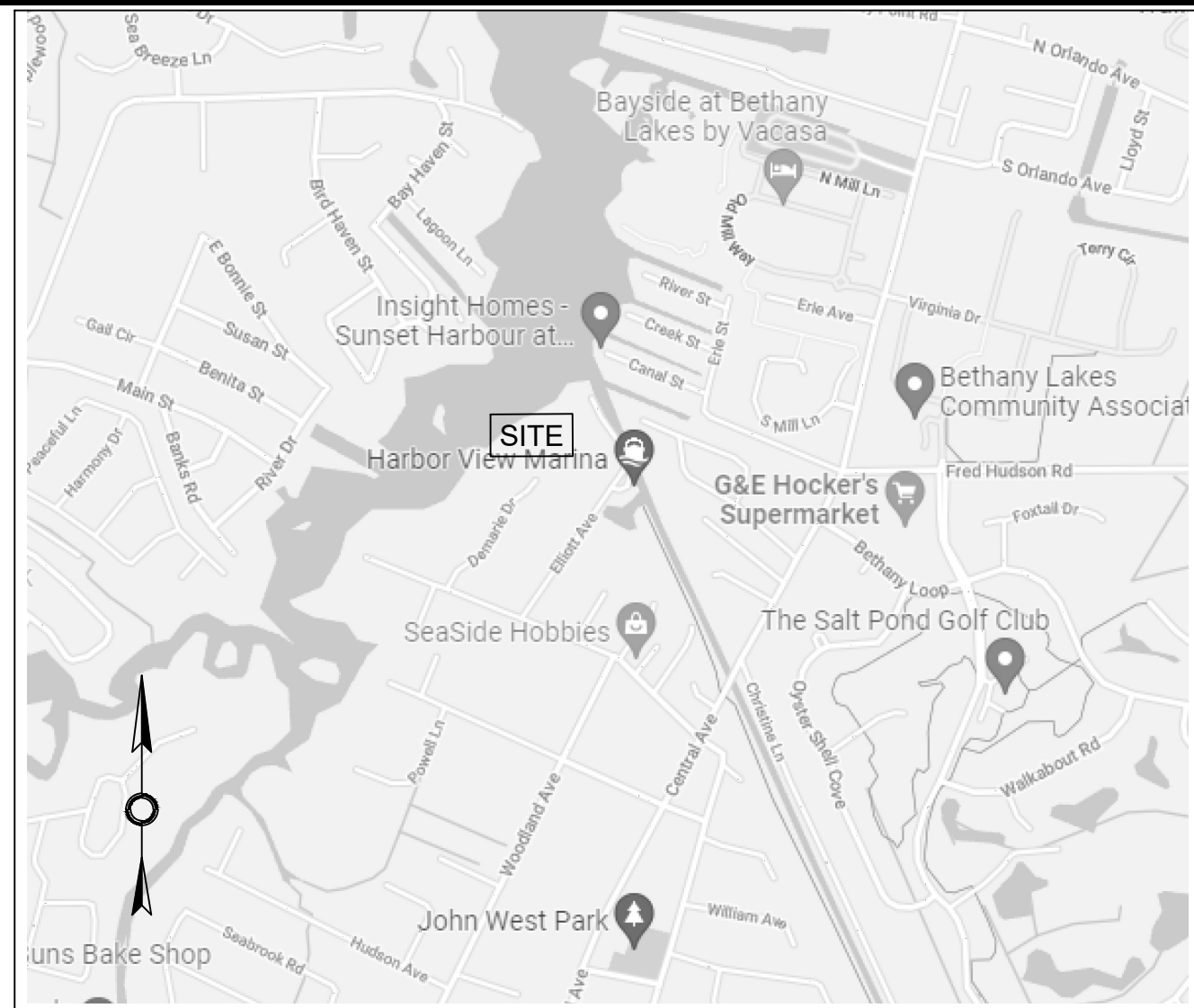
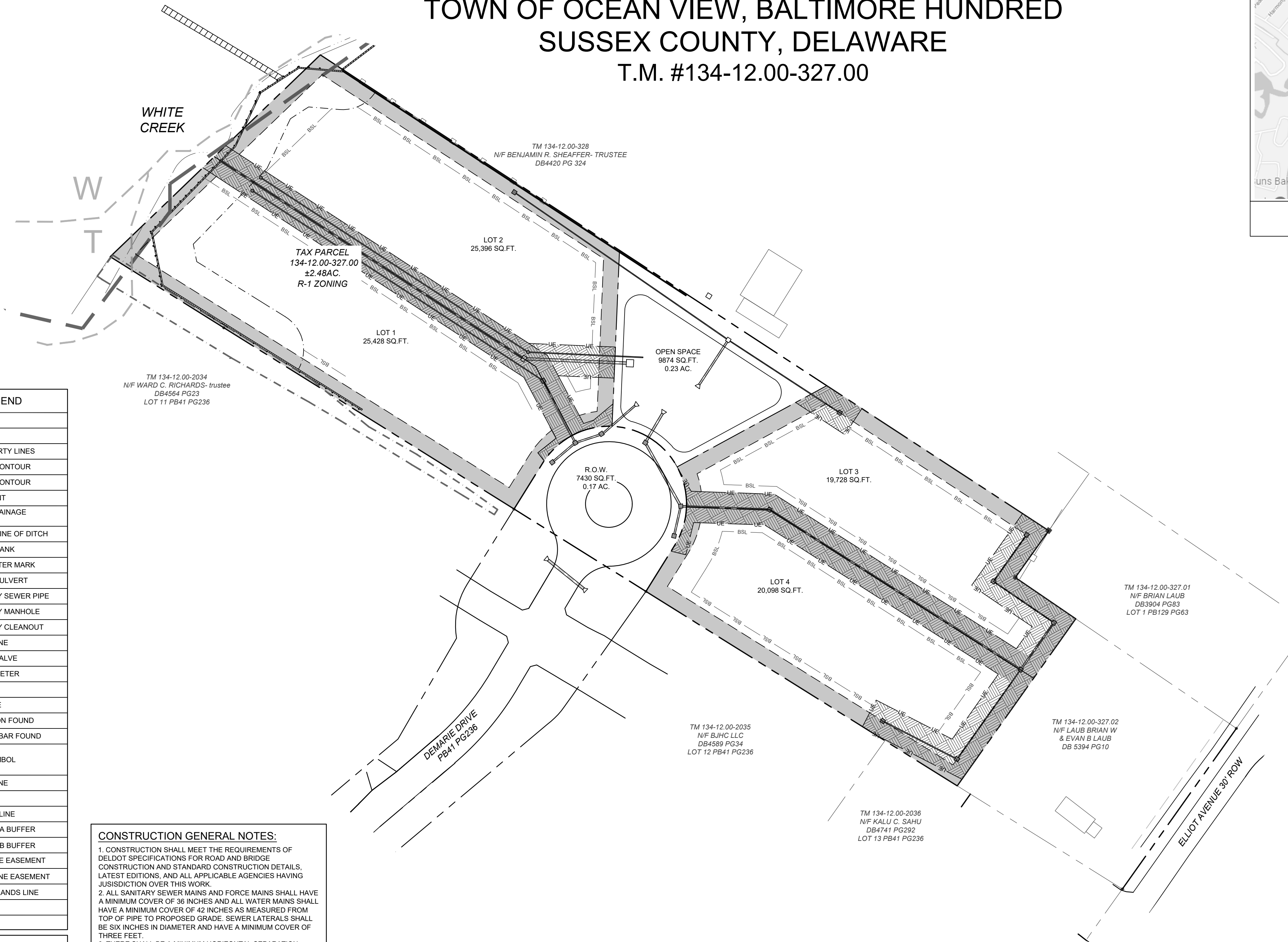
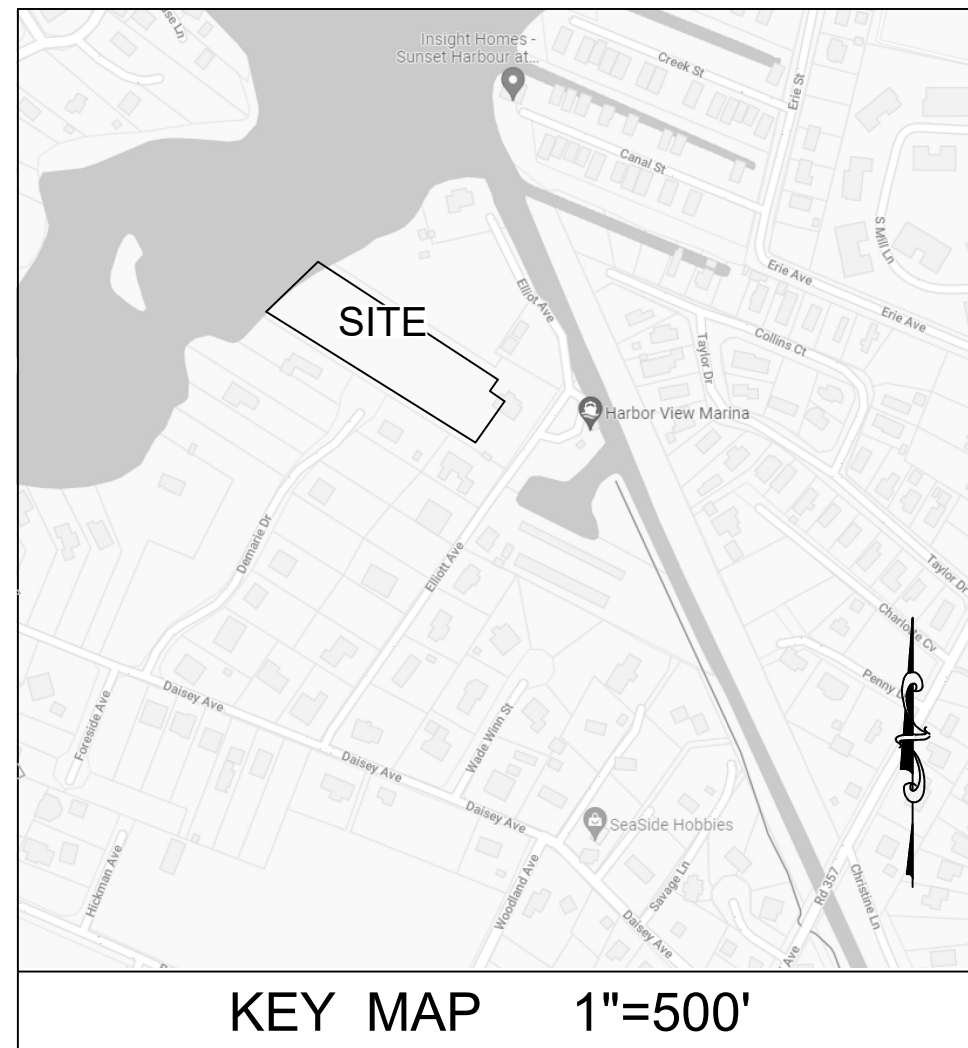


