GANDER'S CAR WASH
PRELIMINARY SITE PLAN

CONTACT INFORMATION

OWNER:	ARB REALTY HOLDINGS, LLC 5807 KENNETT PIKE CENTREVILLE, DELAWARE 19807
DEVELOPER:	JOHN SOVERO GANDER'S CAR WASH 806 FREDERICK ROAD CATONSVILLE, MD 21228
ENGINEER:	CASEY RAUCH RAUCH INC. 106 N. HARRISON ST. EASTON, MD 21601 (410) 770-9081

SITE DATA:

PROPERTY ADDRESS:	35518 ATLANTIC AVE MILLVILLE, DE 19970
PRESENT ZONING CLASSIFICATION:	C1 - TOWN CENTER COMMERCIAL DISTRICT
TAX ID:	134-12.00-404.00 134-12.00-405.00
SITE AREA:	1.691 ACRES
PROPOSED IMPERVIOUS:	0.958 ACRES (56.65% SITE AREA)
PROPOSED TOTAL LIMIT OF DISTURBANCE:	1.618 ACRES

SURVEY PERFORMED BY RAUCH INC. ON 2/6/2023 & 2/15/2023

LANDSCAPING LEGEND

LARGE SHRUB (QTY: 159)

EVERGREEN TREE (QTY: 6)

CANOPY TREE (QTY: 2)

