

SINCE 1889



**TOWN OF OCEAN VIEW, DELAWARE
PLANNING AND ZONING COMMISSION
SUBDIVISION/COMBINATION OF LAND**

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302 539-1208 (office) • 302 537-5306 (fax)

admintov@oceanviewde.com / www.oceanviewde.com

SINCE 1889



Fee: \$ 750.00

P- 338

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): C&C Real Estate Holdings LLC Phone #: (302) 344-5996

Address: 129 Central Ave

Signature(s): [Signature] Date: 12.12.21
Applicant(s)

Owner(s) of Record (Print): C&C Real Estate Holdings LLC Phone #: (302) 344-5996

Address: 38568 Reservation Trail Ocean View, DE 19970

Signature(s): [Signature] Date: 12.12.21
(Property Owner(s))

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.

129 Central Avenue

(PIDN: 024.000 / CTM# 134-12.00-446.00)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review Application P-338, a Land Development Site Plan submitted by the property owner C&C Real Estate Holdings, Inc. for the subdivision of one (1) parcel of land into three (3) parcels on property zoned R-3 (Townhouse and Multifamily District 3) located at 129 Central Avenue (PIDN: 024.000 / CTM#: 134-12.00-446.00).

Total Area: 58,929 3 SF/Acres Total Present Street Frontage: 250.12 LF
Number of Proposed Lots: 3 Number of Proposed Units: n/a

TOWN USE ONLY:

PLANNING AND ZONING COMMISSION REVIEWS

CONCEPT PLAN: Received: 10/8/21 Advertised: _____ Reviewed: _____

TAC (if applicable): Reviewed: — Attending: (waived)

PRELIMINARY SITE PLAN: Received: 10/8/21 Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairperson, Planning & Zoning Commission
Minor subdivision, steps combined

FINAL SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairperson, Planning & Zoning Commission

Town of Ocean View

****RECEIPT FOR TOWN FEES****

DATE	PROPERTY OWNER NAME
01/14/2022	C&C Real Estate
PIDN	PROPERTY LOCATION
024.000	129 Central Ave.

Financial Good Standing	
Taxes current?	Checked:
Yes	JO
Invoices, if any, current?	
N/A	JO
Water charges, if any, current?	
Yes	JO

MCSJ Acct #	Description of Fees	Amount
01-400-120-105	Building Permit # _____	
01-400-120-110	Sign Permit # S- _____	
01-400-120-115	Impact Fees (\$1,436.00 per New Construction for Capital Costs)	
01-400-120-120	Impact Fees (\$ 500.00 per New Construction for ESEF Program)	
01-400-120-120	ESEF @ .5%	0.00
01-400-120-125	Single Lot Development Fee	
01-400-125-175	P-338 P&Z V- Board of Adj Fees	750.00
01-400-120-130	Other Fee (circle): Deed Recordation Bid Package	
	Other (describe): _____ Subtotal	\$ 750.00
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL FOR MCSJ FINANCE MODULE (General Fund Money Market)	\$ 750.00
01-400-121-110	Temp Bus License # _____	
01-400-121-135	Business License # _____	
01-400-121-155	Rental License # _____	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL FOR MCSJ A/R MODULE (General Fund Money Market)	\$ -
01-400-115-003	Real Estate Transfer Tax @ 1.5% (Transfer Tax Acct)	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL TRANSFER TAX MONEY MARKET ACCOUNT	\$ -
05-400-101-102	Water Permit # _____ (Water Fund)	
05-400-101-103	Water Service Connection (Water Fund)	
05-400-101-104	Water Inspection (Water Fund)	
	Subtotal	\$ -
05-400-201-110	CREDIT CARD CONVENIENCE FEE: Water 3%	
	TOTAL WATER SYSTEM CHECKING ACCOUNT	\$ -
	TOTAL DEPOSIT RECEIVED (May pay on one check)	\$ 750.00

Payment received by:

JO

Check #/CC Auth Code

ck# 2161

Name on Check if not

Property Owner

Date Received

1/14/22

Updated: cal 06/15/2015



*Leading Providers of Infrastructure
Asset Management and Engineering
Services since 1994*

January 14, 2022

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

**RE: Concept Plan Review – 129 Central Ave. Minor Subdivision – Concept Plan Review
Tax Map ID: 134-12.00-446.00**

Dear Mr. Cimino:

Pursuant to your request, The Kercher Group, Inc. has reviewed the plan listed below.

