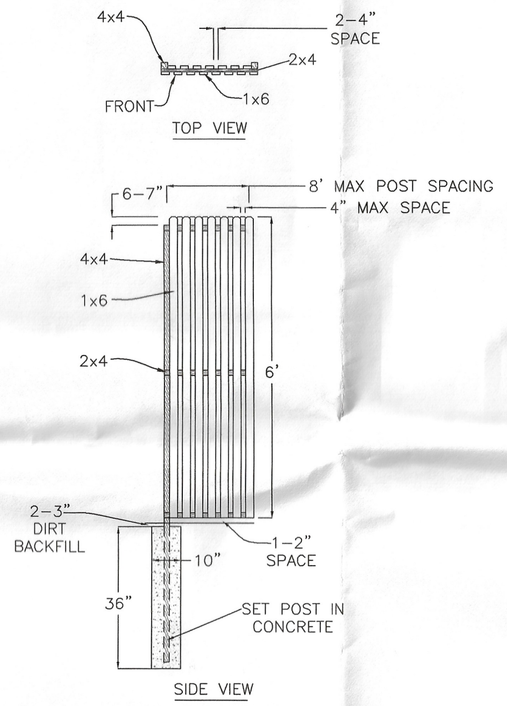
LANDSCAPE LEGEND

Plant Key

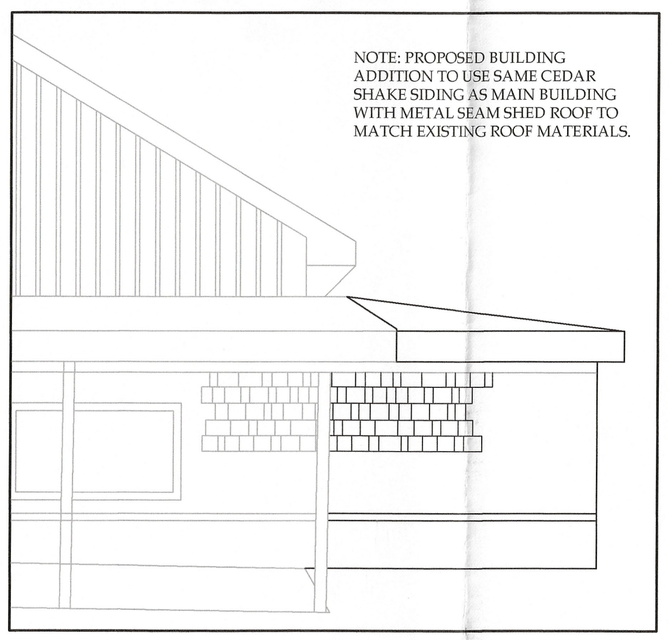
Symbol	#	Latin Name	Common Name	Size
	10*	Lagerstroemia indica 'Tuskegee'	Tuskegee Crapemyrtle	8-10' ht.
	9	Juniperus virginiana	Eastern Redcedar	4-5' ht.
		Proposed foundation plantings to match existing beds on site, including azalea, hibiscus, cherry laurel, hydrangea, and ornamental grasses.		

*Town regulations require 1 shade tree/ 10 parking spaces.
89 spaces = 9 shade trees required.

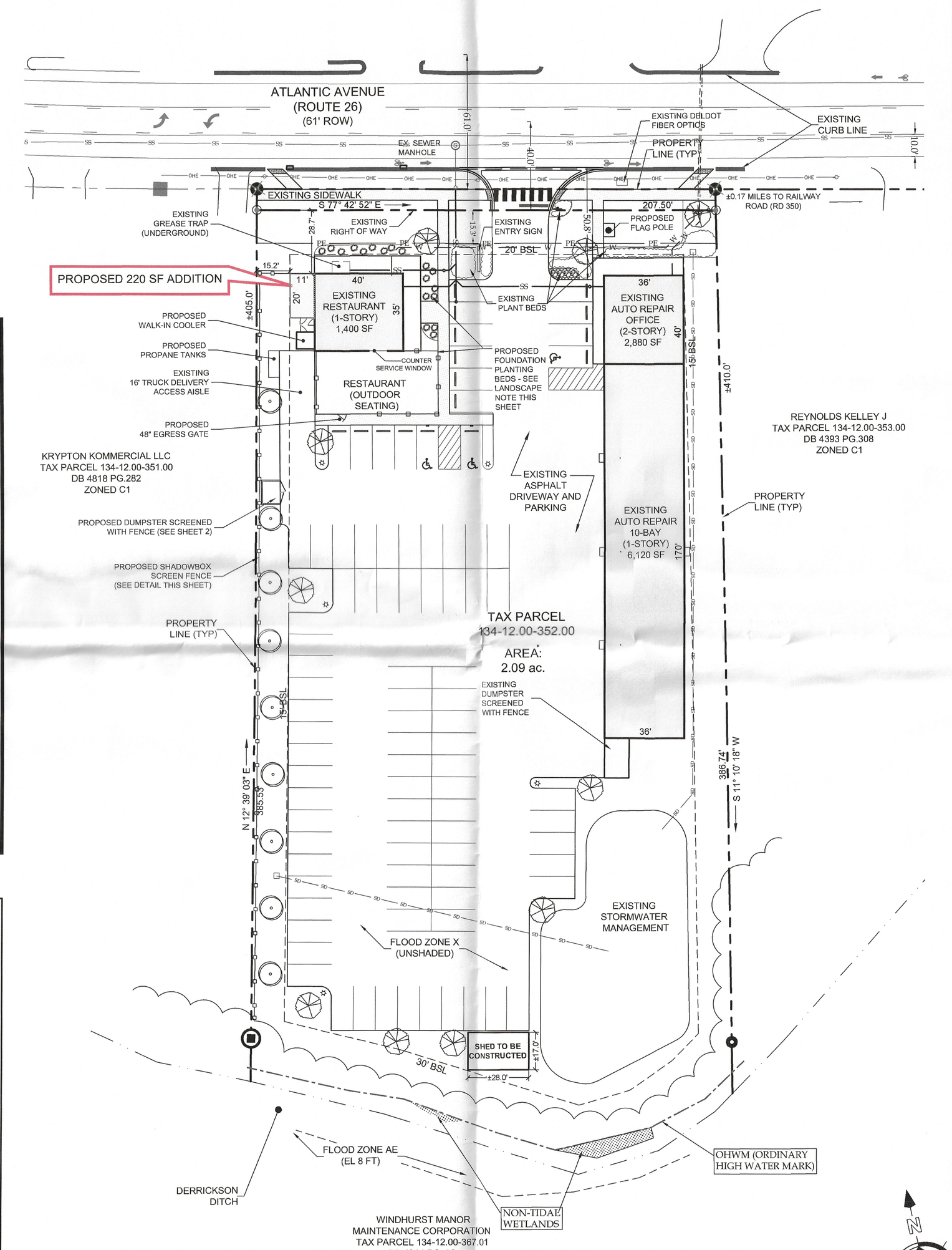
WOOD SHADOW BOX FENCE

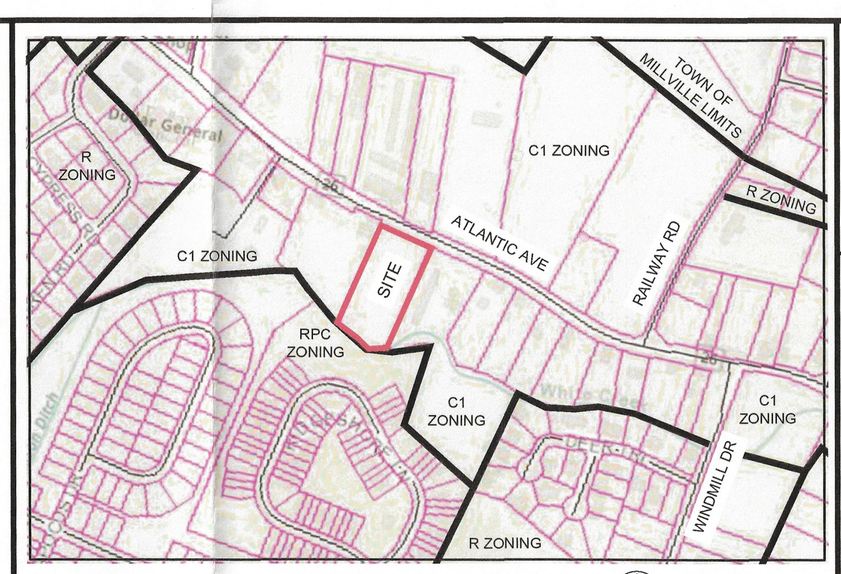


FENCE SCREENING DETAIL NTS



BUILDING EDITION
(FRONT ELEVATION)
SCALE: 1/4"=1'





VICINITY MAP
SCALE: 1"=400'

SITE DATA:

1. TAX PARCEL:		134-12.00-352.00
DEED BOOK/ PAGE:		4082/ 148
OWNER/ DEVELOPER:		TIMBUKTU, LLC ATTN: KEVIN MARTIN 38853 BAYVIEW WEST SELBYVILLE, DE 19975
LOCATION:		35282 ATLANTIC AVENUE
2. PRESENT ZONING:		C1 TOWN CENTER COMMERCIAL
PRESENT LAND USE:		COMMERCIAL (AUTO REPAIR/ RESTAURANT)
3. SITE AREA:		2.09 ACRES
4. SEWER PROVIDER:		SUSSEX COUNTY
WATER PROVIDER:		TIDEWATER UTILITIES
5. STATE INVESTMENT LEVEL:		LEVEL 2
6. EXISTING BUILDING AREA		
BUILDING 1 (AUTO REPAIR):		9000 SQ.FT.
BUILDING 2 (RESTAURANT):		1400 SQ.FT.

PROPOSED:

1. PROPOSED USE	AUTO REPAIR/ RESTAURANT
2. PROPOSED BUILDING AREA	
BUILDING 1 (AUTO REPAIR):	9000 SQ.FT. (UNCHANGED)
BUILDING 2 (RESTAURANT):	1620 SQ.FT. (+220 SQ.FT.)
3. PARKING REQUIREMENTS	
AUTO REPAIR:	1 SPACE PER 500 SQ.FT. 1 SPACE PER EMPLOYEE 9,000 SQ.FT./ 500 = 18 SPACES 9 EMPLOYEES = 9 SPACES
RESTAURANT:	1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 300 SQ.FT. -OR- 1 PER 4 SEATS (GREATEST) 10 EMPLOYEES = 10 SPACES 1,620 SQ.FT./300 = 6 SPACES 60 SEATS = 15 SPACES 25 SPACES REQUIRED TOTAL REQUIRED = 52 SPACES TOTAL PARKING PROVIDED = 89 SPACES

4. SITE IMPERVIOUS SURFACE CALCULATION :
TOTAL SITE AREA: ±91028 SQ.FT. (2.09 AC.)
TOTAL SITE IMPERVIOUS: ±56381 SQ.FT. (1.29 AC.)
SITE IMPERVIOUS PERCENTAGE: 61.9%

5. BUILDING SETBACKS

FRONT:	20 FEET
SIDE:	15 FEET
REAR:	30 FEET
MAX. BLDG. HT:	42 FEET

NOTES:

1. BOUNDARY AND LOCATION SURVEYING BY PLITKO, LLC. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.
2. MAJORITY OF SITE IS IN FLOOD ZONE X (UNSHADED), WITH REAR OF SITE IN REGULATED FLOODWAY, BASE ELEVATION 8.1 PER FEMA MAP 10005C0511K DATED 5/16/15.

SHEET INDEX:

1. RESTAURANT ADDITION PLAN
2. SITE DETAILS

RECEIVED
DEC 2 7 2023
BY:

THE PURPOSE OF THIS PLAN IS TO ADD AN ADDITION TO THE RESTAURANT AND UPDATE THE SITE AS SHOWN.

LEGEND:

- EXISTING PROPERTY LINE
- PE — EXISTING DELDOT PERMANENT EASEMENT
- EXISTING TREELINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POLE LIGHT
- SS — EXISTING SEWER
- W — EXISTING WATER

GRAPHIC SCALE
0 30 60 Feet
SCALE: 1" = 30 ft.

RESTAURANT ADDITION PLAN

REVISIONS		
REVISION	DATE	DESCRIPTION
1	6/21/23	RESTAURANT ADDITION AND SITE UPDATES
2	6/22/23	SCREEN FENCE ON WESTERN PROPERTY LINE
3	6/30/23	DETAIL SHEET, ZONING BOUNDS ON VICINITY
4	10/23/23	PLANNING COMMISSION COMMENTS
5	12/21/23	TOWN FINAL COMMENTS

PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

BUILDING ADDITION
FOR
TIMBUKTU, LLC
ATLANTIC AUTO REPAIR & RESTAURANT
T.M.#134-12.00-352.00
SUSSEX COUNTY, DELAWARE

ROBERT PLITKO JR. LICENSED DELAWARE PROFESSIONAL ENGINEER No. 14093

Scale:	1"=30'
Designed:	RP
Planned:	
Drawn:	2023-4-26
Approved:	RP
Sheet No.	1 OF 2