



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260245 Date: 07/01/2026

Application Submitted: **11/18/2025**

To install a replacement septic system

on Lot(s) 52, Block(s) 13, Broadkill Beach, in Sussex County, Delaware

Tax Map # **235-4.17-114.00**

Applicant Information

Name: Brandon Ranalli

Property Type: Residential: Single Family

Activities:

- Accessory structures
 - Septic systems : Seaward

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?

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)?

13

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?

Planting bare or disturbed areas with native dune vegetation

Other measure(s) description:

Wetlands:

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

No

Septic:

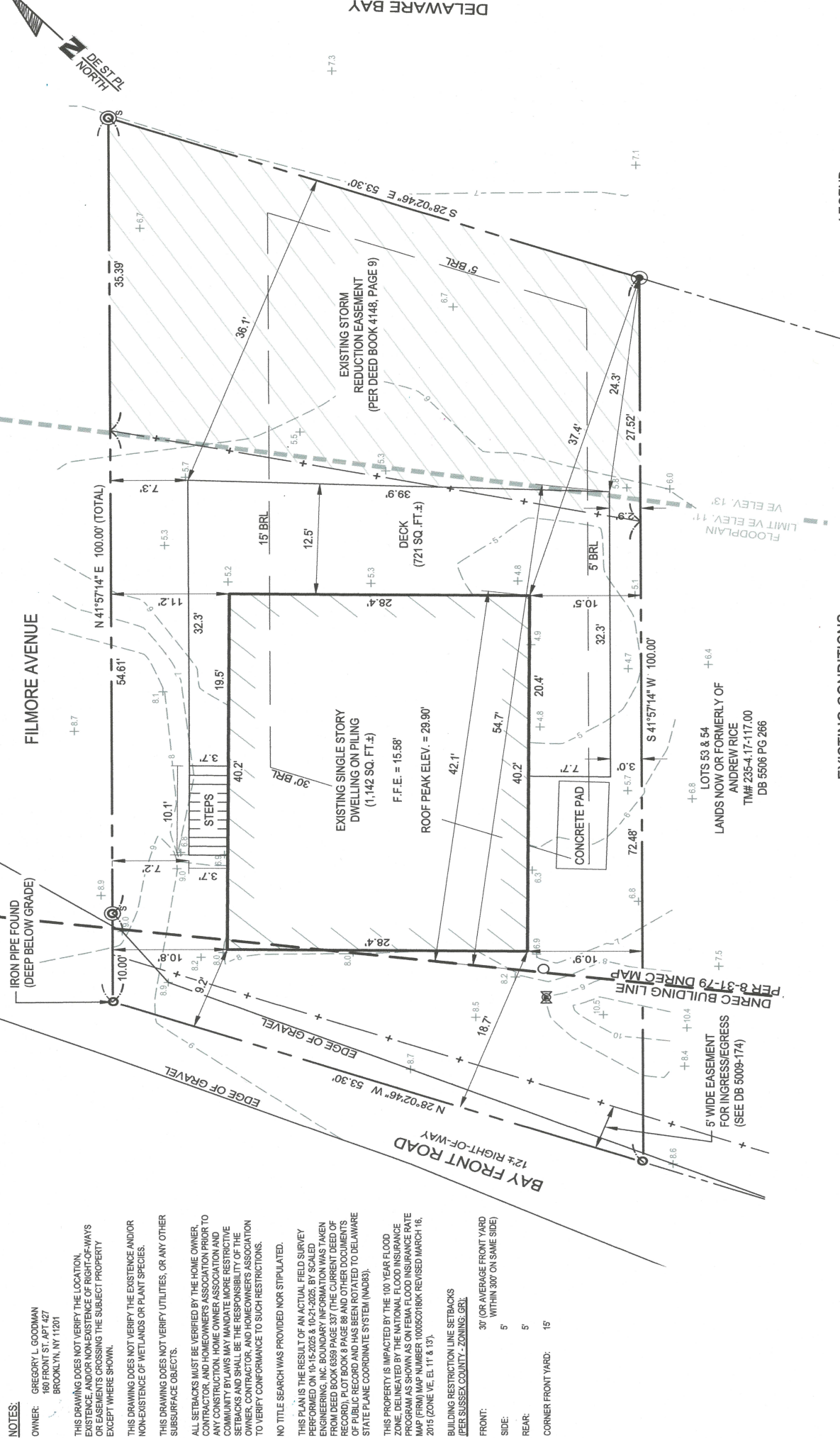
Is there a septic system on the lot?

