

# WILKINSON PROPERTY

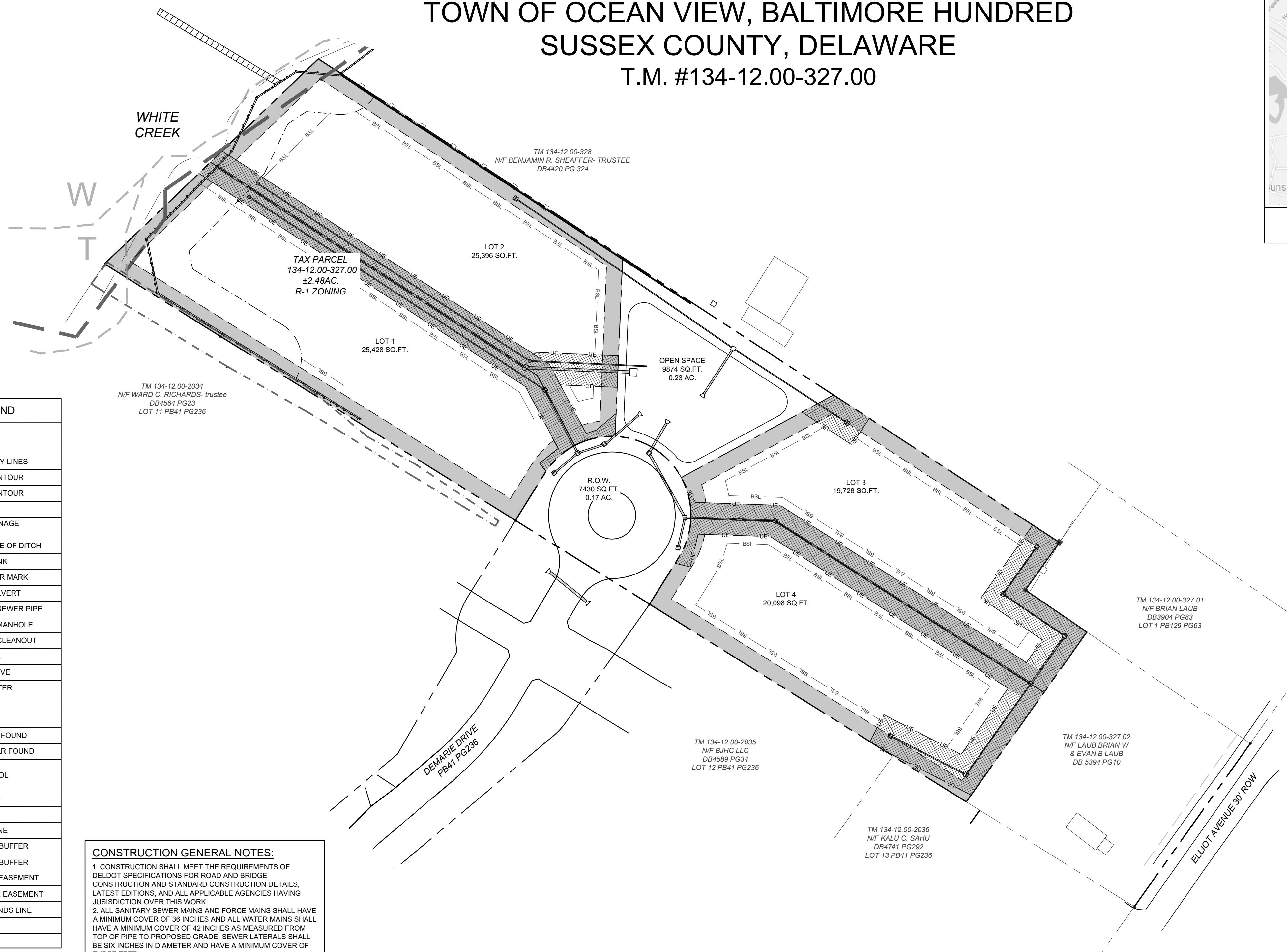
## FINAL SITE PLAN

### DEMARIE DRIVE

### TOWN OF OCEAN VIEW, BALTIMORE HUNDRED

### SUSSEX COUNTY, DELAWARE

T.M. #134-12.00-327.00



#### EXISTING CONDITIONS LEGEND

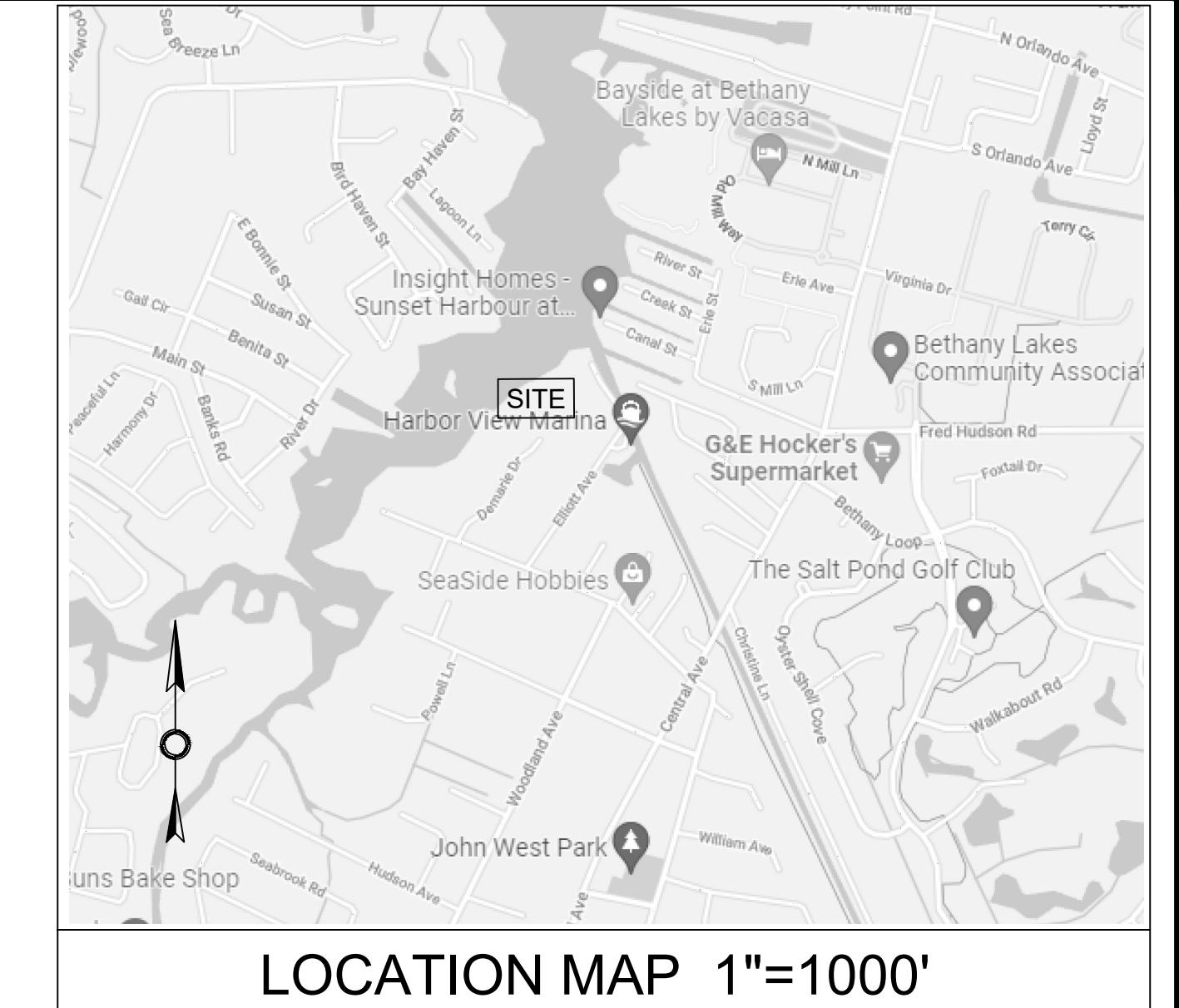
— — — — —	PROPERTY LINES
— — — — —	RIGHT OF WAY
— — — — —	ADJOINING PROPERTY LINES
— — — — —	EXISTING 1 FOOT CONTOUR
— — — — —	EXISTING 5 FOOT CONTOUR
— — — — —	EXISTING EASEMENT
— — — — —	EXISTING TIDAL DRAINAGE SWALE BOUNDARY
— — — — —	EXISTING CENTERLINE OF DITCH