WILKINSON PROPERTY FINAL SITE PLAN

DEMARIE DRIVE
TOWN OF OCEAN VIEW, BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
T.M. #134-12.00-327.00



LOCATION MAP 1"=1000'




KEY MAP 1"=500'

SHEET INDEX:

G100	TITLE SHEET
C100	SITE PLAN
C101	UTILITIES PLAN
C102	GRADING PLAN
C103	LAYOUT/PAVING PLAN
C104	PIPE NETWORK
C105	OVERALL EASEMENT PLAN
C106	RECORD 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.

 9/25/24
SIGNATURE DATE

ROB PLITKO, JR., 53 ATLANTIC AVE., OCEAN VIEW, DE 19970 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.

9/25/24
OWNER SIGNATURE DATE

JEFF AND STEPHANIE WILKINSON
P.O. BOX 967 / OCEAN VIEW, DE 19970 302-
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.

9/25/24
SIGNATURE DATE

PRINTED NAME AND ADDRESS PHONE NUMBER

TOWN APPROVAL:

9/25/24
TOWN ADMINISTRATIVE OFFICIAL SIGNATURE DATE

WETLANDS STATEMENT:

I, KENNETH W. REDINGER, HAVE EVALUATED THE SUBJECT PARCEL FOR WETLANDS OF THE UNITED STATES, INCLUDING WETLANDS SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM UNDER SECTION 404 OF THE CLEAN WATER ACT, AND FOR STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS REGULATED BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL UNDER TITLE 7 CHAPTERS 66 AND 72 OF THE DELAWARE CODE. ON-SITE INVESTIGATIONS WERE CONDUCTED ON DECEMBER 19, 2022 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED FEDERAL AND STATE REGULATORY GUIDANCE DOCUMENTS. IN MY BEST PROFESSIONAL JUDGEMENT, THIS PLAN ACCURATELY DEPICTS THE LIMITS OF FEDERAL AND STATE REGULATED WETLANDS, AND SUBAQUEOUS LANDS WITHIN THE SUBJECT PARCEL. AN APPROVED JURISDICTIONAL DETERMINATION CONFIRMING THE EXTENT AND JURISDICTIONAL STATUS OF WETLANDS WITHIN THE SUBJECT PARCEL WAS ISSUED BY THE PHILADELPHIA DISTRICT U.S. ARMY CORPS OF ENGINEERS ON JULY 21, 2025 (CENAP-OP-R-2015-1043-85, APPENDIX D) AND EXPIRES FIVE YEARS FROM THE DATE OF ISSUANCE.

9/25/24
KENNETH W. REDINGER, PROFESSIONAL WETLAND SCIENTIST #2126 DATE
P.O. BOX 479 / HORTONTOWN, VA 23395
PHONE: (757) 884-7032 / EMAIL: PWS2126@YGMAIL.COM

EXISTING CONDITIONS LEGEND	
	PROPERTY LINES
	RIGHT OF WAY
	ADJOINING PROPERTY LINES
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING EASEMENT
	EXISTING TIDAL DRAINAGE SWALE BOUNDARY
	EXISTING CENTERLINE OF DITCH
	EXISTING TOP OF BANK
	EXISTING HIGH WATER MARK
	EXISTING STORM CULVERT
	EXISTING SANITARY SEWER PIPE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING WELL
	EXISTING TREELINE
	EXISTING CONC MON FOUND
	EXISTING PIPE / REBAR FOUND
	SOIL MAP UNIT SYMBOL
	SOIL BOUNDARY LINE
	WETLAND LINE
	WETLAND BUFFER LINE
	EXISTING 10' ZONE A BUFFER
	EXISTING 15' ZONE B BUFFER
	EXISTING DRAINAGE EASEMENT
	EXISTING WATERLINE EASEMENT
	DNREC TIDAL WETLANDS LINE
	TIDAL MUDFLATS
	WATER

PROPOSED CONDITIONS LEGEND	
	PROPOSED LOT LINES
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED BUFFER EASEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	PROPOSED BULKHEAD
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM PIPE
	PROPOSED STORM DRAIN CLEANOUT
	PROPOSED SANITARY SEWER MH
	PROPOSED STORM SEWER INLET
	PROPOSED 20' UTILITY EASEMENT TO BENEFIT THE HOA
	PROPOSED 10' PERMANENT DRAINAGE EASEMENT

CONSTRUCTION GENERAL NOTES:

- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD CONSTRUCTION DETAILS, LATEST EDITIONS, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
- ALL SANITARY SEWER MAINS AND FORCE MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL BE SIX INCHES IN DIAMETER AND HAVE A MINIMUM COVER OF THREE FEET.
- 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 PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- 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 ENCASING THE PIPE IN CONCRETE.
- TOPOGRAPHY WAS MEASURED BY AXIOM ENGINEERING ON JANUARY 31, 2019. ELEVATIONS ARE BASED ON CONTROL MONUMENT MAG NAIL IN TOP PILING WITH AN ELEVATION OF 6.80' NAVD '88.
- HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID NAD '83. CONTROL MONUMENT MAG NAIL IN TOP PILING IN WESTERMOST CORNER OF PROPERTY.
- SOME HYDRIC SOILS ARE INDICATED ON THIS SITE BY THE SUSSEX COUNTY SOIL SURVEY. HYDRIC SOILS HAVE BEEN INSPECTED BY KENNETH W. REDINGER, PROFESSIONAL WETLAND SCIENTIST #2126, A DELAWARE REGISTERED ENVIRONMENTAL SCIENTIST WITH EXPERIENCE AND QUALIFICATIONS IN WETLAND DELINEATION.
- PROPOSED STREET/ CUL-DE-SAC TO BE PRIVATELY MAINTAINED.
- THE PROPOSED STORM DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

STORMWATER POND NOTE:

AN AERATION DEVICE IS TO BE INSTALLED IN THE WET POND WHEN COMPLETED. SEE STORMWATER MANAGEMENT PLAN FOR DETAILS.

