

NOTICE: Any person requiring accommodation to participate in or observe a public town meeting or hearing shall make a written request for accommodation to the Town Clerk, Donna Schwartz, 7 business days in advance of the meeting or hearing.

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TOWN OF OCEAN VIEW PUBLIC NOTICE
PLANNING & ZONING COMMISSION MEETING
January 15, 2026 @ 4:00pm

NOTICE IS HEREBY GIVEN BY the Planning and Zoning Commission of the Town of Ocean View that a Planning and Zoning Commission meeting will be held at 4:00pm on Thursday, January 15, 2026, at 32 West Avenue, to consider matters set out in the attached agenda. The appropriate material can be reviewed prior to the meeting from Monday through Friday between the hours of 8 a.m. and noon and 1 and 4 p.m. on the second floor of the Wallace A. Melson Building located at 201 Central Avenue by appointment only.

AGENDA

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. December 18, 2025, Planning & Zoning Commission Meeting Minutes**
- 4. NEW BUSINESS**
 - A. P-361 NW/Elliott Ave., E. DeMarie Dr. - Residual Lands of Jeffrey A. & Stephanie A. Wilkinson (PIDN: 135.004 / Sussex CTM# 134-12.00-327.00).**

Application P-361, submitted by Plitko, LLC, on behalf of the property owners, Jeffrey A. & Stephanie A. Wilkinson, for the subdivision of one (1) parcel of land into four (4) residential lots and (1) open space parcel on property zoned R-1 (Single-Family Residential) located at NW/Elliott Ave., E. DeMarie Dr. - Residual Lands of Jeffrey A. & Stephanie A. Wilkinson (PIDN: 135.004 / Sussex CTM# 134-12.00-327.00).
- 5. ADJOURNMENT**

Note: The agenda items listed may not be considered in sequence.

Posted: January 7, 2026

Rules of Order for Meetings (Summary)

Each person addressing the Town Council, or any Town Commission, shall identify him/herself by name and place of residence for the record and shall address all remarks to the Town Council/Town Commission as a body and not to any member thereof.

Each person shall limit their remarks to the matter under discussion, shall be permitted to speak only one time on any topic, and shall be limited to (3) minutes. A written statement in lieu of or in addition to verbal comments is permissible.

No one other than a member of the Town Council/Commission is permitted to enter discussions without the approval of the mayor/presiding officer. No members of the public are permitted to ask questions of any speaker while they are addressing the Town Council/Commission or of a Town Councilmember/ Commissioner without permission from the presiding officer.

All people attending in person or participating electronically in a Town Council/Commission meeting should conduct themselves in an orderly fashion. All shall follow the direction of the mayor/presiding officer, no disruptive behavior is permitted, and electronic devices shall be silent. ***

PLANNING AND ZONING COMMISSION
MEETING MINUTES
December 18, 2025

1. The meeting was called to order by Kent Liddle at 4:00pm with the Pledge of Allegiance. Commission Members Maly, Sigvardson, DiNoto, and Nicholson were in attendance. Planning, Zoning & Development Director Ken Cimino, Town Solicitor Max Walton, and Planner Jill Oliver, Engineer Jim Lober were present. Donna Schwartz, Town Clerk, was also present. The meeting was being held at 32 West Avenue.

2. APPROVAL OF AGENDA

A motion was made by Mr. Maly, seconded by Mr. Sigvardson, to approve the agenda. The motion was carried unanimously 5/0.

3. APPROVAL OF MINUTES

A motion was made by Mr. Nicholson, seconded by Ms. DiNoto, to approve the minutes of November 20, 2025. The motion was carried unanimously 5/0.

4. NEW BUSINESS

A. P-362 100 Atlantic Avenue (PIDN:083.000/CTM#134-12.00-429.00)

Mr. Liddle said Application P-362, a land development site plan submitted by Plitko, LLC, on behalf of the property owner, A-1 100, LLC, for the purpose of establishing a general business (design showroom open by appointment only), in an existing structure at 100 Atlantic Avenue.

Mr. Lober read his comments for the Concept Site Plan A1 100 LLC Property, by Plitko Engineering, dated 10/27/25

Based on our review we have the following comments.

General

1. The plan proposes an overall lot coverage of 79.8%. The maximum allowable lot coverage for GB-1 zoning is 50%. A variance will be required to allow coverage beyond 50%.
2. Correct the maximum building area coverage listing under the building setbacks to read “maximum lot coverage.” The 50% coverage includes all buildings, structures, and impervious cover.
3. Field shot topography will be required on the preliminary plan.
4. §140-79-B(6) requires a 10 ft. wide easement around the perimeter of the property. Given the existing developed condition of the site, and the fact that the on-lot drainage will not need to be redesigned, the Department has discretion over the easement requirement. Provide the perimeter drainage easement to the

greatest extent possible given the location of the existing building up to the 10' required.

5. Should it be deemed that a dumpster is necessary it will need to be depicted on the plan and located and screened in accordance with code requirements.
6. The existing paver walk will need to be deemed ADA compliant in order to remain as the only access to the front of the building.
7. It appears that a portion of the entrance drive around the building exists outside of the property boundary. The plan will need to propose the removal of any improvements beyond the property line.
8. Provide the height of the existing building on the plan.
9. Depending on the type of sign proposed for the use, a variance may be required given the limited space at the front of the site to locate the sign.
10. Provide dimensions from the property line to each of the walls of the structure that encroach into the required setback.
11. Although it is not a requirement of the plan, a breakdown of the gross floor area addressing each use, e.g., office space, showroom space, storage, etc. would be helpful to support a parking analysis and/or variance application.
12. Moving forward, additional comments will be provided regarding specific plan requirements as each level of plan review is achieved through the process.

Parking and Loading

1. The use, as proposed, of a by-appointment only builder design center showroom qualifies as a service use that requires one parking space for each 250 square feet of floor area. The parking space requirements are based on the entire gross floor area of the building. The required parking for the proposed use in the existing building requires 15 parking spaces. If the required number of spaces cannot be provided, Planning and Zoning may consider a parking study prepared by a qualified traffic analyst justifying that fewer spaces are sufficient to provide parking for the use as proposed.
2. The parking spaces, as currently shown in the front of the property, cannot be utilized without potentially obstructing the use of the public sidewalk in the right-of-way along Atlantic Ave. Provide only 1 ADA compliant parking space in the front of the building and ensure that it can be accessed from within the bounds of the subject parcel.
3. Any parking spaces proposed in the gravel area to the rear of the building will need to be diagrammatically depicted on the plan to

verify dimensional compliance and delineated in the field with parking bumpers.

4. One (1) separate loading space is required by §140-60 for service uses between 2,000 and 10,000 sq.ft. §140-60-B(3) allows the loading space requirement to be eliminated if it can be shown that the character of the particular use makes loading facilities unnecessary. Given the proposed use as by-appointment only, the Department would be willing to eliminate the requirement for the loading space should the applicant be willing to commit to notes on the recorded plan requiring that loading take place outside of appointment hours.

Landscaping, Screening and Lighting

1. Landscaping, screening, and lighting will be required to comply with the code. Variances will need to be obtained for relief from any requirements that cannot be met. Existing vegetation on-site can be utilized to support the landscaping and screening requirements should it be proposed to be maintained.

Floodplain

1. The building will need to comply with the requirements of §116-5(C). Variances will need to be obtained for relief from any requirements that cannot be met.

Wetlands

1. Delineate the wetland buffers as required by the code. Any existing structures, impervious cover, within the buffer area will be required to be removed in accordance with §116-16B.

Outside Agency Approvals

1. Given the unique nature of the existing condition of the site, and the number of variances that will be required to permit the proposed use to be approved, approvals from DelDOT and the State Fire Marshal will be required prior to the acceptance of the preliminary plan and any variance requests, as any site plan modifications required by those approvals will need to be incorporated into the site layout prior to final variance determination, hearing by the Board of Adjustment, and potential preliminary plan approval.

Variances

1. At this point, the Department has identified that variances from the following categories may be required. We will not be able to

complete the variance list or the specific variance descriptions until the site layout has been finalized.

- a. Maximum lot coverage
- b. Sign location
- c. Minimum screening width
- d. Parking area design standards
- e. Setbacks (driveway, steps, building)

Mr. Cimino noted that this property was vacant, dormant and an eyesore. The applicant has cleaned up the property; it will be a productive property.

Mr. Ray Bkakely, Plitko, was present and spoke briefly about the property. He said he was in receipt of Mr. Lober's letter. He noted that the plan was for a builder custom design center, which would be ADA compliant in front of the building, they will add an addition in the rear possibly. Mr. Blakely stated that he will identify variances needed and get Fire Marshal approval.

Mr. Lober noted that a study was needed for parking. Mr. Liddle inquired about the setbacks, asking if they were too close. Mr. Lober replied, yes, on the front and sides.

Property owner Mr. Mark Engle noted that the property was in disrepair when he purchased it. He said he is respectful of the code, and he will work with the challenges. It will be an appointment only business, The building is structurally sound and meets FEMA requirements.

PUBLIC COMMENTS -None

PUBLIC COMMENT CLOSED

No vote taken, concept plan only.

5. ADJOURNMENT

A motion was made by Ms. DiNoto, seconded by Mr. Maly, to adjourn the meeting at 4:19pm. The motion was carried unanimously 5/0.

Respectfully submitted,
Donna M. Schwartz MMC

Joanne Stosic

From: WIPP@edmundsgovtech.com
Sent: Tuesday, January 13, 2026 4:40 AM
To: Carol Lebedz; Susie Miller; Donna Schwartz; Dawn
Parks; Susie Miller; Joanne Stosic
Subject: A/R WIPP - Ocean View Town, DE (OCVW) Payment
Summary for 01/12/2026

Summary of payments posted through the Edmunds and Associates A/R WIPP website
for 01/12/2026:

2 Invoice payments totaling \$400.00

This is an automated message, please do not reply.

Edmunds and Associates, Inc.

