

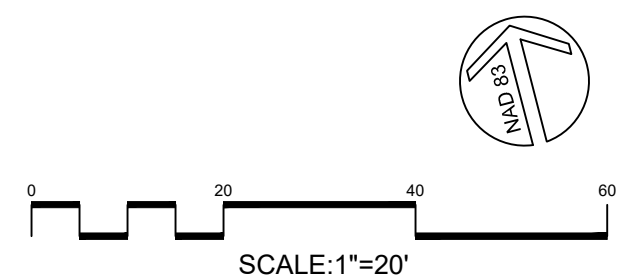
VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
WLA1	S 18°13'59" W	12.44'
WLA2	S 55°42'20" W	14.35'
WLA3	S 23°49'41" W	28.07'
WLA4	S 09°45'06" W	28.91'
WLA5	S 08°24'51" W	18.35'
WLA6	S 00°41'07" E	38.89'
WLA7	S 02°55'37" W	26.33'
WLA8	S 02°42'24" E	32.52'
WLA9	S 11°33'49" W	17.80'
WLA10	S 14°17'12" W	26.67'
WLA11	S 01°40'52" W	12.05'
WLA12	S 09°24'37" W	34.32'
WLA13	S 04°54'54" W	24.42'

Note: Wetland information captured on 05-25-2010.

WETLANDS AREA TABLE		
	SQ. FT.	ACRES
	57,833 SQ. FT.	1.3277 ACRES
	50,584 SQ. FT.	1.1613 ACRES
	4,439 SQ. FT.	0.1019 ACRES
WATERS OF US	2,810 SQ. FT.	0.0645 ACRES

LINE	BEARING	DISTANCE
WL1	S 53°25'29" E	22.34'
WL2	S 18°12'01" E	24.64'
WL3	S 36°36'53" E	33.87'
WL4	S 00°56'16" E	33.34'
WL5	S 00°49'38" W	18.78'

