

SITE DATA:

1. TAX PARCEL: 134-12.00-428.01
OWNER/DEVELOPER: NGUYEN REAL, LLC
33326 HEAVENLY WAY,
OCEAN VIEW, DE 19970

LOCATION: 104 ATLANTIC AVENUE
OCEAN VIEW, DE 19970

2. PRESENT ZONING: GB
PRESENT LAND USE: UNDEVELOPED

3. SITE AREA: ±1.02 ACRES (±44475 SQ.FT.)
EX. UPLANDS ±0.60 ACRES (±26097 SQ.FT.)
EX. WETLANDS ±0.42 ACRES (±18380 SQ.FT.)

4. SANITARY SEWER: SUSSEX COUNTY
WATER SERVICE: TIDEWATER UTILITIES

PROPOSED:

1. PROPOSED ZONING: GB
PROPOSED USE: RETAIL/ OFFICE

2. WETLAND FILL PER NW18 PERMIT ±0.097 ACRES (±4223 SQ.FT.)
TOTAL UPLANDS ±0.70 ACRES (±30320 SQ.FT.)
REMAINING WETLANDS ±0.33 ACRES (±14157 SQ.FT.)

3. PROPOSED BUILDING AREA: ±4223 SQ.FT.
BUILDING AREA COVERAGE: 9.50%
(4223 SQ.FT. / 44475 SQ.FT. (1.02 AC.))
Note: Lot coverage calculated as 19,155 Sq.Ft. of impervious surface, or 43.1% of total property area

4. PARKING REQUIREMENTS
RETAIL/OFFICE: 1 SPACE REQUIRED / 200 SQ. FT.
REQUIRED: 22 SPACES
PROPOSED: 31 SPACES

5. BUILDING SETBACKS
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 30 FEET
MAX. BLDG. HT: 35 FEET
MAX. BLDG. AREA COVERAGE: 50%

NOTES:

1. SURVEY SOURCE: SIMPLER SURVEYING AND ASSOCIATE, INC., FROM A DRAWING TITLED "LANDS OF DIANNE H. ARCHUT, TRUSTEE, SITUATED IN THE TOWN OF OCEAN VIEW", DATED 5/27/20. (NAD '83 NAVD '88)

2. SITE IS IN FLOOD ZONE AE-7 AS SHOWN PER FEMA MAPS #10005C0511K, DATED MARCH 16, 2015.

3. ROUTE 26 COMMERCIAL ENTRANCE IS EXISTING PER DELDOT ROUTE 26 MAINLINE IMPROVEMENTS.

4. ALL SIDEWALKS AND CURB RAMPS TO BE IN COMPLIANCE WITH ADA GUIDELINES.

5. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD CONSTRUCTION DETAILS, LATEST EDITION, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.

6. ALL SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVERAGE OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL BE SIX INCHES IN DIAMETER AND HAVE A MINIMUM COVERAGE OF THREE FEET.

7. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS OF 10 FEET, AS MEASURED EDGE TO EDGE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS AT CROSSINGS. ONE FULL LENGTH OF WATER POPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE AT CROSSINGS.

11. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER OR SEWER MAIN. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX INCHES IS REQUIRED, AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE TOWN OF OCEAN VIEW FOR PROPERLY ENCLOSING THE PIPE IN CONCRETE.

12. TOPOGRAPHY WAS MEASURED BY SIMPLER SURVEYING AND ASSOCIATE, INC. ON FEBRUARY 9, 2021. ELEVATIONS ARE BASED ON CONTROL MONUMENT DRILL HOLE IN NW CORNER OF PROPERTY WITH AN ELEVATION OF 6.26' NAVD '88.

13. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID NAD '83. CONTROL MONUMENT DRILL HOLE IN NW CORNER OF PROPERTY.

14. SOME HYDRIC SOILS ARE INDICATED ON THIS SITE BY THE SUSSEX COUNTY SOIL SURVEY. HYDRIC SOILS HAVE BEEN INSPECTED BY ENVIRONMENTAL RESOURCES INC., A DELAWARE REGISTERED ENVIRONMENTAL SCIENTIST WITH EXPERIENCE AND QUALIFICATIONS IN WETLAND DELINEATION.

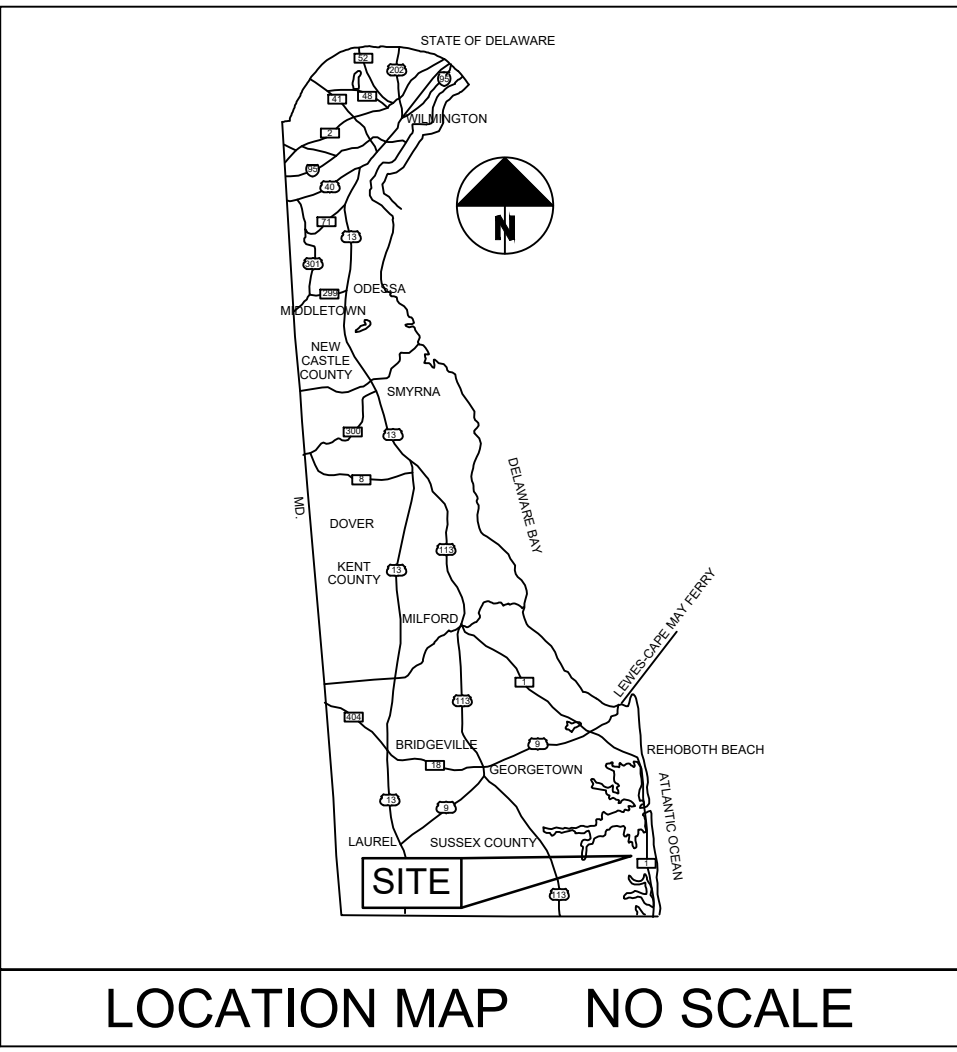
LEGEND	
○ POINT	○ UTILITY POLE
● 3/4" PIPE (FD)	⊕ MANHOLE
■ CONC. MON. (FD)	⊕ SEWER CLEANOUT
⊙ DRILL HOLE (FD)	⊕ WATER METER
A6 WETLANDS FLAG (FD)	⊕ WATER VALVE
⊕ TELEPHONE BOX	⊕ FIRE HYDRANT
⊕ CATCH BASIN	
---	BOUNDARY LINE
---	ADJACENT BOUNDARY
---	EXISTING CENTER LINE
---	EXISTING YELLOW STRIPE
---	EXISTING WHITE STRIPE
---	PROPOSED EASEMENT
---	DELDOT PERMANENT EASEMENT
---	PROPOSED SETBACKS
---	EXISTING CONTOURS
---	PROPOSED LIMIT OF DEVELOPMENT
---	PROPOSED PARKING STRIPE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED FENCE
---	PROPOSED 1.5" WATER LINE
---	PROPOSED SS 6" PIPE
---	PROPOSED BUILDING
---	AREA OF PROPOSED NATIONWIDE 18 WETLAND PERMIT FOR LESS THAN 4356 SQ.FT. OF DISTURBANCE
---	PROPOSED & EXISTING SIDEWALK
---	PROPOSED LOADING ZONE

