

SITE DATA

APPLICANT/OWNER:
BRADLEY A. ABSHER
KRYPTON COMMERCIAL, LLC
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DE 19970
PHONE: 302-539-2488

APPLICANT/OWNER:
GLEN CAVE
MCALLISTER & SON BUILDERS, INC
35849 ATLANTIC AVENUE, UNIT 1
MILLVILLE, DE 19967
302-539-8025

CONSULTANT:
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DE 19947
PHONE: 302-864-8825
RPMALMER@BEACONENGINEERINGLLC.COM

PROPERTY & ZONING DATA:

TAX MAP:	134-12.00-350.00	134-12.00-351.00
SITE ADDRESS:	536 ATLANTIC AVENUE, MILLVILLE, DE	
LATITUDE:	38.548344° N	38.548222° N
LONGITUDE:	-75.121225° W	-75.120688° W
CURRENT ZONING:	C-1 TOWN CENTER COMMERCIAL DISTRICT	C-1 TOWN CENTER COMMERCIAL DISTRICT
PROPOSED ZONING:	C-1 TOWN CENTER COMMERCIAL DISTRICT	C-1 TOWN CENTER COMMERCIAL DISTRICT
EXISTING CONDITION:	SINGLE FAMILY HOME (DEMOLISHED)	SINGLE FAMILY HOME
EXISTING SITE AREA:	1.45 AC	1.00 AC
PROPOSED SITE AREA:	1.45 AC	1.00 AC
PROPOSED CONDITION:	SMALL SCALE SHOPPING CENTER	TIDEWATER UTILITIES
WATER:	SUSSEX COUNTY	
SEWER:	CUT VOLUME: 1,522 CY	
FILL VOLUME:	4,006 CY	
NUMBER OF EXISTING LOTS:	2	
NUMBER OF PROPOSED LOTS:	1	
NET DEVELOPMENT AREA:	1.86 AC (AC WITHIN SETBACKS)	
PROPOSED DISTURBED:	2.31 AC	
SITE ACCESS:	ATLANTIC AVENUE (SR #26)	
VERTICAL DATUM:	NAVD 88 (FEET)	
HORIZONTAL DATUM:	DELAWARE STATE PLANE NAD 83 (FEET)	
DEED REFERENCE:	4916/210	4818/282
EXISTING BUILDING AREA:	2,018 SF	1,714 SF
GROSS LEASABLE FLOOR AREA:	1,768.5 SF (EACH UNIT, 13 UNITS TOTAL)	22,991 SF TOTAL

STATE STRATEGIES INVESTMENT LEVELS:
2, 3 AND OUT OF PLAY
POSTED SPEED LIMIT:
35 MPH ATLANTIC AVENUE
NEAREST TOWN:
MILLVILLE, DE
SURVEYOR:
TRUE NORTH LAND SURVEYING, INC
DATE OF SURVEY:
MAY 9, 2018

PORTIONS OF THESE PROPERTIES ARE WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP NUMBERED 1005C0511K DATED MARCH 15, 2015. REFER TO SITE PLAN FOR LOCATION.

THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

HEIGHT, AREA & BULK REQUIREMENTS:

FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	15 FT
REAR YARD SETBACK:	20 FT (30 FT IF ADJACENT TO RESIDENTIAL)
MAXIMUM BUILDING HEIGHT:	42 FT (4 STORIES)
MINIMUM LOT AREA:	2 AC
MAXIMUM LOT AREA:	4 AC
MINIMUM LOT FRONTAGE:	200 FT
MAXIMUM LOT COVERAGE:	60% (CAN BE INCREASED TO 70% BY THE TOWN COUNCIL IF PARKING IS LOCATED TO THE SIDE OR REAR OF THE PRIMARY BUILDING WITH THE ADDITIONS OF STREETScape, PLAZAS, COURTYARDS & PERMANENT SITE FURNISHINGS.)

