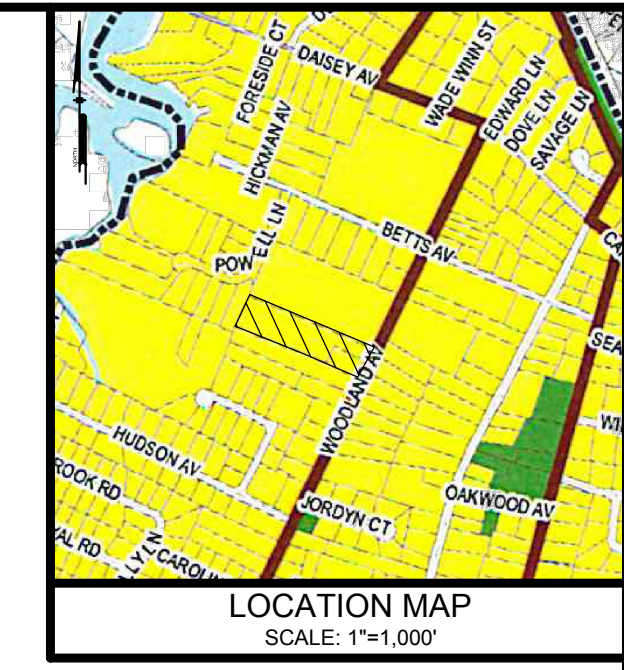


ZONING SCHEDULE								
ZONING: EXISTING R-1/ PROPOSED R-1								
ZONE R-1 SINGLE FAMILY RESIDENCE	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7
LOT AREA (S.F.)	14,000.00	14,026.96	14,024.56	14,018.21	14,042.63	14,026.73	14,029.04	13,278.45
LOT WIDTH (FT.)	75	101.00	104.00	109.00	109.00	124.46	75.99	N/A
LOT DEPTH (FT.)	100	141.60	135.10	128.99	129.25	129.53	101.65	N/A
MINIMUM FRONT YARD (FT.)	25	49.76	48.93	46.63	48.48	44.05	40.15	N/A
MINIMUM SIDE YARD (FT.)	15	23.23	20.78	17.46	20.75	25.17	15.03	N/A
MINIMUM SIDE YARD ALONG STREET (FT.)	25	35.77	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM REAR YARD (FT.)	30	53.78	48.23	44.84	43.21	30.98	32.06	N/A
BUILDING HEIGHT	42 FT./3 STY.	WILL COMPLY	WILL COMPLY	WILL COMPLY	WILL COMPLY	WILL COMPLY	WILL COMPLY	N/A
OFF STREET PARKING SPACES PER DWELLING IN ADDITION TO GARAGE	2	2	2	2	2	2	2	N/A
MAXIMUM COVERAGE OF LOT AREA (INCLUDES ALL BUILDINGS AND STRUCTURES)	35%	15.4%	16.1%	15.8%	16.1%	15.0%	17.2%	N/A



Pennoni

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BLUE HERON LANDING
34 WOODLAND AVENUE
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

SUBDIVISION PLAT

STTIK FOSTER HOMES LLC
2 S. GABRIEL DRIVE
BEAR, DELAWARE 19701

NO.	DATE	REVISIONS	BY
7	2028-03-25	PER SCED & T.U. COMMENTS	SRA
6	2025-06-03	ADDED DRAINAGE EASEMENT	SRA
5	2023-10-03	PER TOWN COMMENTS	SRA
4	2023-04-27	PER TIDEWATER AND SCED COMMENTS	SRA
3	2023-04-12	PER TIDEWATER AND SCED COMMENTS	SRA
2	2023-03-15	PER TIDEWATER AND SCED COMMENTS	SRA
1	2022-01-01	PER TIDEWATER COMMENTS	SRA

