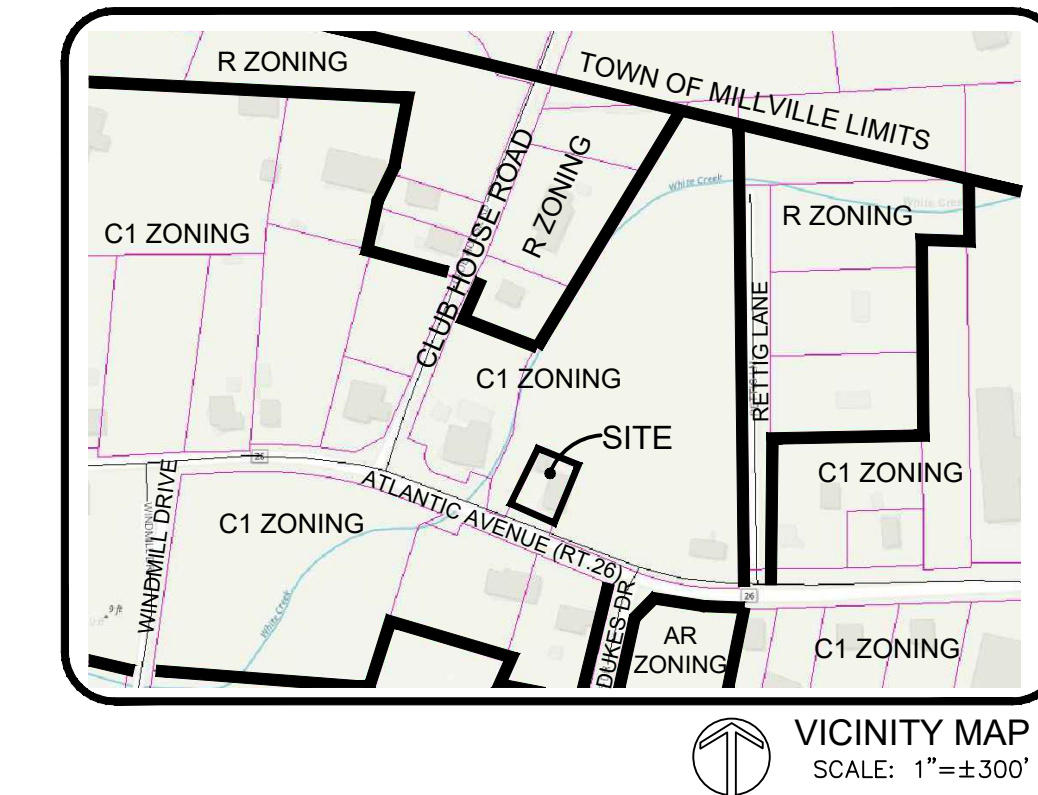


PLANT LIST:						
KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
<b>SHRUBS</b>						
PL	1	Prunus laurocerasus "Otto Leuken"	Cherry Laurel	48" o.c.	2' - 2 1/2'	Heavy, full, vigorous
TBR	28	Taxus baccata "Repandens"	Spreading English Yew	15" - 18"	15" - 18"	Uniform growth; full, vigorous
<b>PERENNIALS</b>						
EP	5	Echinacea purpurea	Purple Coneflower	42" o.c.	1 gal.	Well developed root system
H	4	Hosta species	Hosta	3' o.c.	1 gal.	
RG	8	Rudbeckia fulgida "Goldstrum"	Black-Eyed Susan	3' o.c.	1gal	Well developed root system
<b>NOTE:</b> ON THE FOLLOWING ITEMS, COVERAGE AS PER SPECIFICATIONS AND DRAWINGS; CONTRACTOR TO VERIFY QUANTITIES						
Plus/Minus cu. yd.	8	Mulch	2 1/2" - 3" depth all beds			