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: \$ 1000P- 361

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 Engineering (contact: Ray Blakeney) Date: 9/5/25

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

Signature: R.W. Blkny Phone #: (302) 537-1919

Owner(s) of Record (Print): Jeff & Stephanie Wilkinson Phone #: ()

Address: P.O. Box 967, Ocean View, DE 19970

Signature(s): Stephanie Wilkinson Administrative Official
Property Owner

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: NW 1 Elliott Ave, E/ DeMarie Dr. - Residual Lands of Jeffrey & Stephanie Wilkinson

PIDN: 135 .004 CTM#: 134-12.00-327.00 Zoned: R-1

Total Area: ± 2.48 SF/Acres Total Present Street Frontage: Various LF

Site Plan Review required for: creation of 4 residential lots, one open space lot, additional cul-de-sac/ ROW

TOWN USE ONLY

PLANNING AND ZONING COMMISSION REVIEWS

CONCEPT PLAN: Received: 9/5/25 Advertised: 10/31/25 Reviewed: 11/20/25

TAC (if applicable): Reviewed: n/a Attending: n/a - TAC waived

PRELIMINARY SITE PLAN: Received: 12/19/25 Advertised: 12/26/25 Reviewed:

APPROVED: DENIED: DATE: *Chairman, Planning & Zoning Commission*

FINAL SITE PLAN: Received: Advertised: Reviewed:

APPROVED: DENIED: DATE: *Chairman, Planning & Zoning Commission*



ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

12/19/25

Ms. Jill Oliver
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

**RE: Wilkinson Site Plan
Tax Parcel 134-12.00-327.00**

Dear Ms. Oliver,

Please find attached our submittal package of the site plan for the Wilkinson property on Demarie Lane (tax parcel 134-12.00-327.00). As we discussed, the plans are being submitted for preliminary review. However, we have been working with the regulatory agencies and have several approvals in hand or expected shortly. I have attached those approvals as well as our CLOMAR and wetlands report and NW-18 permit. The package consists of:

- 8 sets of the proposed site plans
- Comment response letter
- Wetlands report and NW-18 permit
- CLOMR letter and plan
- SCD request for final stormwater management plans
- Sussex County Engineering request for final sewer plans
- Tidewater Utilities request for final water plans
- Fire Marshal site approval letter

I have also included a flash drive with digital copies of the submittal items. Please feel free to contact us with any questions, or if we can provide any additional information. Thank you and happy holidays!

Sincerely,

Ray Blakeney

Plitko Engineering

Cc: Owner, file



ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

12/19/25

Kenneth L. Cimino
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

RE: Concept Plan Review – Wilkinson Property (Tax Map ID Map 134-12.00-327.00)

Dear Mr. Cimino,

This comment response letter accompanies our updated submittal of the Final Site Plan for the above referenced project. Below includes a point-by-point response to your 11-17-2025 comment letter. Your original comments appear first, with our comment responses added below each comment in bold.

General

1. The plan should not include proposed lot-coverage values. Each single lot grading plan that is submitted will be required to address the lot coverage associated with what is actually proposed at the time and will be expected to comply with the maximum allowable value for the zoning.

These have been removed.

2. Moving forward, additional comments will be provided regarding specific plan requirements as each level of plan review is achieved through the process.

Noted.

3. Although no open space is required to be provided in conjunction with this project given that only four residential lots are proposed, open space is required to support the stormwater management facility. Therefore, a homeowner's association will need to be created in accordance with the requirements of §140-72 to provide for the ownership and maintenance of all of the common facilities.

A Homeowner's Association for this project will be created for funding and continued maintenance of the shared stormwater pipes, the stormwater pond, its outfall structure and its outfall pipe. Storm drain piping on individual lots (i.e, roof leaders connecting to conveyance pipes) will be the responsibility of each individual homeowner to maintain.



Variance

1. The Board of Adjustment granted a variance for required lot width associated with the previous submission of this application. Place the following note on the plan.
 - a. On October 21, 2021, the Board of Adjustment granted a variance providing relief from the minimum lot width requirement of 75 ft. to allow lots 2 and 3 as shown hereon to be created at 40.8 and 40.9 ft. wide respectively. See Application V-424.

A note to this effect has been added to sheet C100.

2. Provide dimensions for all four lots at the building setback line to verify the provided lot widths.

Additional lot widths at the building setback line added to sheet C100 & C101.

Floodplain

1. Conditional letter of map revision approval was received from FEMA dated December 29, 2022. Verify that the proposed conditions are consistent with the application to FEMA that received approval. If changes need to be made, an updated approval may be required.

Grading has been revised slightly to conform to the FEMA approval. This plan will go back to FEMA for an update upon Preliminary site Approval.

Easements

1. Show the existing 10 ft. wide easement along the rear of the adjoining parcel to the east in accordance with Plot Book 310 page 66.

This easement is now shown on all plan views.

2. Depict the 10 ft. wide easement around the perimeter of each lot as required by §140-79-B(6) regardless of other easements that may exist or be required in those areas.

A 10 ft 'drainage and buffer' easement is now shown on the entire perimeter of each lot per indicated code section.

3. Any drainage infrastructure that is installed on private property will need to be covered by a 20 ft. wide easement in accordance with §140-79-B(3) and will need to be labeled as to benefit the HOA.

A 20' utility easement has been added to all common storm drainage lines.

4. No easements will be required for the proposed modifications to the existing cul-de-sac at the end of Demarie Drive unless elements of that work are necessary outside of the public right-of-way.

Noted.



Wetlands

1. The plan needs to reflect the existing condition of the wetlands and depict the area to be filled in accordance with the nationwide permit. Provide a note referencing the nationwide permit approval on the plan. Please note the expiration date of the nationwide permit and be aware that the plan design may need to be revisited should the project not be able to comply with the requirements within the verification dated July 24, 2025.

The area of wetlands to be filled has been added to the wetlands area table on sheet C100 as well as a hatch and label depicting it in plan view. The permit note has been added to sheet C100 as well.

2. Grading associated with the construction of any improvements on the lots is not a permitted activity within either of the wetland boundaries. All proposed grading will need to honor the buffer, or the buffer width averaging will need to be applied anywhere grading intercepts the zone B boundary.

The grading has been revised to remain outside of all wetland buffers as shown on sheet C102.

Stormwater Management

1. Sediment and stormwater approval will be the jurisdiction of the Sussex Conservation District. However, the Town will also need to review the stormwater design. We have concerns regarding the proximity of the proposed stormwater facility to the house on the adjoining property to the north. Specific attention will need to be paid to the distance from the house to both the retained and the detained water surface elevations as well as the emergency overflow location and elevation.

Due to revisions to storm drain infrastructure and grading in this resubmittal, we will similarly be resubmitting our sediment and stormwater plan set to SCD for final approval. Upon approval, we will provide those plans to the Town of Ocean View.

2. Please note that §140-100-D(16) requires that all wet ponds be aerated.
An aeration device is proposed for the wet pond. A note has been added to sheet G100 for this.



ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

Streets and Sidewalks

1. Correct the note on the plan to state that the proposed right-of-way and the newly constructed cul-de-sac will be dedicated to public use.

General Note #4 on sheet C100 has been corrected to this affect.

Outside Agency Approvals

1. Any outside agency approvals that have expired since the time of the last application will need to be reissued.

Noted.

Please feel free to contact us with any questions regarding the plan revisions, or if we can provide any additional information. Thank you for all your help over the course of this project.

For Plitko Engineering,

A handwritten signature in black ink, appearing to read "R.W. Blakeney".

Ray Blakeney

Cc: Owner, file



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA PA 19103-2004

July 24, 2025

Regulatory Branch

SUBJECT: Nationwide Permit 18 Verification NAP-2015-01043-85
Jeff Wilkinson SX
Central coordinates (38.55649°N, 75.091214°W)

Jeffery Wilkinson
Post Office Box 967
Ocean View, Delaware 19970
Sjwilkinson98@gmail.com

Dear Mr. Wilkinson:

This letter is written in regard to your proposal to discharge fill material into waters of the United States to construct a cul-de-sac for safe vehicle egress. This project is located at the terminus of Demarie Drive in Ocean View, Sussex County, Delaware. Based upon our review of the information that has been provided, it has been determined that the proposed work is authorized by Department of the Army Nationwide Permit (NWP) 18 Minor Discharges pursuant to Section 404 of the Clean Water Act (33 USC 1344).

This verification of authorization under NWP 18, described in the Federal Register at 86 FR 2744 and 86 FR 73522, is based on your agreement to comply with the general conditions, regional conditions and project specific special conditions listed in this letter. Copies of the NWP descriptions, NWP general conditions and the NWP regional conditions for Delaware can be found at:

2021 NWP Descriptions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-52-NWPs-Descriptions.pdf>

2021 NWP General Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021%20Nationalwide%20Permit%20General%20Conditions.pdf>

2021 Delaware Regional Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-DE-Reg-Cond-Final.pdf>

Federal permits require determination from the State that the activities are consistent with the State's coastal zone management (CZM) program if the activity is located within the State's coastal zone. The entire State of Delaware has been designated as a Coastal Zone Management Area. Federal permits also require the State's certification of

compliance with section 401 of the Clean Water Act through the receipt of a 401 Water Quality Certification (WQC) if the activity involves a Section 404 discharge. A general CZM consistency concurrence has been issued for this permit. A general water quality certification has been issued for this permit. Therefore, no further action is needed as part of the Federal review of your project, provided that you comply with all the terms and conditions of this NWP.

This verification of NWP authorization is valid until the 2021 Nationwide Permits expire on **March 14, 2026**, unless the NWP authorization is modified, suspended, or revoked prior to this date. In the event that the NWP authorization is modified during that time period, this expiration date will remain valid, provided the activity complies with any subsequent modification of the NWP authorization.

Activities which have commenced (i.e. are under construction) or are under contract to commence in reliance upon an NWP will remain authorized provided the activity is completed within twelve months of the date of an NWP's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5 (c) or (d). Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

Special Conditions:

1. All work performed in association with the subject project shall be conducted in accordance with the **enclosed** project plans identified as WETLAND IMPACT PLAN WILKINSON PROPERTY SUBDIVISION DEMARIE DRIVE TAX MAP # 134-12.00-327.00, prepared by Plitko Engineering, dated July 3, 2025, 5 sheets.
2. Construction activities shall not result in the disturbance or alteration of greater than 0.019 acre of waters of the United States.
3. Any deviation in construction methodology or project design from that shown on the enclosed project plans must be approved by this office, in writing, prior to performance of the work. All modifications to the enclosed project plans shall be approved, in writing, by this office. No work shall be performed prior to written approval of this office.
4. This office shall be notified prior to the commencement of authorized work by completing and signing the **enclosed** "Notification of Commencement" form. This office shall also be notified within 10 days of the completion of the authorized work by completing and signing the **enclosed** "Notification of Completion" form. Notification is required each time maintenance work is to be done under the terms of this Corps of Engineers permit.

5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your general permit.
6. The permittee is responsible for ensuring the contractor and/or workers executing the activity(s) authorized by this permit have knowledge of the terms and conditions of the authorization and that a copy of the permit document is at the project site throughout the period the work is underway.