REVISIONS

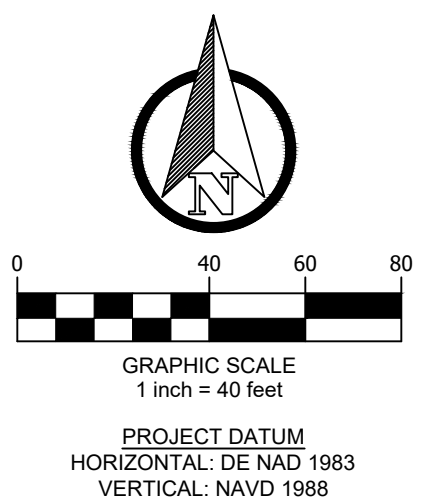
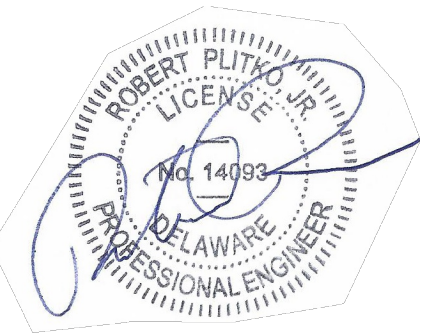
9/25/25 - ADDED TIDAL WETLANDS LINE AND UPDATED WETLANDS CERTIFICATION
11/17/25 TOV COMMENTS



ENGINEER - SURVEY - HYDROGRAPHIC

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

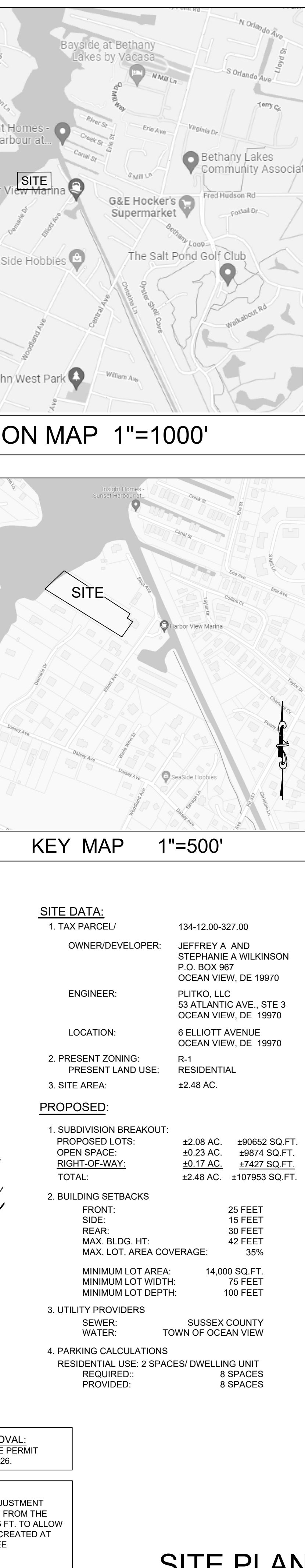
FINAL SITE PLAN SET
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



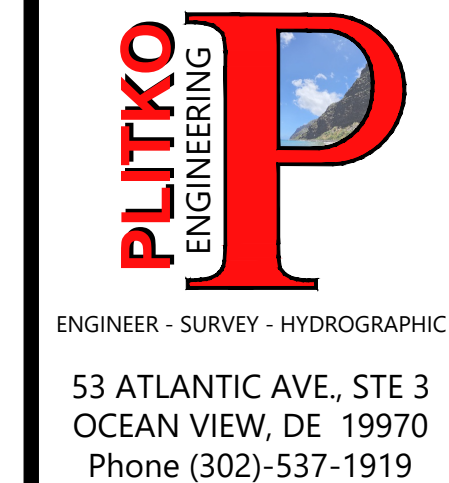
SITE PLAN: DATE
DRAWING: 12/19/25
REVIEW: RP
SHEET

G100

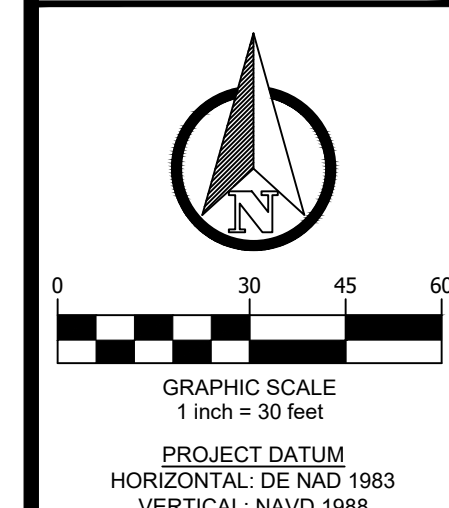
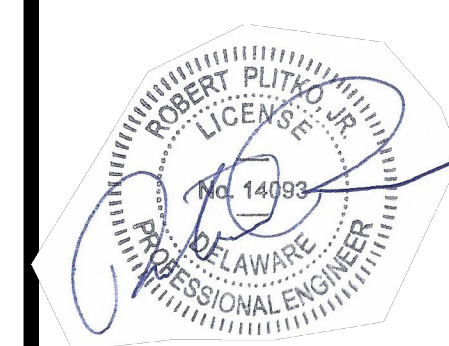
TITLE SHEET



REVISIONS
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11/17/25 TOV COMMENTS