Yes

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

N/A

**Topographic survey and design
document**



LEGEND:

- IRON PIPE FOUND
- ⊙ CAPPED IRON REBAR FOUND
- ⊙ CAPPED PIPE TO BE SET
- ⊙ WATER VALVE / CLEANOUT
- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- BUILDING RESTRICTION LINE
- EXISTING CONTOUR
- ⊙ EXISTING SPOT
- ⊙ EXISTING DWELLING



EXISTING CONDITIONS
BOUNDARY SURVEY PLAN
 FOR PROPERTY KNOWN AS:
 1202 BAY FRONT ROAD
 MILTON, DE 19968

LOT 52, BLOCK 13 - EXTENSION NO. 3 OF BROADKILL BEACH
 TM# 235-4-17-114.00
 BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE
 DATE: OCTOBER 21, 2025
 CLASS: SUBURBAN
 LOT AREA: 5,009 SQ.FT.
 (0.1150 AC.)

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

NOTES:
 OWNER: GREGORY L. GOODMAN
 160 FRONT ST. APT 427
 BROOKLYN, NY 11201

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY EXCEPT WHERE SHOWN.

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 BYLAWS 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 CONDUCTED ON 06/24/2025. (03/14/2025 BY SCALED ENGINEERING INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 6369 PAGE 337 (THE CURRENT DEED OF RECORD), PLOT BOOK 8 PAGE 88 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).

THIS PROPERTY IS IMPACTED BY THE '00 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER: 10005C0180K REVISED MARCH 16, 2015 (ZONE VE, EL. 11' & 13').

BUILDING RESTRICTION LINE SETBACKS
 (PER SUSSEX COUNTY - ZONING: GR1)

FRONT: 30' (OR AVERAGE FRONT YARD WITHIN 300' ON SAME SIDE)
 SIDE: 5'
 REAR: 5'
 CORNER FRONT YARD: 15'

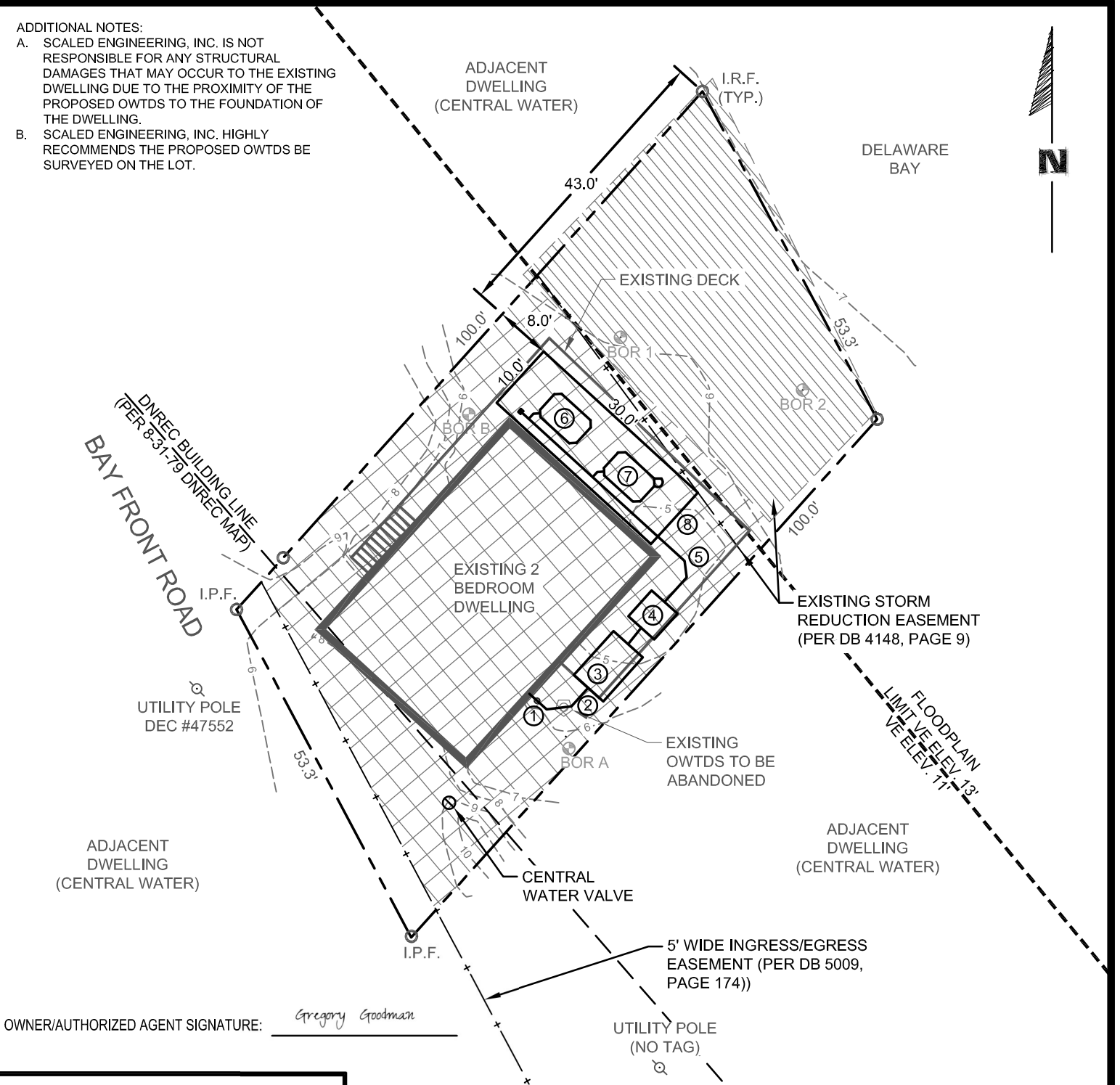
SURVEYOR CERTIFICATION:

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 829
 RYAN M. PHIFER, P.L.S. DE No. 829
 10/14/2025
 DATE

ADDITIONAL NOTES:

- A. SCALED ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY STRUCTURAL DAMAGES THAT MAY OCCUR TO THE EXISTING DWELLING DUE TO THE PROXIMITY OF THE PROPOSED OWTDS TO THE FOUNDATION OF THE DWELLING.
- B. SCALED ENGINEERING, INC. HIGHLY RECOMMENDS THE PROPOSED OWTDS BE SURVEYED ON THE LOT.



OWNER/AUTHORIZED AGENT SIGNATURE: Gregory Goodman

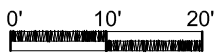
- NOTES:**
1. SANITARY CLEANOUT
 2. 4" Ø SOLID SCH 40 PVC
 3. 1000 GAL SEPTIC TANK W/ ZABEL A-300-12x20VC EFFLUENT FILTER (OR APPROVED EQUIVALENT)
 4. 500 GAL DOSING CHAMBER W/ GOULDS WE0311L PUMP
 5. 2" Ø SOLID SCH 40 PVC TRANSMISSION LINE & MANIFOLD (39 LF)
 6. PURAFLO PEAT BIOFILTER MODULE; BLUE CODED
 7. PURAFLO PEAT BIOFILTER MODULE; GREEN CODED FOR SAMPLING CHAMBER
 8. 10'x30' DISPOSAL BED
 9. HATCHING INDICATES DNREC APPROVED OWTDS AREA
 10. SPARE TO BE SAND-LINED UPGRADE IN INITIAL AREA
 11. EXISTING OWTDS SHALL BE ABANDONED IN ACCORDANCE WITH DNREC REGULATIONS
 12. **SEE GENERAL NOTES TO CONTRACTOR (COPY ATTACHED)**



CONSTRUCTION PLAN

GREGORY GOODMAN
 LOT 52, BLK. 13, EXT. 3, BROADKILN BEACH
 1202 BAY FRONT ROAD
 MILTON, DE, 19968
 TM: # 235-4.17-114.00

DATE: 03/13/2026 SCALE: 1" = 20'
 DRAWN: BMR PROJECT: GTON001
 APPROVED: CRS SHEET: 1 OF 4



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

Deed/Lease/Sales contract

PARID: 235-4.17-114.00
 GOODMAN GREGORY L

1202 BAY FRONT RD

Property Information

Property Location: 1202 BAY FRONT RD
 Unit:
 City: MILTON
 State: DE
 Zip: 19968

 Class: R-Residential
 Use Code (LUC): 101-Single Family Dwelling
 Town: 00-None
 Tax District: 235 – BROAD KILL
 School District: 6 - CAPE HENLOPEN
 Fire District: 85-Milton
 Deeded Acres: .1183
 Frontage: 53
 Depth: 100.000
 Irr Lot:
 Plot Book Page: /PB

 100% Land Value: \$262,600
 100% Improvement Value: \$236,100
 100% Total Value: \$498,700

