

SINCE 1889



**TOWN OF OCEAN VIEW, DELAWARE
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN REVIEW**

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302-539-1208

kcimino@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



Fee: \$ _____

P- _____

I (We) hereby apply for approval of a land development site plan and certify that all information and documents provided for this application are correct.

Applicant(s) (*Print*): Plitko, LLC Date: 10/4/23

Address: 53 Atlantic Avenue, Suite 3, Ocean View, DE 19970

Signature: Ray Blakeney Digitally signed by Ray Blakeney
Date: 2023.09.29 10:41:43 -04'00' Phone #: (302) 537-1919

Owner(s) of Record (*Print*): Paul G. Brown et al Phone #: (____) _____

Address: 5 Pheasant Ridge N, Wilmington, DE 19807

Signature(s): *Paul G Brown* _____
Property Owner *Administrative Official*

All required documentation shall be submitted to the Administrative Official by the 15th day of the month prior to the month in which the plan will be considered by the Planning & Zoning Commission.

TOWN USE ONLY

Location: _____

PIDN: _____ CTM#: _____ Zoned: _____

Total Area: _____ SF/Acres Total Present Street Frontage: _____ LF

Site Plan Review required for: _____

TOWN USE ONLY

PLANNING AND ZONING COMMISSION REVIEWS

CONCEPT PLAN: Received: _____ Advertised: _____ Reviewed: _____

TAC (*if applicable*): Reviewed: _____ Attending: _____

PRELIMINARY SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

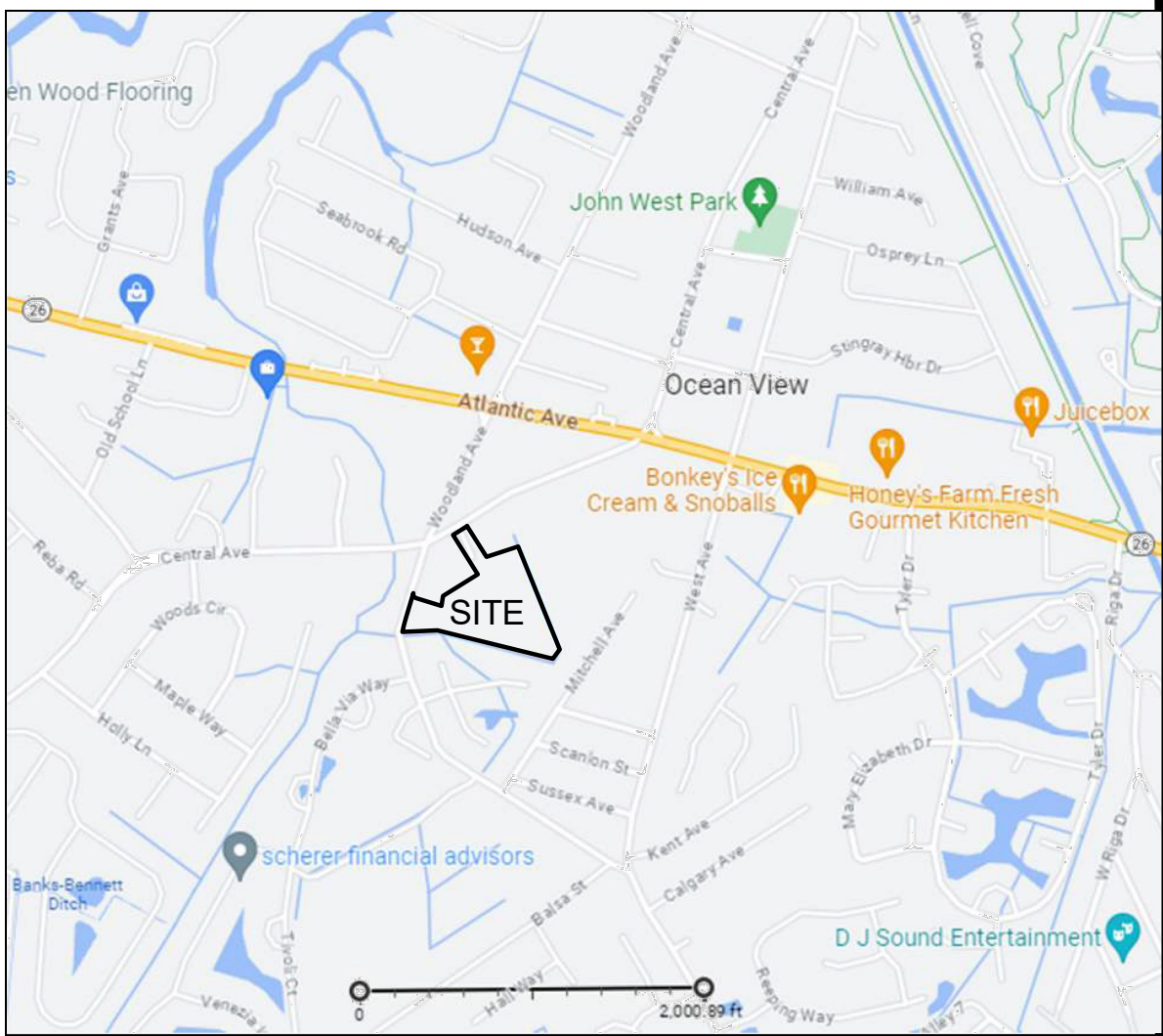
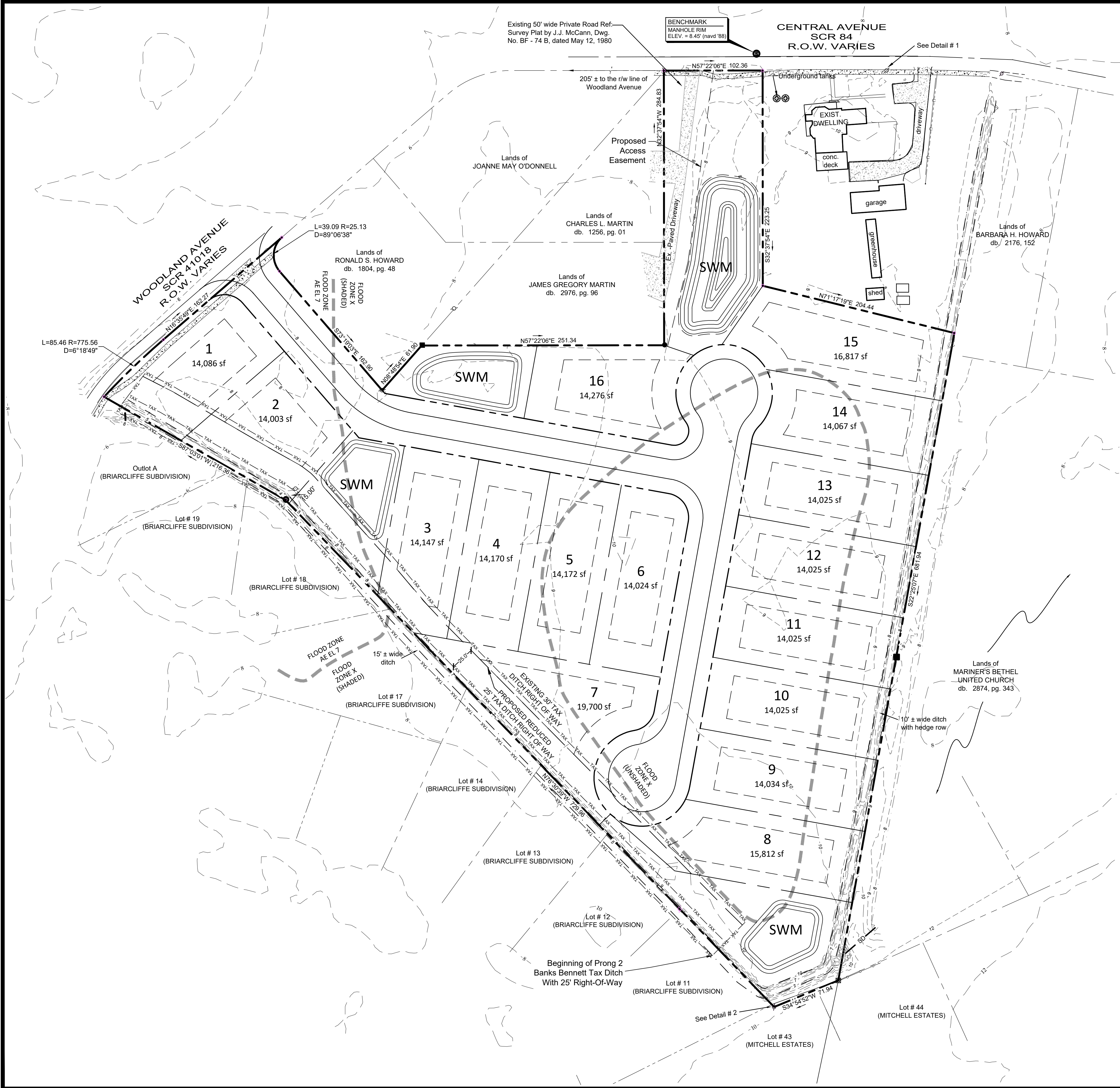
APPROVED: _____ DENIED: _____ DATE: _____

Chairman, Planning & Zoning Commission

FINAL SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairman, Planning & Zoning Commission