PROPOSED LOT COVERAGE:

RETAIL STORE (25,545 SF):	1 PER 300 SF OF FLOOR AREA (USED FOR DISPLAY OF MERCHANDISE PURPOSES = 90%) 3% REDUCTION FOR EVERY 5000 SF OF GFA ABOVE 5000 SF
25,545 SF X 90% = 22,991 SF	15 SPACES
(20,545/5000) X (5%) = 20.545 SPACES	50 SPACES
TOTAL SPACES REQUIRED:	65 SPACES

PARKING PROVIDED:

SHOPPING CENTER:	65 SPACES
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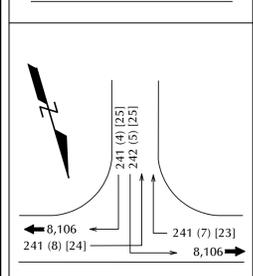
ACCESSIBLE PARKING REQUIREMENTS:

PARKING (51-75):	3 SPACES (INCLUDES 1 VAN SPACE)
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ACCESSIBLE PARKING PROVIDED:

TOTAL PARKING PROVIDED:	65 SPACES
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PROPOSED CONDITION



ROAD TRAFFIC DATA

FUNCTIONAL CLASSIFICATION: ATLANTIC AVENUE (SR #26) MINOR ARTERIAL

POSTED SPEED LIMIT: 35 MPH

AADT: 16,212 TRIPS

10 YEAR PROJECTED AADT (1.16 X AADT): 18,806 TRIPS

SITE AADT: 965 TRIPS

10 YEAR PROJECTED + SITE AADT: 19,771 TRIPS

TRAFFIC PATTERN GROUP: 8

PEAK HOUR: 13.70% X (10 YEAR PROJECTED AADT + SITE AADT): 2,709 TRIPS

SITE TRAFFIC DATA

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
DESIGN VEHICLE: SU-30
TRUCK PERCENTAGE: 5 (24 TRUCKS)
ENTRANCE 1: FULL MOVEMENT

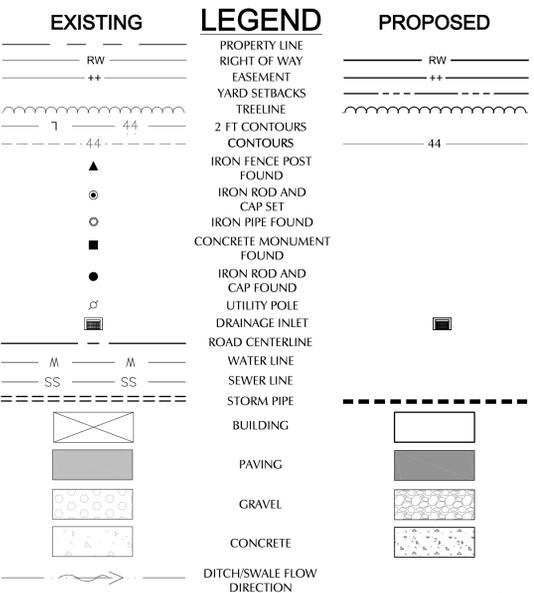
CODE:	ADT	(AM PK)	(PM PK)
820-SHOPPING CENTER	25,545 SF	25.55 ksf X 37.75 = 965	25.55 ksf X 3.00 = 77
TOTAL	965	77	108

DIRECTIONAL DISTRIBUTION

50% EAST / 50% WEST

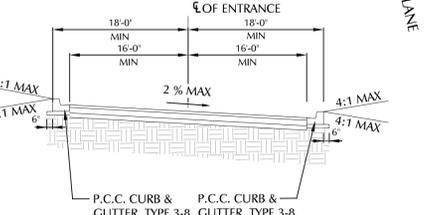
	(AM PK)	(PM PK)
820-SHOPPING CENTER	54 % ENTERING 46 % EXITING	50 % ENTERING 50 % EXITING

*COUNTS MODIFIED BY DELDOT



GENERAL NOTES: (3/21/2019 REVISION)

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT)'S CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THE PURPOSE OF THIS SITE/RECORD PLAN WOULD BE TO ACCOMPLISH THE FOLLOWING:
 - ESTABLISH A FULL MOVEMENT ENTRANCE WHERE INDICATED ON ATLANTIC AVENUE (SCR 26).
 - ESTABLISH A PERMANENT EASEMENT RUNNING BY AND WITH THE CENTERLINE OF SR 26, ATLANTIC AVENUE. THE PERMANENT EASEMENT SHALL VARY IN WIDTH FROM 10 FT WIDE TO 19 FT WIDE AS PER THIS PLAN.
 - ABOLISH PROPERTY LINE THAT SEPARATES PARCELS 134-12.00-350.00 & 134-12.00-351.00.