Also **enclosed** with this NWP verification letter is a form seeking any comments, positive or otherwise, on the procedures, timeliness, fairness, etc. of the permit process. You may forward your comments along with the signed "Notification of Commencement" form or "Notification of Completion" form, following the directions provided on the form. If you should have any questions or concerns, please contact Michael D. Yost at (267) 240-5278 or michael.d.yost@usace.army.mil.

Sincerely,

Michael D. Yost



2025.07.24
08:41:20 -04'00'

Michael D. Yost
Senior Regulatory Project Manager

Enclosures

cc:

Kenneth Redinger, Kenneth W. Redinger Environmental Services
Wetlands and Waterways Section, DDNREC
Delaware Coastal Management Program, DDNREC
Chesapeake Bay Field Office, USFWS
Surveillance and Enforcement Section, CENAP-OPR



US Army Corps
of Engineers
Philadelphia District

NOTIFICATION OF COMMENCEMENT

Permittee Name:	File Number:	County, State:
Jeffery Wilkinson	NAP- 2015-01043-85	Sussex, Delaware

INSTRUCTIONS

Complete and sign this form and return it to PhiladelphiaDistrictRegulatory@usace.army.mil at least 10 days before commencement of the activity authorized by this permit. If you do not have the means to return this form electronically, you may print this document and mail it to:

U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

Please Note: The permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. Failure to return this notification form or failure to perform work in compliance with the permit, may result in administrative, civil and/or criminal penalties, or the subject permit may be suspended or revoked.

CERTIFICATION

I have received authorization from the Philadelphia District Regulatory Branch to:

The authorized work will begin on or about:

The company/name and address of the contractor completing the work is:

I hereby certify that the work authorized by the above referenced permit shall be completed in accordance with all of the terms and conditions of the above noted permit.

Permittee Signature:	Date:	Telephone Number:
Contractor Signature:	Date:	Telephone Number:



US Army Corps
of Engineers
Philadelphia District

NOTIFICATION OF COMPLETION

Permittee Name:	File Number:	County, State:
Jeffery Wilkinson	NAP- 2015-01043-85	Sussex, Delaware

INSTRUCTIONS

Complete and sign this form and return it to PhiladelphiaDistrictRegulatory@usace.army.mil within 10 days after completion of the activity authorized by this permit. If you do not have the means to return this form electronically, you may print this document and mail it to:

U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

Please Note: The permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. Failure to return this notification form or failure to perform work in compliance with the permit, may result in administrative, civil and/or criminal penalties, or the subject permit may be suspended or revoked.

CERTIFICATION

I have received authorization from the Philadelphia District Regulatory Branch to:

The authorized work began on:

The authorized work was completed on:

The company/name and address of the contractor that completed the work is:

I **hereby certify** that the work authorized by the above referenced permit has been completed in accordance with all of the terms and conditions of the above noted permit.

Permittee Signature:	Date:	Telephone Number:
Contractor Signature:	Date:	Telephone Number:



**US Army Corps
of Engineers**

Philadelphia District

We are soliciting your views and comments concerning the processing of your Department of the Army permit application request. Any input, positive or otherwise, on procedures, timeliness, fairness, etc., would be appreciated.

Please write your comments in the space provided below and return to the Philadelphia District Regulatory Branch at PhiladelphiaDistrictRegulatory@usace.army.mil or if you do not have the means to return this form electronically you may print this document and mail to:

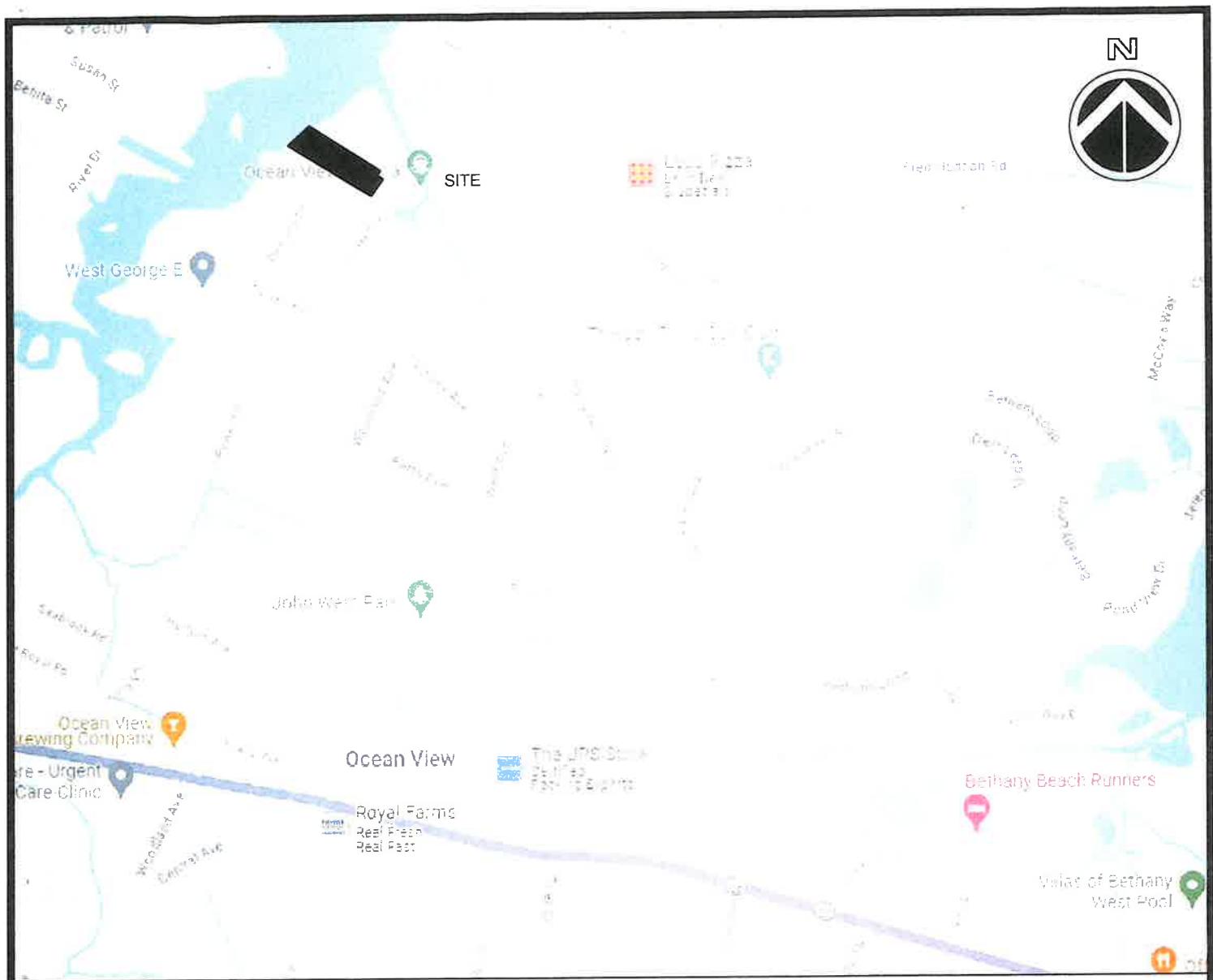
U.S. Army Corps of Engineers Philadelphia District
Attn: CENAP-OPR
1650 Arch Street
Philadelphia, PA 19103-2004

FILE NUMBER: _____

(Example NAP-2020-01234-56)

COMMENTS:

Thank you for taking the time to provide feedback which we can use to acknowledge great performance, correct problems and generally improve our business practices.



VICINITY MAP

WETLAND IMPACT PLAN
WILKINSON PROPERTY SUBDIVISION
 DEMARIE DRIVE
 TAX MAP # 134-12.00-327.00

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE

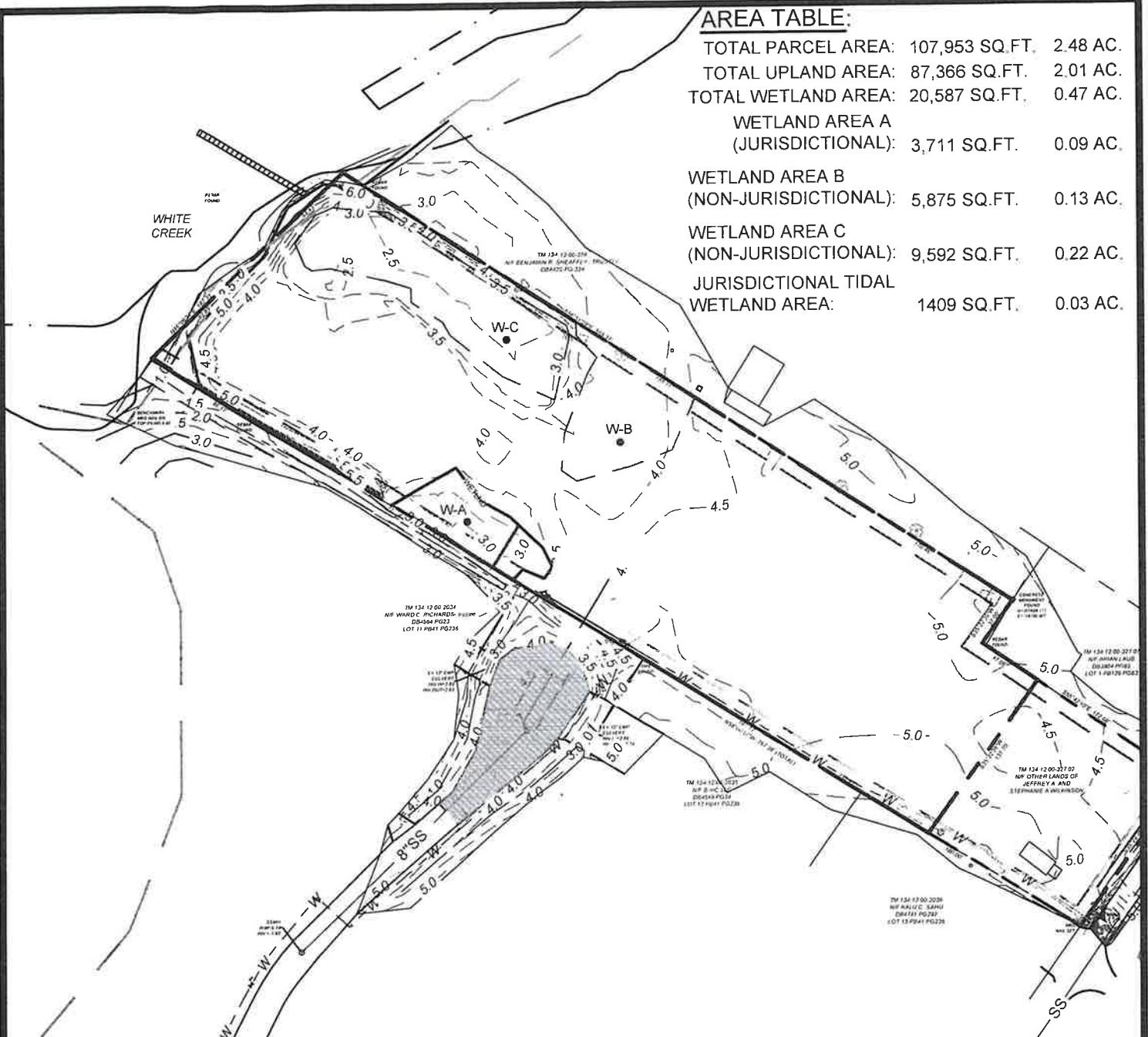


ENGINEERING - SURVEY - HYDROGRAPHIC
 PLITKO
 ENGINEERING

Scale: 1"=1000'
Designed: WK
Approved: WK
Date: 7/3/25
Sheet No. WL-1

AREA TABLE:

TOTAL PARCEL AREA:	107,953 SQ.FT.	2.48 AC.
TOTAL UPLAND AREA:	87,366 SQ.FT.	2.01 AC.
TOTAL WETLAND AREA:	20,587 SQ.FT.	0.47 AC.
WETLAND AREA A (JURISDICTIONAL):	3,711 SQ.FT.	0.09 AC.
WETLAND AREA B (NON-JURISDICTIONAL):	5,875 SQ.FT.	0.13 AC.
WETLAND AREA C (NON-JURISDICTIONAL):	9,592 SQ.FT.	0.22 AC.
JURISDICTIONAL TIDAL WETLAND AREA:	1409 SQ.FT.	0.03 AC.



EXISTING CONDITIONS

WETLAND IMPACT PLAN
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TAX MAP # 134-12.00-327.00

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



ENGINEERING - SURVEY - HYDROGRAPHIC
PLITKO LLC
DELAWARE
DRAFTING & DESIGN
CONSTRUCTION & SURVEY

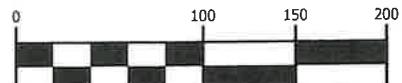
Scale: 1"=30'

Designed: WK

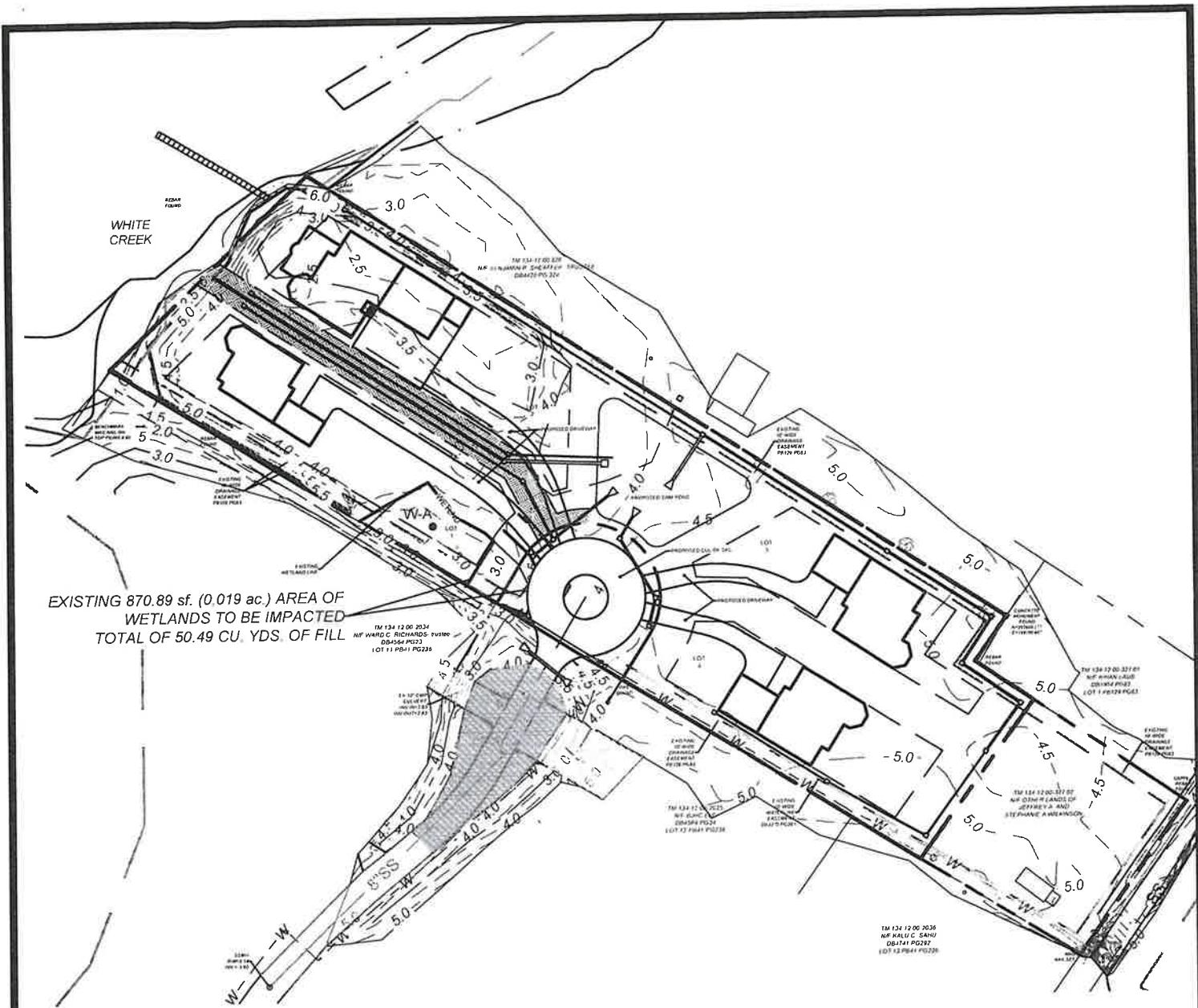
Approved: WK

Date: 7/3/25

Sheet No. WL-2



GRAPHIC SCALE
1 inch = 100 feet



PROPOSED CONDITIONS PLAN IMPACT AREA

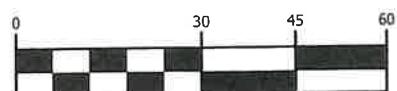
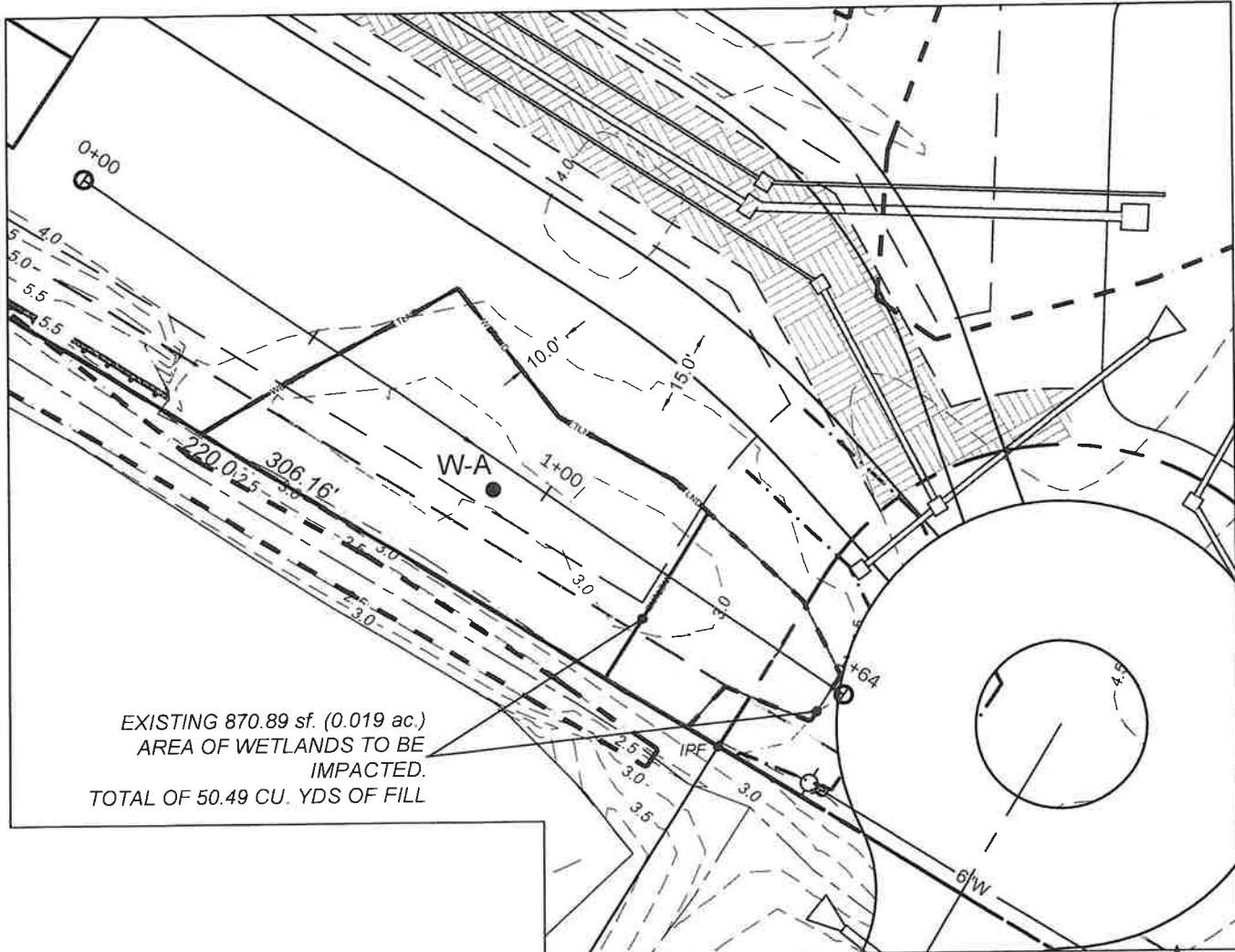
**WETLAND IMPACT PLAN
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TAX MAP # 134-12.00-327.00**