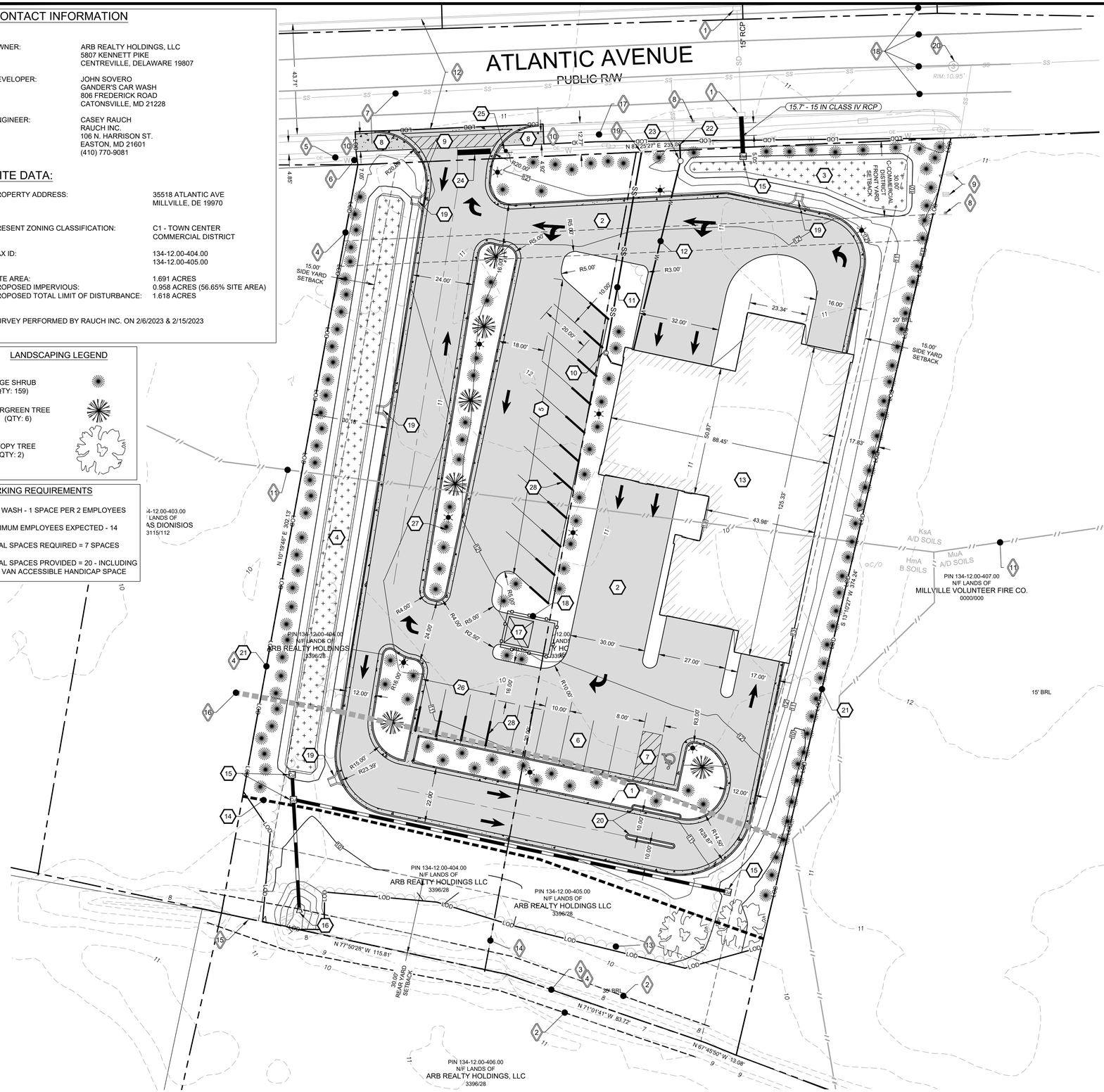
PARKING REQUIREMENTS

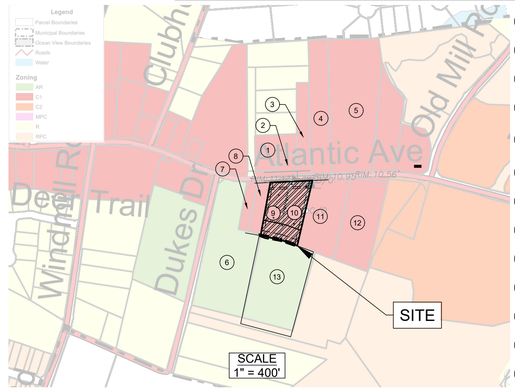
CAR WASH - 1 SPACE PER 2 EMPLOYEES

MAXIMUM EMPLOYEES EXPECTED - 14

TOTAL SPACES REQUIRED = 7 SPACES

TOTAL SPACES PROVIDED = 20 - INCLUDING ONE VAN ACCESSIBLE HANDICAP SPACE





1. 134-12.00-159.00 STEPHEN J & WENDY J SCHRIDER B/P: 0/0
2. 134-12.00-160.00 PAESON FAMILY INVESTMENTS LLC B/P: 3870/62
3. 134-12.00-161.00 DERRICKSON 26 SEPARATION LLC B/P: 5435/177
4. 134-12.00-162.00 DERRICKSON 26 SEPARATION LLC B/P: 5435/177
5. 134-12.00-163.00 WILLIAM M LORD & DONNA B LORD, TRUSTEES B/P: 4986/99
6. 134-12.00-401.00 TOWN OF MILLVILLE B/P: 5629/279
7. 134-12.00-402.00 BAY POINT REALTY, LLC B/P: 4994/71
8. 134-12.00-403.00 DIONISIOS FAVATAS B/P: 3115/102
9. 134-12.00-404.00 ARB REALTY HOLDINGS LLC B/P: 3396/28
10. 134-12.00-405.00 ARP REALTY HOLDINGS, LLC B/P: 3396/28
11. 134-12.00-407.00 MILLVILLE VOLUNTEER FIRE CO. B/P: 0/0
12. 134-12.00-409.00 MILLVILLE VOLUNTEER FIRE CO. B/P: 1989/211
13. 134-12.00-406.00 TOWN OF MILLVILLE B/P: 5864/260

PROPOSED SITE FEATURES

1. 6" CONCRETE CURB & 18" CONCRETE GUTTER
2. ASPHALT PARKING LOT
3. 892 S.F. MICRO-BIORETENTION #1
4. 2,315 S.F. MICRO-BIORETENTION #2
5. 60° ANGLED PARKING SPACE WITH SELF SERVE VACUUM. QTY - 10
6. 90° PARKING SPACE. QTY - 7
7. HANDICAP ACCESS ASILE
8. CONCRETE SIDEWALK
9. CROSSWALK
10. 6" PVC SEWER CLEANOUT
11. 6" SDR-35 SEWER LATERAL
12. 4" C-900 WATER SERVICE
13. 8,080 S.F. CAR WASH. F.F.E. = 13.0'
14. 40' TOP OF TAX DITCH RIGHT-OF-WAY
15. 24"X24" CATCH BASIN
16. FLARED END SECTION
17. DUMPSTER
18. SCREENING FENCE WITH GATE
19. CURB CUT
20. PAY STATION
21. LIMITS OF DISTURBANCE
22. WET TAP INTO EXISTING WATER MAIN
23. WATER METER
24. STOP BAR
25. STOP SIGN
26. 90° PARKING SPACE WITH SELF SERVE VACUUM. QTY - 3
27. AREA LIGHT (TYPICAL)
28. SELF-SERVE VACUUM (TYPICAL)

EXISTING SITE FEATURES

1. CURB INLET
2. TOP OF DITCH
3. BOTTOM OF DITCH
4. PROPERTY LINE
5. OVERHEAD ELECTRIC
6. WATER MAIN
7. SEWER MAIN
8. SIGN
9. MAILBOX
10. CONCRETE SIDEWALK
11. SOILS BOUNDARY
12. CURB FLOWLINE
13. TREELINE
14. PARCEL BOUNDARY
15. 12" STORM DRAIN PIPE
16. 80' TOP OF TAX DITCH RIGHT-OF-WAY
17. TELEPHONE LINE
18. APPROX. STRIPING
19. SEWER CLEANOUT
20. SEWER MANHOLE TYP.

EXISTING LEGEND

OVERHEAD ELECTRIC
SOILS BOUNDARY
TELEPHONE LINE
WATER LINE
SANITARY SEWER
PROPERTY LINE
ROAD CENTERLINE
TREELINE

PROPOSED LEGEND

SIGN
STORM DRAIN PIPE
LIMITS OF DISTURBANCE

HATCH LEGEND

PROPOSED ASPHALT
PROPOSED CONCRETE
EXISTING CONCRETE
MICRO-BIORETENTION BED AREA

NOTE:
- ALL EXISTING TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED
- ENTRANCE DESIGN TO BE APPROVED BY DEL-DOT
- PROJECT IS NOT LOCATED WITHIN 100 YR FLOODPLAIN AND NO WETLANDS EXIST ON-SITE

PRELIMINARY SITE PLAN

OF THE LANDS OF

ARB REALTY HOLDINGS, LLC

TAX ID: 134-12.00-134.00, 134-12.00-135.00

MILLVILLE, SUSSEX COUNTY, DELAWARE

PREPARED FOR 1ST TEAM Staffing Services

RAUCH inc.
Engineering | Survey | Architecture | Environmental
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Web: www.rauch-inc.com | Email: design@rauchorg.com
Phone: 410 770 9081 | Fax: 410 770 3867

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — DIAL BEFORE YOU DIG — 811

DATE	4/10/2023
SCALE:	1" = 20'
DRAWN BY:	JWL
DESIGNED BY:	JWL
APPROVED BY:	

SHEET NO.: SITE PLAN

FOR REVIEW