

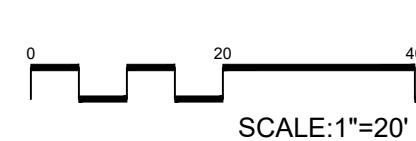
VICINITY MAP  
NOT TO SCALE

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'



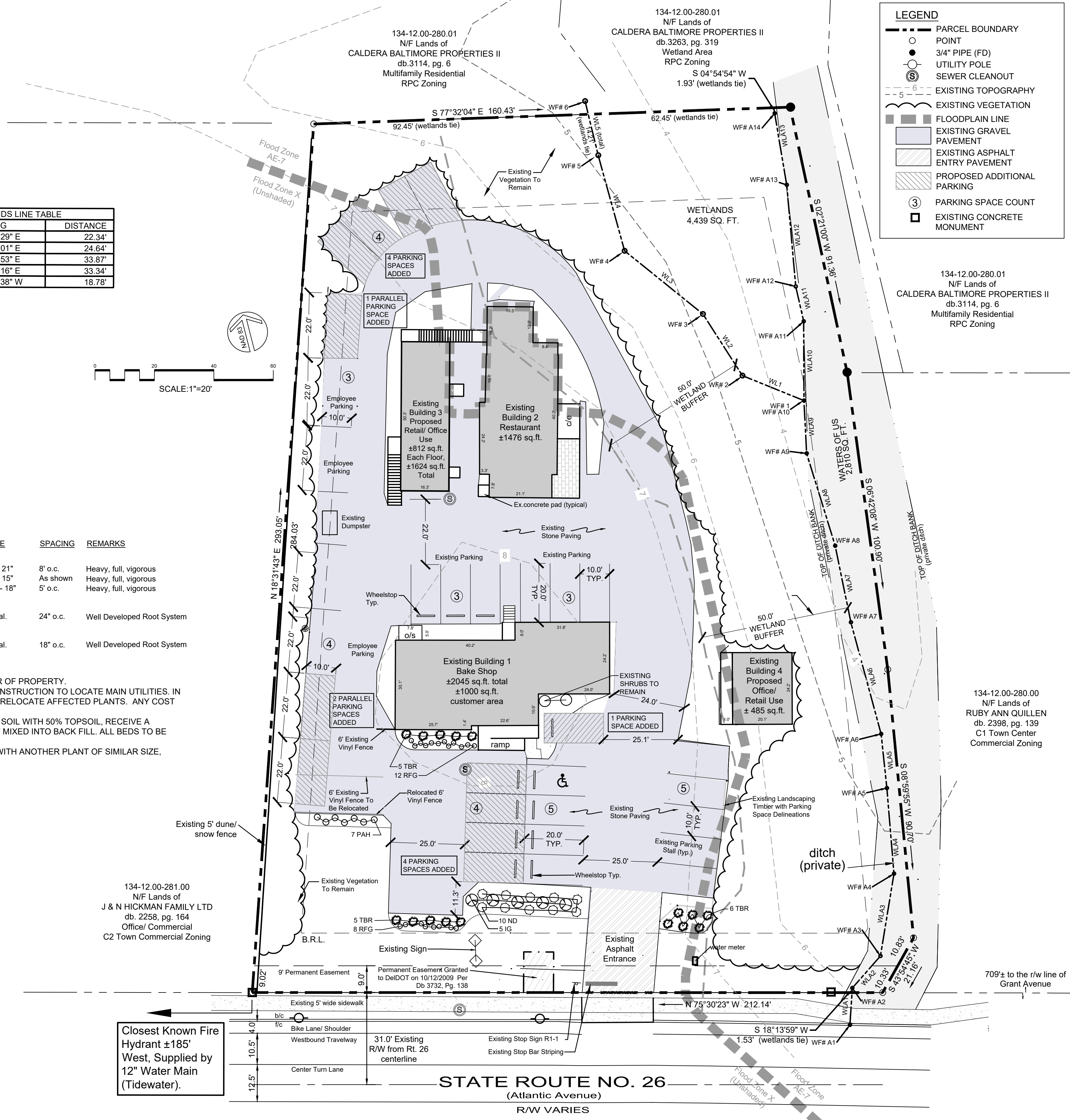
SCALE: 1"=20'

**PLANT LIST**

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>SHRUBS</b>						
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
<b>GRASSES</b>						
PAH	7	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	24" o.c.	Well Developed Root System
<b>PERENNIALS</b>						
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.



