

NOTE: PROPOSED BUILDING ADDITION TO USE SAME CEDAR SHAKE SIDING AS MAIN BUILDING WITH METAL SEAM SHED ROOF TO MATCH EXISTING ROOF MATERIALS.

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
PRESSENT 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

4. SITE IMPERVIOUS SURFACE CALCULATION:

TOTAL SITE AREA:	±91928 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

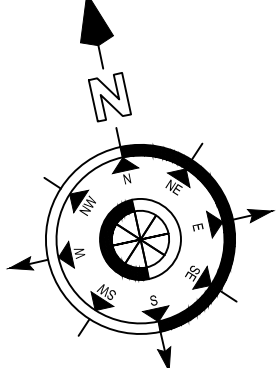
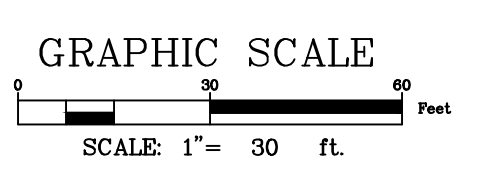
NOTES:

- BOUNDARY AND LOCATION SURVEYING BY PLITKO, LLC. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.
- 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.

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

LEGEND:

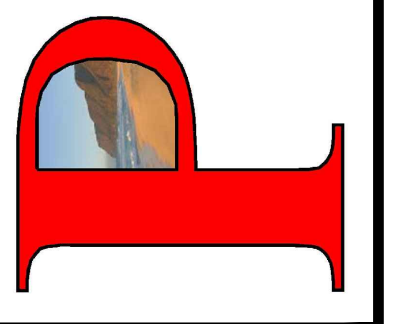
	EXISTING PROPERTY LINE
	EXISTING DELDOT PERMANENT EASEMENT
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POLE LIGHT
	EXISTING LANDSCAPE



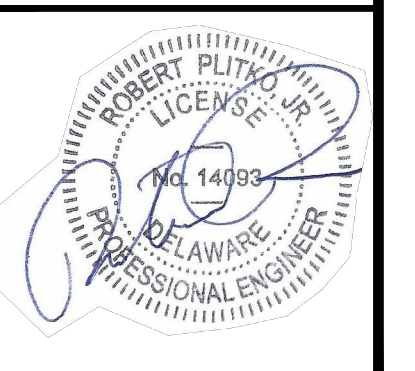
REVISIONS

REVISION	DATE	DESCRIPTION
1	6/21/23	RESTAURANT ADDITION AND SITE UPDATES
2	6/22/23	SCREEN FENCE ON WESTERN PROPERTY LINE

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



Scale: 1"=30'

Designed:	RP
Planned:	
Drawn:	2023-4-26
Approved:	RP

Sheet No. 1

RESTAURANT ADDITION PLAN