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE

PLITKO
ENGINEERING

ENGINEERING - SURVEY - HYDROGRAPHIC

Scale:	1"=30'
Designed:	WK
Approved:	WK
Date:	7/3/25
Sheet No.	WL-3



IMPACT AREA 1

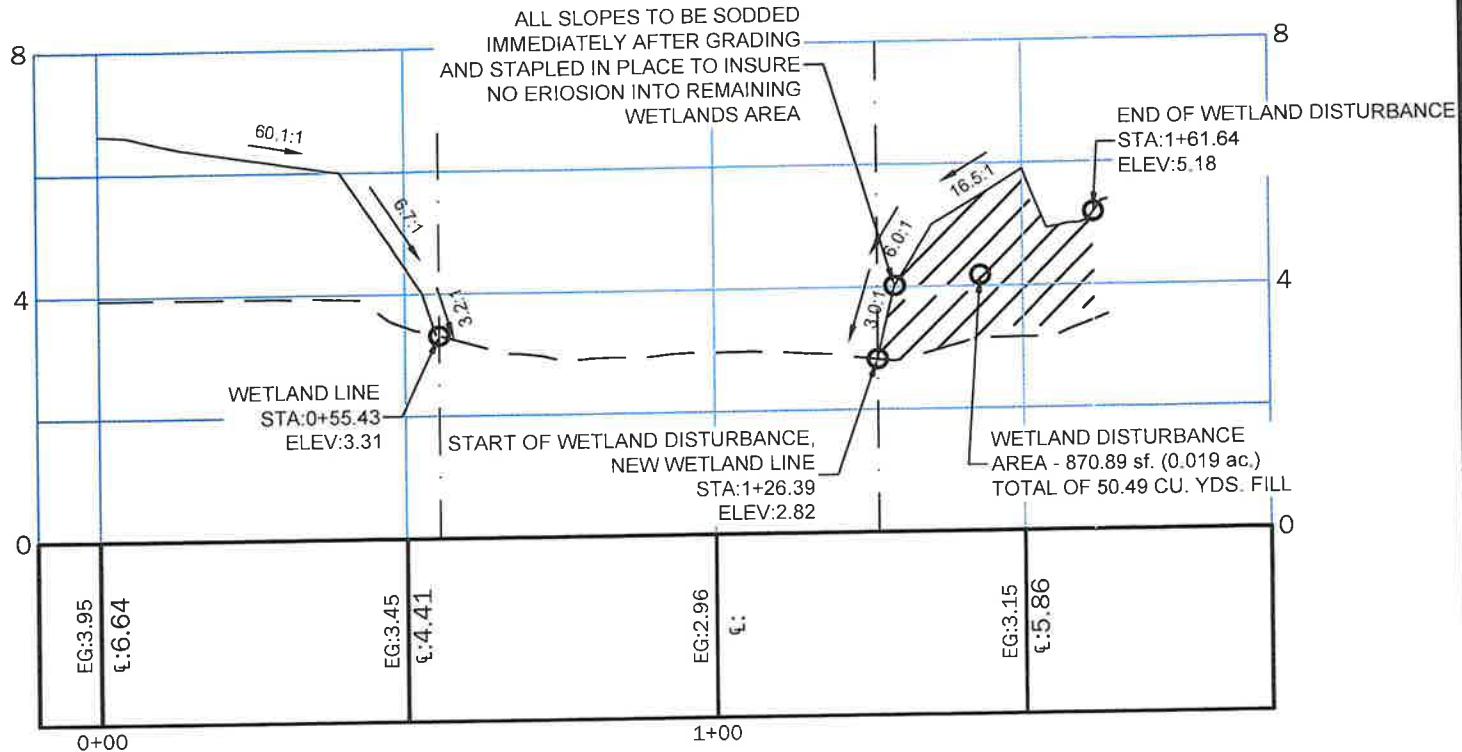
WETLAND IMPACT PLAN
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TAX MAP # 134-12.00-327.00

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



ENGINEERING SURVEY HYDROGRAPHIC
LANDSCAPE ARCHITECTURE
CONSTRUCTION PLANNING
ENVIRONMENTAL PLANNING

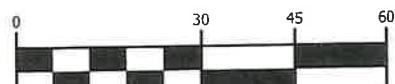
Scale:	1"=30'
Designed:	WK
Approved:	WK
Date:	7/3/25
Sheet No.	WL-4



IMPACT AREA 1

H: 1"=30'

V: 1"=3'



IMPACT AREA 1 SECTION

WETLAND IMPACT PLAN
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TAX MAP # 134-12.00-327.00

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



ENGINEERING SURVEY HYDROGRAPHIC
PLATINUM SURVEYING
LAND SURVEYING
HYDROGRAPHIC SURVEYING
LAND SURVEYING
HYDROGRAPHIC SURVEYING

Scale:	1"=30'
Designed:	WK
Approved:	WK
Date:	7/3/25
Sheet No.	WL-5



Federal Emergency Management Agency

Washington, D.C. 20472

December 29, 2022

THE HONORABLE JOHN REDDINGTON
MAYOR, TOWN OF OCEAN VIEW
201 CENTRAL AVENUE
1ST FLOOR
OCEAN VIEW, DE 19970

CASE NO.: 23-03-0082C

COMMUNITY: TOWN OF OCEAN VIEW, SUSSEX
COUNTY, DELAWARE
COMMUNITY NO.: 100046

DEAR MR. REDDINGTON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

CLOMR-F COMMENT DOCUMENT

cc: Mr. Michael Giovannozzi



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE	A portion of a parcel of land, as shown on the Minor Subdivision recorded as Document No. 2020000018952, Book 310, Page 66 in the Office of the Recorder of Deeds, Sussex County, Delaware
	COMMUNITY NO.: 100046	The portion of property is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 10005C0512K DATE: 3/16/2015	
FLOODING SOURCE: INDIAN RIVER BAY; WHITE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.556156, -75.090557 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	6 Elliott Avenue	Portion of Property (Area 1)	X (shaded)	7.0 feet	--	7.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	CONDITIONAL LOMR-F DETERMINATION
DETERMINATION TABLE (CONTINUED)	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

CLOMR-F AREA 1

COMMENCING at the intersection of the northern right of way of DeMarie Drive and the southwest boundary of Tax Parcel 134-12.00-327.00 at an iron pipe found, thence N58°00'57"W, 171.77 feet; thence N31°59'03"E, 16.28 feet to a CLOMR-F point the POINT OF BEGINNING OF CLOMR-F AREA 1; thence N57°07'05"W, 71.41 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 12.56 feet to a CLOMR-F point; thence N14°49'35"E, 1.84'; thence N29°03'17"W, 1.79 feet to a CLOMR-F point; thence N36°06'49"E, 37.36 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.30 feet, arc length 15.87 feet; thence S55°36'14"E, 12.25 feet to a CLOMR-F point; thence S56°57'35"E, 64.22 feet to a CLOMR-F point; thence along a curve to the right with a radius of 5.30 feet, arc length 8.42 feet to a CLOMR-F point; thence S34°05'20"W, 40.32 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.50 feet, arc length 16.27 feet to a CLOMR-F point the POINT OF BEGINNING

CLOMR-F AREA 2

COMMENCING at the intersection of the northern right of way of DeMarie Drive and the southwest boundary of Tax Parcel 134-12.00-327.00 at an iron pipe found, thence N58°00'57"W, 306.19 feet; thence N46°09'31"E, 187.31 feet; thence S56°51'29"E, 51.44 feet; S33°08'31"W 15.06 feet to a CLOMR-F point the POINT OF BEGINNING OF CLOMR-F AREA 2; thence S56°34'06"E 67.32' to a CLOMR-F point; thence along a curve to the right with a radius of 9.50 feet, arc length 14.70 feet to a CLOMR-F point; thence S32°05'33"W 15.70 feet to a CLOMR-F point; thence along a curve to the right with a radius of 9.50 feet, arc length 14.96 feet; thence N57°42'34"W 20.92 feet to a CLOMR-F point; thence along a curve to the left with a radius of 10.00 feet, arc length 13.42 feet to a CLOMR-F point; thence S45°24'02"W 9.85 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.25 feet, arc length 13.94 feet to a CLOMR-F point; thence N56°40'33"W 37.57 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.58 feet to a CLOMR-F point; thence N32°37'09"E 10.54 feet to a CLOMR-F point; thence N46°28'08"E 3.56 feet to a CLOMR-F point; thence N54°45'00"E 32.54 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.50 feet, arc length 12.59 feet to a CLOMR-F point the POINT OF BEGINNING

CLOMR-F AREA 3

COMMENCING at the intersection of the northern right of way of DeMarie Drive and the southwest boundary of Tax Parcel 134-12.00-327.00 at an iron pipe found, thence N58°00'57"W, 306.19 feet; thence N46°09'31"E, 187.31 feet; thence S56°51'29"E, 440.61 feet; thence S33°08'31"W 15.04 feet to a CLOMR-F point the POINT OF BEGINNING OF CLOMR-F AREA 3; thence S56°43'38"E 72.15 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.67 feet to a CLOMR-F point; thence S33°02'17"W 35.33 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.59 feet; thence N57°38'18"W 72.06 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.80 feet to a CLOMR-F point; thence N32°54'19"E 36.48 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.77 feet to a CLOMR-F point the POINT OF BEGINNING

CLOMR-F AREA 4

COMMENCING at the intersection of the northern right of way of DeMarie Drive and the southwest boundary of Tax Parcel 134-12.00-327.00 at an iron pipe found, thence S58°00'57"E, 246.84 feet; thence N31°59'03"E 15.02 feet to a CLOMR-F point the POINT OF BEGINNING OF CLOMR-F AREA 4; thence N58°03'58"W 71.76 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.82 feet to a CLOMR-F point; thence N32°35'09"E 36.40 feet to a CLOMR-F point; thence along a curve to the right with a

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

radius of 10.00 feet, arc length 15.69 feet; thence S57°30'09"E 71.87 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.75 feet to a CLOMR-F point; thence S32°45'58"W 35.69 feet to a CLOMR-F point; thence along a curve to the right with a radius of 10.00 feet, arc length 15.56 feet to a CLOMR-F point the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	6 Elliott Avenue	Portion of Property (Area 2)	X (shaded)	7.0 feet	--	7.0 feet
--	--	--	6 Elliott Avenue	Portion of Property (Area 3)	X (shaded)	7.0 feet	--	7.0 feet
--	--	--	6 Elliott Avenue	Portion of Property (Area 4)	X (shaded)	7.0 feet	--	7.0 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 4 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 4 Properties.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacubit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

