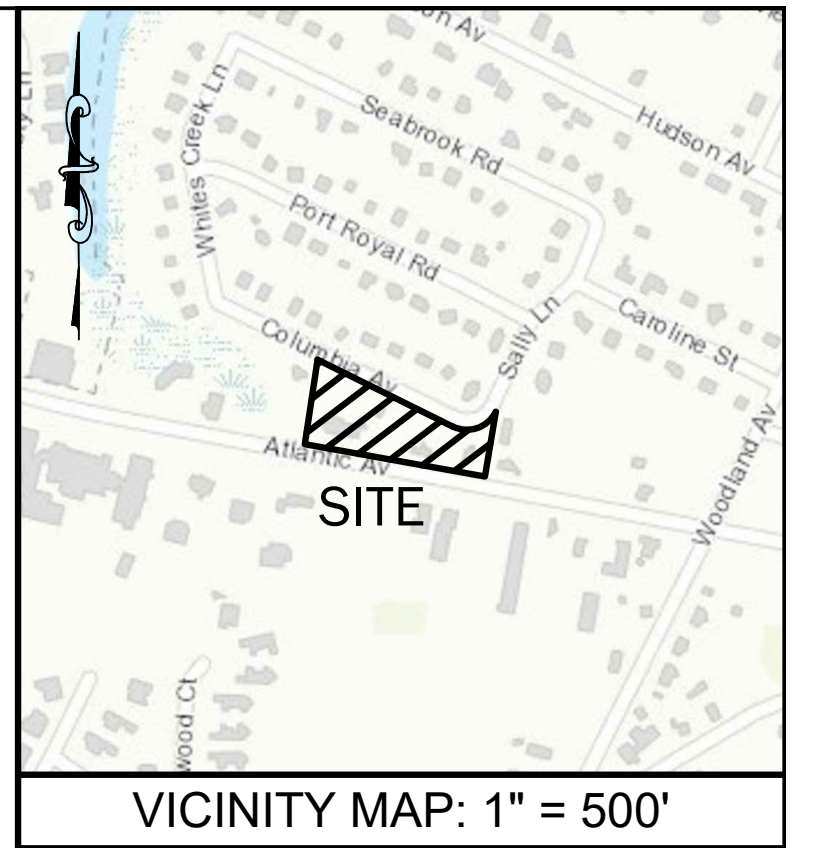


DUNKIN'