THE NGUYEN

104 ATLANTIC AVENUE

PRELIMINARY PLAN

TOWN OF OCEAN VIEW
SUSSEX COUNTY, DELAWARE
TAX PARCEL 134-12.00-428.01



PURPOSE STATEMENT:
THIS PLAN IS FOR A PROPOSED RETAIL/ OFFICE BUILDING OF APPROXIMATELY 4223 SQ.FT.

SHEET #	SHEET INDEX
G100	COVER SHEET
E-100	EXISTING CONDITIONS
C-100	SITE PLAN
C-101	GRADING & DRAINAGE PLAN
C-102	UTILITIES PLAN
L-100	LANDSCAPE PLAN

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Rob Plitko, Jr.
ROB PLITKO, JR. DE P.E. LIC. NO. 14093
302-537-1919
PRINTED NAME AND ADDRESS PHONE NUMBER

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

NGUYEN REAL LLC
DATE
PRINTED NAME AND ADDRESS PHONE NUMBER

TOWN ENGINEER STATEMENT:
CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF OCEAN VIEW STANDARDS. THE OWNER AND HIS ENGINEER AND/ OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

SIGNATURE DATE
PRINTED NAME AND ADDRESS PHONE NUMBER

TOWN APPROVAL:

TOWN ADMINISTRATIVE OFFICIAL SIGNATURE DATE

WETLAND STATEMENT
I, Edward M. Launay, SPWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED WITHIN THIS PROPERTY (TAX MAP PARCEL 134-12.00-428.01) AND AS ILLUSTRATED ON THESE PLANS HAS BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND ALL CURRENTLY APPLICABLE SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL MANUAL (VERSION 2.0) AND THE 2023 WATERS OF THE U.S. RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL WETLAND MAP NO. DNR-042, THERE ARE NO STATE (DNREC) REGULATED WETLANDS ON THE SITE.
EDWARD M. LAUNAY, SENIOR PWS No. 875
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCCP93MD05100368
5/21/2023
Date

REVISIONS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

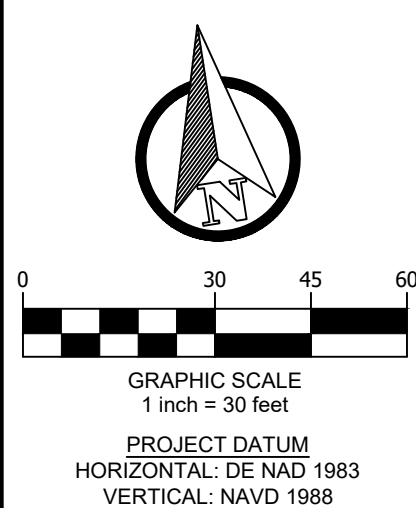
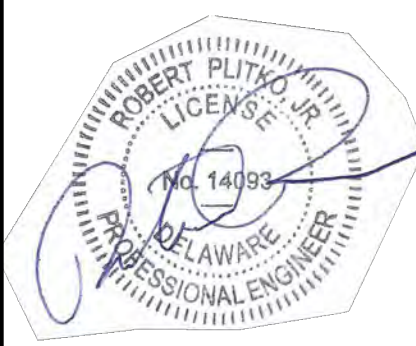
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY PLAN

THE NGUYEN

ATLANTIC AVENUE (DE ROUTE 26)

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



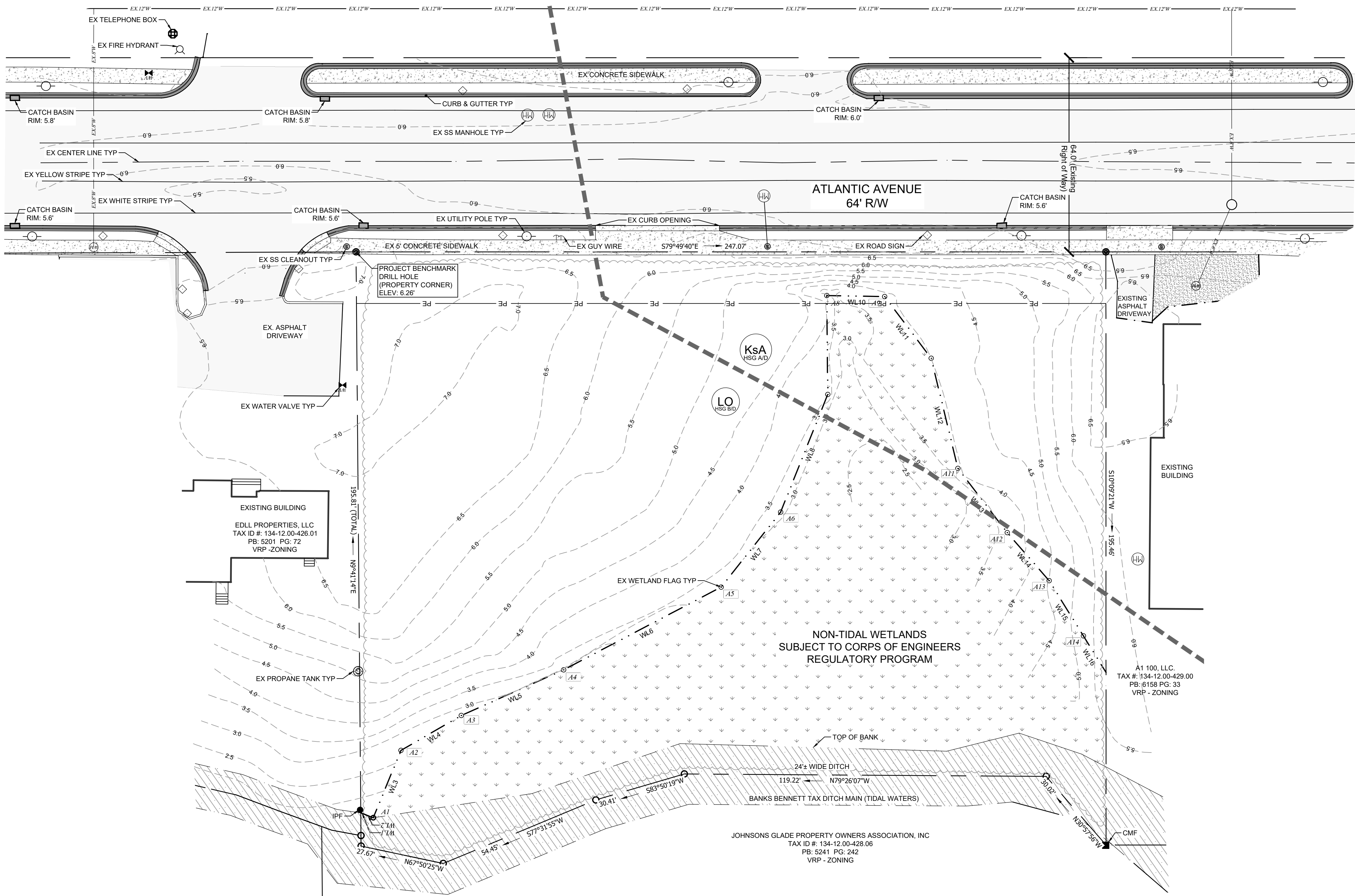
SITE PLAN: DATE
DRAWING: 7/11/25
REVIEW: RP
SHEET