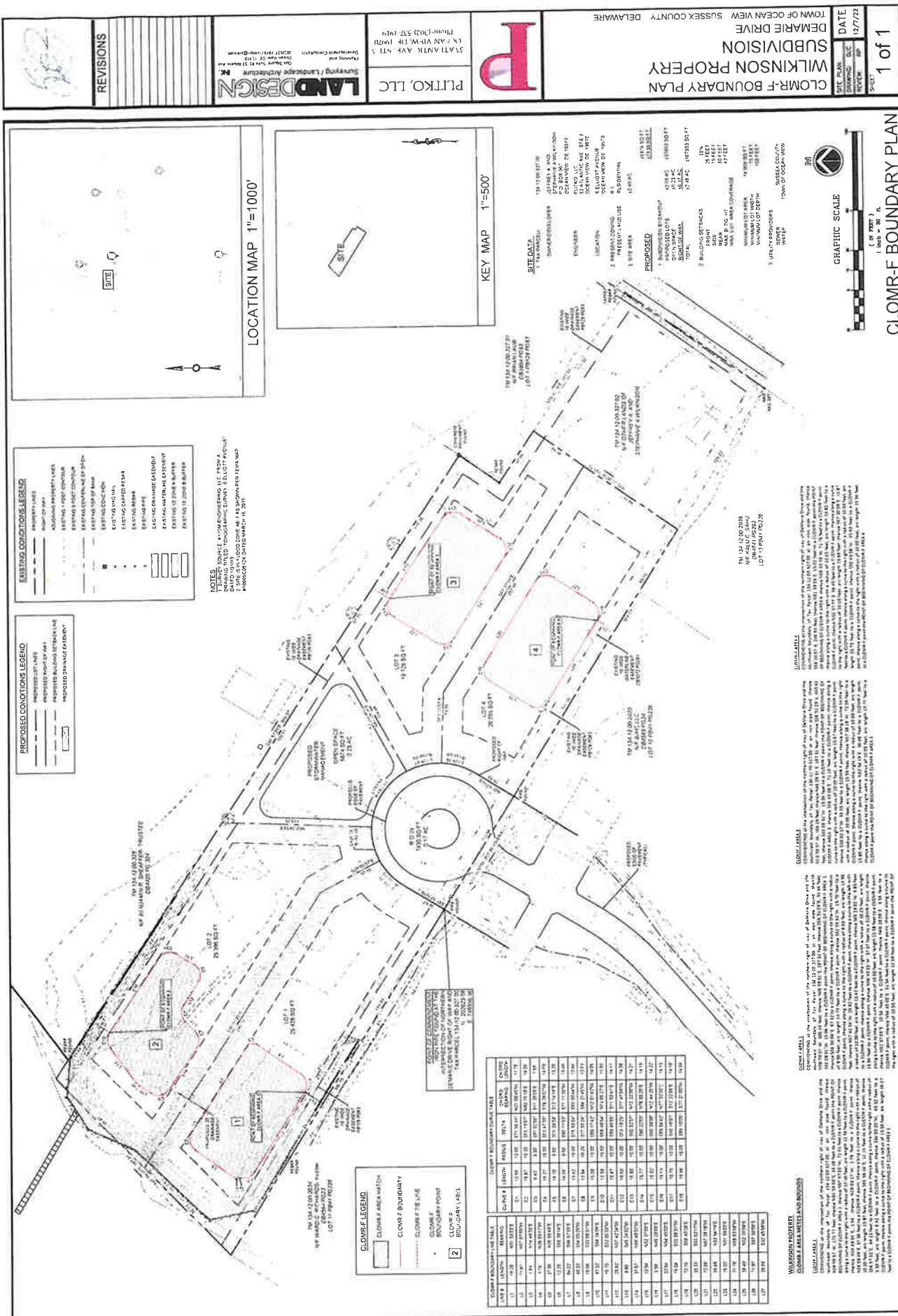
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacubit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration





March 12, 2025

Mr. Robert Plitko
Plitko, LLC
rplitko@plitko.com

**RE: Wilkinson Subdivision
3/2025 Ready for Approval**

Mr. Plitko:

The Sussex Conservation District has reviewed the sediment and stormwater management plans submitted for the above-referenced project. The District has found the submittal to be acceptable, please provide the District with the following:

- **NOI Required**
- Submit 5 sets of plans for approval.
- Submit 1 set scaled 12 x 18 for approval.
- Submit an electronic copy (PDF) of the project's complete construction set.
- Submit an electronic copy (PDF) of the Stormwater Report (and all exhibits).
- Provide a check for an inspection fee of \$3,795 and a maintenance fee of \$935. (These fees can be combined on one check.)

Please note:

- Every plan sheet is to be signed and sealed by a qualified design professional. (Paper & Electronic copies)
- The SCD Owners Certification Statement is to be signed in ink on each set of plans.
- DelDOT Entrance Permit is required prior to scheduling a Pre-Construction meeting. (if applicable)
- DNREC Drainage Section approval is required prior to SCD final approval. (if applicable)

If plans are submitted with any of the above items missing, they will **not** be approved. Be advised if there are any deficiencies which cannot be addressed within 72 hours the plans will be considered withdrawn and therefore, you will need to entirely resubmit. We appreciate your cooperation in this matter as we are trying to maintain a professional and structured office to better serve you.

If ownership is going to change, the District will require a new application and two sets of plans with the new owner's information and signed certification statement. In addition, the authorization to discharge stormwater under the regulations *Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities*, must be transferred by the original owner to the new owner, please contact DNREC at 302-739-9921 for assistance.

If you have any questions or concerns regarding the aforementioned, please do not hesitate to contact the District at 302-856-2105.

Sincerely,

John Justice

Stormwater Plan Reviewer

ENGINEERING DEPARTMENT

JOHN J. ASHMAN
SR. MANAGER OF UTILITY PLANNING
& DESIGN REVIEW

(302) 855-7370 T
(302) 854-5391 F
jashman@sussexcountyde.gov

**Sussex County**

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

July 21, 2023

Plitko, LLC
Attn: Robert Plitko, Jr., P.E.
53 Atlantic Avenue, Ste 3
Ocean View, DE 19970

**RE: WILKINSON PROPERTY
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
OCEAN VIEW AREA
SUSSEX COUNTY TAX MAP NUMBERS 134-12.00-327.00 – CLASS 1
AGREEMENT NO. 1232**

Dear Mr. Plitko,

A review of the above referenced plans has been completed by the Sussex County Engineering Department. Please have a completed review, **with confirmation** from DNREC for this projects wastewater construction permit before submitting plans for Sussex County approval. Provide three (3) sets of plans in a size of 24" x 36", and **one (1) CD or file transfer of PDFs for each sheet**. One set of plans will be returned to the Engineer/Consultant for their record.

Each sheet must be signed and sealed by the Engineer and the cover sheet of the plan shall have the owner/developer's and **wetland consultant** signature, this includes PDFs being submitted prior to Sussex County Engineering Department approval.

"If plans are not received within one (1) year of the date of this letter, a new review process and review fees will be required."

Should you have any questions, please do not hesitate to contact me.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

A handwritten signature in blue ink, appearing to read "Chris Calio".
Chris Calio
Engineering Technician IV



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

From: Tawanda Priester <TPriester@middlesexwater.com>
Sent: Thursday, August 18, 2022 3:17 PM
To: Jim Coburn <jcoburn@plitko.com>; sjwilkinson98@gmail.com
Cc: Rob Plitko <rplitko@plitko.com>; Paul Miller <pmiller@middlesexwater.com>
Subject: Wilkinson Property (Town of Ocean View) - NFC

Jim,

At this time, TUI has completed the review of the attached utility plans and has no further comments. TUI's acceptance of these plans shall expire one (1) year from the date of this email. In the event final approval is not granted and construction is not started within the year, resubmission to TUI will be required. Also, revisions to the project or the utility plans will require resubmission.

The following documentation may be submitted for final approval:

1. Completed plan approval application, signed and dated. Attached is the latest application.
2. Hard copies of Fire Marshal Office and Office of Drinking Water approvals.
3. One hard copy of the recorded record plat of the site. Recorded plat should include the book & page stamp.
4. Four copies of final plans sealed by a professional engineer registered in the State of Delaware. Please include Sheets W100 – W103.
5. Electronic files on CD:
 - a. Final water utility plan in full .dwg format (AutoCAD 2018 or earlier versions).
 - b. Sealed final water utility plan in .pdf format. Please include Sheets W100 – W103.
 - c. Recorded record plat in .pdf format.

Thank you,

Tawanda Priester
Project Engineer
TIDEWATER UTILITIES, INC.
"Southern Delaware's Premier Water Company Since 1964"
Phone: 302-747-1339 Fax: 302-734-9295



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2022-04-210107-MIS-02

Tax Parcel Number: 134-12.00-327.00

Status: Approved as Submitted

Date: 04/21/2022

Project

Wilkinson Subdivision

Demarie Drive
Ocean View DE 19970

Jeff & Stephanie Wilkinson Property

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 84 - Millville Volunteer Fire Co

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Ray Blakeney

Atlantic Ave

Ocean View, de 19970

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments. Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:


John Colpo
Fire Protection Specialist

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2022-04-210107-MIS-02

Tax Parcel Number: 134-12 00-327 00

Status: Approved as Submitted

Date: 04/21/2022

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2021. The Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1040 A This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.

1130 A Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Reg 701, Chap 4 and Reg 703, Chapter 3). Results are to be forwarded to this Agency for review.

1132 A Fire hydrants shall be color coded in accordance with the DSFPR, Reg 703, Chap 3. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.

1232 A All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located.DSFPR Reg 703, Chap 1

1332 A The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).

1432 A The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24)

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

600 White Clay Center Drive, Suite 200 • Newark, DE 19711 • Phone 302.731.9176

January 12, 2026

Kenneth L. Cimino
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

**RE: Preliminary Plan Review – Wilkinson Property
Tax Map ID Map 134-12.00-327.00**

Dear Mr. Cimino:

Pursuant to your request, we have reviewed the plans listed below.

- Wilkinson Property - Final Site Plan, by Plitko Engineering, dated 12/19/25

Based on our review we have the following comments.

General

1. Although no open space is required to be provided in conjunction with this project given that only four residential lots are proposed, open space is required to support the stormwater management facility. Therefore, a homeowner's association will need to be created in accordance with the requirements of §140-72 to provide for the ownership and maintenance of all of the common facilities.

Floodplain

1. An updated approval from FEMA for the revised CLOMR application will be required prior to final plan approval.

Wetlands

1. The new wetland boundary on the east side of lot 1 created by the filling of a portion of the wetlands requires both A and B buffers as depicted around the remainder of the wetlands.
2. Grading associated with the construction of any improvements on the lots is not a permitted activity within either of the wetland boundaries. All proposed grading will need to honor the buffer, or the buffer width averaging will need to be applied anywhere grading intercepts the zone B boundary. Specifically, the dwelling on lot 1 is shown against the outer edge of the

Employee-Owned Since 1988

wetland buffer and grading is proposed in with both buffers to the south and the west. This disturbance of the buffers will need to be offset with averaging.

