



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

Cave Construction Inc.

Invoice

PO Box 1510
Ocean View, DE 19970

Date	Invoice #
12/4/2025	E15648

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

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
	Payments/Credits	\$0.00
	Balance Due	\$60,000.00

Phone #
302-296-8049

E-mail
g.cave@mchsi.com

Structure profile view document



EXISTING CONDITIONS PLAN



DRAWINGS PROVIDED FOR:
20 SEASIDE DRIVE
SOUTH BETHANY, DE

DRAWINGS PROVIDED BY:
ATLANTIC DESIGN GROUP
246 CLAYDAVE
FRANKFORD, DE 19946
302-462-4638

DATE:
11/13/2025

SCALE: 1/4"

SHEET:
1



Exterior Elevation Front



Exterior Elevation Left

LEEDS & JONES
INC.
REGISTERED
PROFESSIONAL
ENGINEERS
11/13/25



Exterior Elevation Right



Exterior Elevation Back

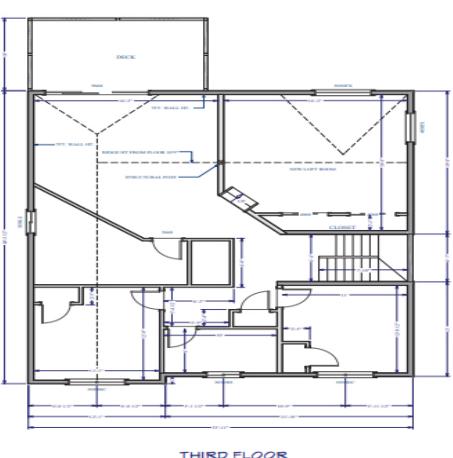
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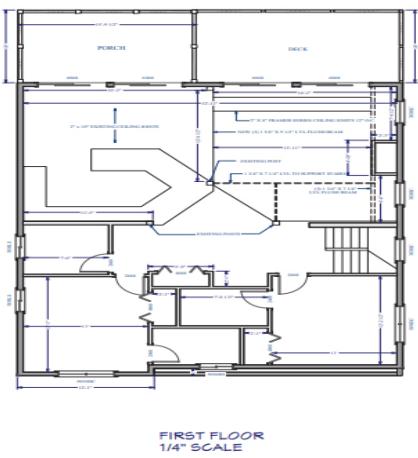
DATE:
11/13/2025

SCALE: 1/4"

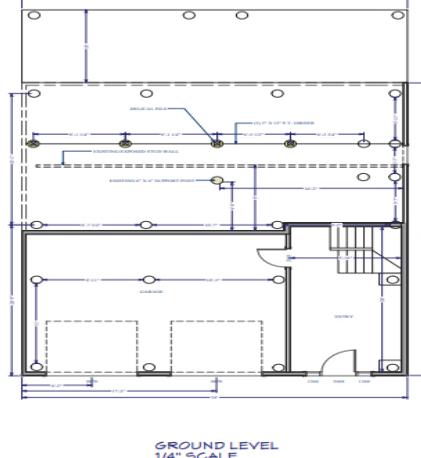
SHEET:
2



THIRD FLOOR
1/4" SCALE



FIRST FLOOR
1/4" SCALE



GROUND LEVEL
1/4" SCALE

HELICAL PILE WITH 6"X6" P.T. POST
5 TON CAPACITY 24" X 24" X 12' PILE CAP
WITH (3) 8" R.H & 3 8" STIRRUPS

EXISTING PILING

LEEDS & JONES
INC.
REGISTERED
PROFESSIONAL
ENGINEERS
11/13/25

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SCALE: 1/4"

SHEET:
3

Adjacent property owners document

Property we are working AT
Leidig Home
20 Seaside Dr

Neighbor to North

22 Seaside Dr

James + Janice Perdue

Neighbor to South

18 Seaside Dr

TYRA Katherine Noel Trustee

Neighbor Across Street

19 Seaside Dr.

Scott + Cindy Schapiro

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!