ENTRANCE CROSS SECTION TYPE II WITH CURB

OWNER'S / DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY DESCRIBED AS PARCELS #134-12.00-350.00 AND #134-12.00-351.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: BRADLEY A. ABSHER
KRYPTON COMMERCIAL, LLC
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DE 19970

OWNER: GLEN CAVE
MCALLISTER & SON BUILDERS, INC
35849 ATLANTIC AVENUE, UNIT 1
MILLVILLE, DE 19967

ENGINEER'S CERTIFICATION:

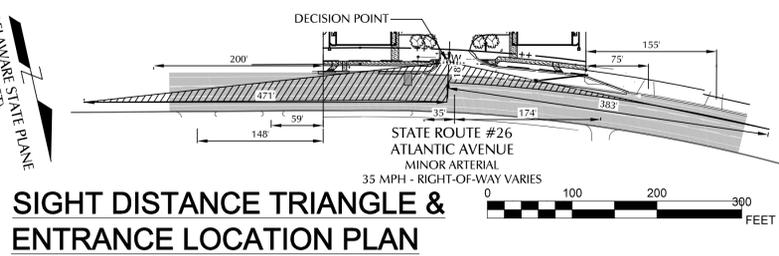
I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2020.

ROBERT J. PALMER, P.E.
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DE 19947

SURVEYOR'S CERTIFICATION:

I, BRADLEY A. ABSHER HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE ON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SURVEYOR: BRADLEY A. ABSHER
TRUE NORTH LAND SURVEYING, INC.
118 ATLANTIC AVENUE, SUITE 202
MILLVILLE, DE 19970



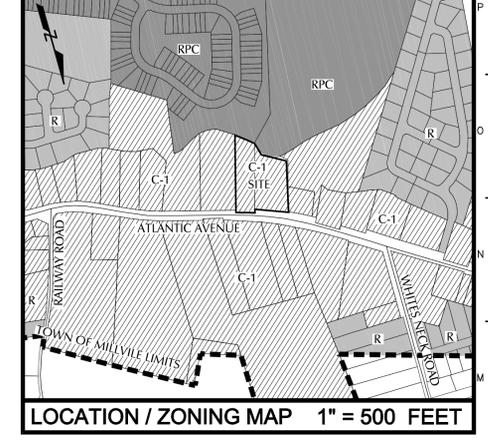
SIGHT DISTANCE TRIANGLE & ENTRANCE LOCATION PLAN