VICINITY MAP
1" = 1,000' +/-

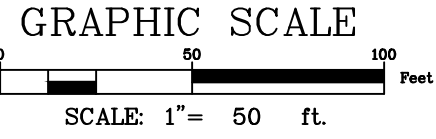
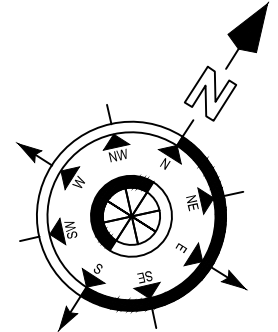
SITE DATA:			
1. TAX PARCEL/ OWNER/DEVELOPER:	134-12.00-498.00, 498.03, & 499.00 PAUL G. BROWN, ET AL 5 PHEASANT RIDGE N WILMINGTON, DE 19807		
LOCATION:	WOODLAND AVENUE, ±350' SOUTH OF CENTRAL AVENUE		
2. PRESENT ZONING:	R-1		
PRESENT LAND USE:	UNDEVELOPED		
3. SITE AREA:	±8.28 AC.		
PROPOSED:			
1. PROPOSED ZONING:	R-1		
PROPOSED LAND USE:	SINGLE-FAMILY SUBDIVISION, 16 DWELLING UNITS		
PROPOSED DENSITY:	16 D.U. / 8.28 ACRES = 1.93 D.U. / AC.		
2. SUBDIVISION BREAKOUT:	<u>SQUARE FEET</u>	<u>ACRES</u>	<u>AREA %</u>
PROPOSED LOTS:	±235409 SQ.FT.	±5.40 AC.	±65.28%
OPEN SPACE:	±65279 SQ.FT.	±1.50 AC.	±18.10%
<u>RIGHT-OF-WAY:</u>	<u>±59905 SQ.FT.</u>	<u>±1.38 AC.</u>	<u>±16.61%</u>
TOTAL:	±360592 SQ.FT.	±8.28 AC.	±100.00%
3. BUILDING SETBACKS			
FRONT:	25 FEET		
SIDE:	15 FEET		
REAR:	30 FEET		
MAX. BLDG. HT:	42 FEET		
MAX. LOT. AREA COVERAGE:	35%		
MINIMUM LOT AREA: 14,000 SQ.FT.			
MINIMUM LOT WIDTH: 75 FEET			
MINIMUM LOT DEPTH: 100 FEET			
4. UTILITY PROVIDERS			
SEWER:	SUSSEX COUNTY		
WATER:	TOWN OF OCEAN VIEW		

NOTES:
1. SURVEY SOURCE: SIMPLER SURVEYING AND ASSOCIATE, FROM A DRAWING TITLED "LANDS OF KATHERINE H. HOWARD", DATED 3/8/06, ADDITIONAL SURVEY INFORMATION PROVIDED BY PLITKO, LLC.
2. SITE IS IN FLOOD ZONES AE-7, ZONE X (SHADED) AND ZONE X (UNSHADED) AS SHOWN PER FEMA MAPS 10005C0511K & 10005C0512K DATED MARCH 16, 2015.
3. THERE ARE NO WETLANDS ON SITE PER A PRELIMINARY WETLANDS WALKTHROUGH. THERE MAY BE A PORTION OF THE EXISTING TAX DITCH THAT IS FEDERALLY- OR STATE-REGULATED.

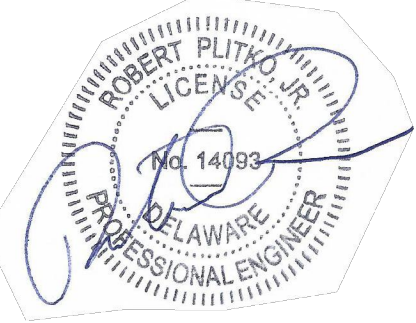
LEGEND

These standard symbols will be found in the drawing.

- 5/8" RE-BAR (FD)
- CON. MONUMENT (FD)
- 5/8" RE-BAR (SET)
- 3/4" PIPE (FD)
- POINT
- LARGE METAL IRON (FD)
- PROPERTY LINE
- SETBACK LINE
- TOP OF EXISTING DITCH
- RIGHT OF WAY
- EDGE OF PAVEMENT
- FLOODPLAIN LINE
- TAX DITCH/ R.O.W.



SUBDIVISION CONCEPT PLAN

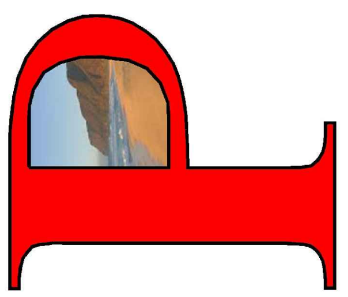


REVISIONS

LAND DESIGN
Surveying / Landscape Architecture
PLITKO, LLC
Oak Square, Suite #3, 53 Atlantic Ave.
Wilmington, DE 19807
302.557.1919 / landz@aui.com

PLITKO, LLC

53 ATLANTIC AVE, STE 3
OCEAN VIEW, DE 19970
Phone (302)-557-1919



SUBDIVISION CONCEPT PLAN
HOWARD SUBDIVISION
WOODLAND AVENUE
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE

SITE PLAN:	DATE
DRAWING:	10/3/23
REVIEW:	
SHEET	

C100