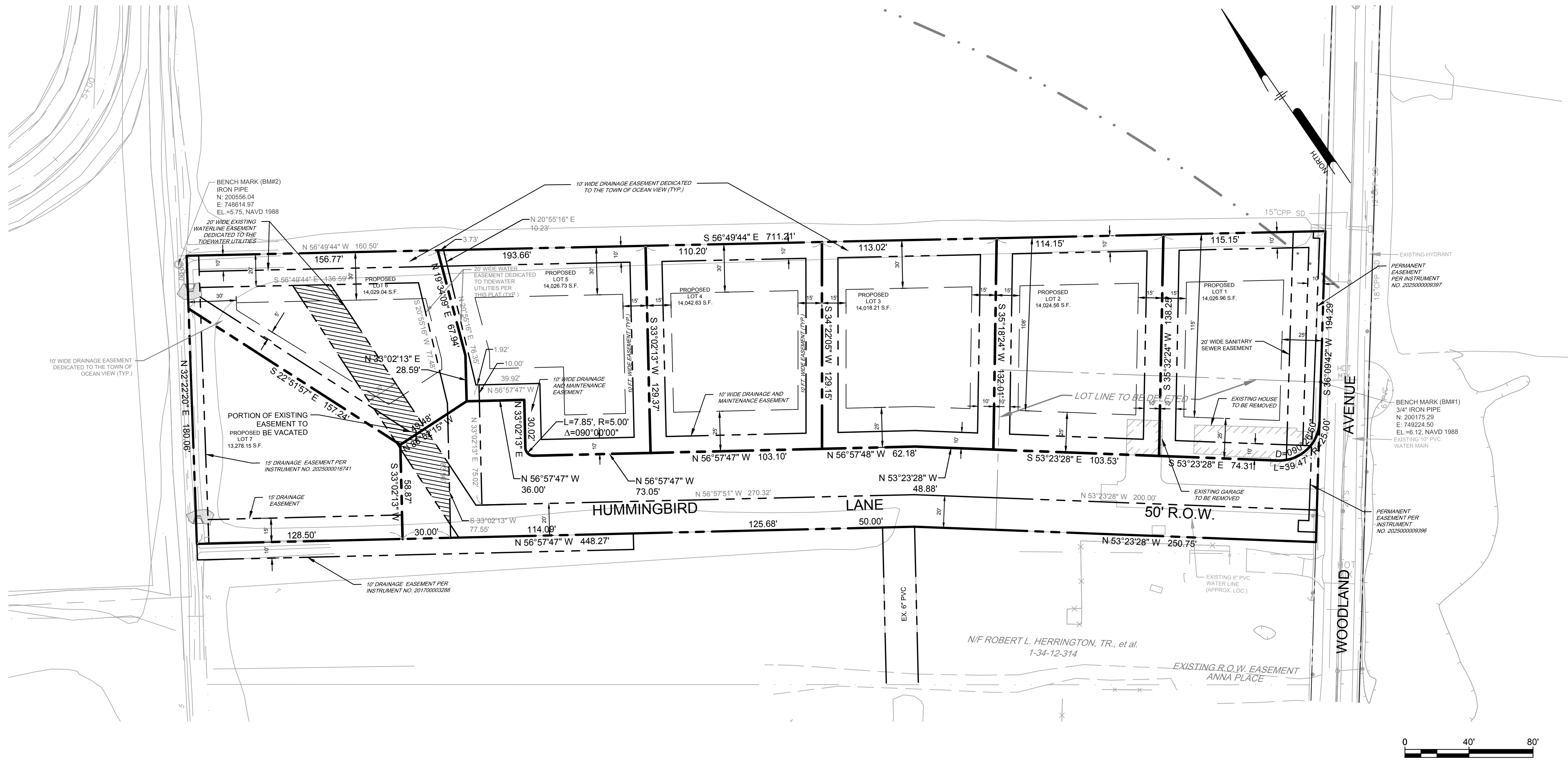
TOWN OF OCEAN VIEW ZONING REQUIREMENTS

PARCEL NO: 1-34-12-317.00 & 317.01
MIN. LOT SIZE: 14,000 SQ. FT.
DISTRICT: OCEAN VIEW, ZONED R-1
TOTAL GROSS ACREAGE OF SITE(S): 2.934 ACRES
NET ACREAGE = 2.166 ACRES

OWNER/APPLICANT: ANN AND STEVE COLLAZUOL
OWNER/APPLICANT ADDRESS: 120 1/2 NO. BROADWAY, NYACK, NY 10960, 845-358-1510, STEVE@COLLAZUOL.NET