— — — — —	EXISTING TOP OF BANK
— — — — —	EXISTING HIGH WATER MARK
— SD — SD	EXISTING STORM CULVERT
— SS —	EXISTING SANITARY SEWER PIPE
(S)	EXISTING SANITARY MANHOLE
○	EXISTING SANITARY CLEANOUT
— W —	EXISTING WATERLINE
☒	EXISTING WATER VALVE
ⓐ	EXISTING WATER METER
○	EXISTING WELL
~~~~~	EXISTING TREELINE
■	EXISTING CONC MON FOUND
•	EXISTING PIPE / REBAR FOUND
(MuA)	SOIL MAP UNIT SYMBOL
— — — — —	SOIL BOUNDARY LINE
— WETLND —	WETLAND LINE
— — — — —	WETLAND BUFFER LINE
— — — — —	EXISTING 10' ZONE B BUFFER
— — — — —	EXISTING 15' ZONE B BUFFER
— — — — —	EXISTING DRAINAGE EASEMENT
— — — — —	EXISTING WATERLINE EASEMENT
— — — — —	DNREC TIDAL WETLANDS LINE
T	TIDAL MUDFLATS
W	WATER

#### PROPOSED CONDITIONS LEGEND

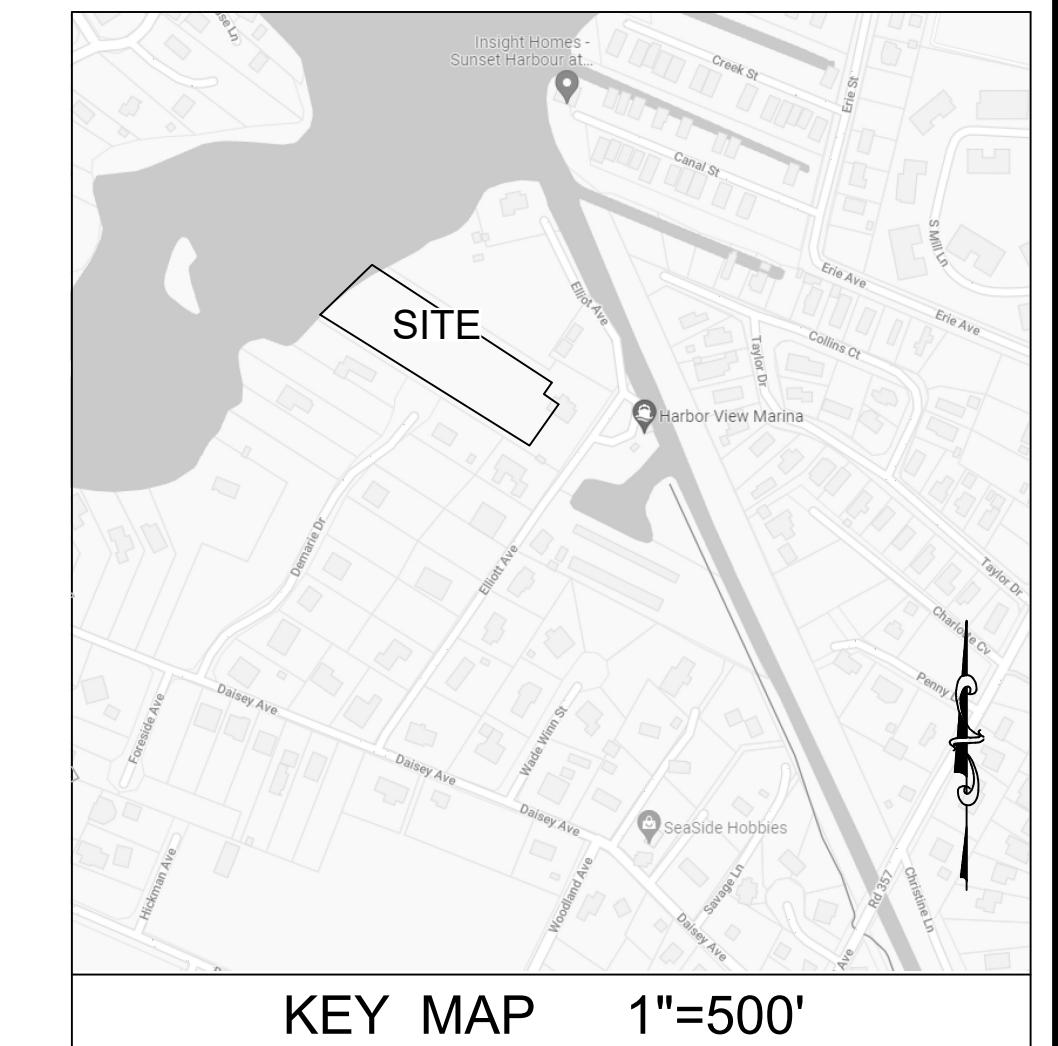
— — — — —	PROPOSED LOT LINES
— — — — —	PROPOSED RIGHT OF WAY
— BSL — BSL	PROPOSED BUILDING SETBACK LINE
— UE — UE	PROPOSED UTILITY EASEMENT
— — — — —	PROPOSED BULKHEAD
— 12 —	PROPOSED 1 FOOT CONTOUR
— 10 —	PROPOSED 5 FOOT CONTOUR
— 6W —	PROPOSED BULKHEAD
— 8SS —	PROPOSED SANITARY SEWER PIPE
— — — — —	PROPOSED STORM PIPE