PERMANENT EASEMENT

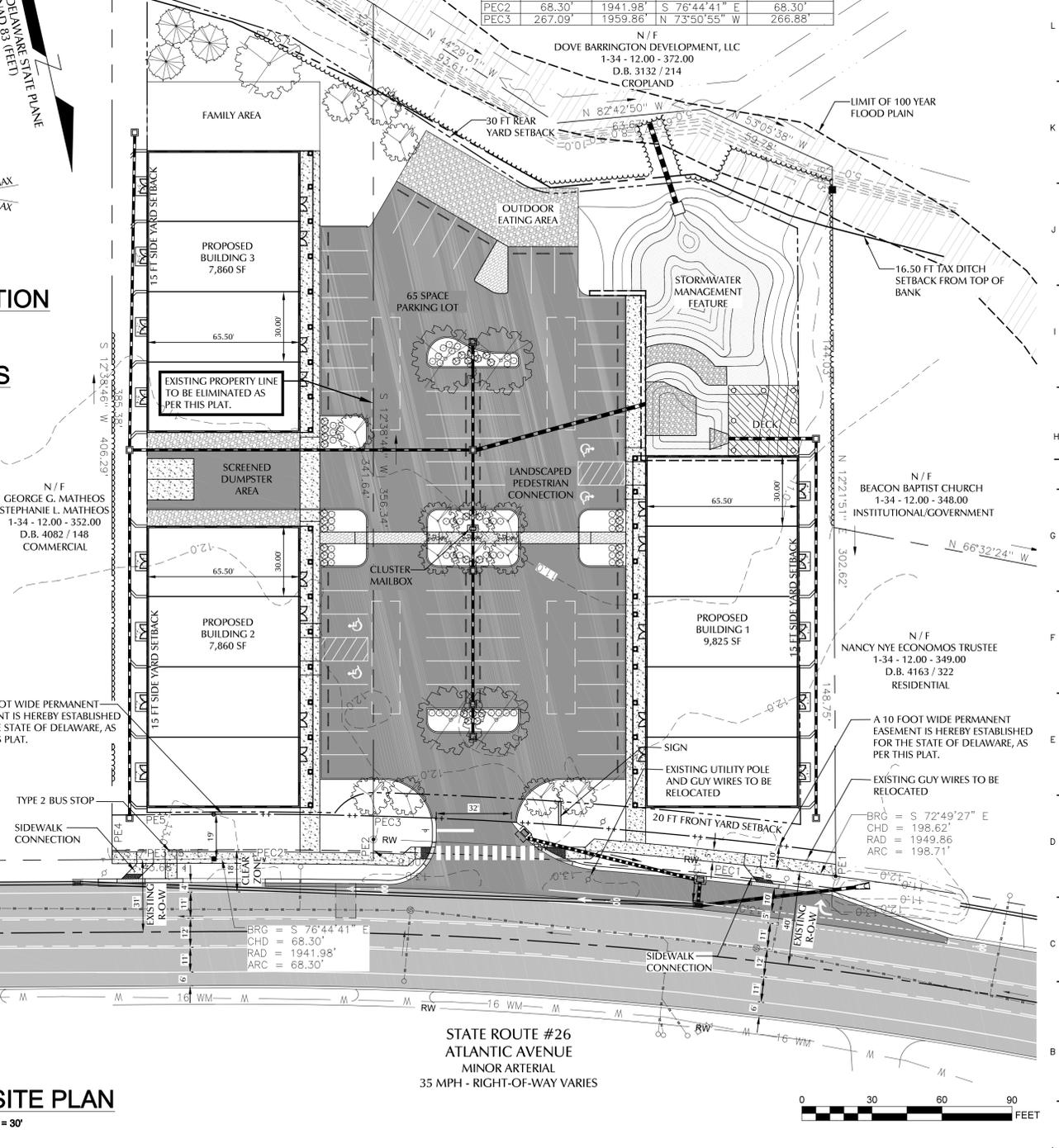
LINE	BEARING	DISTANCE
PE1	N 12°21'51" E	10.00'
PE2	N 12°21'51" E	9.00'
PE3	N 77°45'08" E	43.68'
PE4	S 12°38'46" W	19.00'
PE5	N 77°45'10" W	43.55'

PERMANENT EASEMENT

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
PEC1	198.71'	1949.86'	S 72°49'27" E	198.62'
PEC2	68.30'	1941.98'	S 76°44'41" E	68.30'
PEC3	267.09'	1959.86'	N 73°50'55" W	266.88'



LOCATION / ZONING MAP 1" = 500 FEET



SITE PLAN

1" = 30'

Seal:



Date:	06/14/19
By:	SKM
Revision:	
DELDOT COMMENTS	
DELDOT COMMENTS	
DELDOT COMMENTS	

MILLVILLE SQUARE
WHITE CREEK - INDIAN RIVER BAY WATERSHED,
TOWN OF MILLVILLE, BALTIMORE HUNDRED,
SUSSEX COUNTY, DELAWARE
TAX MAP # 134-12.00-350.00 AND # 134-12.00-351.00
ATLANTIC AVENUE - SR #26

Date: JUN 07, 2019
Scale: 1"=30'
Dwn.By: SKM
Proj.No.: TRU01-06

Dwg.: Sheet: 1

RP1.0