



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260278 Date: 07/22/2026

Application Submitted: **07/10/2026**

To construct a single family dwelling and septic system
on Lot(s) 16, Block(s) 3, Old Inlet Beach, in Sussex County, Delaware

Tax Map # **235-10.00-22.00**

Applicant Information

Name: Seth Hinder

Property Type: Residential: Single Family

Activities:

- New construction
 - New dwellings : Seaward

Site Work:

Will there be any lot clearing or excavation at the site?

No

Will any sand be removed from the site?

Will sand or fill be added to the site?

Yes

What will be the reason for placement of sand or fill?

Foundation

How much sand will be added?

11 Cubic yards

What will be the source of the sand/fill?

Approved location

What method will be used to deposit the sand/fill?

Approved delivery

Do you know who will be conducting the work?

Yes

Contractor Name

Pete Barry

Contractor Phone number

3025429113

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?

03/16/2015

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?

Sand/silt Fence marking the location of the Building Line, 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?

No, but I have applied for one and waiting for approval

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

Dune Encroachment Information:

Can the proposed structure be located completely landward of the DNREC Building Line by placing the exterior wall of the structure on the setback line established for the landward property boundary?

No

By occupying all of the area available between the side yard setbacks, can the proposed structure be located entirely landward of the DNREC Building Line?

No

The square footage of the footprint of the proposed structure must be no greater than the average square footage (living space only) of the adjacent structures within the smallest subset of lots. Does this step eliminate construction over the DNREC Building Line? Please show square footages of adjacent structures below.

No

Penetration over the DNREC Building Line may not exceed the average encroachment (ft.) of the adjacent structures (living space only) within the smallest subset of lots (above). Please show encroachment distances of adjacent structures below.

Tax parcel id	Lot number	Block	Living Footprint (sq ft)	Encroachment (Feet)

235-10.00-19.00			1342	39.3
235-10.00-20.00			1398	48.3
235-10.00-23.00			1202	45.2
235-10.00-24.00			1324	28.2
235-10.00-25.00			1342	28.3