Stormwater Management

1. The Town will need to review the revised sediment and stormwater plan. I am still concerned about the grading for the proposed pond embankment and the bulkhead proposed along the northern boundary of lot 2. It appears that the existing drainage pattern directs flow from the lot to the north onto the subject parcel where it drains to the creek. The proposed bulkhead and grading appear to block that drainage pattern and create a sumped condition on the lot to the north. Grading will need to be provided to ensure that any off-site areas that currently drain onto the subject parcel can continue to do so.

Streets and Sidewalks

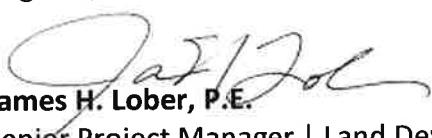
1. The portion of the driveway within the ROW at lot 12 will need to be rebuilt at the maximum allowable 20 ft. in width as part of the work to reconfigure the existing cul-de-sac. It can transition back to the existing width at the property line.
2. The existing 12" CMP culverts under the driveways for lots 11 and 12 will need to be replaced with 12" RCP culverts as part of the work to reconfigure the existing cul-de-sac.
3. The existing ditch from Demarie Dr. to the creek along the northern boundary of lot 11 will need to be cleared and graded to drain to ensure positive drainage in conjunction with the work to reconfigure the existing cul-de-sac.

Outside Agency Approvals

1. Any outside agency approvals that have expired since the time of the last application will need to be reissued. All applicable outside agency approvals will be required prior to final plan approval.

If you have any questions or would like to discuss our comments further, please let me know.

Regards,


James H. Lober, P.E.
Senior Project Manager | Land Development
Jim.lober@kci.com

Chapter 140. Land Use and Development

Article XVI. Development Plan Approval

§ 140-103. Preliminary development plan.

- A. Definition.** A "preliminary development plan" is a detailed map showing the proposed layout of a site, parcel, tract, land, property, or residential planned community submitted for preliminary approval.
- B. Planning and Zoning Commission responsibility.** The Planning and Zoning Commission shall review and take action on each preliminary development plan.
- C. Compliance with PLUS.** No development plan, subject to review pursuant to the Preliminary Land Use Service (PLUS) authorized in Title 29, Chapter 92, of the Delaware Code and/or the provisions of any memorandum of understanding between the Town and the Office of State Planning Coordination, shall receive preliminary approval until the Office of State Planning Coordination has provided written comments to the Town.
- D. Plan format:**
 - (1) Shall be clearly and legibly drawn.
 - (2) Maximum scale: one inch equals 50 feet.
 - (3) Maximum sheet sizes: 24 inches by 36 inches in size.
 - (4) Digital electronic PDF format.
- E. Plan contents.** The preliminary development plan shall include the following:
 - (1) Name or identified title of the proposed subdivision or development and of the Town, county and state;
 - (2) North point, graphic scale, written scale and date, including the month, day and year that the original drawing was completed, the month, day and year that the original was revised, for each revision, and a clear and concise description and location of the changes made in each revision;
 - (3) Name of record owner (and developer) with certification of approval of the plan;
 - (4) Name and address of registered engineer, or surveyor, responsible for the plan and signature blocks for approvals;
 - (5) The current names of all abutting landowners or subdivisions, and the names of the owners of all adjacent unplotted land;
 - (6) A key map, for the purpose of locating the property being subdivided, drawn at reasonable scale and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans

existing within 200 feet of any part of the property. Also, the approximate distance to all nearby existing streets shall be shown, and a title, scale and North point shall be indicated;

- (7) Total tract boundaries of the property being developed, showing bearings and distances, and a statement of total acreage of the property;
- (8) Contour lines at vertical intervals of not more than one foot. The datum shall be U.S. Coast and Geodetic Survey (U.S.C.&G.);
- (9) Location and elevation of the datum used shall be a known, established U.S.C.&G.; bench mark;
- (10) All existing water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses, easements, rights-of-way and other significant man-made or natural features within the proposed subdivision and within 100 feet outside of the boundaries of the proposed subdivision or land development;
- (11) The location and present use of existing buildings and structures, mature trees standing alone, outer limits of tree masses, woodlands and other existing vegetation, and the location of floodplain, wetlands and other natural features which may affect the location of proposed streets or buildings;
- (12) All existing streets, including streets of record (recorded, but not constructed), on or abutting the tract, including names, rights-of-way, cartway (pavement) widths, and approximate grades with tie-ins;
- (13) Proposed development, including:
 - (a) Location and width of all streets and rights-of-way, with a statement of any conditions governing their use;
 - (b) Suggested street names. These should be in conformance with the provision of Chapter 185 and coordinated with Sussex County 911 Addressing and Mapping Department.
 - (c) Utility easement locations;
 - (d) Building setback lines along each street, side and rear yard lines;
 - (e) Lot lines with bearings and distances;
 - (f) Lot numbers and a statement of the total number of lots and parcels;
 - (g) A statement of the intended use of all nonresidential lots and parcels and acreage of such lots or parcels;
 - (h) Sanitary and storm sewers (and other drainage facilities), with the grades, size and material of each indicated, and any proposed connections with existing facilities;
 - (i) Parks, playgrounds and other areas dedicated or reserved for public use, with any conditions governing such use;
 - (j) Stormwater management plan, and erosion and sedimentation control plan;
 - (k) Proposed landscaping and lighting;
 - (l) Proposed sidewalks and walkways; and
 - (m) Demarcation of existing vegetation to remain or to be removed.
- (14) Certification of plan accuracy;
- (15) Certification of ownership;
- (16) Purpose note;

- (17) Tax parcel numbers for all subject properties;
- (18) Zoning district designation (existing and proposed);
- (19) Source of title;
- (20) Total site gross and net acreage;
- (21) Numbers of existing and proposed lots and/or dwelling units;
- (22) For nonresidential developments, existing and proposed building gross floor areas; and
- (23) Calculation of required parking and number of existing and proposed spaces;
- (24) Legend.

F. Supplemental data. The preliminary plan shall be accompanied by the following data:

- (1) Preliminary improvement construction plan, containing the following information:
 - (a) A preliminary plan for the surface drainage facilities of the tract to be developed, including stormwater runoff calculations for the watershed and entire property being developed, and showing the proposed method of accommodating the anticipated runoff; all soils mapping and soil data.
 - (b) Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable standards of DelDOT and shall be subject to the approval of the Town Engineer.
- (2) Wetlands report. Wetlands delineation and wetlands mitigation plan prepared by a Delaware registered engineer, surveyor, biologist, or other environmental scientist, or other environmental scientist with experience and qualifications in wetlands delineation prepared pursuant to Article II, Chapter **116**.
- (3) Floodplain delineation and management plan: a plan for the management of special flood hazard areas defined under "Flood Damage Reduction" in Chapter **116**. Such plan shall comply with the applicable standards in Chapter **116**.
- (4) Source water protection: an environmental assessment report prepared pursuant to Article III, Chapter **116**.
- (5) Traffic study: operational analysis report prepared by a Delaware registered engineer with experience and qualifications in the preparation of operational analysis and traffic impact studies.
- (6) Title search: title search of the pertinent property that includes at least ownership of the property, easements, deed restrictions and other similar information.

G. Additional information. The Planning and Zoning Commission may request any additional information needed to make an informed decision.

H. Referrals to other agencies. Each preliminary development plan shall be referred to the following agencies and departments:

- (1) Sussex Conservation District;
- (2) Water provider;
- (3) Sewer provider;
- (4) Delaware Department of Transportation;
- (5) Sussex County 911 Addressing;

- (6) State Fire Marshal's office;
- (7) Electricity provider;
- (8) Natural gas provider;
- (9) Delaware Department of Natural Resources and Environmental Control;
- (10) Army Corps of Engineers;
- (11) Town Engineer; and
- (12) Other agencies as needed.

I. Review and approval.

- (1) Before taking action on a preliminary development plan, the Planning and Zoning Commission shall allow sufficient time for the Office of State Planning Coordination, departments, and agencies to comment on the plan.
- (2) The Planning and Zoning Commission may approve a preliminary development plan with conditions.
- (3) The applicant is responsible for demonstrating, to the satisfaction of the Planning and Zoning Commission, compliance with conditions as a prerequisite to final development plan approval.
[Amended 11-18-2014 by Ord. No. 317]

SINCE 1889



TOWN OF OCEAN VIEW

201 Central Avenue – 2nd Floor
Ocean View, DE 19970
Land Use • Permitting • Licensing • Code Enforcement • Public Works
302 539-1208 (office) • 302 537-5306 (fax)
kcimino@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



December 22, 2025

Laub, Brian & Evan
96 Apple Blossom Dr.
Lancaster, PA 17602

135.003

TOWN OF OCEAN VIEW PUBLIC NOTICE PLANNING & ZONING COMMISSION

**NW/Elliott Avenue, E/DeMarie Drive -
Residual Lands of Jeffrey A. & Stephanie A. Wilkinson
(PIDN: 135.004 / CTM# 134-12.00-327.00)**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review a preliminary land development plan associated with Application P-361, submitted by Plitko, LLC, on behalf of the property owners, Jeffrey A. & Stephanie A. Wilkinson, for the subdivision of one (1) parcel of land into four (4) residential lots and (1) open space parcel on property zoned R-1 (Single-Family Residential) located at NW/Elliott Ave., E. DeMarie Dr. - Residual Lands of Jeffrey A. & Stephanie A. Wilkinson (PIDN: 135.004 / Sussex CTM# 134-12.00-327.00).

Town will hold this review on **Thursday, January 15, 2026 at 4:00pm** or as soon as possible thereafter in the Ocean View Community Center located at 32 West Avenue, adjacent to John West Park. All interested parties are welcome to attend. The meeting will be available online for viewing via livestream on the Town's YouTube channel. The link to the livestream will appear on the posted agenda for the meeting and in the calendar portion of the Town's website, www.oceanviewde.gov. Please note that the meeting agenda is subject to change. Written comments will be accepted but must be submitted prior to the start of the meeting.

The material may be examined by interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Friday by appointment only. For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at kcimino@oceanviewde.gov.