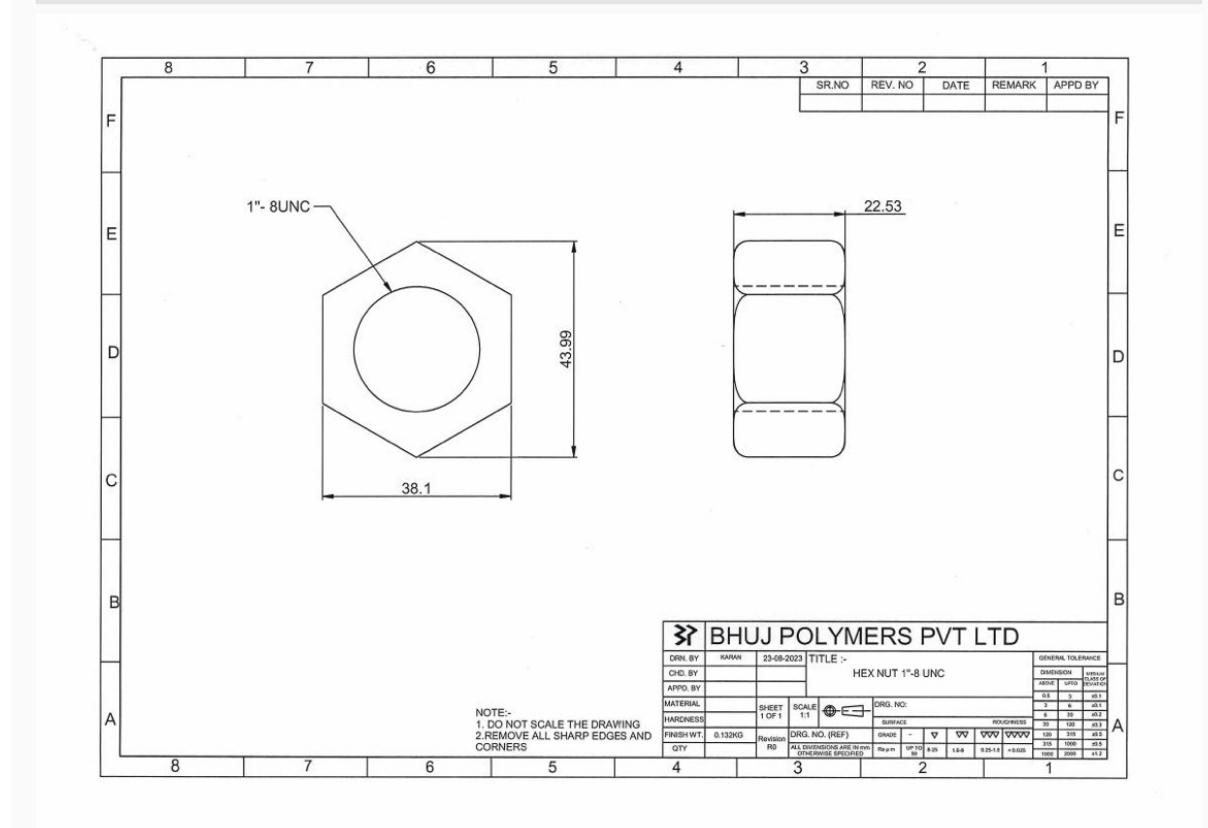
Here are the details I thought I sent before.

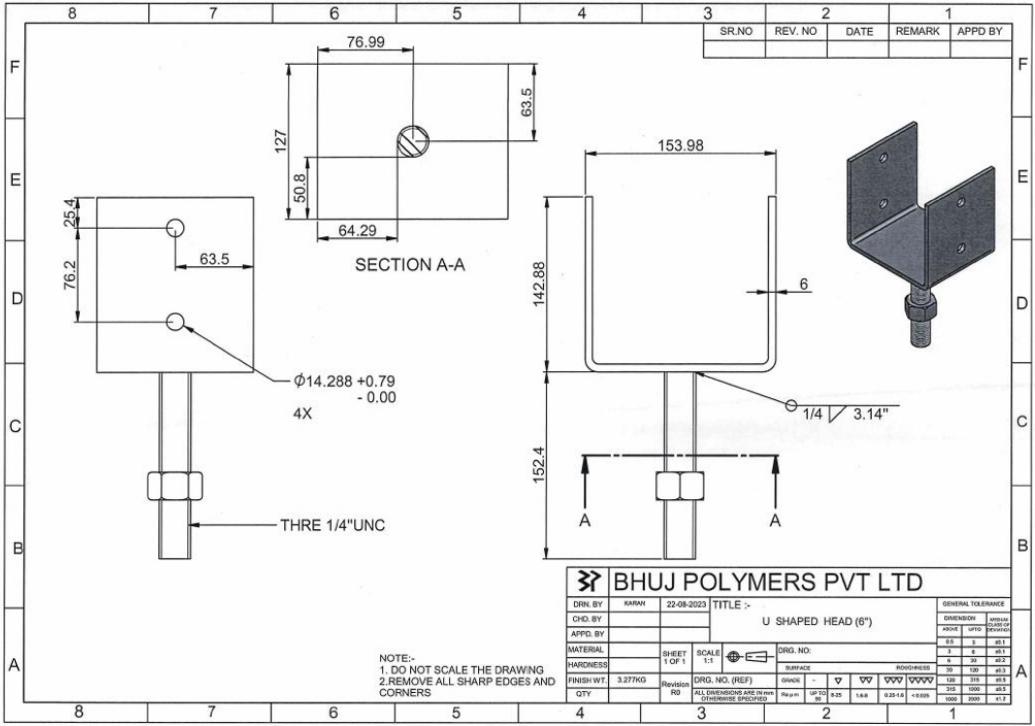
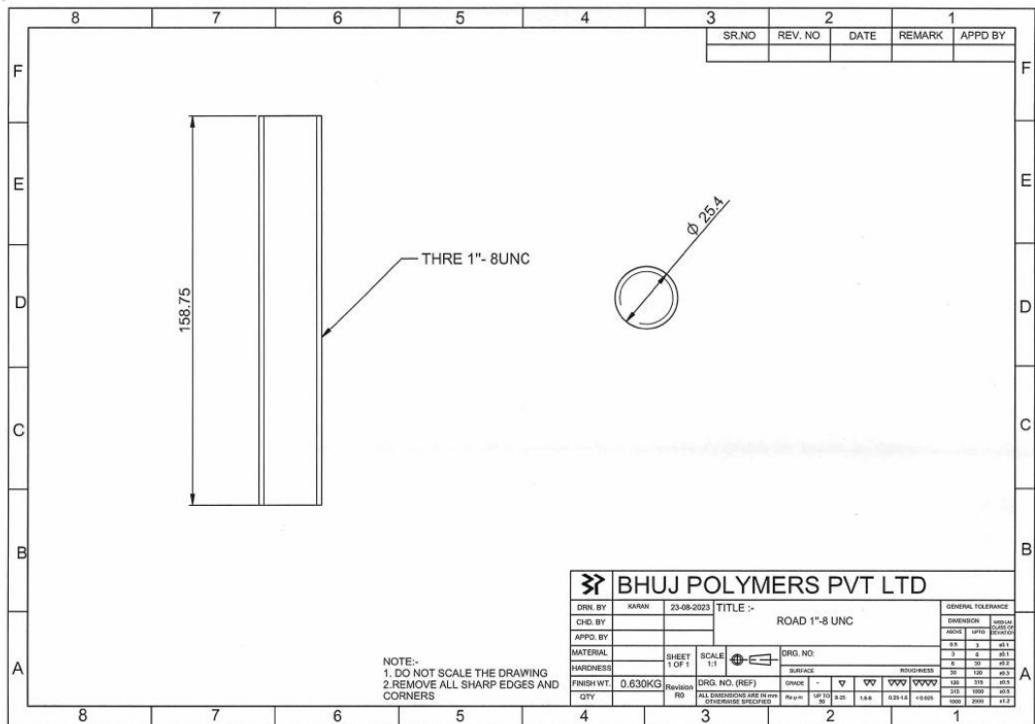
Working on one more part of the application.