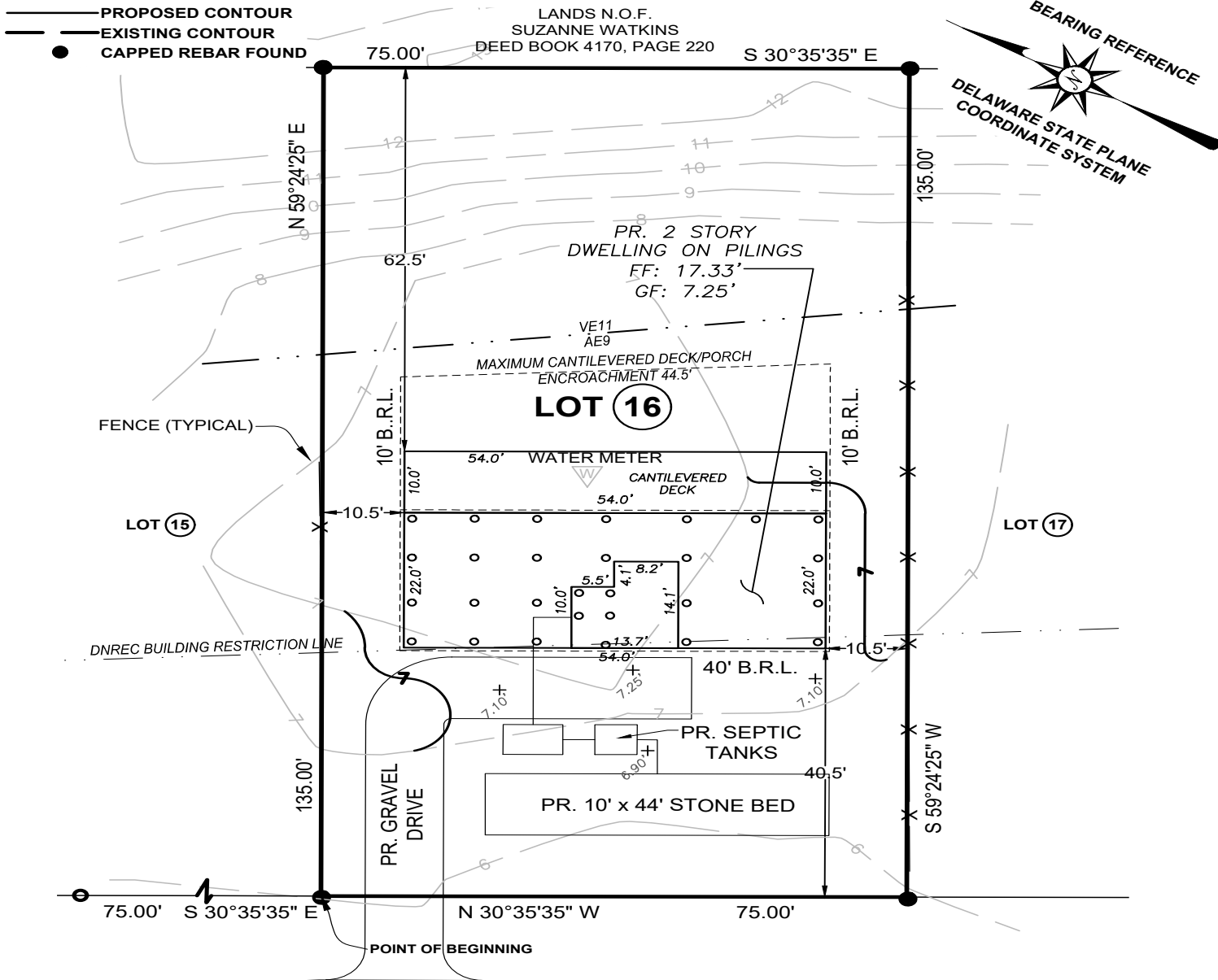
Topographic survey and design document

LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- CAPPED REBAR FOUND

DELAWARE BAY

TAX MAP 235-10.00-22.00



NOTES:

- SOURCE OF TITLE: DEED BOOK 6470, PAGE 230
- CLASS "B", SUBURBAN SURVEY
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
- ALL SETBACKS MUST BE VERIFIED BY THE HOMEOWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY
- BY GRAPHIC SCALING AND PLOTTING, THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONES AE-9 AND VE-11 AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 10005C0187-K, EFFECTIVE DATE 03-16-2015

SOUTH BAY SHORE DRIVE

50' WIDE R.O.W.

SITE PLAN
PREPARED FOR
JENNIFER CLARKE &
TIMOTHY CLARKE
LOT 16, SECTION 3
OLD INLET BEACH
PLOT BOOK 15, PAGE 139
2830 SOUTH BAYSHORE DRIVE
AREA: 10,125± SQUARE FEET
TAX PARCEL No. 235-10.00-22.00

SITUATE IN: BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

I, JOHN V. METTEE, III, P.L.S. 559, 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.



ATWELL

866.850.4200 www.atwell-group.com

128 W. MARKET STREET
GEORGETOWN, DE 19947
302.856.6699

** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

APPROVED:

JOHN V. METTEE, III, P.L.S. 559

DATE: 05-31-2024

SCALE: 1" = 20'