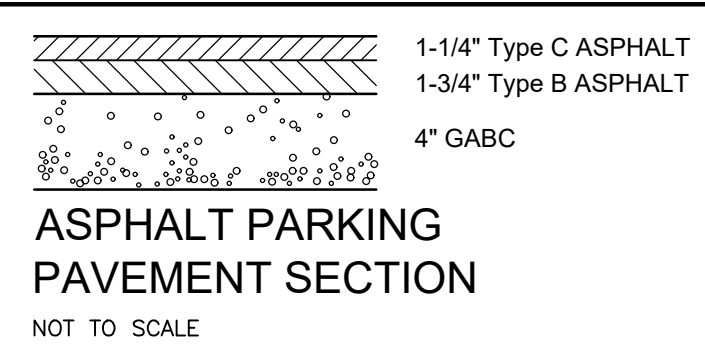


PLANT LIST

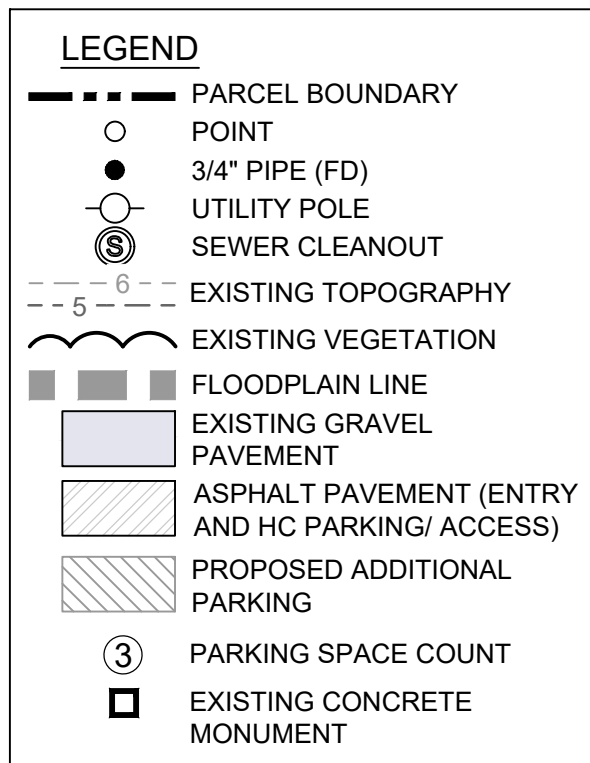
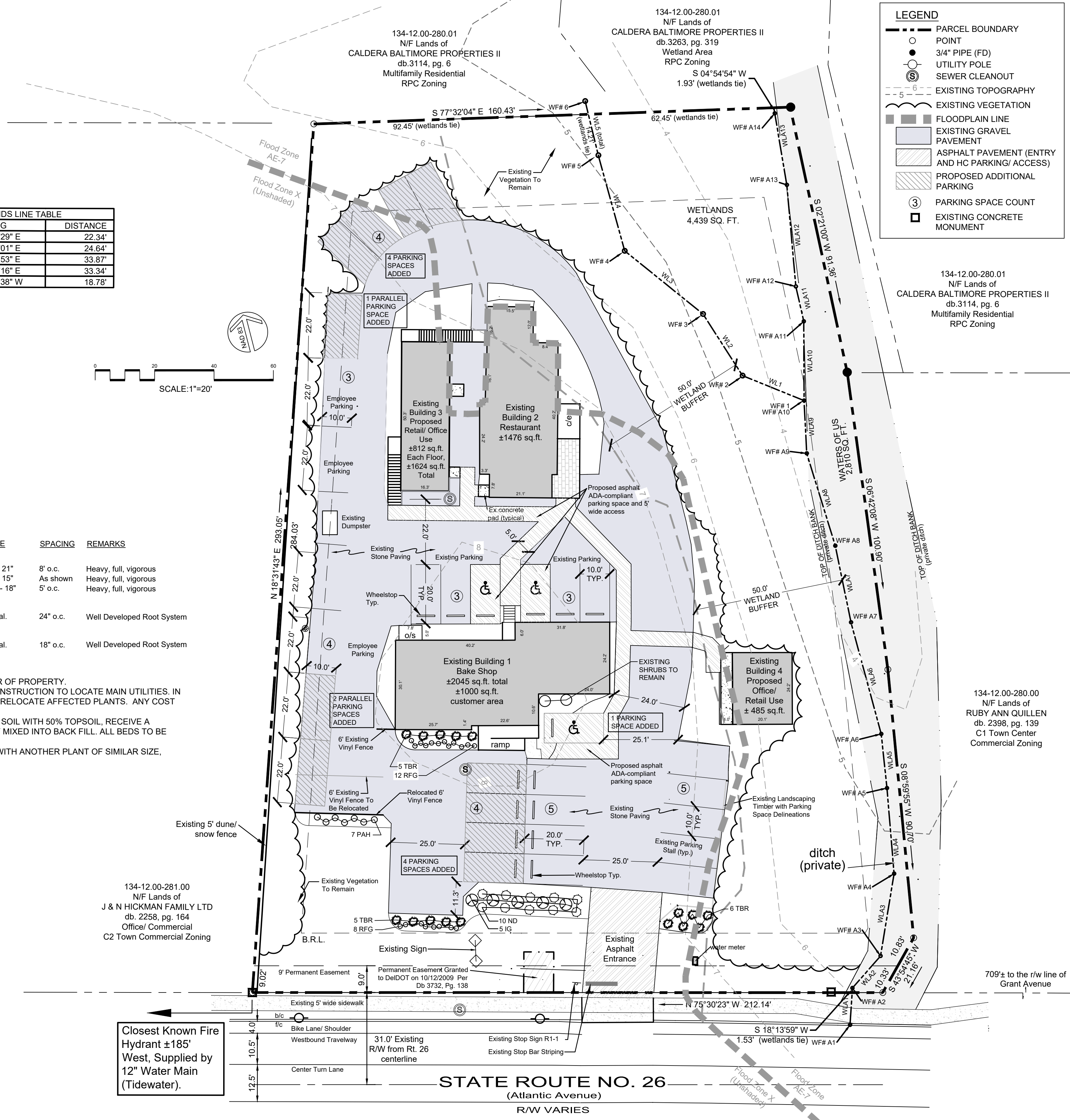
KEY	QTY.	LATIN NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHRUBS						
IG	5	Ilex glabra 'Compacta'	Dwarf Inkberry Holly	18 - 21"	8' o.c.	Heavy, full, vigorous
NDC	10	Nandina domestica 'Compacta'	Dwarf Nandina	12 - 15"	As shown	Heavy, full, vigorous
TBR	16	Taxus baccata 'Repandens'	Spreading English Yew	15" - 18"	5' o.c.	Heavy, full, vigorous
GRASSES						
FAH	7	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	24" o.c.	Well Developed Root System
PERENNIALS						
RFG	20	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	1 Gal.	18" o.c.	Well Developed Root System

LANDSCAPE NOTES:

- EXISTING VEGETATION TO PROVIDE SCREENING ON SIDES AND REAR OF PROPERTY.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AHEAD OF CONSTRUCTION TO LOCATE MAIN UTILITIES. IN CASE OF UTILITIES AND PLANTING CONFLICT, THE CONTRACTOR IS TO RELOCATE AFFECTED PLANTS. ANY COST DUE TO RELOCATING SHALL BE BORNE BY THE OWNER.
- ALL PLANTING BEDS SHALL, ALONG WITH INCORPORATING EXISTING SOIL WITH 50% TOPSOIL, RECEIVE A GENEROUS PORTION OF PEAT MOSS AND COW MANURE THOROUGHLY MIXED INTO BACK FILL. ALL BEDS TO BE FINISHED WITH 2-3 INCHES OF SHREDDED HARDWOOD MULCH.
- PLANT SELECTIONS MAY BE SUBSTITUTED BASED ON AVAILABILITY WITH ANOTHER PLANT OF SIMILAR SIZE, FUNCTION, AND SUSTAINABILITY AT OWNER'S DISCRETION.



