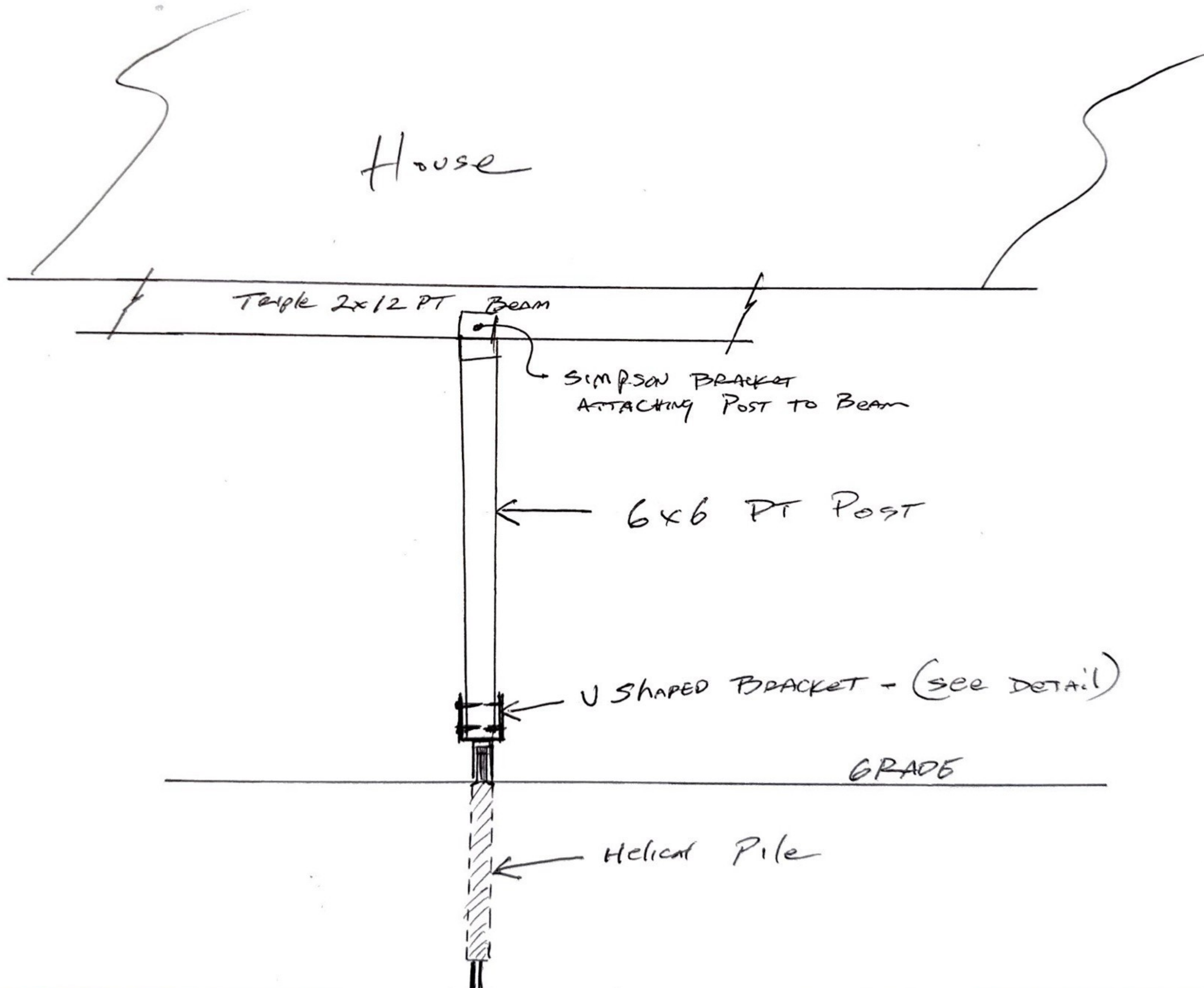






[Sent from Yahoo Mail for iPhone](#)





House

Triple 2x12 PT Beam

SIMPSON BRACKET  
ATTACHING POST TO BEAM

← 6x6 PT Post

U SHAPED BRACKET - (see detail)

GRADE

← Helical Pile