DRAWN: MBK/STH

CHECKED: JVM

DRAWING: 24003926_ExistingSurvey_Desc.dwg

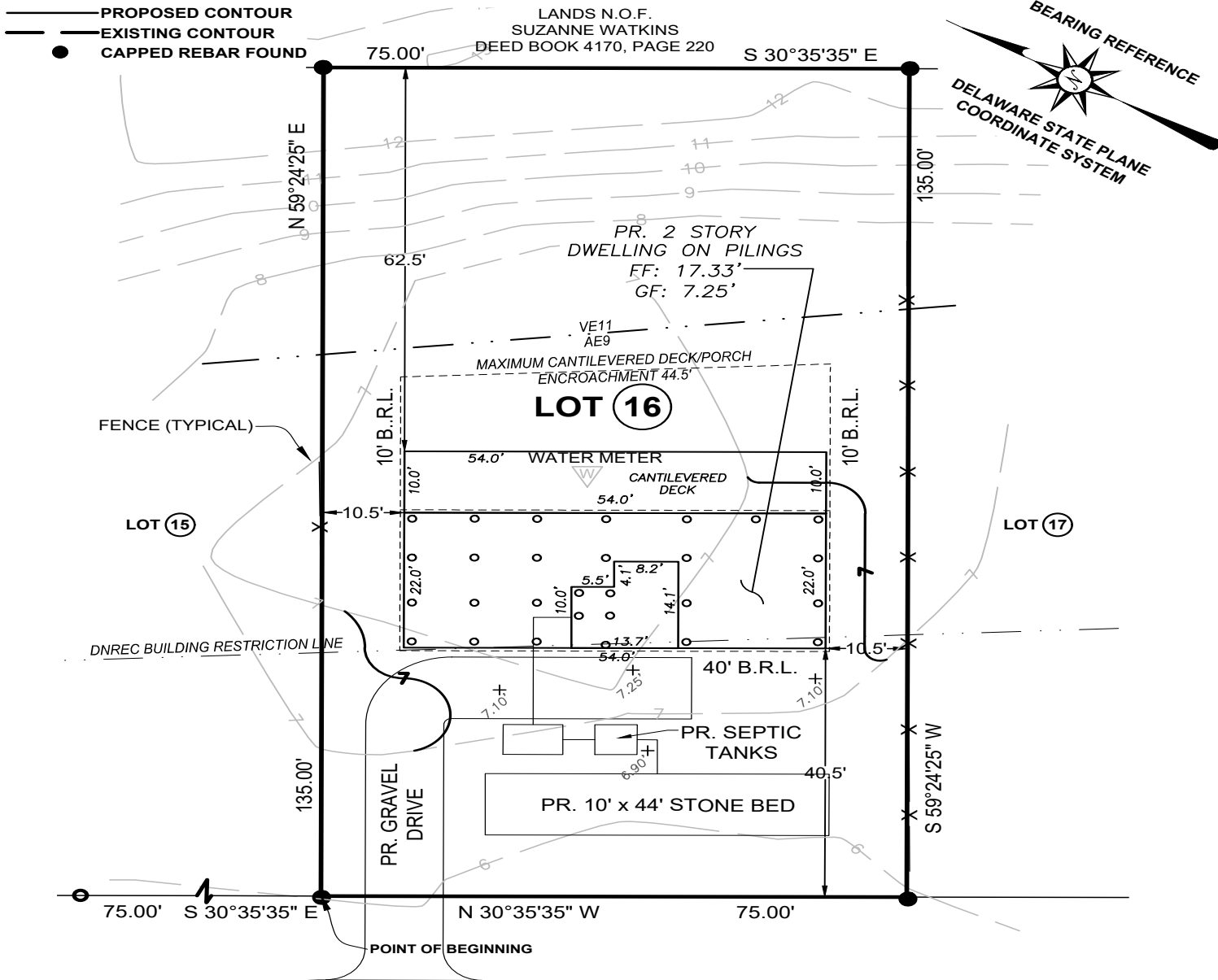
Foundation Pile/Layout Plan

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Deed/Lease/Sales contract

Barry Construction Services LLC

16701 Sandhill Rd
Milton, DE 19968

6/17/26

To: Timothy and Jennifer Clarke

Barry Construction Services hereby submit plans, specifications, and pricing for a single family dwelling (plans attached) containing 2719 square feet of heated living space, located on tax parcel # 235-10.00-22.00 known as 2830 South Bayshore Dr, Milton, DE 19968.

Survey work:

- . Provide pre and final elevation certificate from licensed surveyor.
- . Provide DNREC beach permit (required for bay front homes)
- . House and pilings to be pinned on lot by licensed surveyor

Site work:

- . Clear lot of any brush to accommodate house,septic, and driveway

Septic:

- . All costs for septic design and permit is covered in proposal.
- . Engineer to design septic system.
- . Install to permit specifications.