- Minor Subdivision for 129 Central Avenue – Prepared by Simpler Surveying & Assoc, Inc. - dated 10/7/21;

Based upon our review, we have the following comments.

Generally

1. This property was the subject of an application for rezoning from R-1 to R-3 in December 2018. The Planning & Zoning Commission recommended to the Town Council that the application be granted in May 2019. On June 11, 2019 Ordinance 363 was adopted amending the zoning designation to R-3. Reflect the correct zoning on the plan and ensure that the dimensional requirements shown both on the plan and in the data column are appropriate.

Floodplain

1. Only a very small portion of this property at the northeast corner lies within the FEMA mapped floodplain Zone AE BFE 7. As such, for the purposes of this subdivision, the property can be considered to be outside of the regulated Special Flood Hazard Area. Correct the floodplain note on the plan to specifically address this property.

Sanitary Sewer

1. The sanitary sewer along the frontage of this property is within the cartway for Central Avenue. Central Avenue is a State owned and maintained road. If DelDOT denies road cut permits for utility

THE KERCHER GROUP, INC. – A Mott MacDonald Company

www.kerchergroup.com | 254 Chapman Rd., Suite 202, Newark, DE 19702 | 302-894-1098

Kenneth L. Cimino
January 14, 2022

Concept Plan Review
129 Central Ave. Minor Subdivision

installation, a parallel common sewer main may be required to tie the new parcels into the public sewer system. This may require an easement across these lands.

DelDOT Approval

1. As previously mentioned, Central Avenue is a State owned and maintained road. A DelDOT Letter of No Objection will be required prior to recordation of the subdivision plan.
2. If DelDOT denies access permits and insists on a shared point of access for the newly subdivided lots, cross access easements will be necessary.

If you have any questions, please feel free to give me a call. I welcome the opportunity to discuss the plan with you.

Regards,



THE KERCHER GROUP, INC. – A Mott MacDonald Company
James H. Lober, P.E.
Territory Manager – Engineering

Chapter 140. Land Use and Development

Article V. Dimensional Regulations

§ 140-29. R-3 Zone.

[Amended 1-13-2015 by Ord. No. 320]