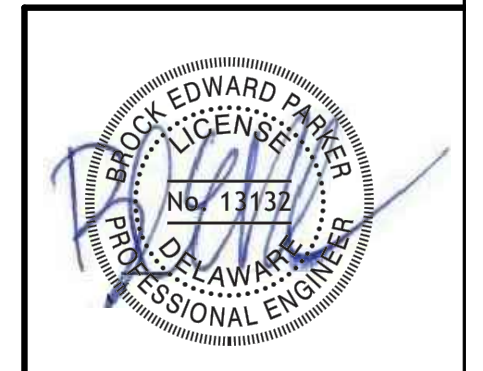
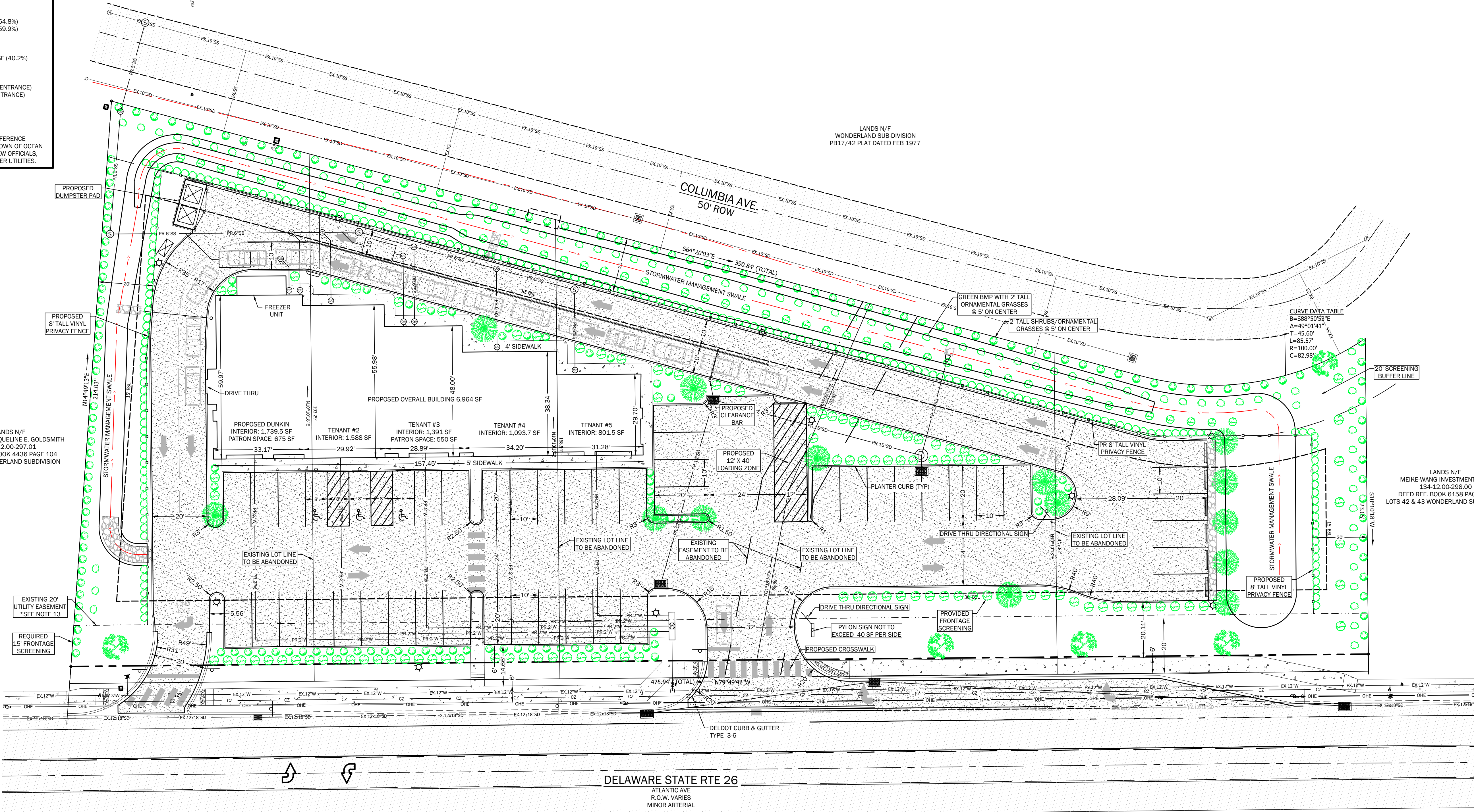
95, 97, & 101 ATLANTIC AVENUE
OCEAN VIEW, DELAWARE 19970