G100

TITLE SHEET

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
LO	LONGMARSH, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED	B/D

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 71°37'32" E	0.89'
WL2	S 55°07'20" E	3.54'
WL3	N 32°31'48" E	24.02'
WL4	N 70°07'58" E	22.95'
WL5	N 76°07'34" E	36.93'
WL6	N 72°26'52" E	58.62'
WL7	N 48°35'23" E	31.55'
WL8	N 32°00'25" E	41.76'
WL9	N 09°35'57" E	32.61'
WL10	S 78°49'25" E	19.09'
WL11	S 26°50'22" E	25.47'
WL12	S 03°27'35" E	37.34'
WL13	S 27°19'47" E	26.68'
WL14	S 30°56'58" E	21.00'
WL15	S 21°37'37" E	21.44'
WL16	S 21°37'37" E	14.15'



EXISTING CONDITIONS

REVISIONS



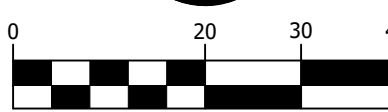
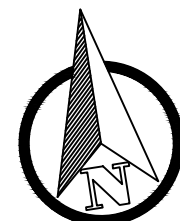
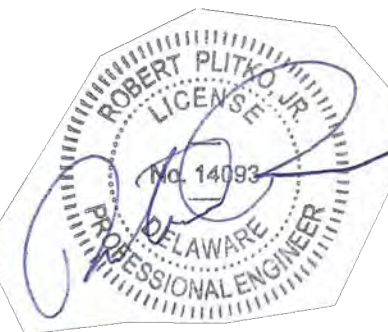
ENGINEER - SURVEY - HYDROGRAPHIC

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ATLANTIC AVENUE (DE ROUTE 26)

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE

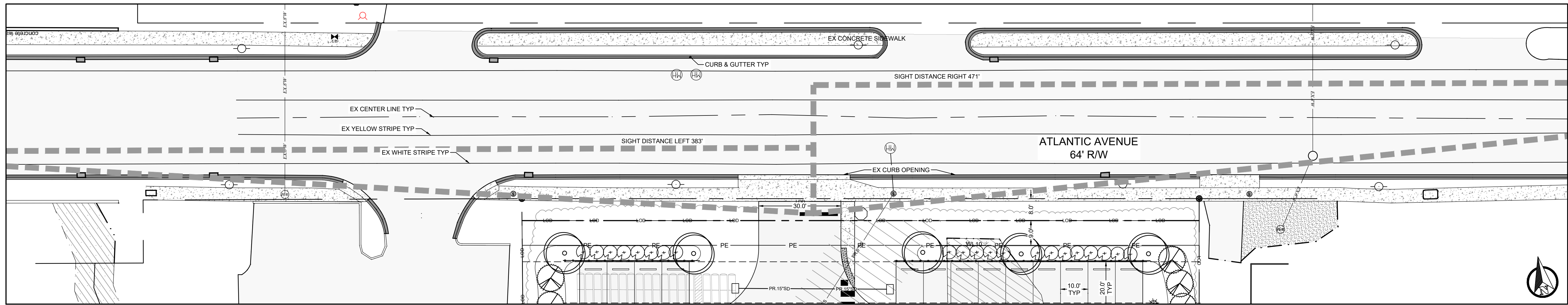


GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

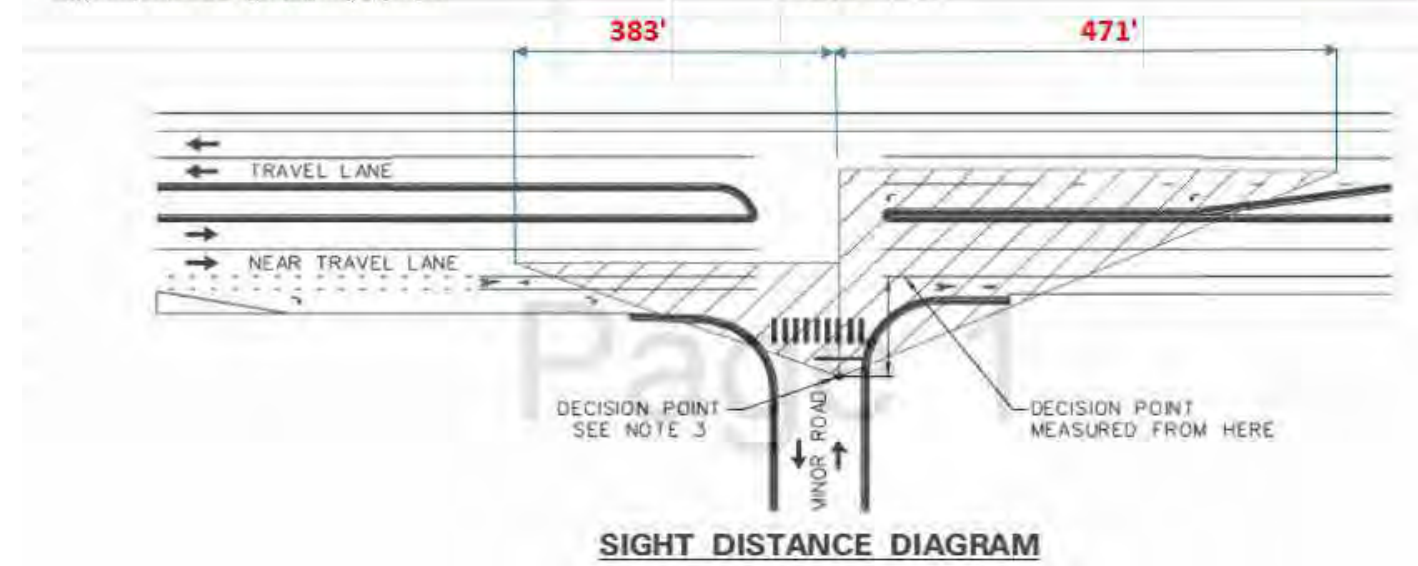
SITE PLAN:	DATE
DRAWING:	7/11/25
REVIEW: RP	