○	PROPOSED STORM DRAIN CLEANOUT
(S)	PROPOSED SANITARY SEWER MH
☒	PROPOSED STORM SEWER INLET
— — — — —	PROPOSED 20' UTILITY EASEMENT TO BENEFIT THE HOA
— — — — —	PROPOSED 10' PERMANENT DRAINAGE EASEMENT

#### STORMWATER POND NOTE:

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



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  
ROB PLITKO, JR. 53 ATLANTIC AVE., OCEAN VIEW, DE 19970  
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  
JEFF AND STEPHANIE WILKINSON  
P.O. BOX 967 / OCEAN VIEW, DE 19970  
PRINTED NAME AND ADDRESS  
PHONE NUMBER

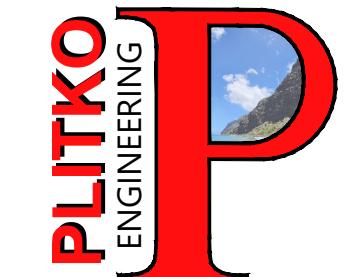
TOWN ENGINEER STATEMENT:  
CONSTRUCTION IMPROVEMENTS PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF OCEAN VIEW STANDARDS. THE OWNER AND HIS ENGINEER AND/OR SURVEYOR SHALL ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

SIGNATURE  
PRINTED NAME AND ADDRESS  
PHONE NUMBER

TOWN APPROVAL:  
TOWN ADMINISTRATIVE OFFICIAL SIGNATURE  
DATE  
REVIEW: RP  
DATE  
12/19/25  
SHEET

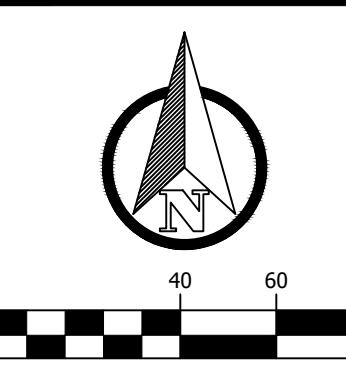
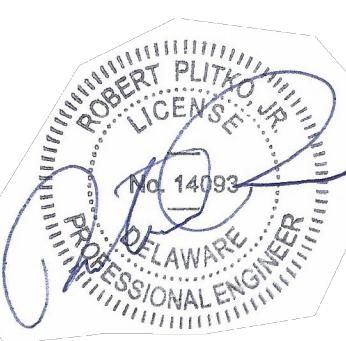