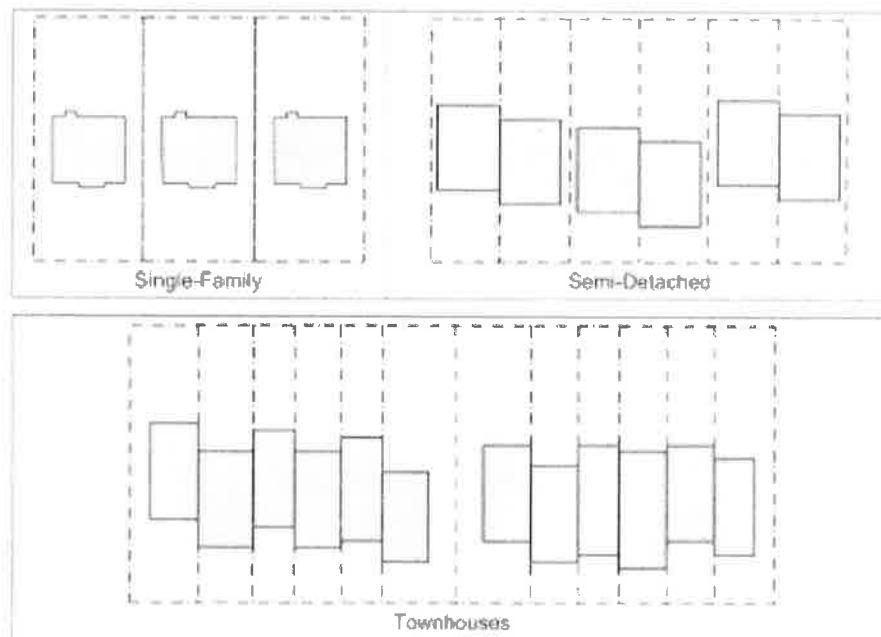
Standard	Single-Family; Semidetached; Duplex	Dwelling Type	
		Townhouse	Multifamily
Tract standards			
Tract area (acres)	Same as R-2	1	2
Maximum DUs per acre	Same as R-2	6	6
Distance between townhouse rows or multifamily buildings (feet)	Same as R-2	25	50
Maximum number of townhouses in a single attached row	Same as R-2	6	N/A
Minimum frontage (feet)	Same as R-2	50	50
Setbacks from tract boundary (feet)			
From front tract line	Same as R-2	30	30
From side tract line	Same as R-2	25	25
From rear tract line	Same as R-2	30	30
Minimum green area	Same as R-2	50%	60%
Lot standards			
Lot area per dwelling unit (square feet)			
Interior	Same as R-2	2,000	3,000
End	Same as R-2	3,000	3,000
Lot width (feet)			
Interior	Same as R-2	20	See tract standards
End	Same as R-2	30	See tract standards
Lot depth (feet)	Same as R-2	100	See tract standards
Minimum townhouse width (feet)	Same as R-2	20	See tract standards
Setbacks from lot line (feet)			

Standard	Dwelling Type		
	Single-Family; Semidetached; Duplex	Townhouse	Multifamily
From front lot line	Same as R-2	25	See tract standards
From side lot line			
Interior	Same as R-2	0	See tract standards
End	Same as R-2	15	See tract standards
From rear lot line	Same as R-2	30	See tract standards
Maximum height			
Feet	Same as R-2	42	42
Number of stories	Same as R-2	3	3
Maximum coverage of lot area (includes all buildings and structures)	Same as R-2	55%	N/A
Minimum green area	Same as R-2	45%	N/A
Minimum livable floor area per dwelling (square feet)	Same as R-2	1,250	1,000

Notes:

1. Tract means a property that is not yet subdivided.
2. N/A means not applicable.

Figure 1. Lot Layouts—Single-Family, Semi-Detached, Townhouse



Chapter 140. Land Use and Development

Article V. Dimensional Regulations

§ 140-28. R-1 and R-2 Zones.

[Amended 1-13-2015 by Ord. No. 320]

Standard	Zone and Dwelling Type			
	R-1 Zone Single-Family	Single-Family	R-2 Zone Semidetached	Duplex
Tract standards				
Tract area (square feet)	14,000	10,000	14,000	14,000
Maximum dwelling units per acre	3	4	6	6
Minimum distance between buildings (feet)	30	30	20	20
Lot standards				
Lot area per dwelling unit (square feet)	14,000	10,000	7,000	14,000
Lot width at front property line (feet)	75	60	70	70
Lot depth (feet)	100	100	100	100
Setbacks (feet)				
From front lot line or side lot line abutting a street	25	20	25	25
From side lot line	15	10	10	10
From rear lot line	30	20	30	30
Maximum Height				
Feet	42	42	42	42
Number of stories	3	3	3	3
Maximum coverage of lot area (includes all buildings and structures)	35%	45%	45%	45%
Minimum green area	65%	55%	55%	55%

Standard	Zone and Dwelling Type			
	R-1 Zone	Single-Family	R-2 Zone	Duplex
	Single-Family		Semidetached	
Minimum livable floor area per dwelling (square feet)	1,600	1,250	1,250	1,250