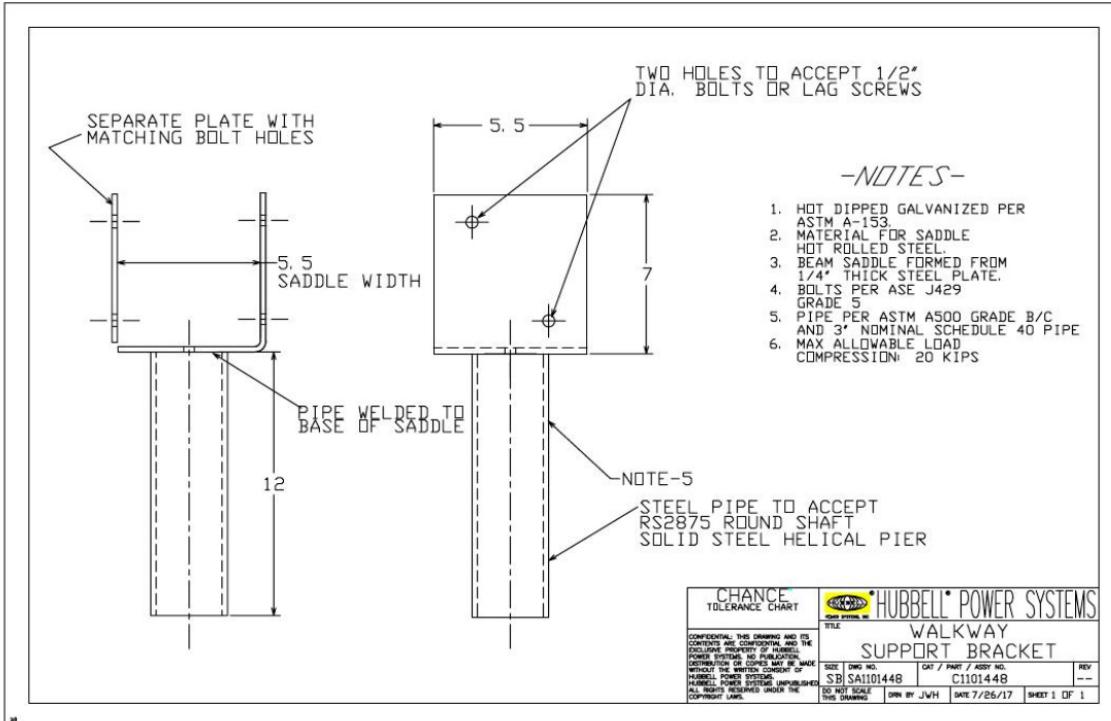
I will revise and send it over soon.

Thanks again for all your help.

Randy







[Sent from Yahoo Mail for iPhone](#)