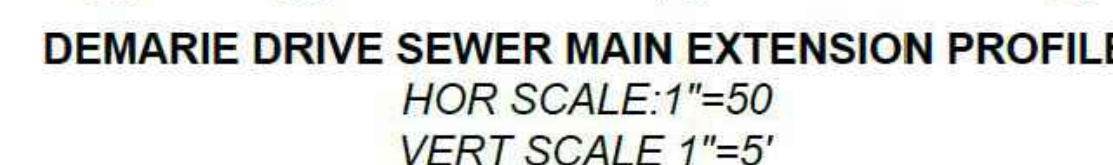


FINAL SITE PLAN SET
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE 12/19/25
DRAWING:	
REVIEW: RP	
SHEET	
C100	

SITE PLAN

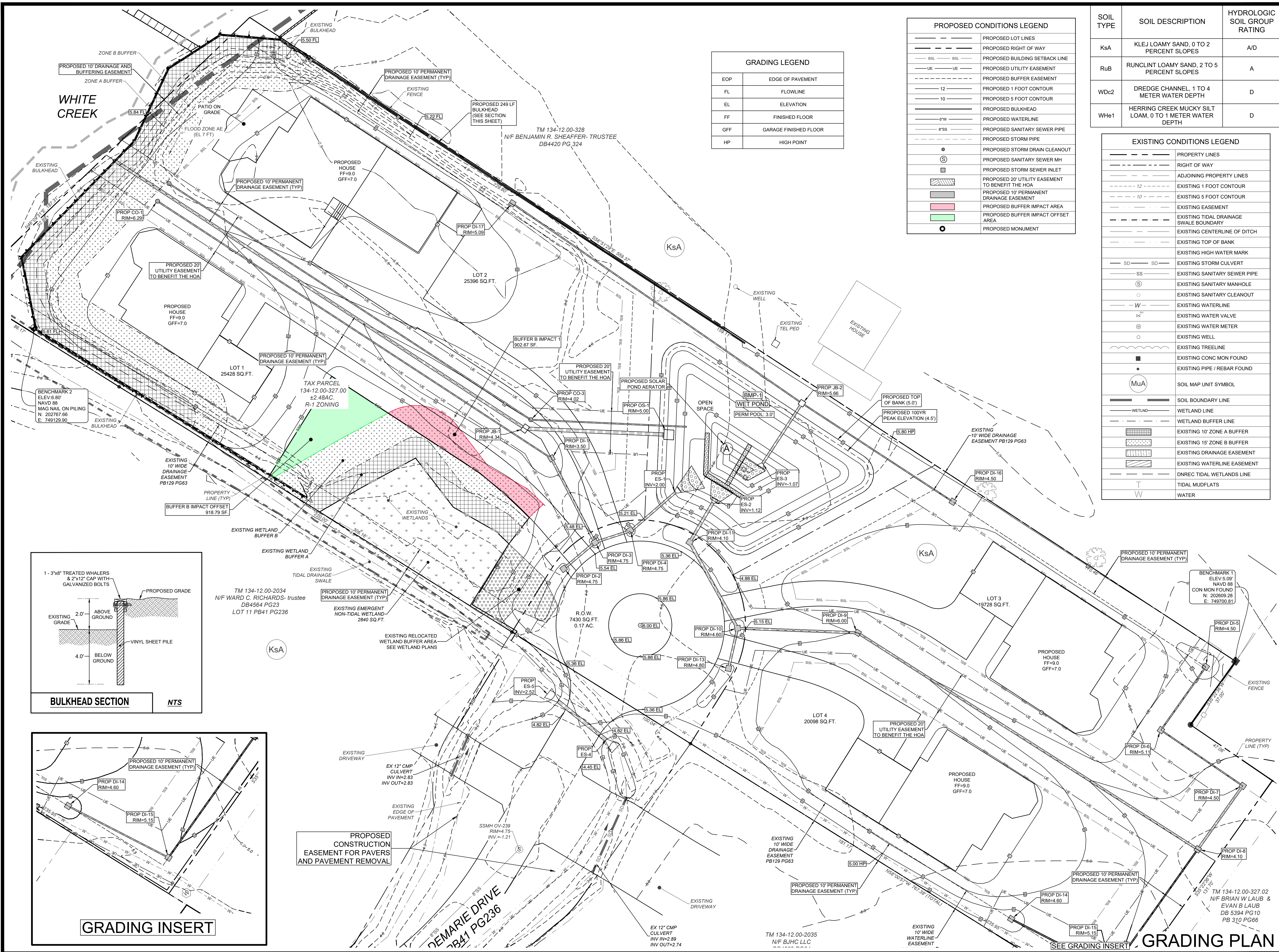


SS STRUCTURE SCHEDULE					
STRUCTURE	STRUCTURE TYPE	RIM ELEVATION	NORTHING	EASTING	CONNECTED PIPES
MH-1	48 INCH PRECAST	5.49'	202652.56	749439.27	PIPE-1 INV. OUT = -0.50



EXISTING CONDITIONS LEGEND	
	PROPERTY LINES
	RIGHT OF WAY
	ADJOINING PROPERTY LINES
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING EASEMENT
	EXISTING TIDAL DRAINAGE SWALE BOUNDARY
	EXISTING CENTERLINE OF DITCH
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	EXISTING HIGH WATER MARK
	EXISTING STORM CULVERT
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	EXISTING TREELINE
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	EXISTING WATERLINE EASEMENT
	DNREC TIDAL WETLANDS LINE
	TIDAL MUDFLATS
	WATER

C101

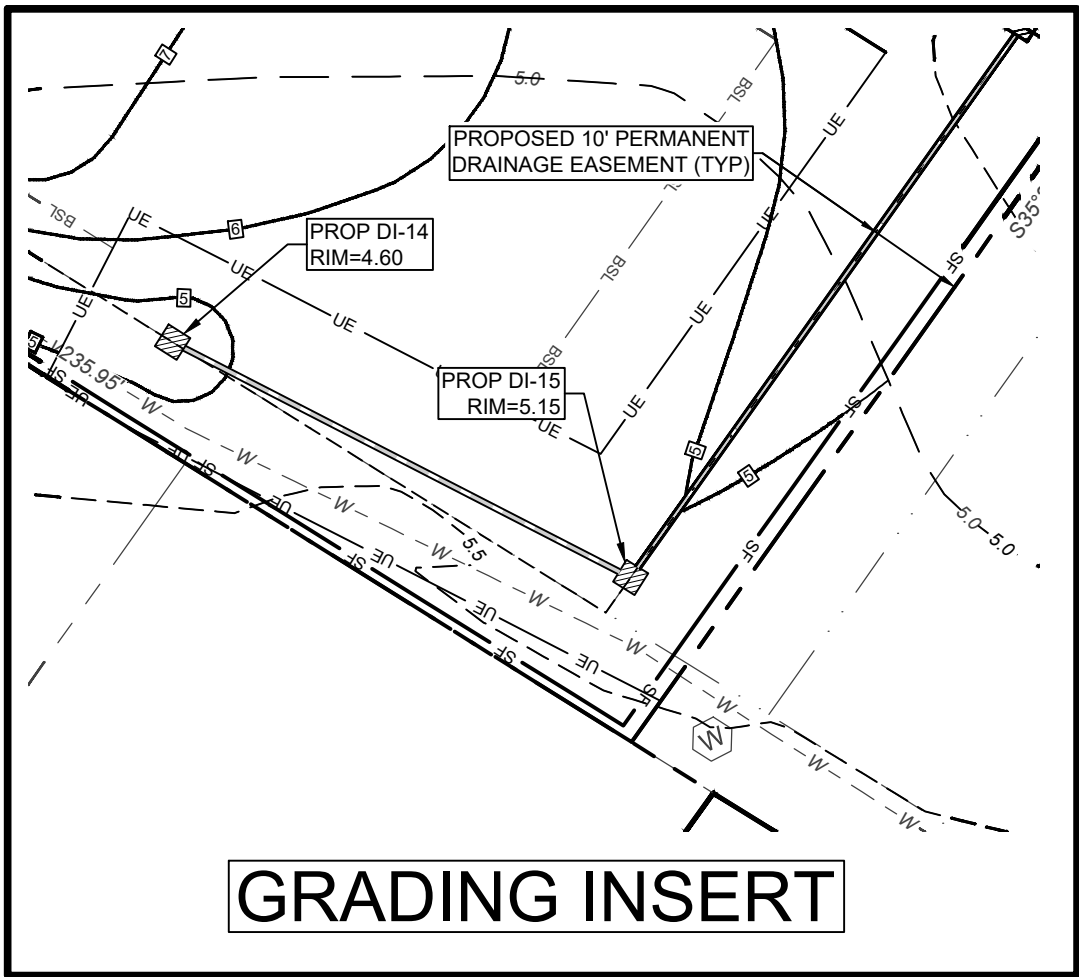
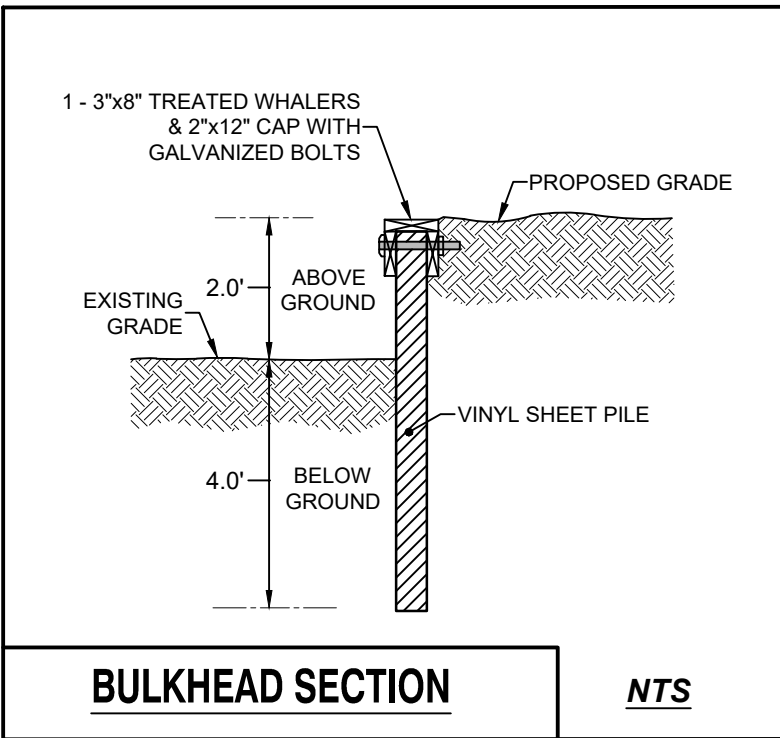