PDIN	CTM#	PL#	Property Street	Owner	OMA #	OMA Street	OMA City	OMA State	OMA Zip
135.003	134-12.00-327.01	6	Elliott Ave.	Laub, Brian & Evan	96	Apple Blossom Dr.	Lancaster	PA	17602
134.080	134-12.00-2031.00	8	DeMarie Dr.	Lake, Graeme C. & Glenda A.	8	DeMarie Dr.	Ocean View	DE	19970
134.090	134-12.00-2032.00	6	DeMarie Dr.	Kievets, Mark A. & Eileen	26	Frank St.	Smithtown	NY	11787
134.100	134-12.00-2033.00	4	DeMarie Dr.	Stewart, Robert H. & Lindsey N.	2079	Brandywine Ln.	York	PA	17404
134.110	134-12.00-2034.00	2	DeMarie Dr.	Richards, Ward C. & Bonnie L.	2	DeMarie Dr.	Ocean View	DE	19970
134.120	134-12.00-2035.00	1	DeMarie Dr.	Gordy, Peter R. & Jeanne M.	110	Delview Dr.	Wilmington	DE	19810
134.130	134-12.00-2036.00	8	Elliott Ave.	Sahu Kalu C. & Suchitra	234	East Crail Ct.	Middletown	DE	19709
134.140	134-12.00-2037.00	3	DeMarie Dr.	Novotny, Samantha & Eric L.	36	Old Granary Ct.	Catonsville	MD	21228
134.150	134-12.00-2038.00	10	Elliott Ave.	Bribaker, Lee & Alice	10	Elliott Ave.	Ocean View	DE	19970
134.160	134-12.00-2039.00	5	DeMarie Dr.	Hoffer, Joseph R. & Linda J.	313	Reigert's Ln.	Annville	PA	17003
134.170	134-12.00-2040.00	12	Elliott Ave.	Williams, Michael J. & Rebecca A.	12	Elliott Ave.	Ocean View	DE	19970
135.001	134-12.00-327.01	4	Elliott Ave.	Laub, Brian & Evan	96	Apple Blossom Dr.	Lancaster	PA	17602
136.000	134-12.00-328.00	2 B	Elliott Ave.	Sheaffer, Benjamin R. - Trustee	8715	Cobblestone Dr.	Tampa	FL	33615
137.000	134-12.00-329.00	2 A	Elliott Ave.	Delaware State Parks c/o Doug Long	39415	Inlet Road	Rehoboth Beach	DE	19971
138.000	134-13.00-1.00	2	Elliott Ave.	Sheaffer, Benjamin R. - Trustee	3916	W. South Ave	Tampa	FL	33615
139.000	134-13.00-2.00	1	Elliott Ave.	Ocean View Marina LLC	303	Azalea Ct. - B	Bethany Beach	DE	19930
140.000	134-13.00-3.00	11	Elliott Ave.	Evans, Katherine M.	11	Elliott Ave.	Ocean View	DE	19970

12/29/2025 12:53

PUBLIC NOTICE
TOWN OF OCEAN SPRINGS



BENJAMIN SHEAFFER (TRUSTEE)

Mailing Address: 3916 W. South Ave, Tampa, FL 33614

Affected Property: 2B Elliott Ave, Ocean View, DE 19970

Phone: (813) 786-7701 (preferred) or Office: (813) 872-7311

Email: bsheaffer@sheaffermarine.com

January 12, 2026

Town of Ocean View

Planning & Zoning Commission

Attn: Kenneth L. Cimino, Director of Planning, Zoning & Development

201 Central Avenue – 2nd Floor

Ocean View, DE 19970

RE: WRITTEN PUBLIC COMMENT FOR THE RECORD

Application P-361 – Residual Lands of Jeffrey A. & Stephanie A. Wilkinson

PIDN: 135.004 | Sussex CTM#: 134-12.00-327.00

Planning & Zoning Commission Meeting: January 15, 2026 – 4:00 p.m.

new doc 2026-01-12 09.26.48

Dear Mr. Cimino and Planning & Zoning Commission Members,

My name is Ben Sheaffer (Trustee). My family owns the adjacent waterfront property located at **2B Elliott Ave, Ocean View, DE 19970**. I am submitting this letter as a **written public comment for the official record** regarding **Application P-361**.

I am not submitting this comment to oppose development. My purpose is to **formally document an ongoing stormwater/drainage issue** impacting my property and to request that any approval under Application P-361 require safeguards so there are **no adverse off-site stormwater impacts to adjoining parcels**, including mine.

For more than 70 years, the adjoining parcel historically sat lower than our property and naturally drained toward the canal during wet seasons. After installation of a seawall and placement of fill behind it, a raised berm/levee condition appears to have been created around the parcel, including near the shared boundary area. **Under normal rainfall conditions the berm/levee appears to contain the retained water; however, during periods of heavy or above-normal rainfall, the retained water appears to migrate/leak near the corner area and flow around the end of the berm/levee along our shared boundary**, at times flowing onto my property and against/over my seawall.

This change in drainage conditions has caused significant impacts, including:

- Standing water/saturation conditions resulting in major tree loss in the northeast corner of my property, and
- Concentrated stormwater flow along the shared boundary and against/over my seawall during wet seasons, raising concerns for erosion and premature seawall damage and significant future cost.

I respectfully request that the Town/Commission ensure that any subdivision or development approval under Application P-361 includes stormwater requirements that address these concerns, including:

1. Requiring an **engineered stormwater management plan** prepared and sealed by a qualified professional, including calculations and design details;
2. Requiring the applicant to demonstrate that **post-development drainage will not worsen off-site impacts** to adjoining parcels (including increased ponding, redirected drainage, or concentrated discharge onto neighboring properties);
3. Requiring defined drainage controls/overflow routing so stormwater does not overtop toward adjoining properties during wet seasons or major rainfall events; and
4. Requiring inspection/enforcement provisions to ensure final grading and stormwater controls are constructed as approved.

Because I am currently out of state, I may be unable to attend the January 15, 2026 meeting in person. I respectfully request that this written comment be **included in the official case file and record** for Application P-361 and provided to Commission members for their review.

Respectfully submitted,

Ben Sheaffer
Trustee

EXHIBIT PACKET

Stormwater / Drainage Impacts – Adjacent Property Owner

Application: P-361 (Residual Lands of Jeffrey A. & Stephanie A. Wilkinson)

Affected Property: 2B Elliott Ave, Ocean View, DE 19970

Submitted by: Ben Sheaffer (Trustee)

Date: January 12, 2026

This Exhibit Packet is submitted as supporting documentation to accompany the Written Public Comment for the record for Application P-361.

Exhibit A – Aerial Overview



Exhibit A-1. Aerial overview showing filled/berm area and flow path indication

Exhibit B – Photographs (Flooding / Ponding / Wet Conditions)

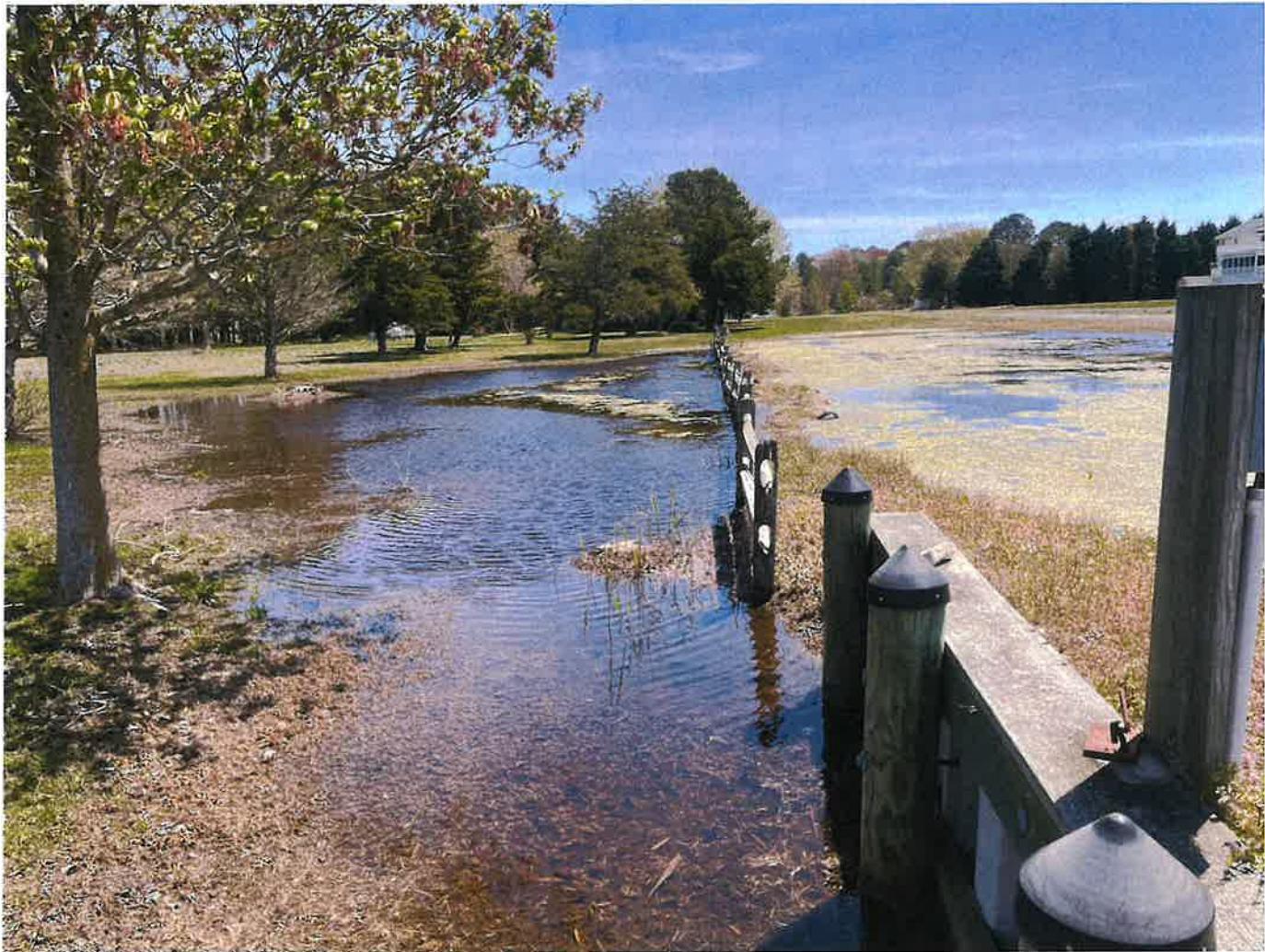


Exhibit B-1. Flooding/ponding visible along fence/edge; water pooled adjacent to property boundary



Exhibit B-2. Before trees died – area showing conditions prior to tree loss



Exhibit B-3. Additional photo of area; evidence of disturbed/fill area and drainage impacts

Exhibit D – Survey / Map (previously submitted to Town in 2019, highlighted area of concern)



Exhibit D-1. Survey/map with highlighted area of concern regarding runoff or drainage.