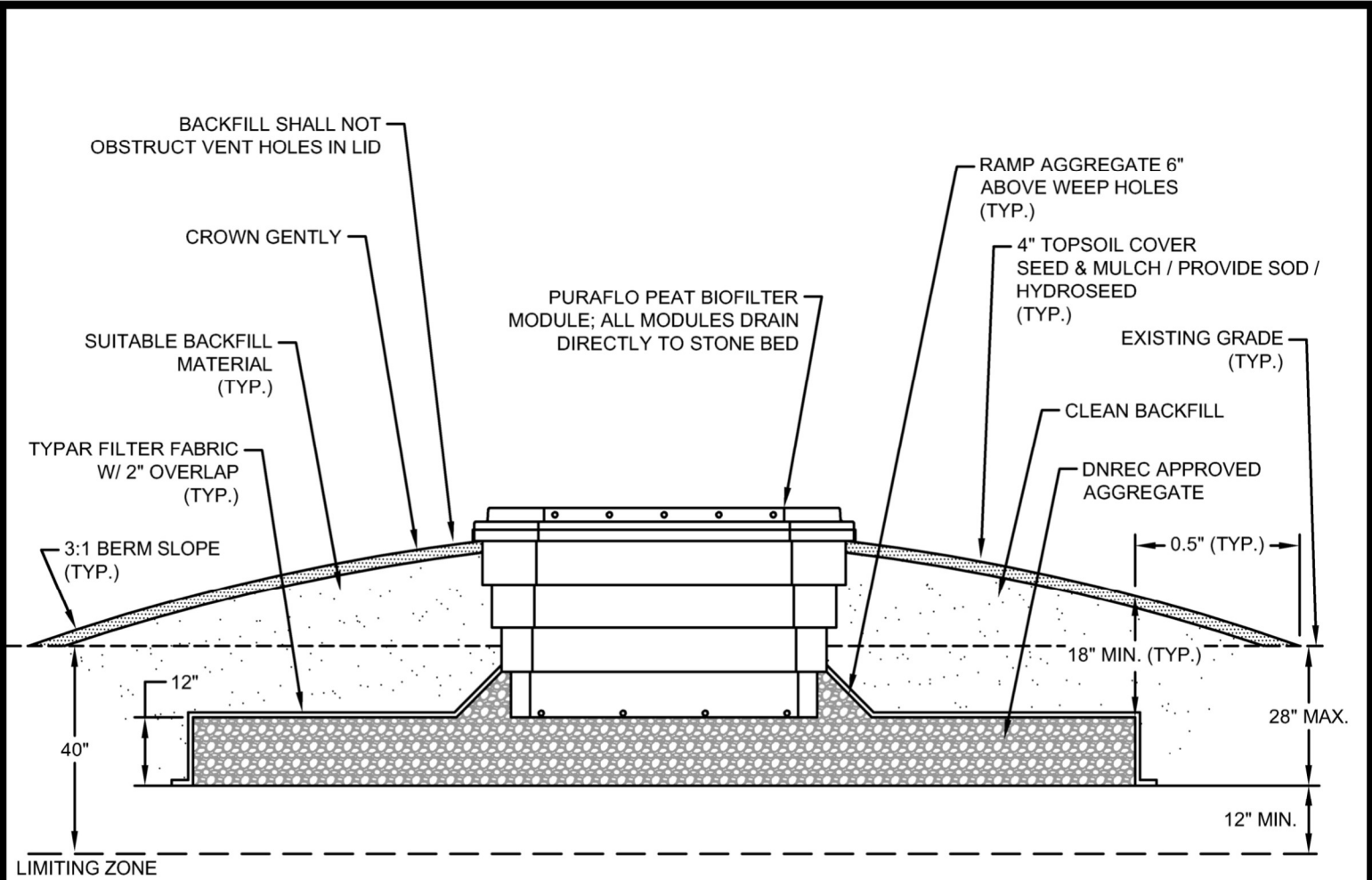
Legal

Legal Description: BROADKILN BEACH
 FILMORE AVE LOT 52
 BLK 13 EXT 3

Owners

Owner	Co-owner	Address	City	State	Zip
GOODMAN GREGORY L		160 FRONT ST APT 427	BROOKLYN	NY	11201

Structure profile view document



PEAT BIOFILTER END VIEW



CROSS SECTION

GREGORY GOODMAN
 LOT 52, BLK. 13, EXT. 3, BROADKILN BEACH
 1202 BAY FRONT ROAD
 MILTON, DE, 19968
 TM: # 235-4.17-114.00

NOTES:

1. IF THE EXISTING OWTDS IS ENCOUNTERED DURING REPLACEMENT OWTDS INSTALLATION, SAND-LINING WILL BE REQUIRED AND SHALL EXTEND MINIMUM 12 INCHES BELOW THE EXISTING OWTDS COMPONENT, OR TO BENEATH DISTURBED SOILS.
2. VEGETATIVE MAT SHALL BE REMOVED THROUGHOUT BERM AREA.
3. **SEE GENERAL NOTES TO CONTRACTOR** (COPY ATTACHED)