GRADING LEGEND	
EOP	EDGE OF PAVEMENT
FL	FLOWLINE
EL	ELEVATION
FF	FINISHED FLOOR
GFF	GARAGE FINISHED FLOOR
HP	HIGH POINT

PROPOSED CONDITIONS LEGEND	
---	PROPOSED LOT LINES
---	PROPOSED RIGHT OF WAY
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED UTILITY EASEMENT
---	PROPOSED BUFFER EASEMENT
---	PROPOSED 1 FOOT CONTOUR
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---	PROPOSED BUFFER IMPACT AREA
---	PROPOSED BUFFER IMPACT OFFSET AREA
---	PROPOSED MONUMENT

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
WdC2	DREDGE CHANNEL, 1 TO 4 METER WATER DEPTH	D
WhE1	HERRING CREEK MUCKY SILT LOAM, 0 TO 1 METER WATER DEPTH	D

EXISTING CONDITIONS LEGEND	
---	PROPERTY LINES
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINES
---	EXISTING 1 FOOT CONTOUR
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T	TIDAL MUDFLATS
W	WATER

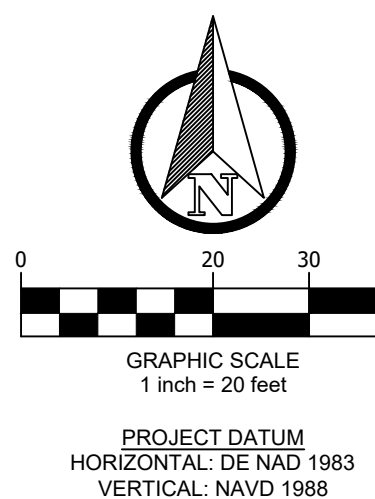
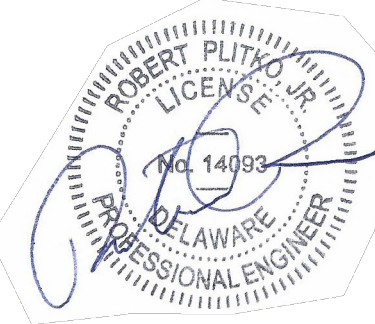


REVISIONS

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12/6/24 SCD REVIEW #2
11/17/25 TOV COMMENTS

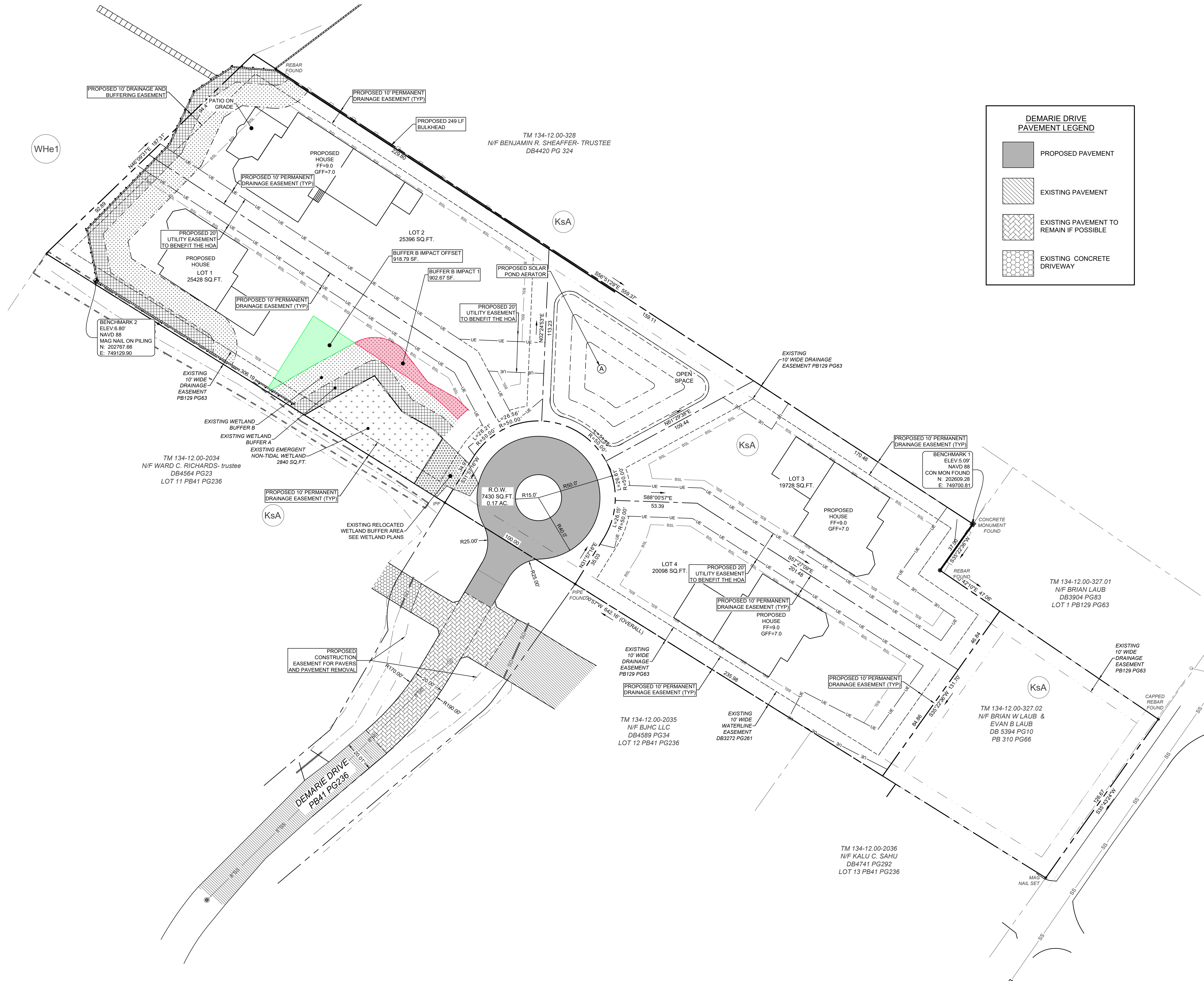
PLITKO
ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL SITE PLAN SET
WILKINSON PROPERTY SUBDIVISION
DEMARIE DRIVE
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



SITE PLAN: DATE
DRAWING: 12/19/25
REVIEW: RP
SHEET

C102



**DEMARIE DRIVE
PAVEMENT LEGEND**

- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- EXISTING PAVEMENT TO REMAIN IF POSSIBLE
- EXISTING CONCRETE DRIVEWAY

REVISIONS	
8/12/24	SCD REVIEW #1
12/6/24	SCD REVIEW #2
11/17/25	TOV COMMENTS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

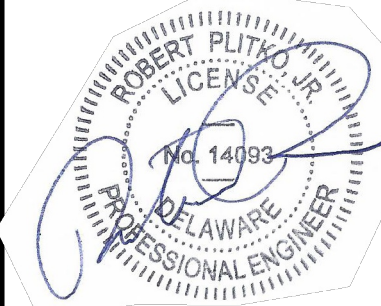
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL SITE PLAN SET