ASPHALT PARKING
PAVEMENT SECTION
NOT TO SCALE



SITE DATA:

1. TAX PARCEL: db.3263, pg. 319	134-12.00-282.00
DEED BOOK/ PAGE: 3730/ 135	RICKARDS REAL ESTATE DELAWARE, LLC
OWNER/ DEVELOPER:	63 CENTRAL AVENUE OCEAN VIEW, DE 19970
LOCATION:	35715 ATLANTIC AVENUE
2. PRESENT ZONING: PRESENT LAND USE:	C1 TOWN CENTER COMMERCIAL
3. SITE AREA:	RESTAURANT/ BAKE SHOP
4. SEWER PROVIDER:	1.33 ACRES
WATER PROVIDER:	SUSSEX COUNTY
5. STATE INVESTMENT LEVEL:	TIDEWATER UTILITIES
6. EXISTING BUILDING AREA:	LEVEL 1/ LEVEL 2
BUILDING 1 (RETAIL BAKE SHOP):	2045 SQ. FT.
BUILDING 2 (RESTAURANT):	1476 SQ. FT.
BUILDING 3:	1624 SQ. FT. TOTAL
GROUND FLOOR: STORAGE:	812 SQ. FT.
SECOND FLOOR: APARTMENT:	812 SQ. FT.
BUILDING 4 (APARTMENT):	485 SQ. FT.

PROPOSED:

1. PROPOSED ZONING	C1 TOWN CENTER COMMERCIAL
PROPOSED USE	RESTAURANT/ BAKE SHOP/ RETAIL/ OFFICE
2. PROPOSED BUILDING AREA:	
BUILDING 1 (RETAIL BAKE SHOP):	2045 SQ. FT.
BUILDING 2 (RESTAURANT):	1476 SQ. FT.
BUILDING 3:	1624 SQ. FT. TOTAL
GROUND FLOOR: RETAIL:	812 SQ. FT.
1 EMPLOYEE	
SECOND FLOOR: OFFICE:	812 SQ. FT.
BUILDING 4 (OFFICE):	485 SQ. FT.
1 EMPLOYEE	
3. PARKING REQUIREMENTS:	
BUILDING 1 (RETAIL BAKE SHOP):	(7 SPACES)
BUILDING 2 (RESTAURANT):	15 SPACES
BUILDING 3 (1ST FLOOR RETAIL):	3 SPACES
1 EMPLOYEE	1 SPACE
BUILDING 3 (2ND FLOOR OFFICE):	3 SPACES
2 EMPLOYEES	2 SPACES
BUILDING 4 (OFFICE):	2 SPACES
1 EMPLOYEE	1 SPACE
TOTAL REQUIRED PARKING	27 SPACES

PARKING NOTES:
1. THE BAKE SHOP HOURS WILL BE 7 AM TO 12 PM, AND THE RESTAURANT HOURS WILL BE 5 PM TO 9 PM, SO PARKING FOR THESE TWO USES CAN BE SHARED.
RESTAURANT PARKING: 1 SPACE PER 4 SEATS + 1 SPACE PER EMPLOYEE ON LARGEST SHIFT.
40 SEATS = 10 SPACES REQUIRED
5 EMPLOYEES = 5 SPACES REQUIRED
TOTAL RESTAURANT PARKING REQUIRED: 15 SPACES
RETAIL AND OFFICE USES REQUIRED PARKING IS 1 SPACE PER 300 SQUARE FEET PLUS 1 SPACE PER EMPLOYEE.
TOTAL SITE PARKING REQUIRED: 27 SPACES
SITE PARKING PROVIDED: 31 SPACES

4. SITE IMPERVIOUS SURFACE CALCULATION:
MAXIMUM COVERAGE ALLOWED: 60%
TOTAL SITE AREA: ±57833 SQ. FT. (1.33 AC.)
TOTAL SITE IMPERVIOUS: ±26171 SQ. FT. (0.60 AC.)
SITE IMPERVIOUS PERCENTAGE: 45.3%