**SITE DATA:**

1. TAX PARCEL: 134-12.00-157.00  
DEED BOOK AND PAGE: D.B. 5610, PAGE 269

OWNER/ DEVELOPER: GULFSTREAM DEVELOPMENT, LLC  
27 ATLANTIC AVENUE  
OCEAN VIEW, DE 19970

LOCATION: 35477 ATLANTIC AVENUE  
MILLVILLE, DE 19967

2. PRESENT ZONING: C1 TOWN CENTER COMMERCIAL  
PRESENT LAND USE: COMMERCIAL (RETAIL)

3. SITE AREA: 0.16 ACRES (6754 SQ.FT.)

4. EXISTING BUILDINGS:  
BUILDING 1 (ANTIQUA SHOP): 2117 SQ.FT.  
BUILDING 2 (GARAGE/ STORAGE): 519 SQ.FT.  
TOTAL EXISTING BUILDING AREA: 2636 SQ.FT.  
EXISTING IMPERVIOUS AREA: 5118 SQ.FT. (75.8% OF SITE)

5. SEWER PROVIDER: SUSSEX COUNTY  
WATER PROVIDER: TIDEWATER UTILITIES/ ON-SITE WELL

6. TRAFFIC GENERATED: 115 AVERAGE DAILY TRIPS  
(ITE 11TH EDITION, LAND USE CODE 822, RETAIL <40K SQ.FT. = 54.45 TRIPS/ 1000 SQ.FT. BUILDING AREA.)

7. STATE INVESTMENT LEVEL: LEVEL 2

**PROPOSED:**

1. PROPOSED USE: OFFICE (1800 SQ.FT.)  
STORAGE (317 SQ.FT.)

2. PARKING REQUIREMENTS  
OFFICE: 1 SPACE/ 300 SQ.FT. + 1/ EMPLOYEE  
BUILDING 1 OFFICE (1800 SQ.FT.): 6 SPACES  
EMPLOYEE PARKING (2): 2 SPACES  
TOTAL PARKING REQUIRED: 8 SPACES  
TOTAL PARKING PROVIDED: 8 SPACES

NOTE: THE TWO EMPLOYEE PARKING SPACES WILL BE IN THE EXISTING GARAGE.

3. LOT COVERAGE  
IMPERVIOUS AREA: 4610 SQ.FT.  
68.3% OF TOTAL LOT AREA

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

5. TRAFFIC GENERATED: 30 AVERAGE DAILY TRIPS  
(ITE 11TH EDITION, LAND USE CODE 712, SMALL OFFICE BLDG. = 14.39 TRIPS/ 1000 SQ.FT. BUILDING AREA.)

**SITE PLAN NOTES:**

1. BOUNDARY AND LOCATION FROM A DRAWING BY TRUE NORTH LAND SURVEYING TITLED "BOUNDARY SURVEY PLAN FOR GULFSTREAM DEVELOPMENT, LLC", DATED 10/22/21. ADDITIONAL LOCATION SURVEY WORK BY PLITKO, LLC. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.