**LEGEND**

- PARCEL BOUNDARY
- POINT
- 3/4" PIPE (FD)
- UTILITY POLE
- SEWER CLEANOUT
- EXISTING TOPOGRAPHY
- EXISTING VEGETATION
- FLOODPLAIN LINE
- EXISTING GRAVEL PAVEMENT
- EXISTING ASPHALT ENTRY PAVEMENT
- PROPOSED ADDITIONAL PARKING
- PARKING SPACE COUNT
- EXISTING CONCRETE MONUMENT

**SITE DATA:**

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

**PROPOSED:**

- PROPOSED ZONING: C1 TOWN CENTER COMMERCIAL PROPOSED USE: RESTAURANT/ BAKE SHOP/ RETAIL/ OFFICE
- 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
- PARKING REQUIREMENTS: BUILDING 1 (RETAIL BAKE SHOP): (7 SPACES) BUILDING 2 (RESTAURANT): 15 SPACES BUILDING 3 (1ST FLOOR RETAIL): 3 SPACES 1 EMPLOYEE BUILDING 3 (2ND FLOOR OFFICE): 3 SPACES 2 EMPLOYEES BUILDING 4 (OFFICE): 2 SPACES 1 EMPLOYEE TOTAL REQUIRED PARKING: 27 SPACES

**PARKING NOTES:**

- 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
- SITE IMPERVIOUS SURFACE CALCULATION: MAXIMUM COVERAGE ALLOWED: 60% TOTAL SITE AREA: ±57833 SQ. FT. (1.33 AC.) TOTAL SITE IMPERVIOUS: ±26137 SQ. FT. (0.60 AC.) SITE IMPERVIOUS PERCENTAGE: 45.2%
- 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 1005C0511K 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.

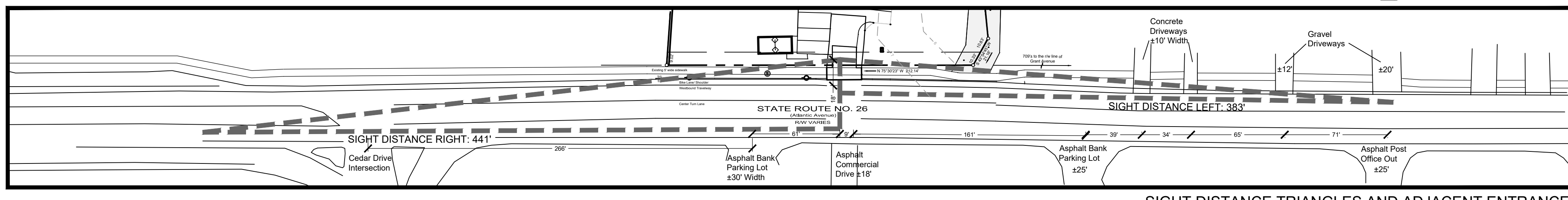
*James Rickards* 8-4-23 Date  
James Rickards  
Rickards Real Estate DE, LLC

**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



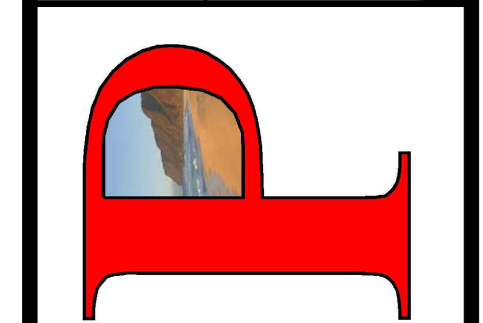
SIGHT DISTANCE TRIANGLES AND ADJACENT ENTRANCES  
SCALE: 1"=50'

**REVISIONS**

- 8/4/23- Revised Use for Buildings 3&4; Update Parking and Impervious Cover Calculations.
- 8/8/23- Corrected Proposed Zoning
- 9/27/23- Town Engineer Comments
- 12/8/23- Additional Parking & Landscaping added.
- 1/3/24- Plant List

**LAND DESIGN**  
Surveying / Landscape Architecture  
302-537-1919 / landz@landdesign.com

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



UPDATED PRELIMINARY 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

**UPDATED PRELIMINARY SITE PLAN**