Foundation/ Pilings:

- . To be done to plan specifications.
- . Blow count provided by piling contractor

Concrete:

- . To be done to plan specifications.
- . 3500 psi concrete as shown on plan

Framing

- . To be done to plan specifications

Windows, doors, exterior siding:

- . Windows and sliders to be United new construction (white exterior and interior) w/screens, grill pattern to match plan.
- . Exterior doors to be Thermatru smooth star fiberglass doors, w/ frame saver jambs.
- . Exterior siding to be board n batten and double 5" as shown on plan

- . Vinyl vented soffit
- . Aluminum PVC coated fascia
- . Porch ceiling to be vinyl solid soffit.
- . Decking to be Fiberon (sanctuary) composite decking.
- . Fairway vinyl white rails with glass slats spindles on open decks
- . Screen porches to have aluminum panels with pickets (white)
- . Pergola to be PVC or Vinyl.

Roof:

- . Install ice & snow shield in all valleys.
- . Install 15lb felt.
- . Install white aluminum drip edge.
- . Install ridge vent
- . Install GAF HDZ architectural shingles and caps as shown on plan.
- . Stand and seam metal roof on third floor

Electric:

- . Install 200 amp service.
- . 42 LED recessed lights
- . Wire house to Sussex County code.
- . ceilings fans planned for all bedrooms, living area and covered porches (allowance)
- . 1 cable outlet planned.
- . 1 phone lines planned.
- . vanity lights planned for all baths (allowance)
- . 3 exterior flood lights planned.
- . keyless lights planned attic
- . exhaust fan/light in all baths
- . 6 exterior outlets
- . Floor outlets as needed by customer (locations TBD)
- . 30 amp plug for dryers and stove (additional for gas) 400.00 for gas piping
- . Soffit LED lights on exterior as discussed
- . Electric provider is Delaware Coop. All fees associated with electric hookup is included in proposal.

Plumbing:

- . Waste lines to be PVC.
- . Water lines to be CPVC.
- . Moen shower and bath valves.
- . Faucets planned for all baths, kitchen, laundry, and wet bar
- . Kohler comfort height (white) toilets for all baths

- . 1 propane tankless Rinnai water heater w/ circulator
- . 4 exterior hose bibs.
- . Ice maker line
- . Washer dryer hookup
- . Shower and bath valves to be Moen

HVAC:

- . 2 zone American standard heat pump with 4" filters.
- . 2 programmable thermostats
- . All returns to be metal, wrapped with insulation.
- . Supply line to be R8 flex hose.
- . Return and ceiling registers to be white.
- . Floor register to be white or brown.
- . 3rd floor finished area to have 1 head Mitsubishi ductless unit.

Insulation:

- . Insulate home to Sussex County code.
- . Foam air seal package to be done to fill any voids or penetrations.
- . Exterior walls to receive fiberglass R23 batt insulation.
- . Attic to have R38 batt insulation.

Drywall:

- . 1/2 drywall on interior of home.
- . All drywall glued and screwed (no nails).
- . Vinyl cornerbead on corners.
- . Drywall to be taped, blocked and skim coated.
- . Drywall sanded smooth.

Interior trim & doors:

- . Interior doors to be solid core smooth doors.
- . Windows and door trim to be 3 1/2 Ninety seven casing (paint grade)
- . Baseboard to be 5 1/4 colonial (paint grade.)
- . Shoe molding (paint grade) installed wherever tile and LVP is located.
- . Interior stair treads, to be red oak or LVP treads.
- . 16" bench seats to be built with 3/4 birch plywood as shown on plan
- . Build bunk bed and day lounge in designated. areas

Painting:

- . Caulk and fill trim as needed.
- . Drywall to be primed with Sherwin Williams primer.

- . Ceilings to receive two coats of Sherwin Williams painters edge flat.
- . Walls to receive two coats of Sherwin Williams painters edge flat.
- . Trim and doors to receive two coats of Sherwin Williams super paint semi gloss.
- . All surfaces to be sanded between coats.
- . 3 total paint colors planned for interior.

Cabinetry and Counters:

- . Kitchen, wet bar, and laundry cabinets to be Green forest
- . Counters to be any level, up to level 6 granite or cost equivalent quartz
- . Bath sinks to be undermount white porcelain.
- . Stainless undermount sink for kitchens, and laundry(stock sink selected at ancient art stone)

Flooring and Tile:

- . LVP or hardwood flooring for entire home, excluding baths.
- . Tiled bath and shower floors, shower walls, and tub walls.
- . Tiled kitchen backsplash.
- . One 20x20 niche installed in each showers/tubs

Well/Water:

- . Tidewater Utilities to provide water service
- . Barry Construction covers cost of install.