WILKINSON PROPERTY SUBDIVISION

DEMARIE DRIVE

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



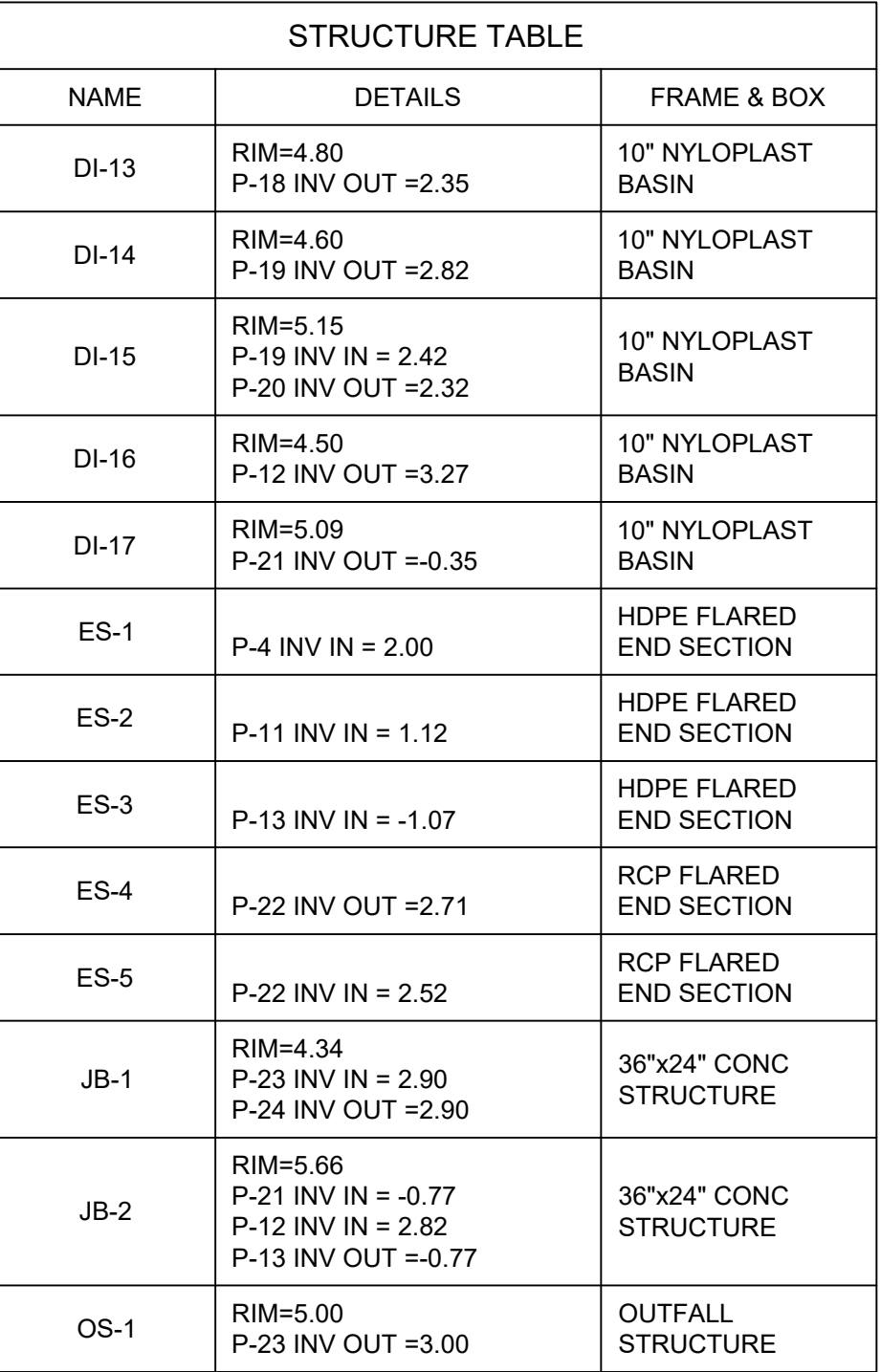
GRAPHIC SCALE
1 inch = 30 feet

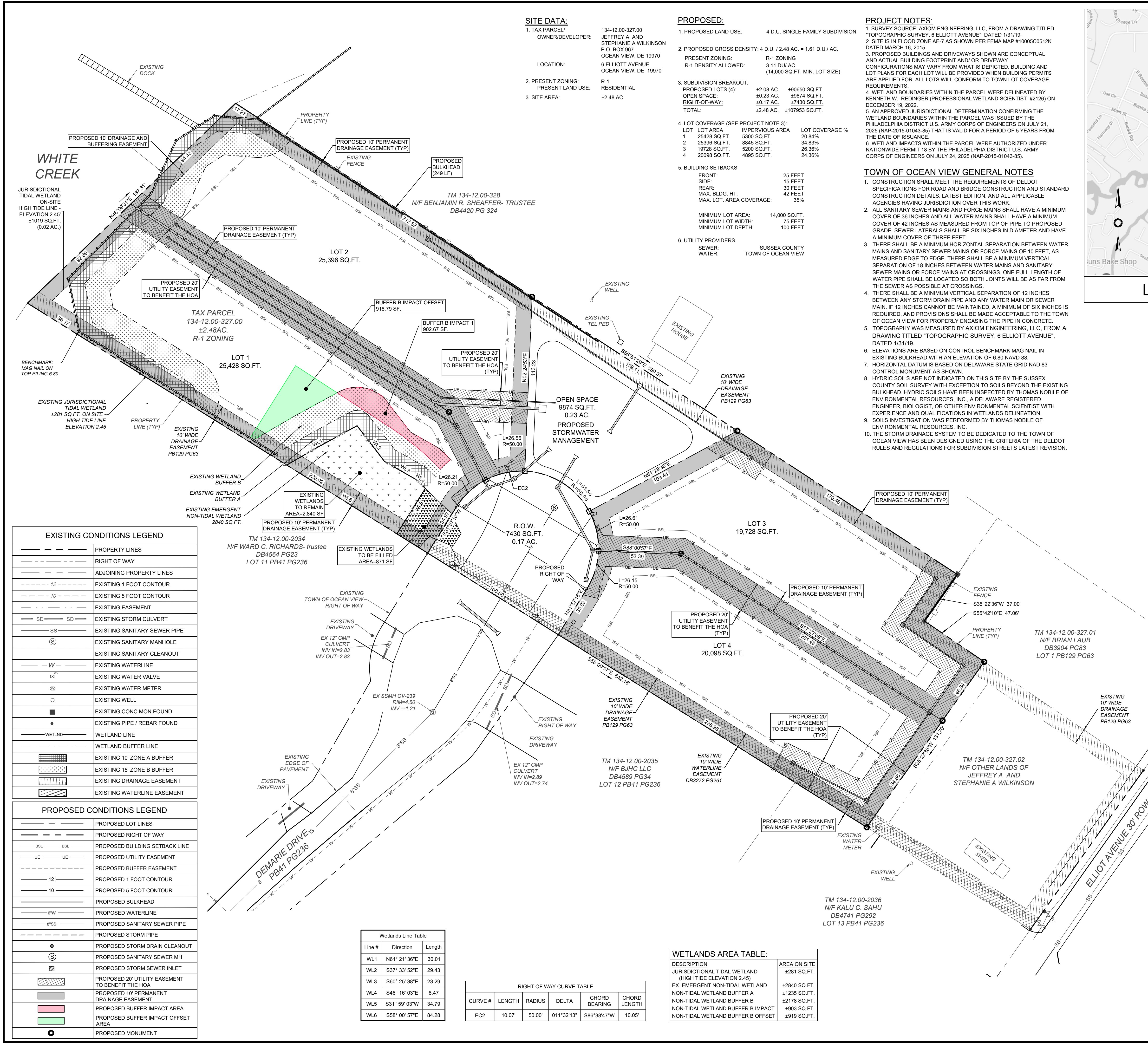
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	12/19/25
REVIEW: RP	