SHEET
E100

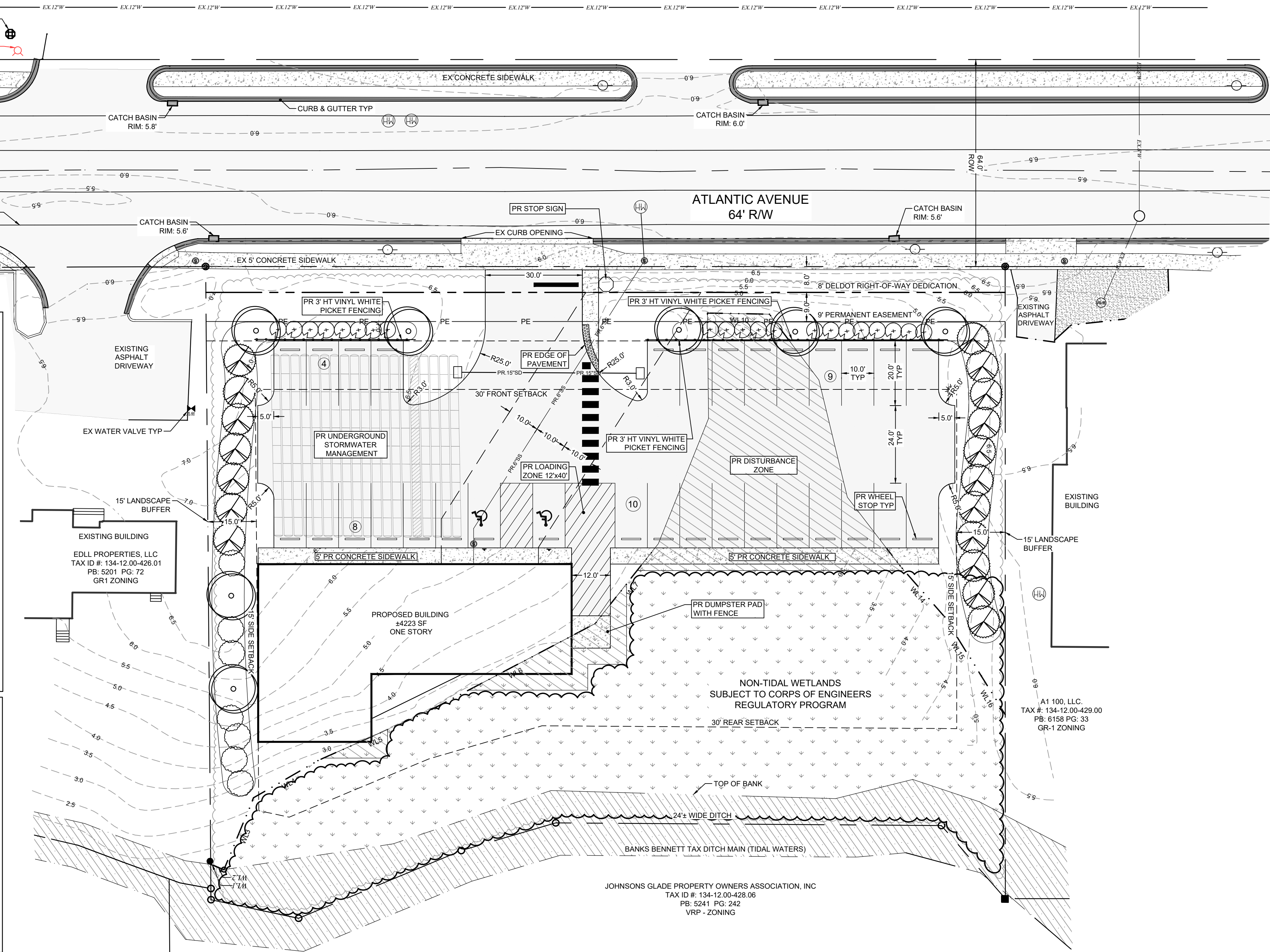
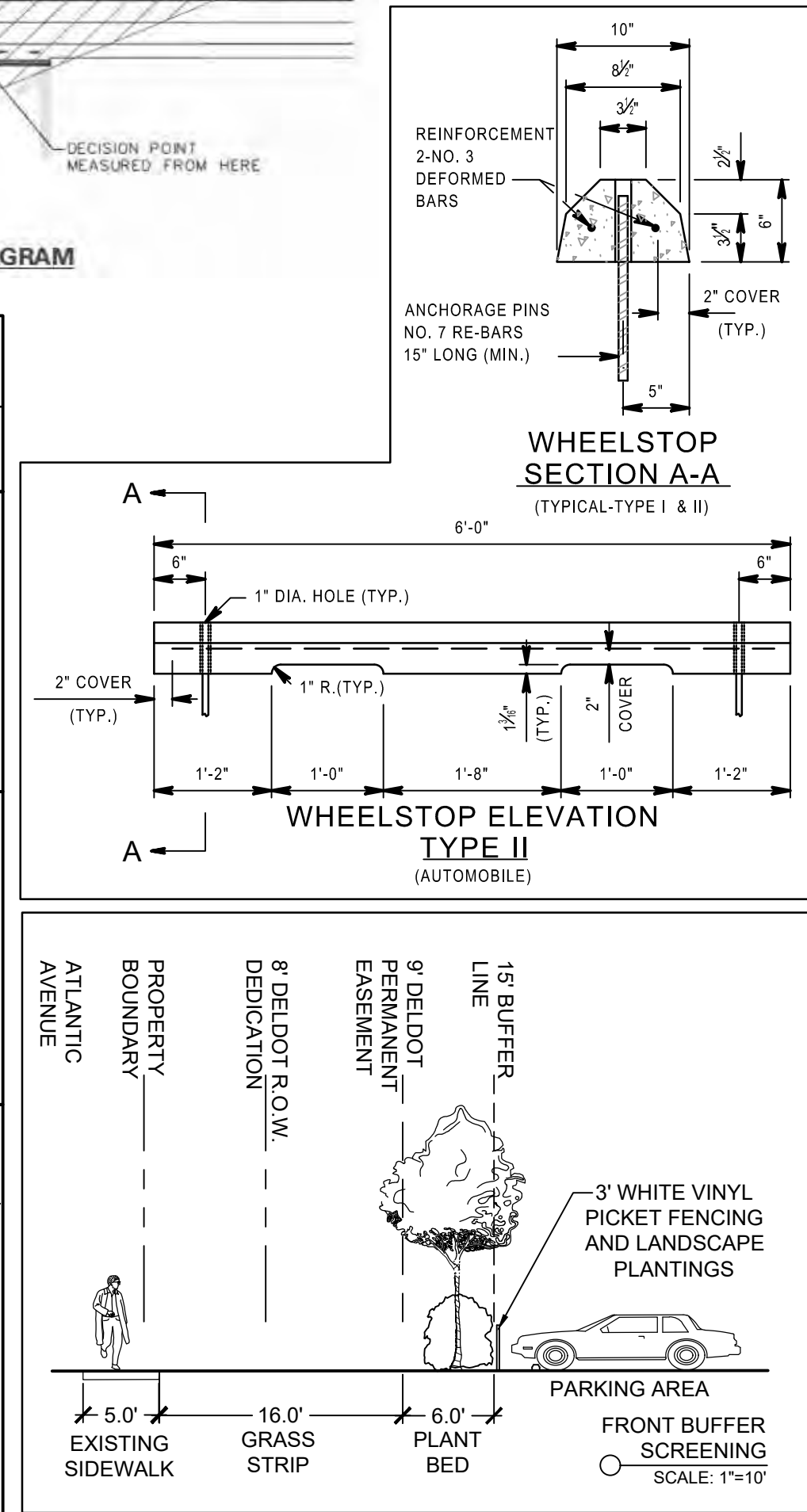


SIGHT DISTANCE
SCALE: 1"=20'

Intersection Sight Distance		
Project Name: The Nguyen	Submission Date: July 11, 2025	
Maintenance Road No. (i.e. KCR356): SR 26	Road Name: Atlantic Avenue	
Intersection Conditions		
Total Number of Travel Lanes	2	
Number of Near Travel Lanes Crossed (Left Turn)*	1	
Number of Travel Lanes Crossed (Right Turn)**	0	
Median +/- Turning Lane Width	08'-12'	
Posted Speed Limit	35	
Design Speed	40	
Highway Grade (Moving Left to Right)	-0.0%	
Minor Road Approach Grade	-0.0%	
*Include all travel lanes that are completely crossed		
**Typically zero for right turning vehicles		
Note: See Assumptions tab for notes and intersection sight design criteria		