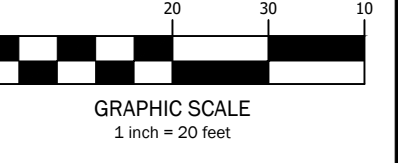
- GENERAL NOTES**
- DEVELOPER/EQUITABLE OWNER: NISTAZOS HOLDING LLC
C/O NICK NISTAZOS
9919 GOLF COURSE ROAD
OCEAN CITY, MARYLAND 21842
 - ENGINEER INFORMATION: PARKER AND ASSOCIATES, INC.
BROCK PARKER
DE LICENSE # 13132
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
 - ZONE: GB-1
 - DEED REF: 3421 / 36 & 3421 / 42
 - PARCEL INFORMATION:
ADDRESS: 95, 97, & 101 ATLANTIC AVENUE
OCEAN VIEW, SUSSEX COUNTY, DELAWARE 19970
TAX MAP: 134-12.00-297.00 LOT 37: 16,537 ± SQ.FT.
LOT 38: 16,251 ± SQ.FT.
LOT 39: 13,888 ± SQ.FT.
TAX MAP: 134-12.00-2088.00 LOT 40: 12,095 ± SQ.FT.
TAX MAP: 134-12.00-2089.00 LOT 41: 12,512 ± SQ.FT.
 - CURRENT LOT OWNERSHIP:
ALL PARCELS: 26 COASTAL COTTAGE LLC
35502 PARKER ROAD
FRANKFORD, DELAWARE 19945
 - LAND USE:
EXISTING LAND USE:
PARCEL 297.00: RETAIL BUILDING
PARCEL 2088.00: ROADSIDE FARM MARKET
PARCEL 2089.00: RESTAURANT/FAST FOOD
PROPOSED LAND USE:
PARCELS TO BE CONSOLIDATED FOR A RESTAURANT/FAST
FOOD AND RETAIL USE BUILDING
 - CLASSIFICATION OF SURVEY: URBAN, TOWN OF OCEAN VIEW
 - AREA INFORMATION:
SITE AREA: 71,491± SF
LOD AREA: 71,491± SF
EXISTING LOT COVERAGE: 46,378± SF (64.8%)
PROPOSED LOT COVERAGE: 41,087± SF (59.9%)
 - BUILDING SETBACK LINE (BSL) AREA/COVERAGE:
AREA WITHIN BSL: 14,242± SF
PROPOSED COVERAGE WITHIN BSL: 5,724± SF (40.2%)
 - FRONTAGE SCREENING:
REQUIRED SCREENING: 15 FEET
PROVIDED SCREENING: 6.38 FEET (WEST OF ENTRANCE)
15 FEET (EAST OF ENTRANCE)
 - BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT: 23 FEET
 - THE EXISTING 20' UTILITY EASEMENT PER DEED REFERENCE
3431/134 REFERENCES THIS EASEMENT TO THE TOWN OF OCEAN
VIEW, PER DISCUSSIONS WITH TOWN OF OCEAN VIEW OFFICIALS,
THIS EASEMENT HAS BEEN CONVEYED TO TIDEWATER UTILITIES.

- VARIANCE INFORMATION**
- VARIANCE APPROVED ON 4-16-2026 FOR 60.9% LOT COVERAGE
 - VARIANCE APPROVED ON 4-16-2026 FOR A REDUCTION TO A 6' FRONTAGE SCREENING

- PARKING SUMMARY**
- TOWN OF OCEAN VIEW ZONING CODE: 140-59-E(1)
AMENDED XX/XX/XXXX ORDINANCE #409
- PROPOSED DUNKIN W/DRIVE THRU:
675 SF / 75 = 9 SPACES REQUIRED
6 EMPLOYEES MAX = 6 SPACES
- PROPOSED SIT-DOWN RESTAURANT UNIT #3:
550 SF / 50 = 11 SPACES REQUIRED
4 EMPLOYEES MAX = 4 SPACES REQUIRED
- PROPOSED RETAIL:
3,834 SF / 250 = 16 SPACES REQUIRED
- TOTAL REQUIRED: 46
- TOTAL PROVIDED: 47 PARKING SPACES INCLUDING 3 HANDICAP SPACES



SHEET 1 OF 1



NO.	DATE	REVISIONS

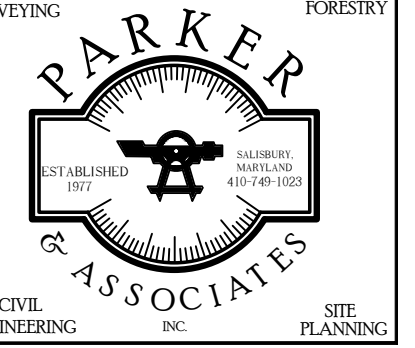
CONCEPT SITE PLAN
DUNKIN - OCEAN VIEW, DE

PROPERTY LOCATION: ATLANTIC AVE
OCEAN VIEW, SUSSEX COUNTY, DELAWARE

BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

DATE: 05/12/2026
DRAWN BY: RHH/REA
SCALE: 1" = 20'

PROJECT: S29595
SHEET: 1 OF 1
DATE: 05/12/2026
SCALE: 1" = 20'



LANDS N/F
NGUYEN REAL LLC
134-12.00-428.01
DEED REF. BOOK 6240 PAGE 348