SHEET
C103

LAYOUT AND PAVING PLAN





EXISTING CONDITIONS LEGEND	
---	PROPERTY LINES
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINES
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	EXISTING EASEMENT
---	EXISTING STORM CULVERT
---	EXISTING SANITARY SEWER PIPE
---	EXISTING SANITARY MANHOLE
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---	PROPOSED LOT LINES
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---	PROPOSED BUFFER IMPACT AREA
---	PROPOSED BUFFER IMPACT OFFSET AREA
---	PROPOSED MONUMENT

Wetlands Line Table		
Line #	Direction	Length
WL1	N61° 21' 36"E	30.01
WL2	S37° 33' 52"E	29.43
WL3	S60° 25' 38"E	23.29
WL4	S46° 16' 03"E	8.47
WL5	S31° 59' 03"W	34.79
WL6	S58° 00' 57"E	84.28

RIGHT OF WAY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC2	10.07'	50.00'	011°32'13"	S86°38'47"W	10.05'

WETLANDS AREA TABLE:	
DESCRIPTION	AREA ON SITE
JURISDICTIONAL TIDAL WETLAND (HIGH TIDE ELEVATION 2.45)	±281 SQ.FT.
EX. EMERGENT NON-TIDAL WETLAND	±2840 SQ.FT.
NON-TIDAL WETLAND BUFFER A	±1235 SQ.FT.
NON-TIDAL WETLAND BUFFER B	±2178 SQ.FT.
NON-TIDAL WETLAND BUFFER B IMPACT	±903 SQ.FT.
NON-TIDAL WETLAND BUFFER B OFFSET	±919 SQ.FT.

SITE DATA:	
1. TAX PARCEL:	134-12.00-327.00
OWNER/DEVELOPER:	JEFFREY A. AND STEPHANIE A. WILKINSON P.O. BOX 967 OCEAN VIEW, DE 19970
LOCATION:	6 ELLIOTT AVENUE OCEAN VIEW, DE 19970
2. PRESENT ZONING:	R-1
PRESENT LAND USE:	RESIDENTIAL
3. SITE AREA:	±2.48 AC.

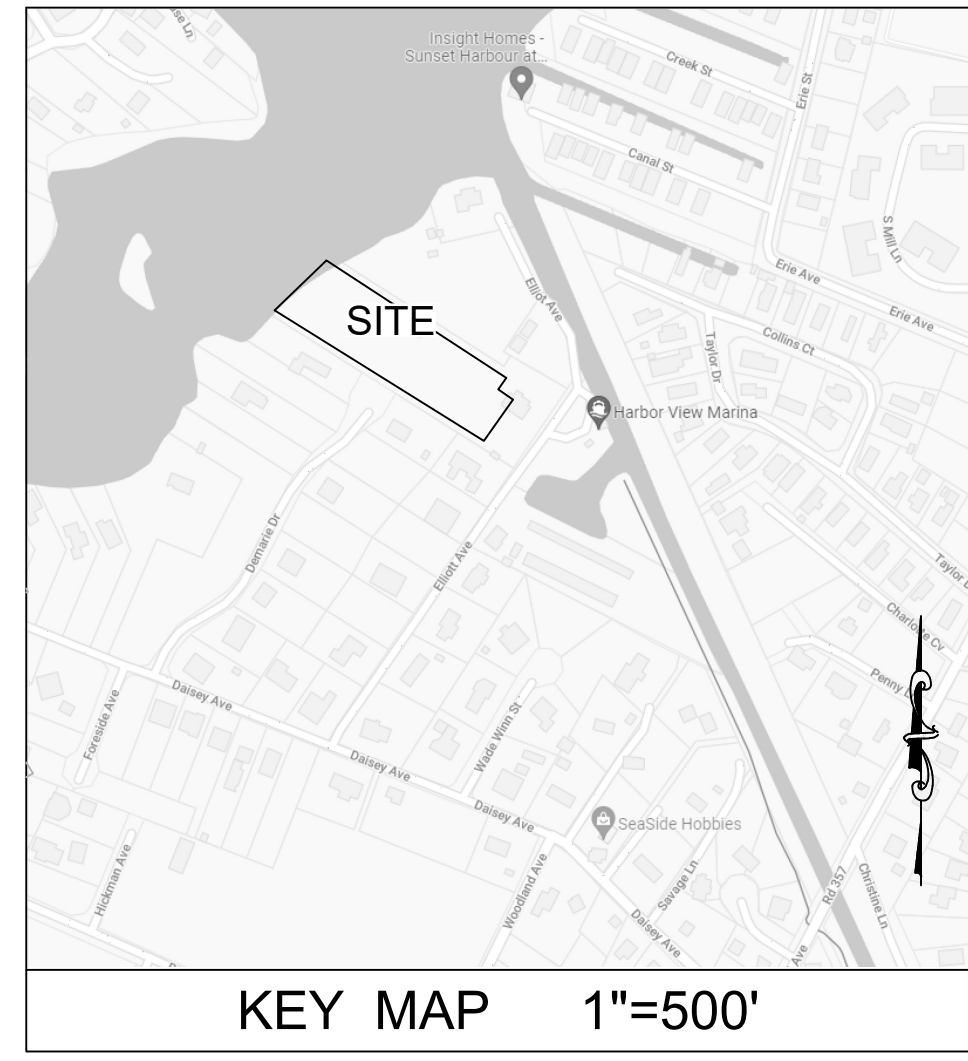
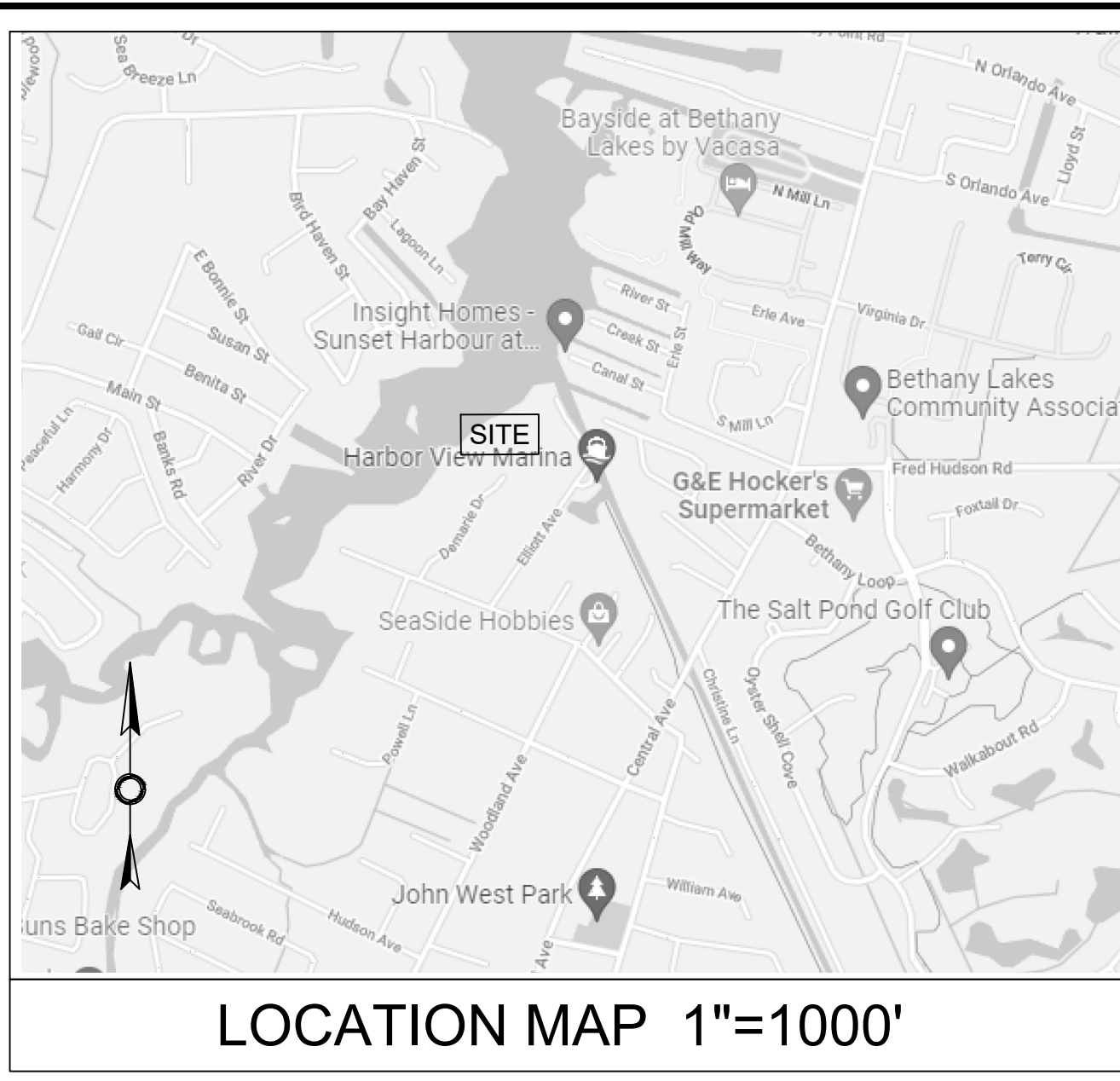
PROPOSED:	
1. PROPOSED LAND USE:	4 D.U. SINGLE FAMILY SUBDIVISION
2. PROPOSED GROSS DENSITY:	4 D.U. / 2.48 AC. = 1.61 D.U. / AC.
PRESENT ZONING:	R-1 ZONING
R-1 DENSITY ALLOWED:	3.11 DU / AC. (14,000 SQ.FT. MIN. LOT SIZE)
3. SUBDIVISION BREAKOUT:	
PROPOSED LOTS (4):	±2.08 AC. ±90650 SQ.FT.
OPEN SPACE:	±0.23 AC. ±9874 SQ.FT.
RIGHT-OF-WAY:	±0.17 AC. ±7430 SQ.FT.
TOTAL:	±2.48 AC. ±107953 SQ.FT.
4. LOT COVERAGE (SEE PROJECT NOTE 3):	
LOT LOT AREA IMPERVIOUS AREA LOT COVERAGE %	
1 25428 SQ.FT. 5300 SQ.FT.	20.84%
2 25396 SQ.FT. 8845 SQ.FT.	34.83%
3 19728 SQ.FT. 5200 SQ.FT.	26.36%
4 20098 SQ.FT. 4895 SQ.FT.	24.36%
5. BUILDING SETBACKS:	
FRONT:	25 FEET
SIDE:	15 FEET
REAR:	30 FEET
MAX. BLDG. HT:	42 FEET
MAX. LOT AREA COVERAGE:	35%
MINIMUM LOT AREA:	14,000 SQ.FT.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM LOT DEPTH:	100 FEET
6. UTILITY PROVIDERS:	
SEWER:	SUSSEX COUNTY
WATER:	TOWN OF OCEAN VIEW