TRAFFIC GENERATION DIAGRAM	
ONE ENTRANCE, FULL MOVEMENT 230 (10 A.M. PEAK) [28 P.M. PEAK]	
EXISTING ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL, TRAFFIC GROUP B SPEED LIMIT: 35 MPH / 20 MPH SCHOOL ZONE AADT: 13,966 (FROM 2023 DELDOT ONLINE TRAFFIC SUMMARY) 10 YEAR PROJECTED AADT = 1.16 X 13966 = 16,200 TRIPS K-FACTOR: 9.7, D-FACTOR: 55.8, COMBO UNIT TRUCK %: 4.2% PROJECT AADT: 230 AADT (10 A.M./28 P.M.) DIRECTIONAL SPLIT = 50% EAST / 50% WEST DESIGN VEHICLE: SU-30	
SITE TRIPS GENERATED: SOURCE: ITE TRIP GENERATION MANUAL, 11TH EDITION 4,223 SQ.FT. STRIP RETAIL PLAZA (822' X 54.45' TRIPS/ 1000 SQ.FT.) 4,223 X 54.45 = 230 TOTAL ADT (115/115), AM: 10 (6/4), PM: 28 (14/14)	
DIRECTIONAL DISTRIBUTION: 50% EAST 115 TRIPS (5 A.M. PEAK) [15 P.M. PEAK] 50% WEST 115 TRIPS (5 A.M. PEAK) [15 P.M. PEAK] PEAK HOUR HV%: 1%	
TRIP GENERATION: ATLANTIC AVENUE (SR 26) ONE ENTRANCE - FULL MOVEMENT - 50% EAST / 50% WEST	
WEST 50% EXIT 58 (2) [7] 50% ENTER 58 (3) [7] EAST 50% ENTER 58 (3) [7] 50% EXIT 58 (2) [7] LEGEND: 58=AVERAGE DAILY TRIPS (2)=AM PEAK HOUR TRIPS (7)=PM PEAK HOUR TRIPS ATLANTIC AVENUE SPEED LIMIT 35 MPH	



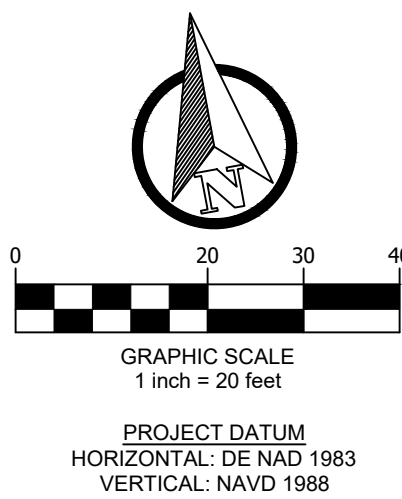
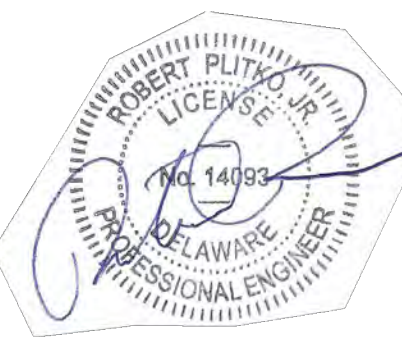
PRELIMINARY SITE PLAN

REVISIONS



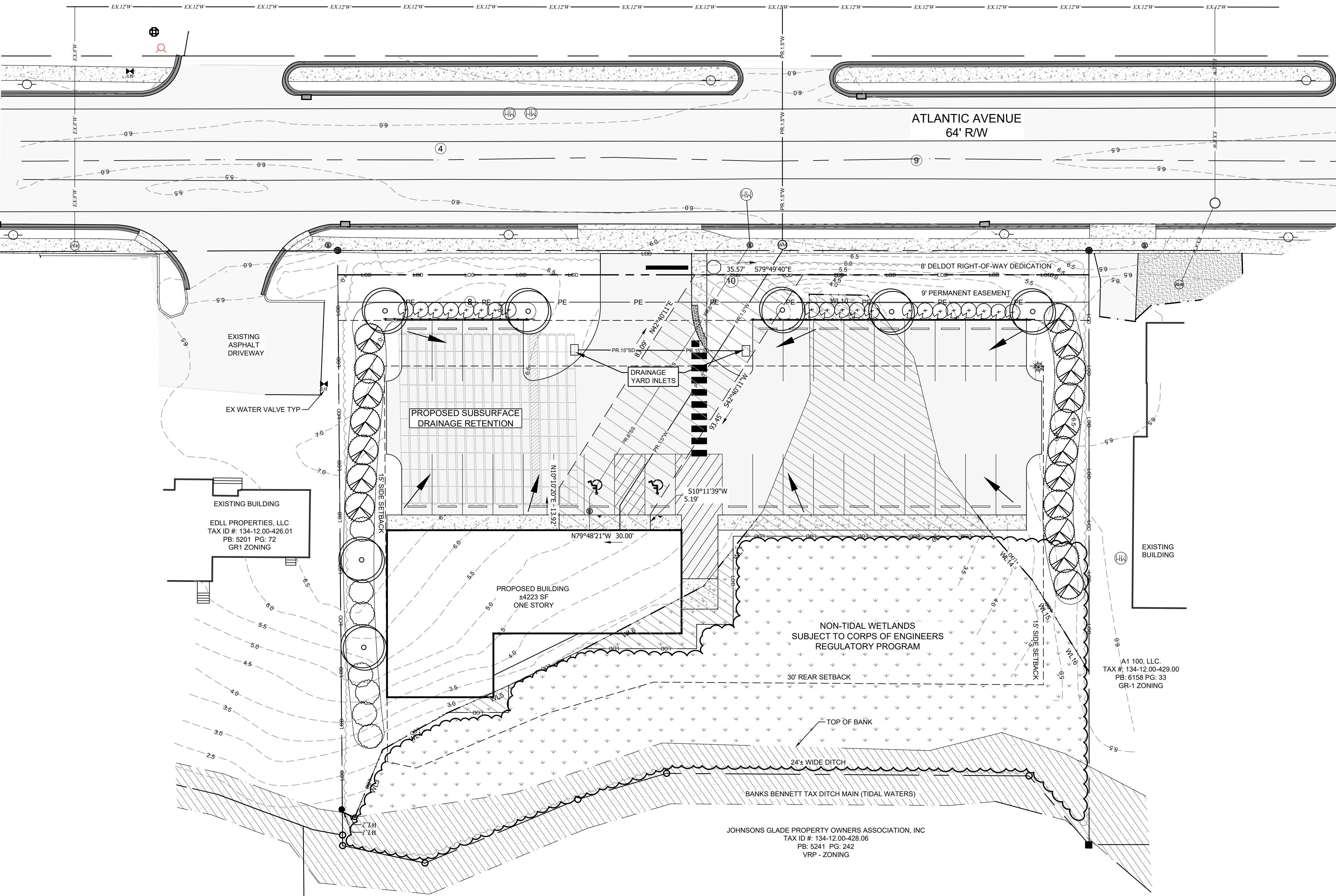
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PRELIMINARY PLAN
THE NGUYEN
ATLANTIC AVENUE (DE ROUTE 26)
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



SITE PLAN:
DRAWING:
REVIEW: RP
DATE:
7/11/25
SHEET

C100



GRADING & DRAINAGE NOTES:

1. ALL PARKING LOT AND BUILDING ROOF DRAINAGE TO BE DIRECTED TO PARKING LOT INLETS TO UNDERGROUND STORAGE. DIRECT RUNOFF INTO WETLAND AREAS TO BE MINIMIZED.
2. SUBSURFACE DRAINAGE RETENTION SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

← DRAINAGE FLOW ARROWS

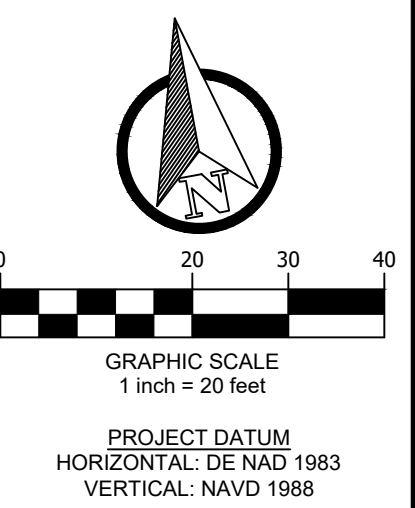
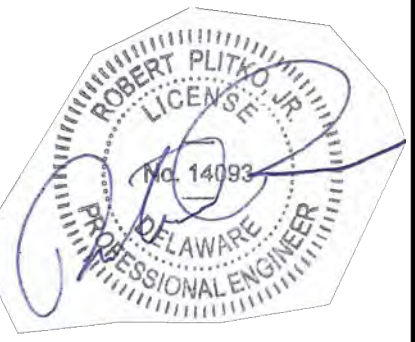
PRELIMINARY GRADING & DRAINAGE PLAN