#### REVISIONS

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

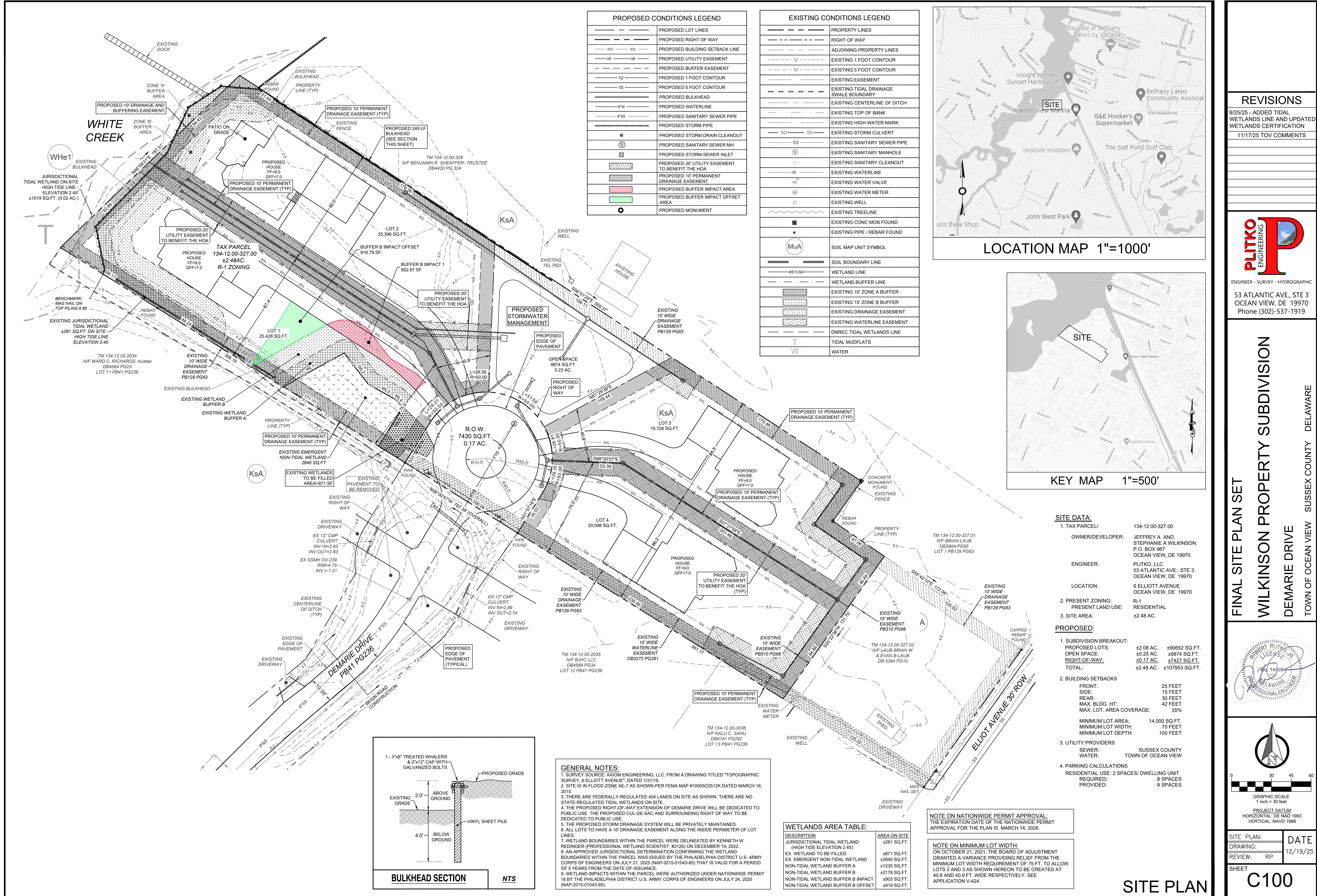


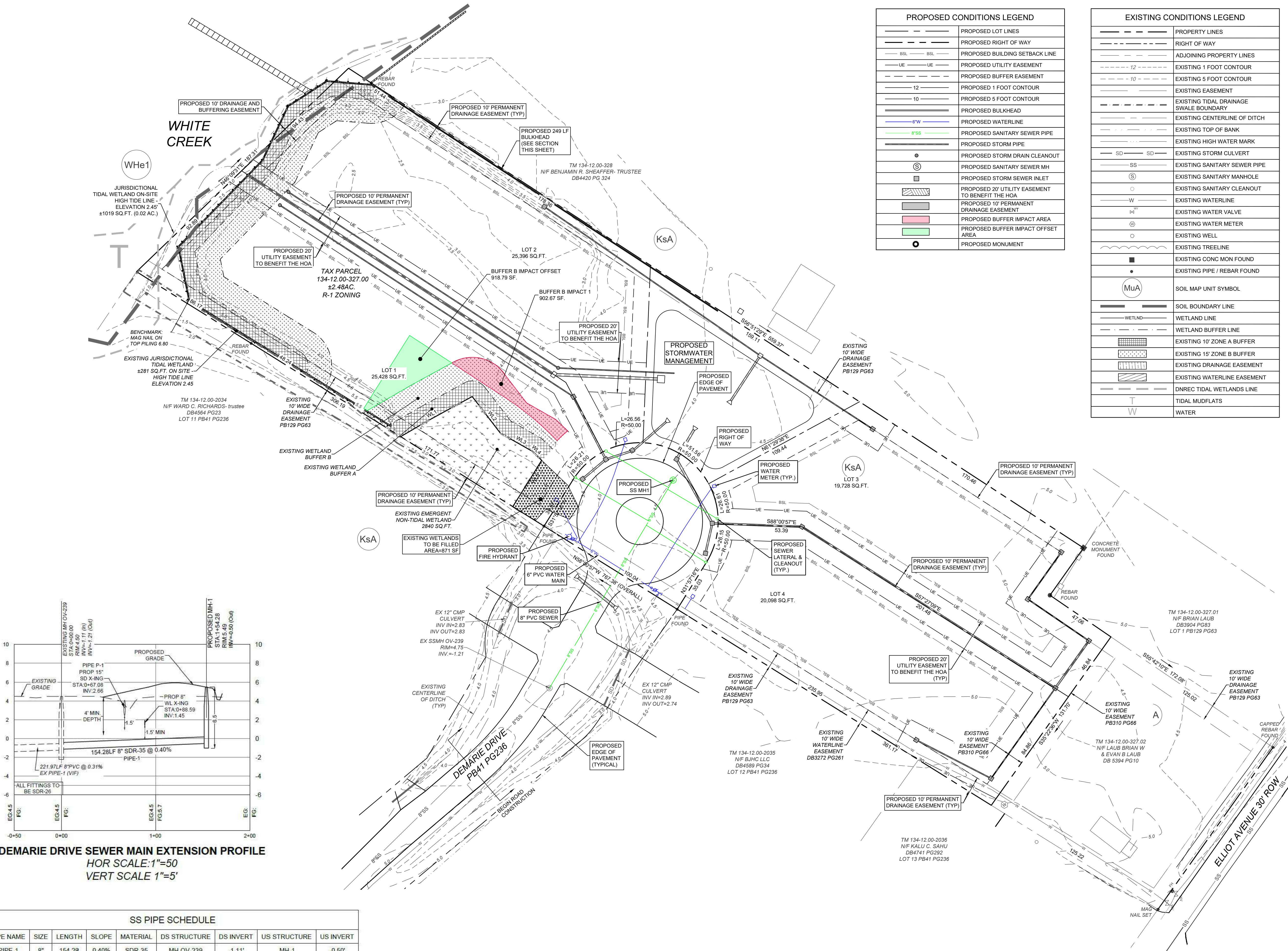
PROJECT DATUM: HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

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

G100

TITLE SHEET

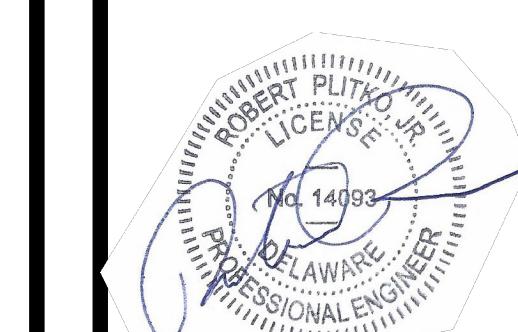




**WILKINSON PROPERTY SUBDIVISION**

**DEMARIE DRIVE**

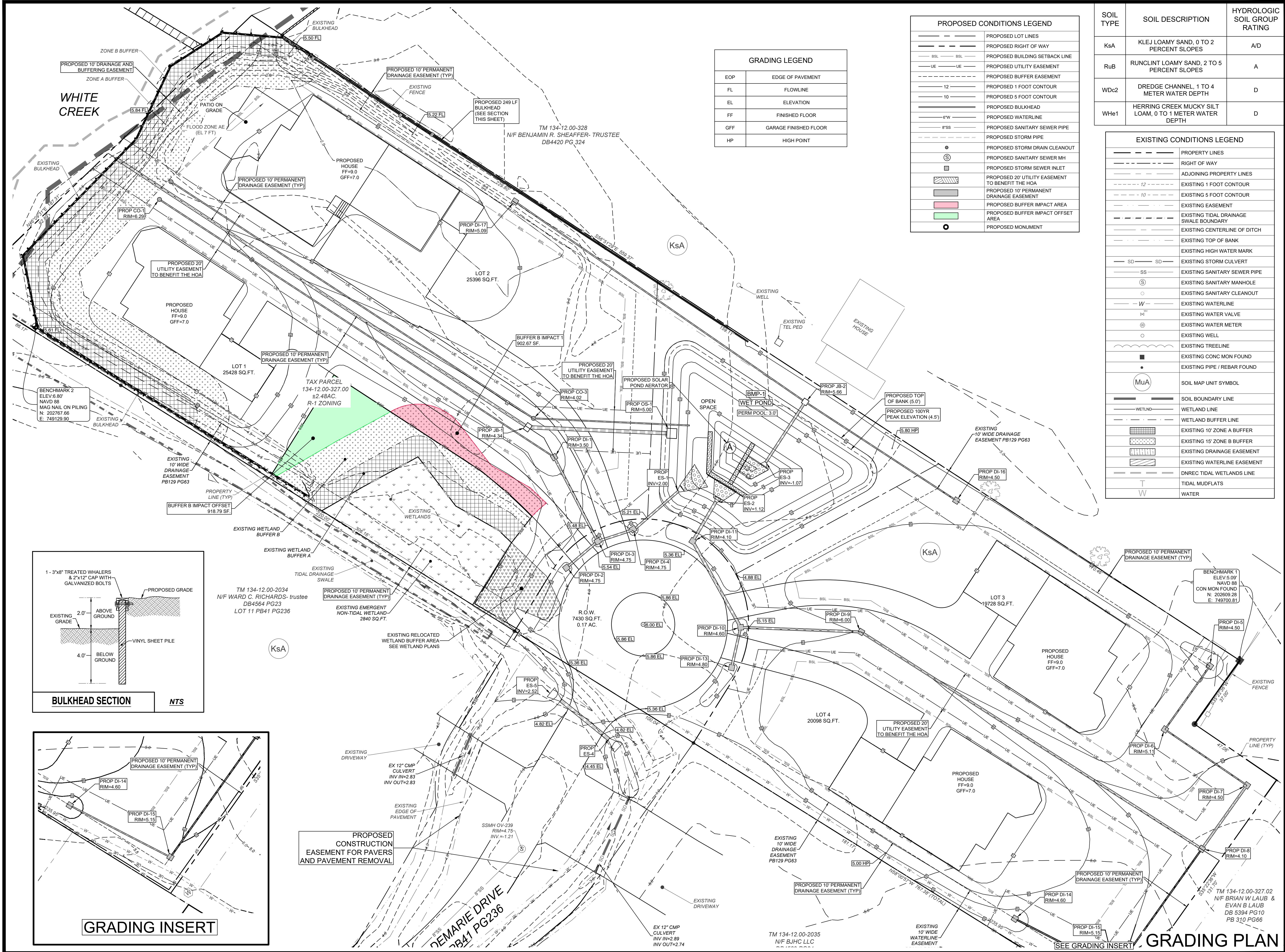
**TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE**

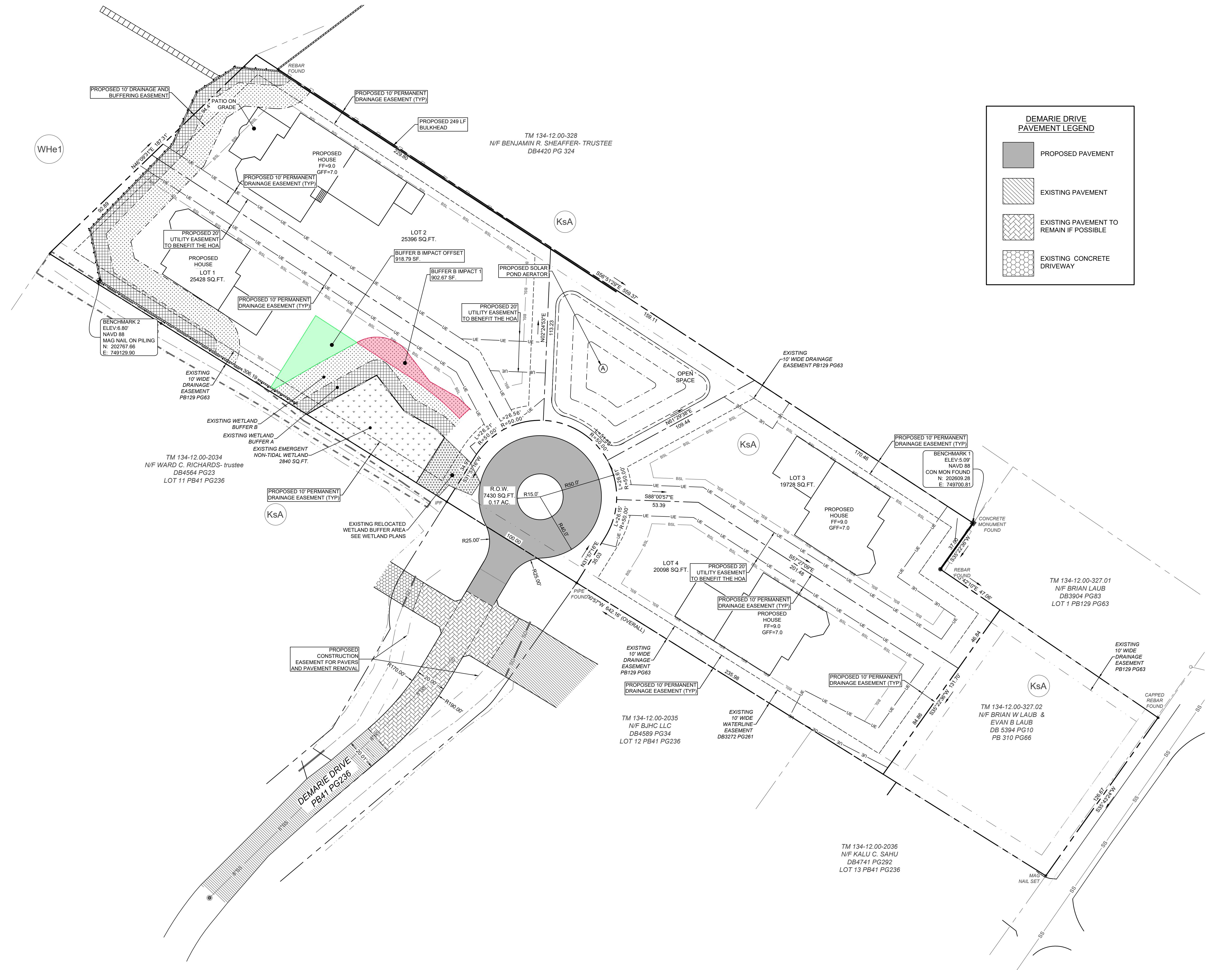


GRAPHIC SCALE  