Notes:

1. Tract means a property that is not yet subdivided.
2. N/A means not applicable.

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)

admintov@oceanviewde.com / www.oceanviewde.com

SINCE 1889



January 4, 2022

Steiss, Joseph R. & Tammy R.
200 Anthony's Ln.
Huntington, MD 20639

074.011

TOWN OF OCEAN VIEW PUBLIC NOTICE **PLANNING & ZONING COMMISSION**

129 Central Avenue
(PIDN: 024.000 / CTM# 134-12.00-446.00)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review Application P-338, a Land Development Site Plan submitted by the property owner C&C Real Estate Holdings, Inc. for the subdivision of one (1) parcel of land into three (3) parcels on property zoned R-3 (Townhouse and Multifamily District 3) located at 129 Central Avenue (PIDN: 024.000 / CTM#: 134-12.00-446.00).

The Town will hold this review on Thursday, January 20, 2022 at 6:00pm 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, however with COVID-19 cases on the rise, face coverings/masks are mandatory for in-person attendance. We strongly encourage interested parties to view the meeting via livestream on the Town's YouTube channel. The viewing public will have the opportunity to comment or ask questions during the review by sending an email to comment@oceanviewde.gov. 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. Written comments will also be accepted prior to the meeting. Please note that the meeting agenda is subject to change.

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. For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at kcimino@oceanviewde.gov.

PIDN	CTM#	PL#	Property Location Street	Owner	OMA #	OMA Street	OMA City	OMA State	OMA Zip
074.011	134-12.00-3511.00	2	Johnsons Glade Ln.	Steiss, Joseph R. & Tammy R.	200	Anthony's Ln.	Huntington	MD	20639
074.012	134-12.00-3512.00	4	Johnsons Glade Ln.	Gazenski, Thomas E. & Pamela V.	20312	Lubar Way	Brookeville	MD	20833
074.013	134-12.00-3513.00	6	Johnsons Glade Ln.	Charvat, Michael F. & Cynthia M.	9000	Transoms Rd.	Nottingham	MD	21236
074.021	134-12.00-3521.00	5	Johnsons Glade Ln.	Pats, Yale M. & Gerilyn	5	Johnsons Glade Ln.	Ocean View	DE	19970
074.022	134-12.00-3522.00	3	Johnsons Glade Ln.	Beird, James J. & Kathy L.	3	Johnsons Glade Ln.	Ocean View	DE	19970
074.023	134-12.00-3523.00	1	Johnsons Glade Ln.	Honeycutt, Christopher L. & Regina	1	Johnsons Glade Ln.	Ocean View	DE	19970
074.025	134-12.00-428.05	7	Johnsons Glade Ln.	Johnsons Glade POA, Inc.	38427	Bethany Breeze Dr.	Frankford	DE	19945
075.000	134-12.00-427.00	124	Central Ave.	Walsh, Sean T. & Christine	4809	Lancaster Pk.	Greenville	DE	19807
082.001	134-12.00-426.03	2	Foxwood Ct.	Gaughan, William & Carolyn	6301	Red Haven Rd.	Columbia	MD	21045
082.002	134-12.00-426.04	4	Foxwood Ct.	Pulford, David & S. Lynne Bryan, Timothy & Charlene &	7635	Midtown Rd.	Fulton	MD	20759
082.003	134-12.00-426.05	6	Foxwood Ct.	Speros, Leonidas & Linda	34975	Belle Rd.	Bethany Beach	DE	19930
019.000	134-12.00-451.00	137	Central Ave.	McClung, Harry R. & Luray	139	Central Ave.	Ocean View	DE	19970
020.000	134-12.00-450.00	135	Central Ave.	Seamone, Jude Daly	34993 W.	Cadbury Cr.	Lewes	DE	19958
021.000	134-12.00-449.00	131	Central Ave.	Rapatski, Steven M.	131	Central Ave.	Ocean View	DE	19970
022.000	134-12.00-449.01	133	Central Ave.	Clark, Robert & Deborah	4410	Oak River Cir.	Valrico	FL	33596
014.010	134-12.00-1678.00	19	Woods Cr.	DeMara, Daniel J.	19	Woods Cir.	Ocean View	DE	19970
014.020	134-12.00-1679.00	17	Woods Cr.	Buyas, Gerald J. & Margaret D.	17	Woods Cir.	Ocean View	DE	19970
014.030	134-12.00-1680.00	15	Woods Cr.	Parrill, Colleen M.	15	Woods Cr.	Ocean View	DE	19970
014.170	134-12.00-1694.00	5	Assawoman Ave.	Ardino, Angelo	33	Bernard Blvd	Hockessin	DE	19707
014.160	134-12.00-1693.00	7	Assawoman Ave.	Johnson, Thomas M. & Lois M.		P.O. Box 1605	Ocean View	DE	19970
014.150	134-12.00-1692.00	9	Assawoman Ave.	Monetti, William	9	Assawoman Ave.	Ocean View	DE	19970
016.140	134-12.00-1721.00	2	Assawoman Ave.	Schaeffer, James M. & Arvilla V.	2	Assawoman Ave.	Ocean View	DE	19970
016.150	134-12.00-1722.00	1	Assawoman Ave.	Gilley, Lisa D.	1	Assawoman Ave.	Ocean View	DE	19970
016.160	134-12.00-1723.00	3	Assawoman Ave.	Kauffman Investments, LLP	37695	Hall Way	Ocean View	DE	19970
026.000	134-12.00-445.00	125	Central Ave.	Schmidt, Harold L. & Sheila L. Hitchens, Dale & Wilkinson, Stephanie	11155 N.	Sandra Rd.	Tucson	AZ	85742
027.000	134-12.00-443.00	121	Central Ave.			P.O. Box 156	Ocean View	DE	19970
016.170	134-12.00-1724.00	0	Assawoman Ave.	Kauffman Investments, LLP	37695	Hall Way	Ocean View	DE	19970
031.001	134-12.00-442.00	102	Woodland Ave.	Gaultney, Stephen D.	102	Woodland Ave.	Ocean View	DE	19970
031.002	134-12.00-442.01	100	Woodland Ave.	Mosier, Scott G.	45	Pierson Dr.	Hockessin	DE	19707