REVISIONS



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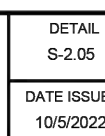
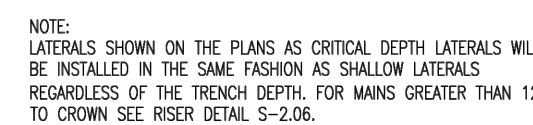
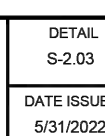
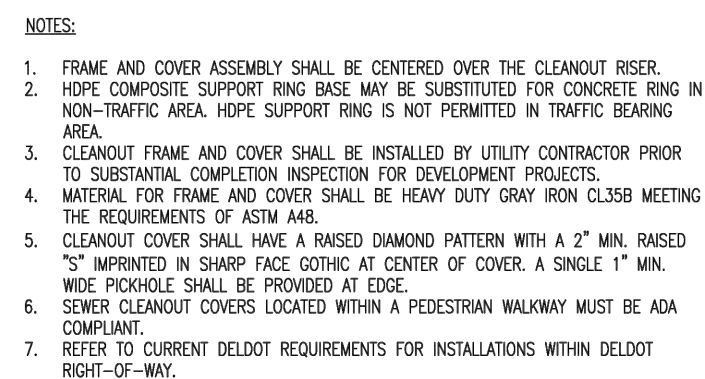
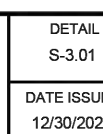
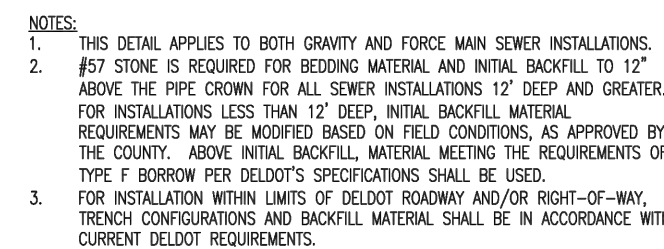
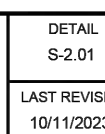
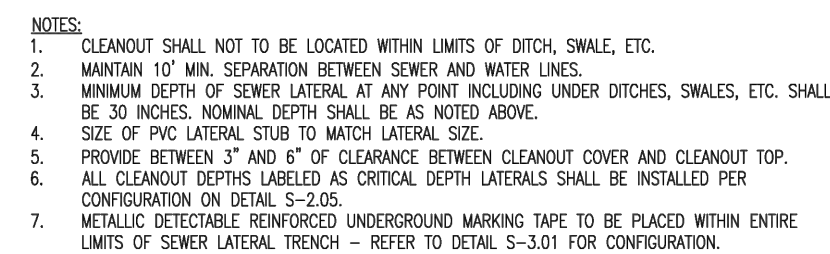
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ATLANTIC AVENUE (DE ROUTE 26)
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