Exterior:

- . 4" (white) aluminum seamless gutters with downspouts.
- . Crushed concrete base for driveway. Finished with 3/4 blue stone
- . Six pilings on front of home to be framed and plywooded. Install felt paper, wire mesh, and apply a scratch coat of concrete. Veneer stone to be installed

Miscellaneous:

- . Wire shelving in all closets.
- . 3/8 glass shower doors all showers
- . 1- 4x6 outdoor showers (white vinyl)

Notes:

- . Barry Construction will provide CO upon completion of home
- . Survey work done by Atwell
- . Customers to make all material and color selections.
- . Draw schedule provided by Customers bank or builder if no financing
- . Customer responsible for a builders risk policy (if bank requires) for said property
- . Hydraulic elevator to be installed w/ birch walls (clear coated) and 2 LED lights.
- . Propane provider is Baker Petroleum.

- . Customer to provide builder with pre approval letter from lender.
- . If client decides to delete metal roof on 3rd floor during construction, they will receive a 14,000.00 credit towards the total contract price.
- . Barry construction services to pay the 3.5 percent transfer tax for building on a lot within 1 year of purchase.
- . Upon completion of home, builder will address a punch list created by client before final payment

Allowances:

- . Light fixtures - 4500.00 (ceiling fans and vanity lights)
- . Bath faucets including valves - 375.00 per
- . Kitchen faucets per - 650.00
- . Appliances - 12,500.00
- . LVP - 5.50 per sq ft
- . Tile - 8.00 per sq ft (bath floors, shower and tub walls, kitchen backsplash)
- . Shower floors - 55.00 per sq ft.
- . Master bath free standing tub- 2500.00
- . Boardwalk over dune to beach - 5000.00
(requires survey work and approval by DNREC)
- . Piling stone material 800.00 per piling (6 total)
- . Interior/exterior door knobs, Bath accessories, and cabinet knobs to be selected at ebuilderdirect.com

Total- 919,080.00

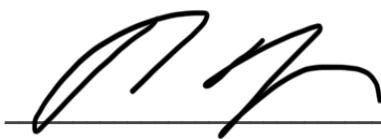
Accepted by:



Timothy Clarke



Jennifer Clarke



Barry Construction Services

- Warranty: Barry Construction Services to warranty the home for 1 year of any defects on the interior or exterior of home from the date of occupancy by clients. At 1 year Barry Construction Services will schedule a date, and repair any drywall defects, caulk failures, and touchup. All major mechanicals and appliances are covered by manufacturer warranty's.



Architectural elevation drawing of the front facade of a three-story house. The drawing includes the following elements:

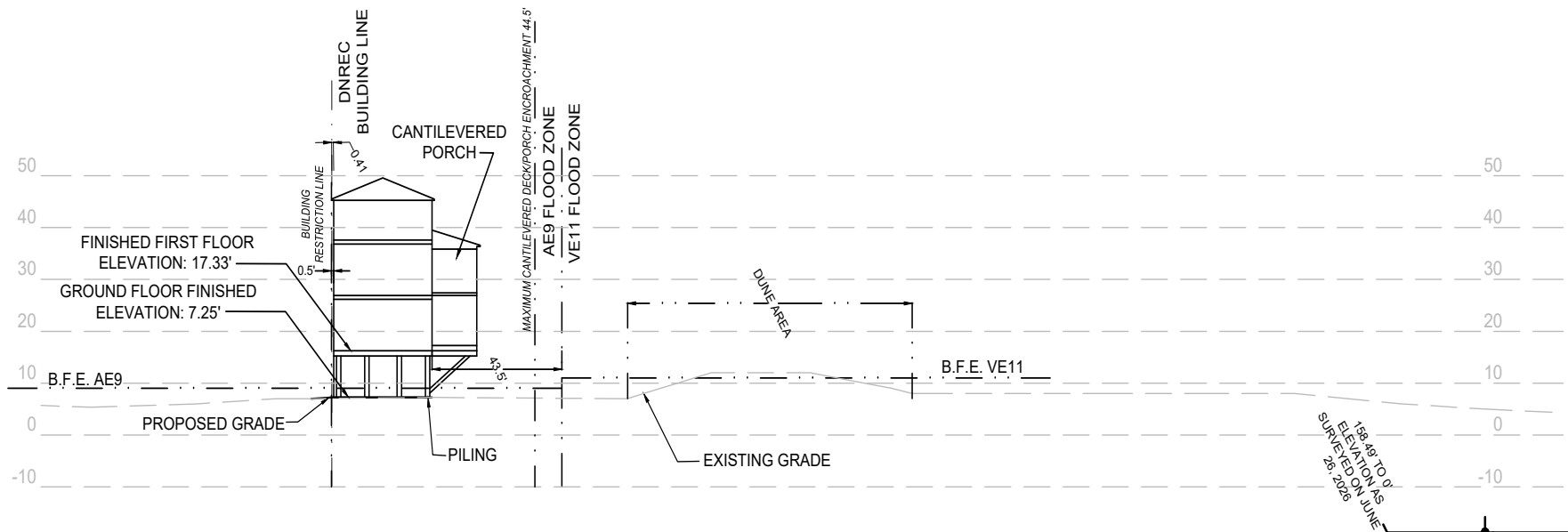
- Roof:** A gabled roof with a peak height dimension of 10' 0" (3.05m).
- Second Floor:** Features a balcony with a railing. The balcony height is 6' 0" (1.83m). The floor level is 12' 0" (3.66m) above the ground.
- First Floor:** Includes a large window and a door. The floor level is 6' 0" (1.83m) above the ground.
- Third Floor:** Features a window. The floor level is 12' 0" (3.66m) above the ground.
- Ground Level:** The base of the house is at 0' 0" (0.00m).
- Dimensions:**
 - Overall height: 10' 0" (3.05m)
 - Second floor height: 6' 0" (1.83m)
 - First floor height: 6' 0" (1.83m)
 - Third floor height: 6' 0" (1.83m)
 - Overall width: 12' 0" (3.66m)
- North Arrow:** Located in the top right corner, pointing towards the upper right.

ALL BUSINESS CONCEPTS, IDEAS AND INVENTIONS REGISTERED OR NOT, ARE ACCEPTED FOR CONSIDERATION BY THE COMPANY AND THE PROSPECTS OF ACQUISITION, LIC. AND/OR FINANCING WILL BE BASED ON THE MERITS OF THE SPECIFIC PROJECT ONLY AND SHALL NOT BE BASED ON ANY FACT OR FACTOR FOR OTHER REASONS, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF ARCHICOLOR. ACQUISITION AND/OR FINANCING SHALL BE NEGOTIATED ON SEPARATE TERMS AND BE SUBJECT TO THE WRITTEN CONSENT OF ARCHICOLOR. ARCHICOLOR'S SERVICES ARE AVAILABLE TO ALL BUSINESSES AND INDIVIDUALS.



SHEET #
1

Structure profile view document



NOTES:

- 1) BY GRAPHICALLY SCALING AND PLOTTING, THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE "AE9" & "VE11" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 10005C0180-K, EFFECTIVE DATE 3-16-2015.



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PREPARED FOR
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SUSSEX COUNTY, STATE OF DELAWARE

DRAWING: JOB# 24003926_SitePlan.dwg

DATE: 06/30/2026

SCALE: 1" = 23.33'

DRAWN: STH

CHECKED: JVM

Adjacent property owners document



Adjacent Property Owners
Subject Property 2830 S. Bay Shore Drive
Broadkill Beach, Sussex County, Delaware

Tax Map	Address	Owner Name
235-10.00-19.00	2824 S. Bay Shore Dr.	Broadkill Beach House LLC.
235-10.00-20.00	2826 S. Bay Shore Dr.	Beachfront Tranquility LLC.
235-10.00-21.00	2828 S. Bay Shore Dr.	Elva Joy Pitel & Ira J. Pitel, Trustees
235-10.00-23.00	2832 S. Bay Shore Dr.	William L. Jacques & Rosalie D. Jacques
235-10.00-24.00	2834 S. Bay Shore Dr.	Techerde LLC.
235-10.00-25.00	2836 S. Bay Shore Dr.	RGCV LLC.