DATE: 03/13/2026

DRAWN: BMR

APPROVED: CRS

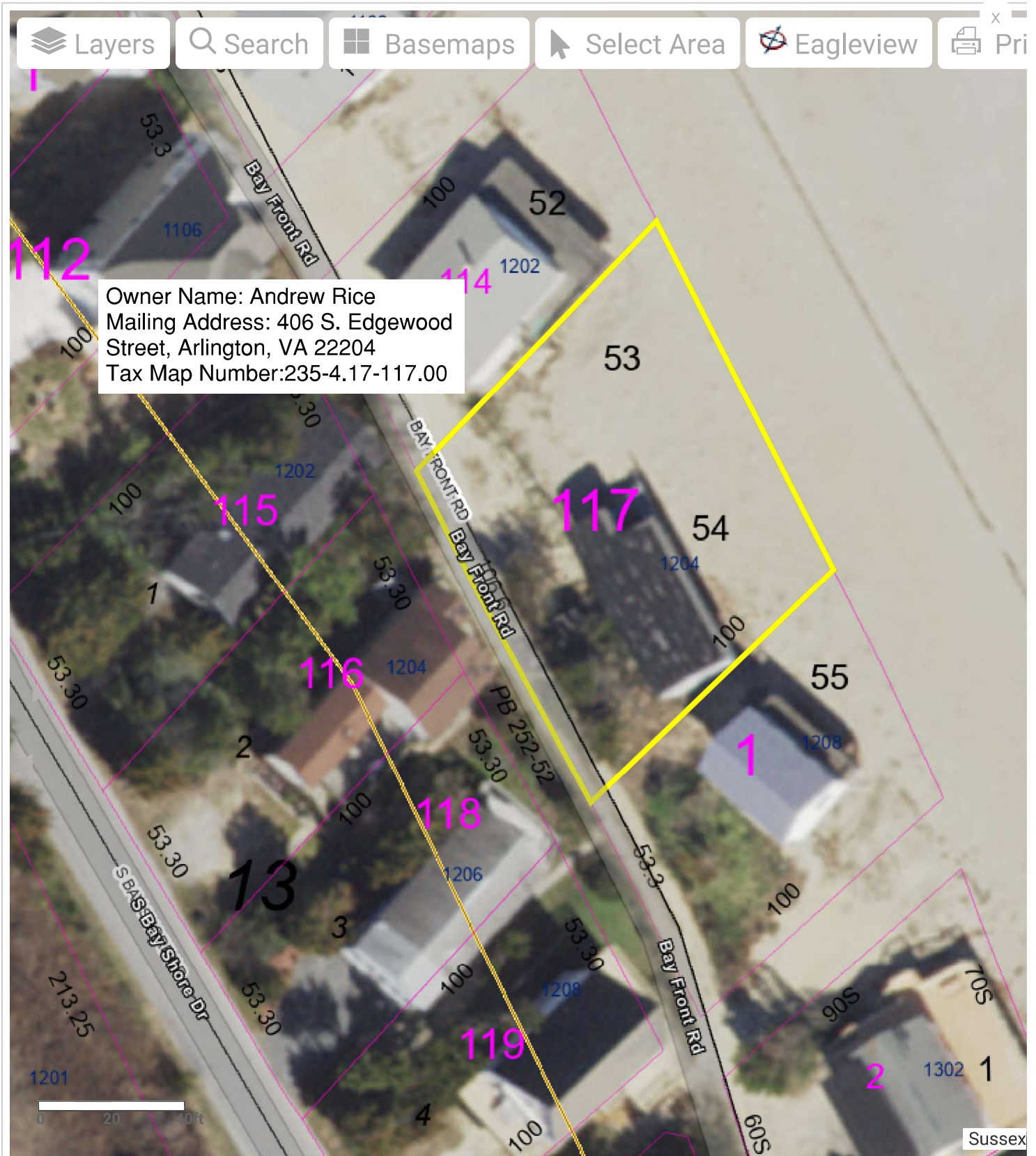
SCALE: N.T.S.

PROJECT: GTON001

SHEET: 3 OF 4

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

Adjacent property owners document



X: -8371738.059803 Y: 4696315.911242

Layers Search Basemaps Select Area Eagleview Print

Owner Name: Melissa Kenny
Mailing Address: 1108 Bay Front Road, Milton, DE 19968
Tax Map Number: 235-4.17-113.00

20ft

Sussex

X: -8371741.532683 Y: 4696365.128250