GENERAL NOTES

- FINAL RECORD PLAN APPROVAL IS CONTINGENT UPON COMPLIANCE WITH THE APPROVED FINAL LAND DEVELOPMENT PLAN AND OUTSIDE AGENCY APPROVALS.
- THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS PARCEL NUMBERS 134-12-00-317.00 & 134-12-00-317.01 INTO SIX (6) INDIVIDUAL CONFORMING RESIDENTIAL LOTS AND ONE (1) LOT FOR STORMWATER MANAGEMENT.
- FLOOD DATA: THIS PROPERTY IS IN ZONE "AE", B.F.E. 6.0' & 7.0' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 100046-10005021-K WHICH HAS AN EFFECTIVE DATE OF MARCH 16, 2015 AND IS IN A SPECIAL FLOOD HAZARD AREA.
- SOURCE OF TITLE: TICOR TITLE INS. CO. POLICY NO. 74106 - 01623 DATED OCTOBER 11, 2001, AND OLD REPUBLIC NATIONAL TITLE INS. CO. POLICY NO. HPT 137456 DATED DECEMBER 29, 2004.
- THE 50 FT. RIGHT OF WAY IS TO BE DEDICATED TO THE TOWN OF OCEAN VIEW AFTER INSPECTION AND APPROVAL BY THE TOWN ENGINEER, REVIEW AND APPROVAL BY THE TOWN SOLICITOR AND ACCEPTANCE BY THE TOWN COUNCIL. A BOND IN CONFORMANCE WITH TOWN CODE REQUIREMENTS WILL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION.
- THE 10' WIDE DRAINAGE EASEMENT SHOWN WITHIN THE SUBJECT PARCEL(S) IS HEREBY DEDICATED TO THE TOWN OF OCEAN VIEW AS PER THIS PLAT.
- BEFORE ANY LOT IN THE DEVELOPMENT IS SOLD, PROVISIONS SHALL BE MADE FOR THE ESTABLISHMENT OF A HOMEOWNERS' ASSOCIATION (HOA) IN ACCORDANCE WITH SECTION 140-72.B.
- RESTRICTIONS RECORDED IN DEED BOOK 6404 PAGE 251 ON NOVEMBER 5, 2025, AT THE OFFICE OF THE SUSSEX COUNTY RECORDER OF DEEDS.
- AN AGREEMENT WAS ENTERED INTO BETWEEN THE DEVELOPER AND ROBERT L. HERRINGTON, JR., TRUSTEE OWNER OF THE ADJOINING PARCEL TO THE SOUTH THAT WAS RECORDED ON JULY 2, 2018 AT DEED BOOK 4911 PAGE 245. THAT AGREEMENT REQUIRED SUBDIVISION OF THE HERRINGTON PARCEL. AT THIS TIME, NO SUBDIVISION PLAN HAS BEEN PUT FORTH BY THE HERRINGTONS. THEREFORE, THE CONDITIONS OF THAT AGREEMENT HAVE NOT BEEN APPLIED TO THIS DEVELOPMENT PLAN.
- THE EXISTING CULVERT ALONG REAR PROPERTY LINE IS TO BE MUTUALLY OWNED AND MAINTAINED BY THE PROPERTY OWNER TO THE WEST AND THE HOA. AN AGREEMENT OUTLINING THE RESPONSIBILITIES FOR THE PIPE IS RECORDED IN DEED BOOK 6478 PAGE 272 ON MARCH 27, 2026 AT THE OFFICE OF THE SUSSEX COUNTY RECORDER OF DEEDS.
- SINGLE LOT GRADINGS PLANS IN ACCORDANCE WITH SECTION 140-100 WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.



TOWN APPROVAL

TOWN ADMINISTRATIVE OFFICIAL SIGNATURE _____ DATE _____

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 _____

OWNER CERTIFICATION

IT IS HEREBY CERTIFIED THAT I, THE DEVELOPER 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.

Signature: *Steve Collazuol* DATE: 4/27/2026

STEVEN COLLAZUOL, 120 1/2 NO. BROADWAY, NYACK, NY 10960 (845) 358-1510
OWNER PRINTED NAME AND ADDRESS PHONE NUMBER

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: *Steven R. Anderson* DATE: 4/27/2027

STEVEN R. ANDERSON JR., 121 CONTINENTAL DRIVE, NEWARK, DE 19713 (302) 351-5227
PRINTED NAME AND ADDRESS PHONE NUMBER

PROJECT: ASBHM25014

DATE: 2022-03-10

DRAWING SCALE: 1"=40'

DRAWN BY: SRA

APPROVED BY: SRA

CS1001

SHEET 1 OF 1

PLOTTED: 8/6/2026 11:17 AM BY: Steven R. Anderson PLOTSTYLE: Pennoni\CS1001.dwg
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