1 inch = 30 feet  
PROJECT DATUM  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

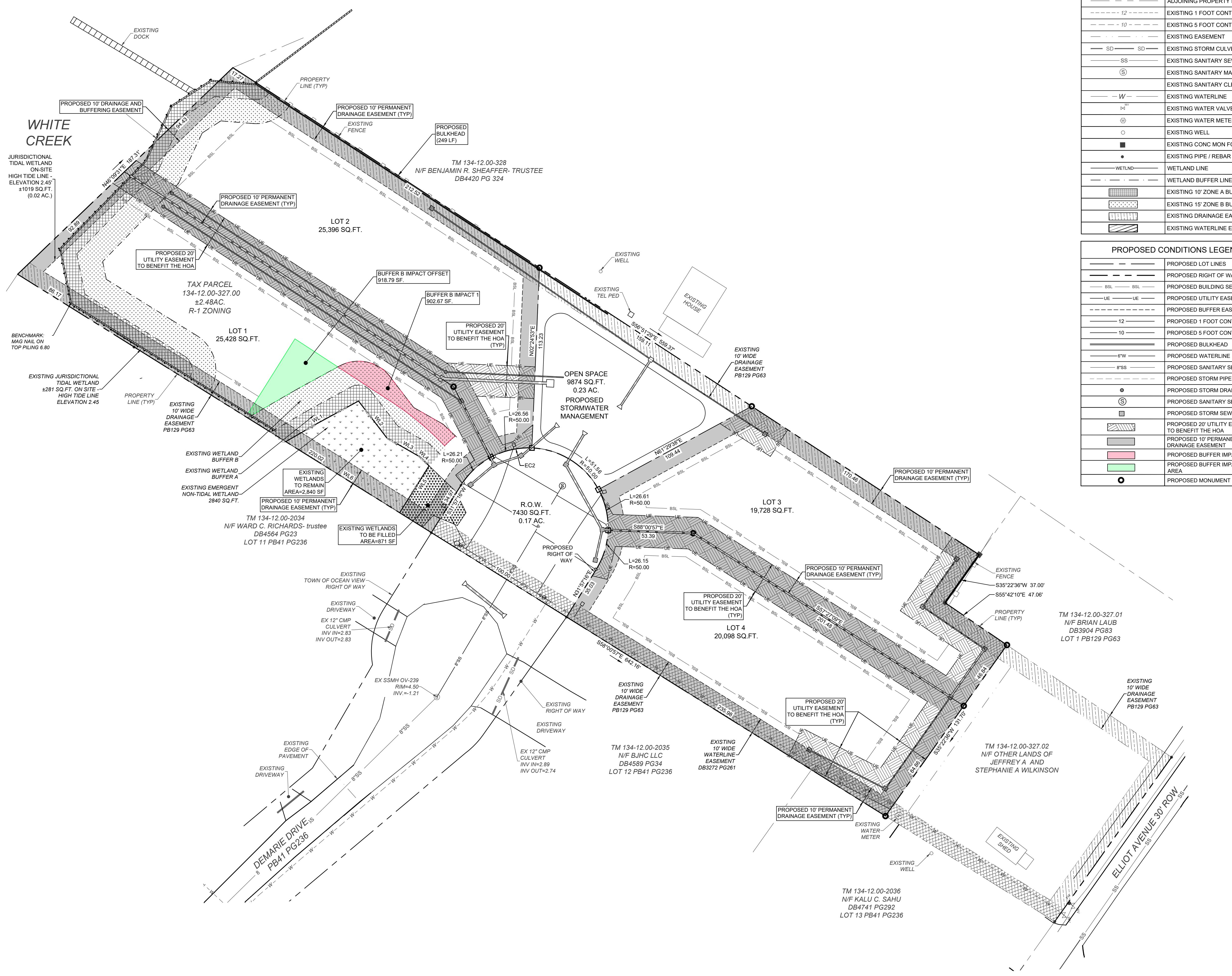
SITE PLAN: **DATE**  
DRAWING: **12/19/25**  
REVIEW: **RP**  
SHEET: **C101**

**UTILITY PLAN**









EXISTING CONDITIONS LEGEND	
—	PROPERTY LINES
—	RIGHT OF WAY
—	ADJOINING PROPERTY LINES
—	EXISTING 1 FOOT CONTOUR
—	EXISTING 5 FOOT CONTOUR
—	EXISTING EASEMENT
SD SD	EXISTING STORM CULVERT
SS	EXISTING SANITARY SEWER PIPE
⑤	EXISTING SANITARY MANHOLE
W	EXISTING SANITARY CLEANOUT
×	EXISTING WATERLINE
□	EXISTING WATER VALVE