2. SITE IS IN FLOOD ZONE AE-7 PER FEMA FLOOD MAP 10005C0511K, DATED 3/16/15.

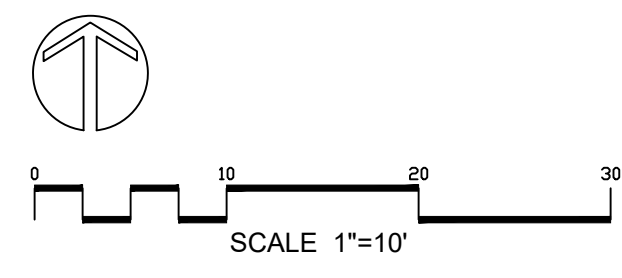
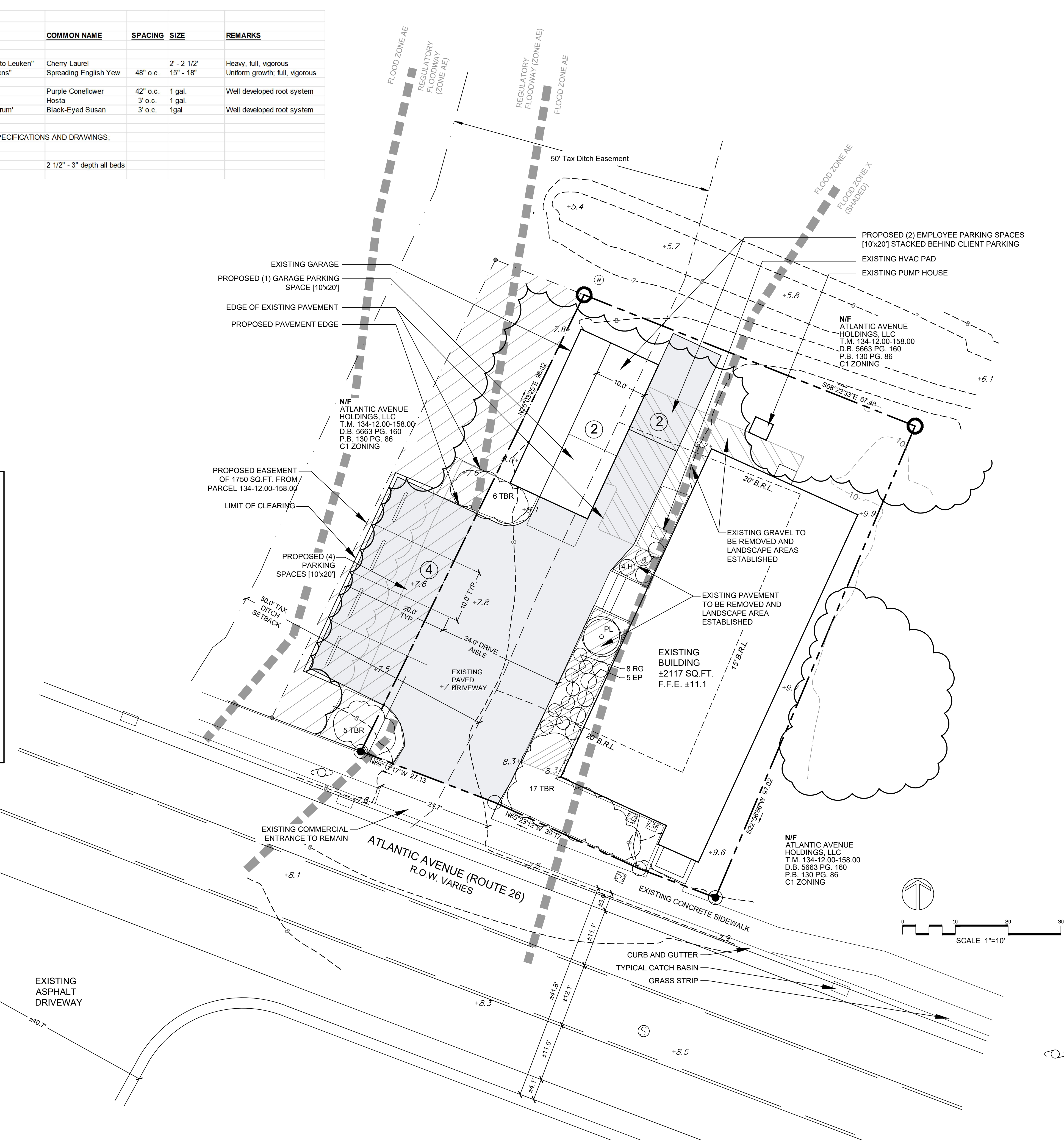
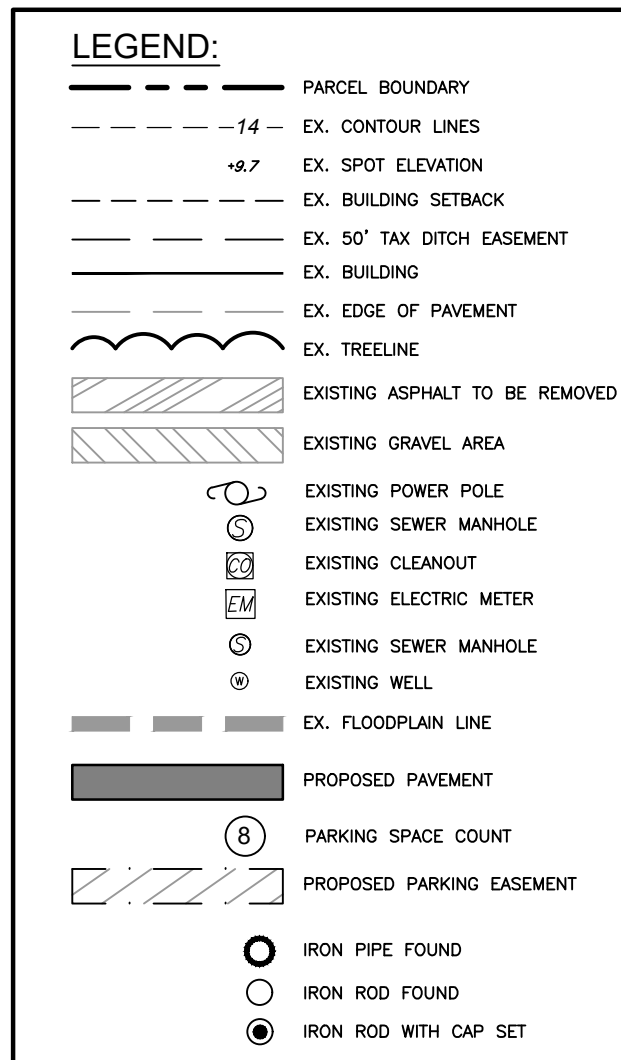
3. THERE ARE NO FEDERAL 404 WETLANDS ON SITE. THERE ARE NO STATE TIDAL WETLANDS ON SITE.