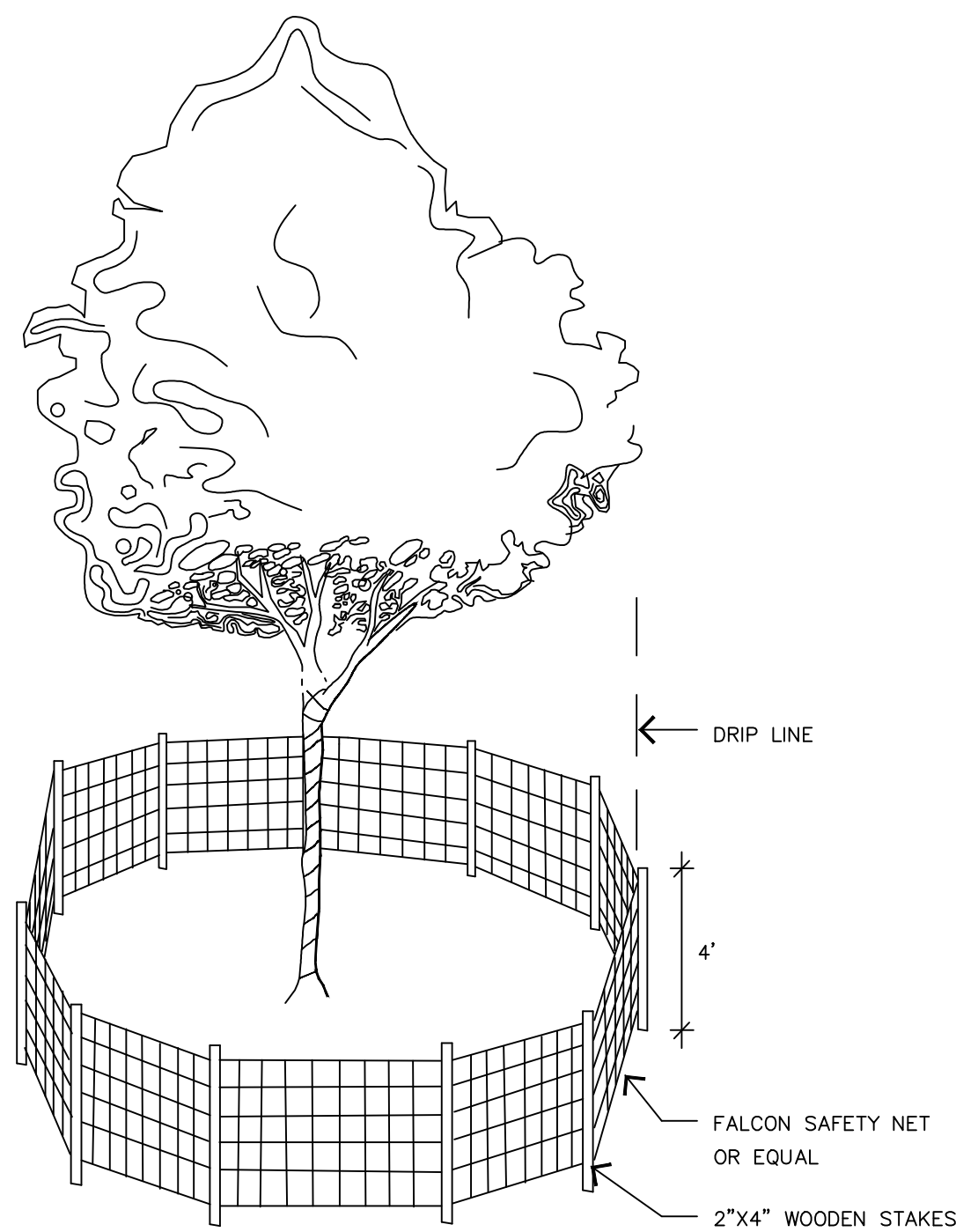
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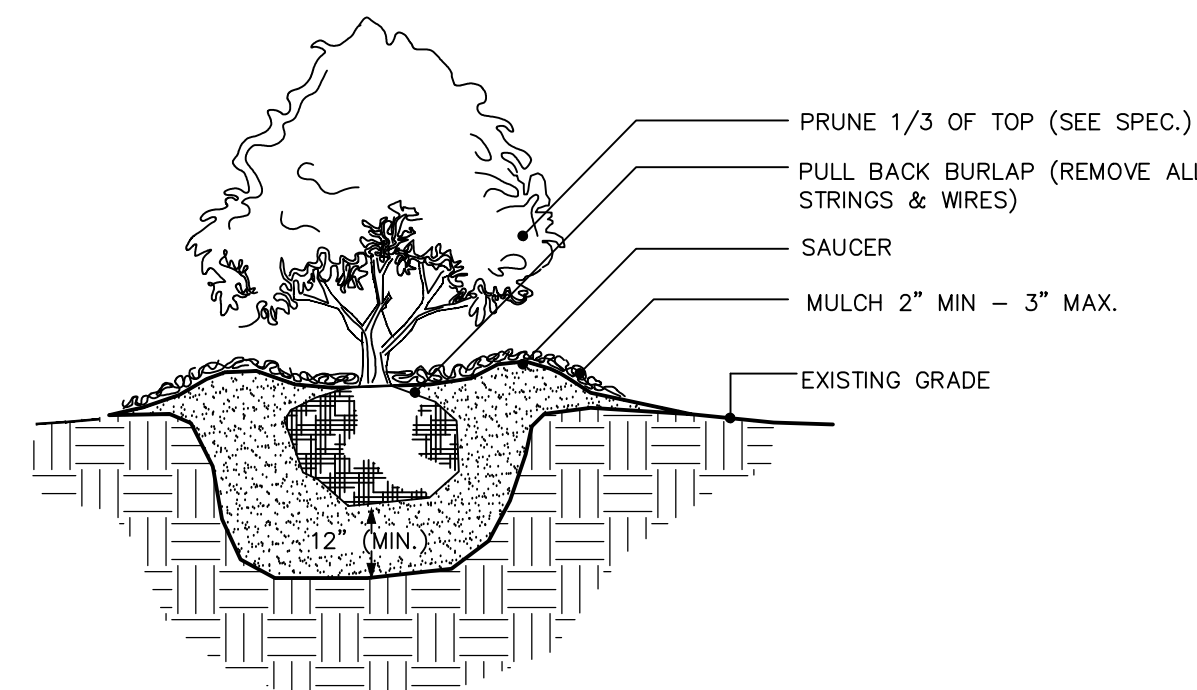
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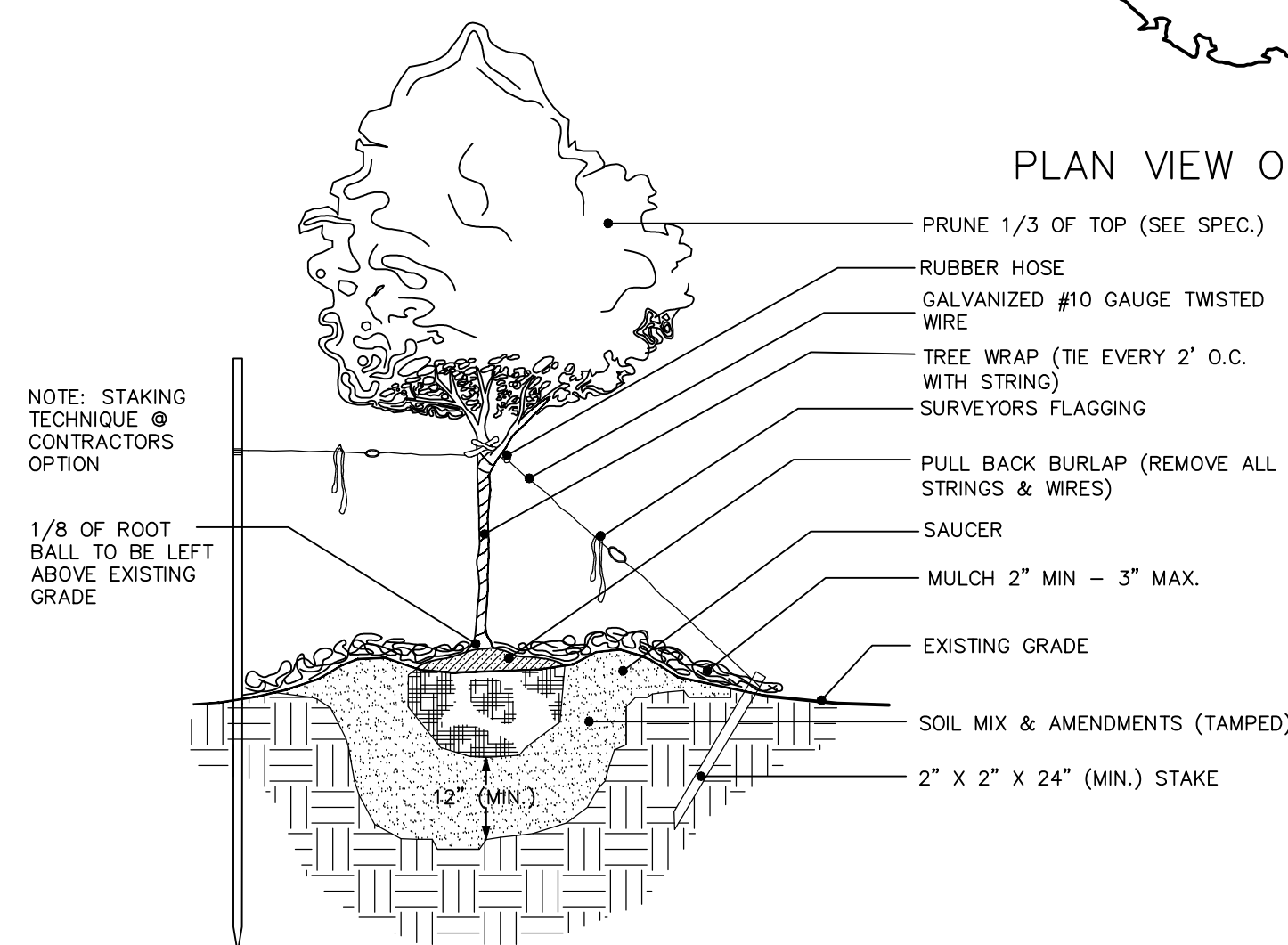
1. SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION (CHAPTERS 99 & 110), OSHA REQUIREMENTS, AND DELDOT STANDARD SPECIFICATIONS. ALL SPECIFICATIONS, STANDARDS AND DETAILS SHALL BE THE LATEST REVISION. IN THE EVENT OF ANY DEVIATION AMONG THE SPECIFICATIONS, THE ENGINEER'S DECISION SHALL PREVAIL.
2. SEPARATION OF SANITARY SEWERS FROM WATER MAINS SHALL BE IN ACCORDANCE WITH THE "TEN STATES RULE STANDARDS": 10' MINIMUM HORIZONTAL, 18" VERTICAL. ALL OTHER UTILITIES SHALL HAVE A 5' HORIZONTAL AND 12" VERTICAL SEPARATION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND ACCEPTANCE OF ALL SANITARY SEWERS AND RELATED ITEMS BY SUSSEX COUNTY UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH THE AGREEMENT.
4. ALL 8" SANITARY SEWER 4' TO 12" IN DEPTH SHALL BE SDR-35, 6" SANITARY SEWER 12" IN DEPTH OR GREATER SHALL BE SDR-26. ALL FITTINGS SHALL BE SDR-26 AS WELL.