○	EXISTING WATER METER
■	EXISTING WELL
•	EXISTING CONC MON FOUND
WETLAND	WETLAND LINE
—	WETLAND BUFFER LINE
▨	EXISTING 10' ZONE A BUFFER
▨	EXISTING 15' ZONE B BUFFER
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▨	EXISTING WATERLINE EASEMENT

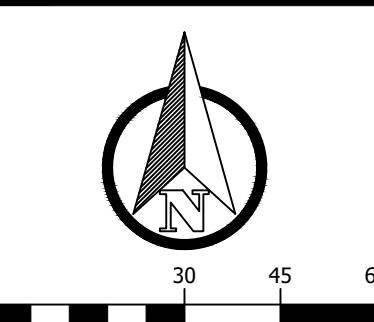
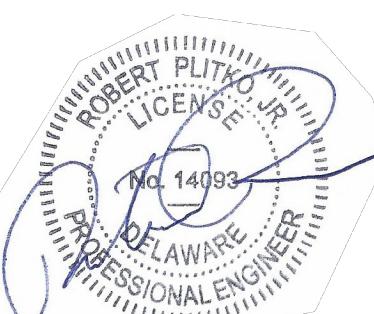
**REVISIONS**

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**  
DEMARIE DRIVE  
TOWN OF OCEAN VIEW  
SUSSEX COUNTY, DELAWARE



0 30 45 60  
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: C105