ORDINANCE NO. 363

AN ORDINANCE TO AMEND THE ZONING DISTRICT DESIGNATION FOR THE LANDS OF C & C REAL ESTATE HOLDINGS, LLC, FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3 TOWNHOUSE AND MULTIFAMILY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND CONTAINING 1.3528 ACRES, MORE OR LESS, IDENTIFIED AS SUSSEX COUNTY TAX MAP PARCEL # 1-34-12.00-446.00 (129 CENTRAL AVENUE).

WHEREAS, on the 14 day of December, 2018, an application was filed on behalf of C & C Real Estate Holdings, LLC, ; and

WHEREAS, on the 14 day of May, 2019, a public hearing was held before the Planning and Zoning Commission and the Commission recommended to the Ocean View Town Council that the application be granted, and

WHEREAS, on the 11 day of June, 2019 a public hearing was held, after notice, before the Town Council, and based on the Finding of Facts, it determined that said application for amendment to the zoning district designation promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Ocean View and that the change of zone is for the general convenience and welfare of the inhabitants of Ocean View;

NOW THEREFORE, THE TOWN COUNCIL OF OCEAN VIEW HEREBY ORDAINS:

Section 1. Pursuant to the Ocean View Land Use and Development Code, an amendment to the zoning district designation from R-1 Single-Family Residential District to R-3 Townhouse and Residential District is granted to the property hereinafter described, to wit:

ALL that certain tract, piece or parcel of land lying and being situate in the Town of Ocean View, Sussex County, Delaware, at 129 Central Avenue, containing 1.3528 acres, more or less, as shown of a survey prepared by Simpler Surveying & Associate, Inc., dated December 3, 2018, and designated on the Tax Maps of Sussex County Department of Finance as Map No. 1-34-12.00-446.00.