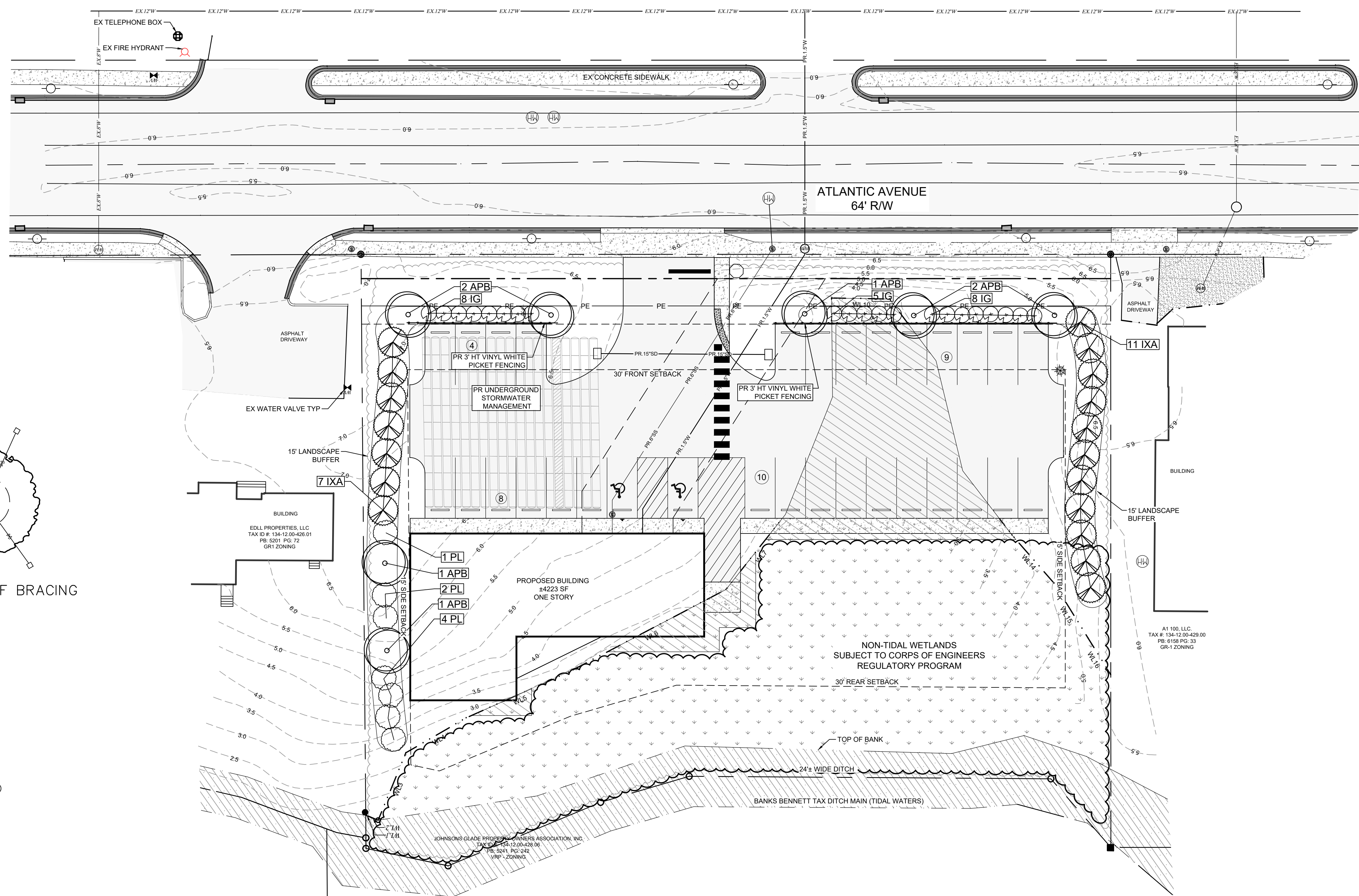
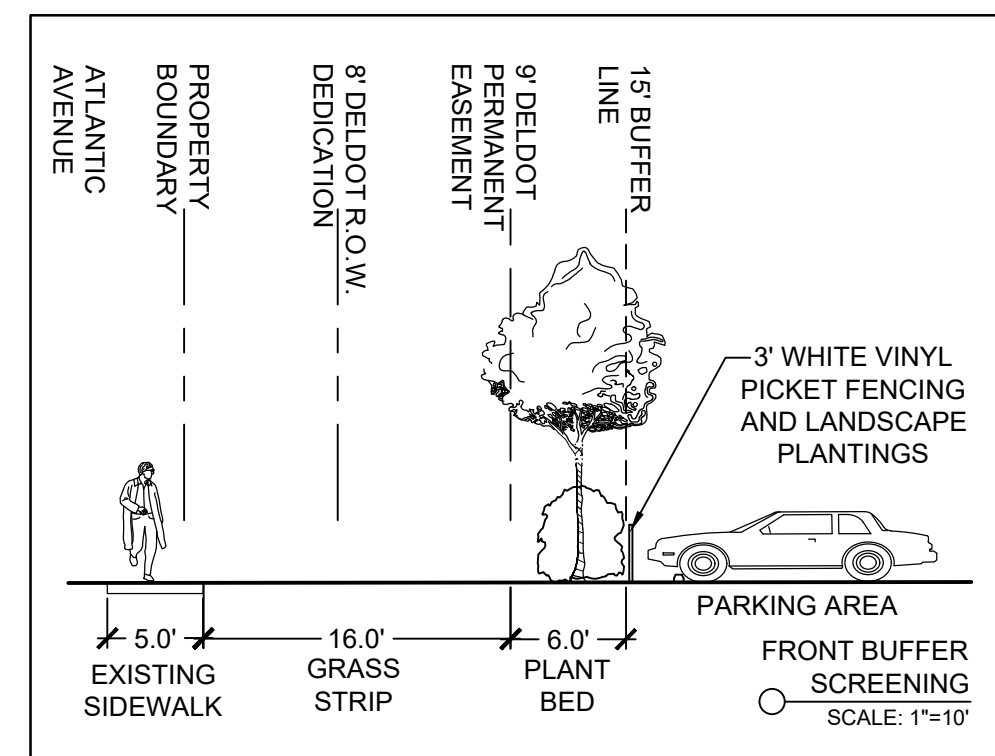
TREE PROTECTION N.T.S.



SHRUB PLANTING DETAIL N.T.S.



TREE PLANTING DETAIL N.T.S.



LANDSCAPE PLAN

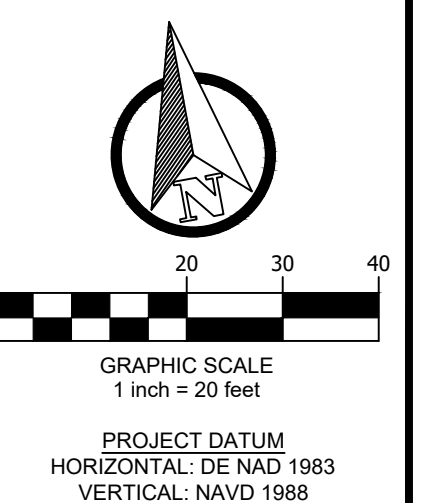
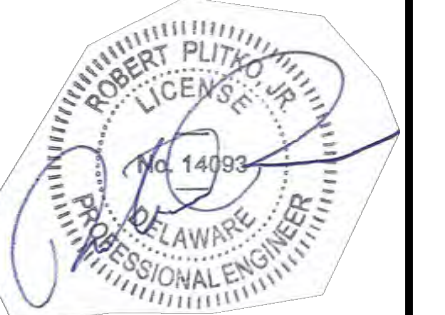
PLANT LIST:						
TREES	KEY	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE
APB	7		Acer palmatum "Bloodgood"	Bloodgood Japanese Maple	as shown	2 - 2-1/2" cal
IXA	18		Ilex x attenuata "Fosteri"	Foster American Holly	as shown	5' - 6' ht.
SHRUBS	IG	21	Ilex glabra compacta	Compact Inkberry	36" o.c.	18" - 21"
PL	7		Prunus laurocerasus "Otto Luyken"	Cherry Laurel	48" o.c.	2' - 2 1/2'
NOTE: ON THE FOLLOWING ITEMS, COVERAGE AS PER SPECIFICATIONS AND DRAWINGS; CONTRACTOR TO VERIFY QUANTITIES						
Plus/Minus cu. yd.	30.3		Shredded Hardwood Mulch	Sample to be submitted to Landscape Architect for approval; 2 1/2" - 3" depth all beds		

REVISIONS



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SHEET

L100