4. AN EASEMENT OF ±1750 SQ.FT. IS PROPOSED FROM PARCEL 134-12.00-158.00 TO ACCOMMODATE PARKING AS SHOWN.

**PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO CONVERT THE EXISTING FACILITIES SHOWN FROM A CURRENT RETAIL USE TO A PROPOSED OFFICE USE.

ADJACENT OWNER'S PLAN DEVELOPMENT APPROVAL:  
I, as Owner of adjacent parcel 134-12.00-158.00, hereby approve the proposed easement onto my property as shown/ noted on this plan.

*Joel Sens*  
Joel Sens  
Atlantic Avenue Holdings, LLC  
Date



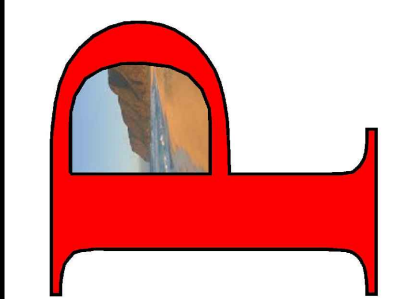
*PLT*

**REVISIONS**

6/8/23 - Town Engineer Comments  
6/15/23 - Town Engineer Comments

**LAND DESIGN**  
Surveying / Landscape Architecture  
1000 Square, Suite #3, 53 Atlantic Ave.  
Ocean View, DE 19970  
302.537.1919  
land@landdesigninc.com

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



PRELIMINARY SITE PLAN  
GULFSTREAM OFFICE  
35477 ATLANTIC AVENUE  
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: RP	DATE
DRAWING: RP	3/9/23
REVIEW: RP	

SHEET 1

**PRELIMINARY SITE PLAN**

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