Section 2. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Town Council.

TOWN OF OCEAN VIEW

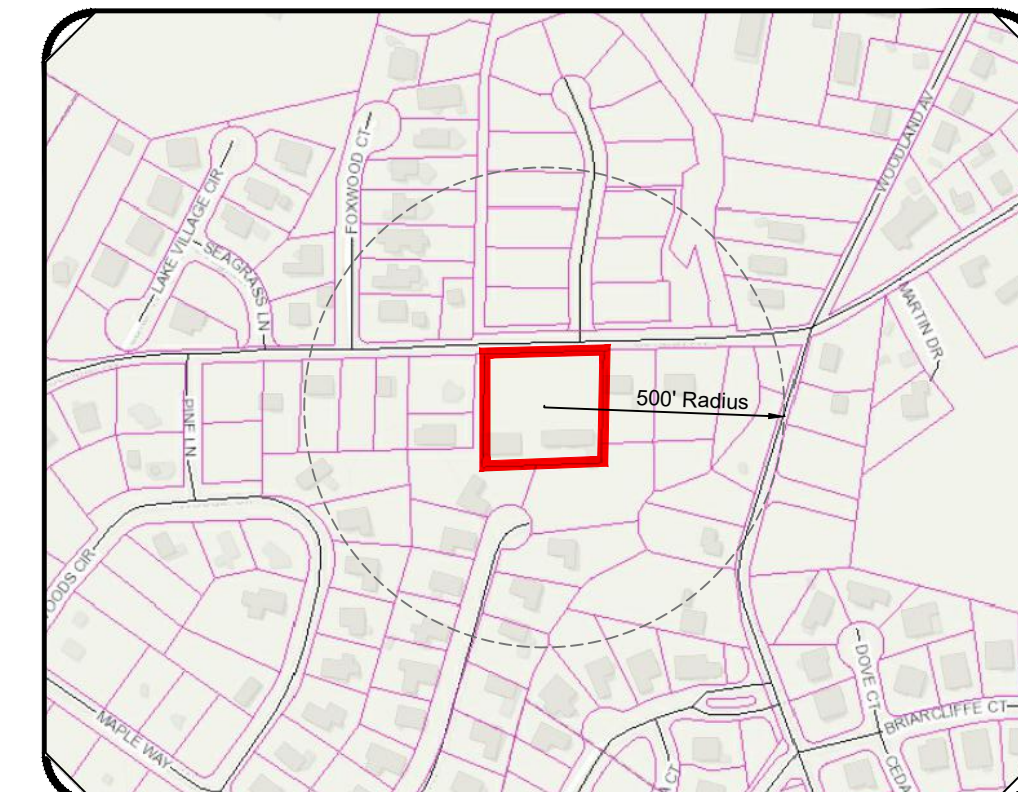
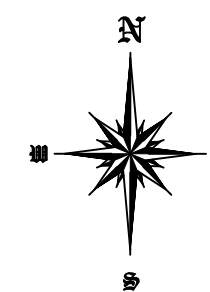
By: 
Mayor

Attest: 
Town Clerk

Adopted: 6/11/19

FINDINGS OF FACT

1. The property is owned by and the applicant is C & C Real Estate Holdings, LLC.
2. The property is 1.3528, more or less, located on Central Avenue.
3. The subject property is located in and near existing and developing single-family communities and related activities.
4. It is the intention of the applicant to use the site for R-3 Townhouse and Residential purposes.
5. Potable water to the project will be provided to the project.
6. Sanitary waste will be treated by inclusion into the Ocean View Sanitary Sewer District.
7. The project will provide for safe vehicular and pedestrian movement within the site and onto connecting roadways.
8. This application will result in the cleanup and removal of a dilapidated property.
9. Area property values will not be decreased and may be increased by the development of the project.
10. This application has been reviewed and recommended for approval by the Planning and Zoning Commission.