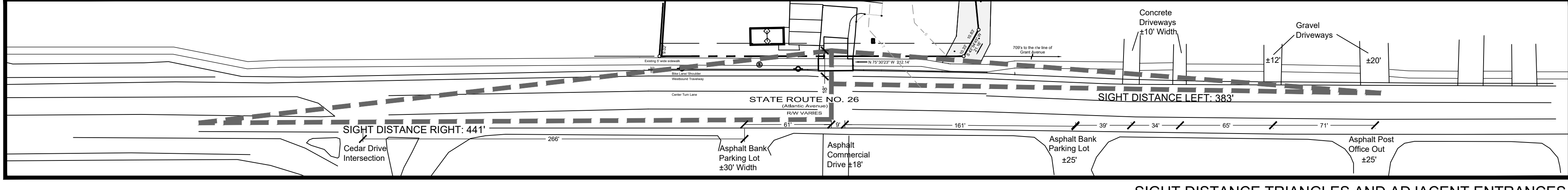
5. BUILDING SETBACKS
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 30 FEET
MAX. BLDG. HT: 42 FEET

NOTES:

- BOUNDARY AND LOCATION FROM A DRAWING BY SIMPLER SURVEYING AND ASSOCIATE TITLED "LANDS OF RIB SERVICES, LLC, SITUATED IN THE TOWN OF MILLVILLE", DATED 7/13/18. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88. TOPOGRAPHY DATA FROM SUSSEX COUNTY MAPPING.
- SITE IS IN FLOOD ZONES AE-7 AND ZONE X (UNSHADED) AS SHOWN, PER FEMA MAP 10005C0511K DATED 5/16/15. BUILDINGS 2 AND 3 HAVE BEEN REMOVED FROM THE AE-7 FLOOD DESIGNATION PER FEMA LETTER OF MAP AMENDMENT (LOMA) CASE #23-03-0153A DATED JANUARY 17, 2023.
- CURRENT SITE USE IS RESTAURANT, BAKE SHOP, AND TWO OUTBUILDINGS. SITE PLAN CALLS FOR OUTBUILDINGS TO BE RETAIL/ OFFICE USES AS SHOWN ON PLAN.
- BAKE SHOP CONSISTS OF APPROXIMATELY 1000 SQ. FT. OF CUSTOMER/ DISPLAY AREA, WITH THE REST OF THE BUILDING FOR PREPARATION, PACKAGING, ETC.
- SITE HAS AN EXISTING COMMERCIAL ENTRANCE APPROVED BY DELDOT 4/8/21.
- RENOVATION OF EXISTING OUTBUILDINGS MAY OCCUR, BUT NO NEW BUILDING CONSTRUCTION OR ADDITIONS ARE PROPOSED.

OWNER'S PLAN DEVELOPMENT APPROVAL:
I, as owner of the project shown, hereby approve these plans for development as shown or otherwise noted.
James Rickards 8-4-23
James Rickards
Rickards Real Estate DE, LLC Date

PREPARED BY
PLITKO, L.L.C.
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
PH: 302-537-1919
Robert Plitko, Jr.
Robert Plitko, Jr., PE DE#14093 SEAL 1/16/24 DATE



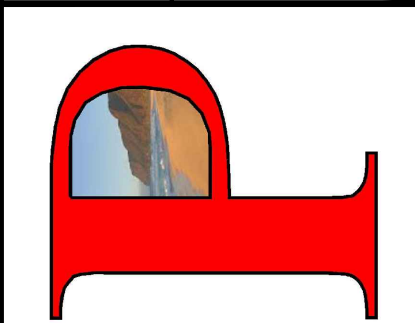
SIGHT DISTANCE TRIANGLES AND ADJACENT ENTRANCES
SCALE: 1"=50'

REVISIONS

9/27/23- Town Engineer Comments
12/8/23- Additional Parking & Landscaping added.
1/3/24- Plant List
1/12/24- Rear HC Space and Ped Access to Bldg 4
1/17/24- Planning & Zoning Comments
1/25/24- ADA-Compliant Parking and Access
2/15/24- Expanded ADA Compliant Parking and Access

LAND DESIGN
Surveying / Landscape Architecture
11K.
Oak Square, Suite #3, 53 Atlantic Ave.
302-537-1919 / rpl@landdesign.com

PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-222-2075



UPDATED FINAL SITE PLAN
RICKARDS PROPERTY
35715 ATLANTIC AVENUE
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN:	DATE
DRAWING: RWB	5/12/22
REVIEW: RP	
SHEET	1

FINAL SITE PLAN

C:\Users\landdesign\Family Room\PLITKO, LLC - Proj2\Rickards_RL26\CURRENT\20240516\Final Use Plan.dwg, 21/10/2024 8:38:55 AM, Plitko, LLC