PROJECT NOTES:

1. SURVEY SOURCE: AXIOM ENGINEERING, LLC, FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY, 6 ELLIOTT AVENUE", DATED 1/31/19.
2. SITE IS IN FLOOD ZONE AE-7 AS SHOWN PER FEMA MAP #10005C0512K DATED MARCH 18, 2015.
3. PROPOSED BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND ACTUAL BUILDING FOOTPRINT AND/OR DRIVEWAY CONFIGURATIONS MAY VARY FROM WHAT IS DEPICTED. BUILDING AND LOT PLANS FOR EACH LOT WILL BE PROVIDED WHEN BUILDING PERMITS ARE APPLIED FOR. ALL LOTS WILL CONFORM TO TOWN LOT COVERAGE REQUIREMENTS.
4. WETLAND BOUNDARIES WITHIN THE PARCEL WERE DELINEATED BY KENNETH W. REDINGER (PROFESSIONAL WETLAND SCIENTIST #2126) ON DECEMBER 19, 2022.
5. AN APPROVED JURISDICTIONAL DETERMINATION CONFIRMING THE WETLAND BOUNDARIES WITHIN THE PARCEL WAS ISSUED BY THE PHILADELPHIA DISTRICT U.S. ARMY CORPS OF ENGINEERS ON JULY 21, 2025 (NAP-2015-01043-85) THAT IS VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF ISSUANCE.
6. WETLAND IMPACTS WITHIN THE PARCEL WERE AUTHORIZED UNDER NATIONWIDE PERMIT 18 BY THE PHILADELPHIA DISTRICT U.S. ARMY CORPS OF ENGINEERS ON JULY 24, 2025 (NAP-2015-01043-85).

TOWN OF OCEAN VIEW GENERAL NOTES

1. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELOIT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD CONSTRUCTION DETAILS, LATEST EDITION, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
2. ALL SANITARY SEWER MAINS AND FORCE MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL BE SIX INCHES IN DIAMETER AND HAVE A MINIMUM COVER OF THREE FEET.
3. 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 PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
4. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN 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 ENCASED THE PIPE IN CONCRETE.
5. TOPOGRAPHY WAS MEASURED BY AXIOM ENGINEERING, LLC, FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY, 6 ELLIOTT AVENUE", DATED 1/31/19.
6. ELEVATIONS ARE BASED ON CONTROL BENCHMARK MAG NAIL IN EXISTING BULKHEAD WITH AN ELEVATION OF 6.80 NAVD 88.
7. HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID NAD 83 CONTROL MONUMENT AS SHOWN.
8. HYDRIC SOILS ARE NOT INDICATED ON THIS SITE BY THE SUSSEX COUNTY SOIL SURVEY WITH EXCEPTION TO SOILS BEYOND THE EXISTING BULKHEAD. HYDRIC SOILS HAVE BEEN INSPECTED BY THOMAS NOBLE OF ENVIRONMENTAL RESOURCES, INC., A DELAWARE REGISTERED ENGINEER, BIOLOGIST, OR OTHER ENVIRONMENTAL SCIENTIST WITH EXPERIENCE AND QUALIFICATIONS IN WETLANDS DELINEATION.
9. SOILS INVESTIGATION WAS PERFORMED BY THOMAS NOBLE OF ENVIRONMENTAL RESOURCES, INC.
10. THE STORM DRAINAGE SYSTEM TO BE DEDICATED TO THE TOWN OF OCEAN VIEW HAS BEEN DESIGNED USING THE CRITERIA OF THE DELOIT RULES AND REGULATIONS FOR SUBDIVISION STREETS LATEST REVISION.



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.

SIGNATURE _____ DATE _____

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.

OWNER SIGNATURE _____ 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 _____

RECORD PLAN

REVISIONS	
11/17/25	TOV COMMENTS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

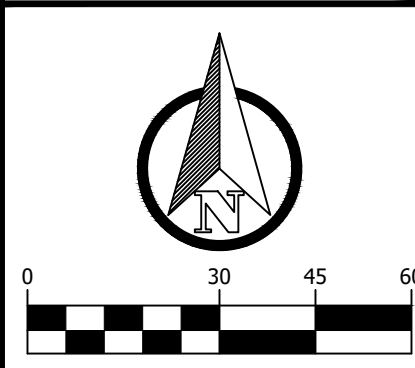
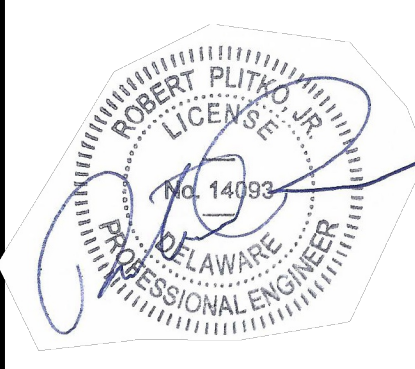
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL SITE PLAN SET

WILKINSON PROPERTY SUBDIVISION

DEMARIE DRIVE

TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	12/19/25
REVIEW:	RP
SHEET	C106