VICINITY MAP

NOT TO SCALE

SITE DATA

- TAX MAP NO. 1-34-12-446
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- MUNICIPALITY: TOWN OF OCEAN VIEW
- AREA: AREA: 58,929 SQ. FT.
- SCALE: 1"=20'
- CLASS "A" SURVEY

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- ZONING- R-1 (Residential)
- BUILDING RESTRICTION LINE (B.R.L.)
 - A. -FRONT= 25'
 - B. -SIDE = 15'
 - C. -REAR = 30'

- VERTICAL DATUM- NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)
- HORIZONTAL DATUM- NAD'83 (1983 NORTH AMERICAN DATUM)













- ALL PIPES MUST BE INSPECTED AT THE END OF CONSTRUCTION TO ENSURE THAT THEY ARE CLEAN, CLEAR, AND SILT FREE.
- ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH THE STATE OF DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION) PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY
- THE 10' WIDE DRAINAGE EASEMENT SHOWN WITHIN THE SUBJECT PARCEL IS HEREBY DEDICATED TO THE TOWN OF OCEAN VIEW AS PER THIS PLAT.

SURVEYOR NOTES

1. This plot and survey does not verify the existence or nonexistence of right-of-way and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
2. No title search provided or stipulated.
3. Deed Book Reference:
Db. 4976, Pg. 083
Db. 5328, Pg. 140
Db. 2837, Pg. 045
Db. 4687, Pg. 141
4. Plat Book Reference:
Pb. 16, Pg. 19

STANDARD LEGEND

These standard symbols will be found in the drawing

- UNDERGROUND PIPELINE  CATCH BASIN
 3/4" PIPE (FD) $\times 13.1'$ EX. SPOT ELEVATION
 CONC. MON. (FD) -- 13.0'-- EXISTING CONTOURS
 5/8" RE-BAR WITH CAP (SET)  SEWER CLEAN OUT (FD)
 5/8" RE-BAR (FD)  SEWER MAN HOLE
 UTILITY POLE  WATER VALVE
 GUY WIRE  FIRE HYDRANT
 PROPOSED PROPERTY LINE 

FLOOD DATA This property is in Zone "X", (non-shaded)
of the Flood Insurance Rate Map, Community Panel No. 100046-10005C0635-K
which has an effective date of MARCH 16, 2017 and IS/IS NOT in a Special
Flood Hazard Area.

MINOR SUBDIVISION

For 129 Central Avenue

Lands of C & C REAL ESTATE HOLDINGS, LLC.
Situating in the Town of Ocean View.

SEAI



32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336

P.L.S. 711

SURVEYOR CERTIFICATION

"I, GREGORY M. HOOK, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE SINGLE LOT DEVELOPMENT SITE PLAN CHECKLIST.

GREGORY M. HOOK, PLS 711	Date
GREGORY M. HOOK, 32486 POWELL FARM ROAD, FRANKFORD, DE 19945	302-539-7873
PRINTED NAME AND ADDRESS	PHONE NUMBER

OWNER CERTIFICATION

I, Chris Washington, do certify that I am an authorized agent of C & C REAL ESTATE HOLDINGS, LLC, and hereby certify that C & C REAL ESTATE HOLDINGS, LLC, is the owner of the property which is the subject of this plan and that the land use action proposed by this plan is at my direction.

NAME	Date
CHRIS WASHINGTON 38568 Reservation Trail, Ocean View, DE PHONE NUMBER: 302-344-5996	

DATE OF ORIGINAL: _____ OCTOBER 07 _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

0 20 40
Scale: 1"=20'

DATE OF ORIGINAL: _____ OCTOBER 07 _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

REVISION: _____ DATE: _____, 2021

Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK