

MELISSA'S RESTAURANT

TAX PARCEL 134-12.00-158.00

35507 ATLANTIC AVENUE

TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



VICINITY MAP SCALE: 1"=300'

PLAN DATA:

OWNER:
ATLANTIC AVENUE HOLDINGS, LLC
179 REHOBOTH AVENUE, #1081
REHOBOTH BEACH, DE 19971

ENGINEER:
PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
(302) 537-1919
RPLITKO@PLITKO.COM

TAX MAP NO. : 134-12.00-158.00
DEED REFERENCE: DEED BOOK 5663, PAGE 160
CURRENT SITE AREA: 1 LOT - 4.06 ac. (±176,935 SQ.FT.)
MUNICIPALITY: TOWN OF MILLVILLE
CURRENT ZONING: C1 - TOWN CENTER COMMERCIAL
CURRENT LAND USE: RESTAURANT (COMMERCIAL)
STATE INVESTMENT LEVEL: LEVEL 2
BUILDING SETBACKS (B.S.L.): FRONT = 20'
 SIDE = 15'
 REAR = 30'
SEWER SERVICE: SUSSEX COUNTY
WATER SERVICE: TIDEWATER UTILITIES

PROPOSED LAND USE: RESTAURANT
PROPOSED PARKING: RESTAURANT 1 PER
 300 SF. + 1 PER EMPLOYEE
 2400 SF. + 9 EMPLOYEES
 17 REQUIRED - 17 PROVIDED

PROPOSED LOT COVERAGE: ±11,772 SQ.FT. PROPOSED
 IMPERVIOUS SURFACE
 10,377/ 176,935 = 6.65% COVERAGE

PRELIMINARY PLAN NOTES:

- BOUNDARY AND LOCATION FROM A DRAWING BY TRUE NORTH LAND SURVEYING TITLED "ALTA/ NSPS LAND TITLE SURVEY PREPARED FOR STAFFORD STREET CAPITAL LLC", DATED 12/13/21. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.
- CURRENT SITE USE IS RESTAURANT. EXISTING RESTAURANT BUILDING TO BE REMOVED.
- THE SITE HAS AN EXISTING COMMERCIAL ENTRANCE AND PARKING AREA.
- THERE ARE FEDERALLY-REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
- SITE IS IN FLOOD ZONES AE AND X AS SHOWN PER FEMA FLOOD MAP 10005C0511K DATED 3/16/15.
- LANDSCAPING TO BE PER LANDSCAPE PLAN FOR ATLANTIC AVENUE HOLDINGS MICROTTEL HOTEL SITE PLAN. LANDSCAPING TO BE INSTALLED ONCE OVERALL HOTEL AND PARKING SITE WORK IS COMPLETE. FINAL LANDSCAPE PLAN WILL COMPLY WITH ALL TOWN OF MILLVILLE LANDSCAPE REQUIREMENTS AND REGULATIONS.
- SURFACE DRAINAGE TO BE COLLECTED AND PIPED TO EXISTING STORMWATER BIO-SWALE FOR TREATMENT AND RELEASE AT OR BELOW PRE-EXISTING RUNOFF RATE. STORMWATER MANAGEMENT PLANS TO BE REVIEWED AND APPROVED BY SUSSEX CONSERVATION DISTRICT.

REVISIONS

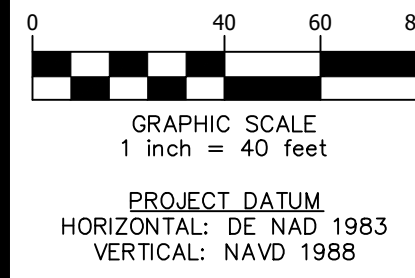
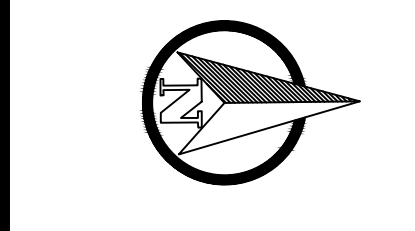
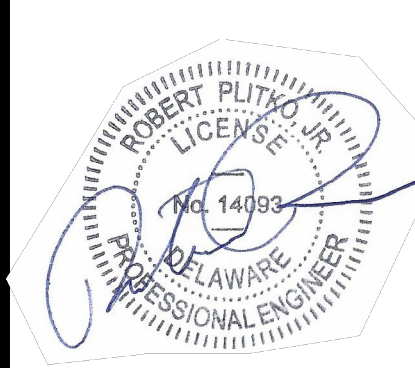
NO.	DATE	DESCRIPTION

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

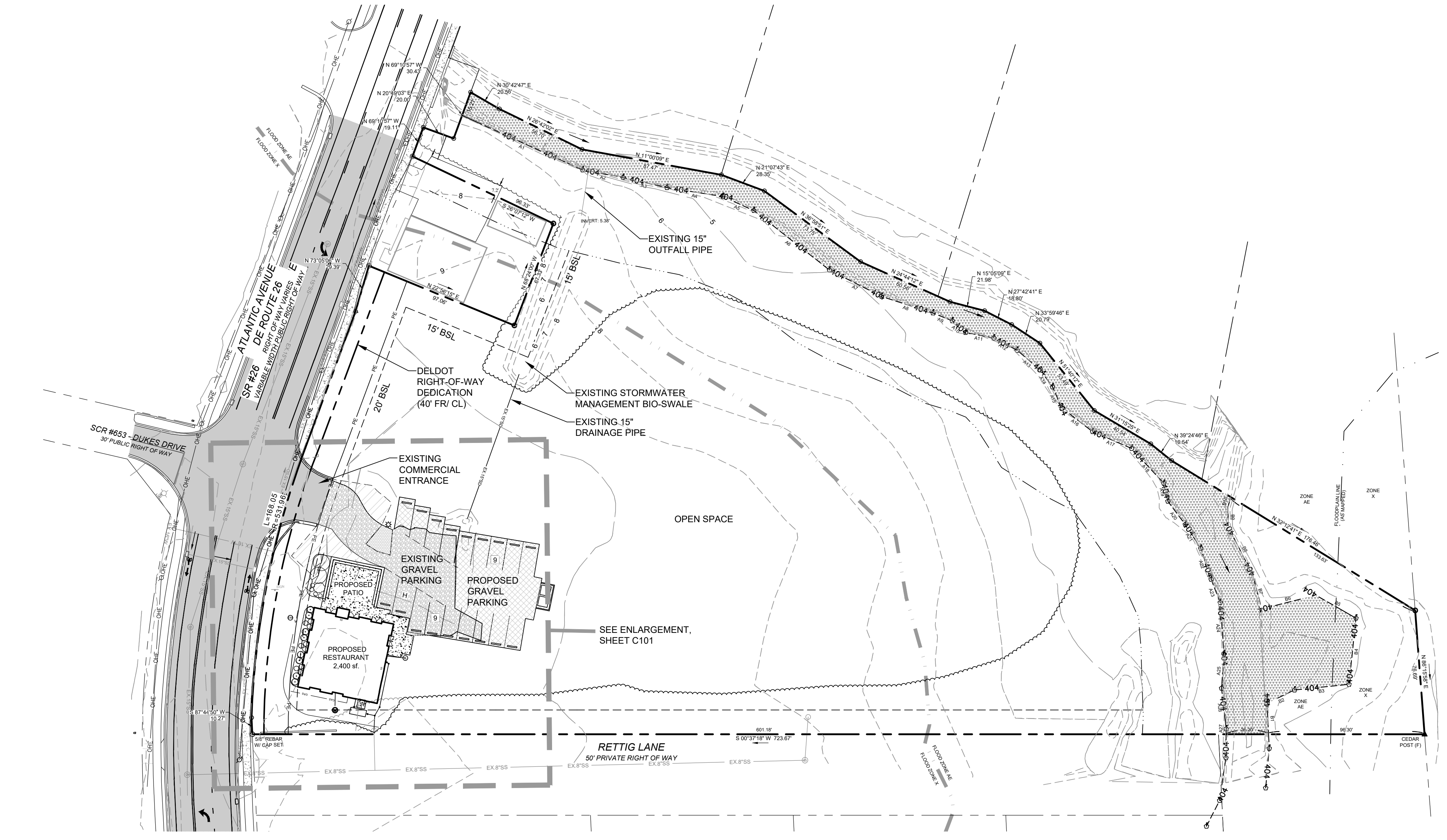
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OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
MELISSA'S RESTAURANT
 ATLANTIC AVE HOLDINGS, LLC
 TAX PARCEL 134-12.00-158.00
 35507 ATLANTIC AVE
 TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



SITE PLAN:	DATE
DRAWING: RWB	9/09/24
REVIEW: RP	

SHEET
C100



LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY DEDICATION
	50' TAX DITCH RIGHT-OF-WAY
	TAX DITCH TOP OF BANK
	EXISTING TOPO
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING FLOODPLAIN
	EXISTING 404 WETLANDS
	BUILDING SETBACK
	EXISTING ELECTRIC METER
	PROPOSED DELDOT PERMANENT PAVEMENT
	PROPOSED PARKING COUNT

LINE TABLE FEDERALLY REGULATED WETLANDS BOUNDARY		
LINE	BEARING	DISTANCE
A1	N 25°00'18" E	81.68'
A2	N 11°05'48" E	25.38'
A3	N 13°42'13" E	27.86'
A4	N 09°36'24" E	34.98'
A5	N 25°06'33" E	20.94'
A6	N 38°47'38" E	59.41'
A7	N 27°31'35" E	36.07'
A8	N 18°28'44" E	33.29'
A9	N 22°37'45" E	12.88'
A10	N 41°41'50" E	10.97'
A11	N 11°45'19" E	17.74'
A12	N 28°24'22" E	16.28'
A13	N 40°57'00" E	18.94'
A14	N 55°18'19" E	12.77'
A15	N 66°27'27" E	14.16'
A16	N 38°15'58" E	23.95'
A17	N 23°54'22" E	26.22'
A18	N 47°57'30" E	29.36'
A19	N 78°00'22" E	11.32'
A20	N 53°46'48" E	17.92'
A21	N 57°41'10" E	17.55'
A22	N 72°01'55" E	20.19'
A23	N 69°22'22" E	15.43'
A24	N 86°30'18" E	31.60'
A25	S 85°29'44" E	21.38'
A26	N 84°08'42" E	25.32'
A27	S 88°50'06" E	3.24'

LINE TABLE FEDERALLY REGULATED WETLANDS BOUNDARY		
LINE	BEARING	DISTANCE
B1	S 87°59'13" W	19.23'
B2	N 25°07'33" W	18.74'
B3	N 05°16'47" W	33.87'
B4	N 83°24'51" W	41.05'
B5	S 30°33'22" E	28.52'
B6	S 13°43'32" E	34.49'
B7	S 75°55'30" W	21.28'
B8	S 63°45'10" W	33.50'
B9	S 88°42'06" W	12.10'
B10	N 74°15'48" W	6.80'

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A LEGAL REPRESENTATIVE OF THE OWNER AND PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Jaceli Sims
 ATLANTIC AVENUE HOLDINGS, LLC
 9/4/24
 DATE

ENGINEER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

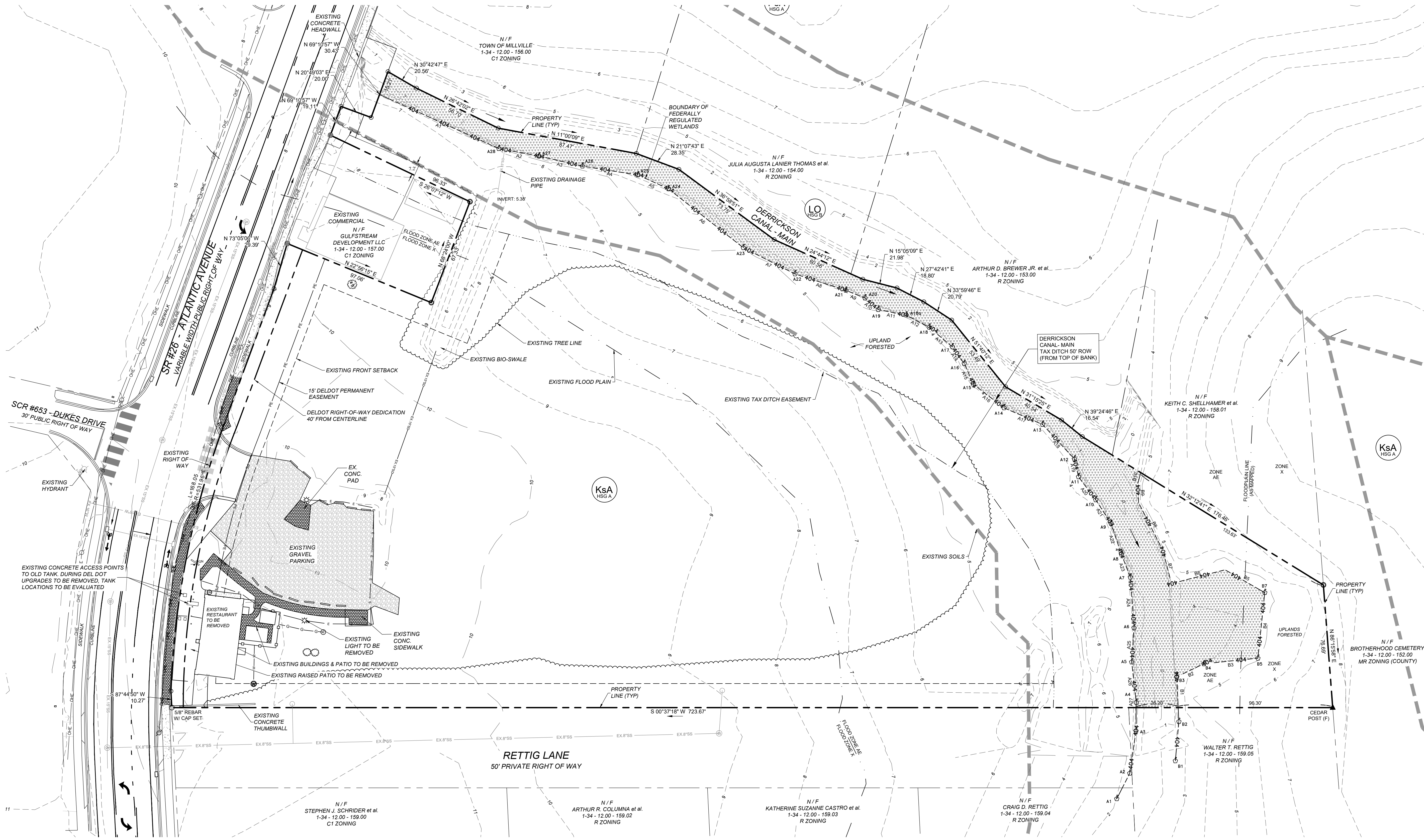
Rob Plitko
 ROB PLITKO P.E. LIC. NO. 14093
 9/4/24
 DATE

SHEET INDEX:

C100 - PRELIMINARY PLAN TITLE
C101 - PRELIMINARY PLAN MELISSA'S
C102 - EXISTING CONDITIONS & DEMO PLAN
L100 - LANDSCAPE PLAN
A101 - ARCHITECTURAL FLOORPLAN
A201 - EXTERIOR ELEVATIONS
A202 - EXTERIOR ELEVATIONS

PRELIMINARY PLAN TITLE SHEET

Summary by Map Unit - Sussex County, Delaware (DE005)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KsA	Klej loamy sand, 0 to 2 percent slopes	Somewhat poorly drained	2.8	71.1%
LO	Longmarsh and Indiantown soils, frequently flooded	Very poorly drained	1.2	28.9%
Totals for Area of Interest			4.0	100.0%

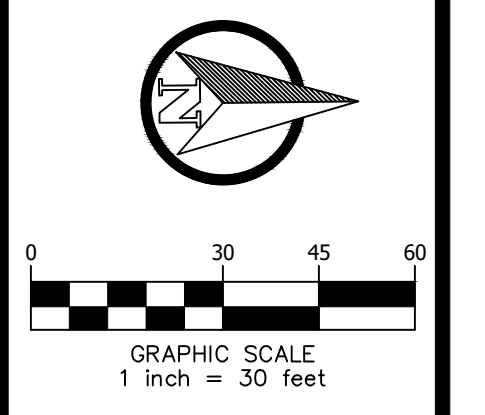
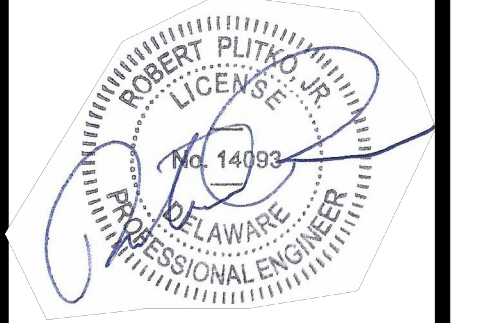


EXISTING CONDITIONS & DEMO PLAN

REVISIONS

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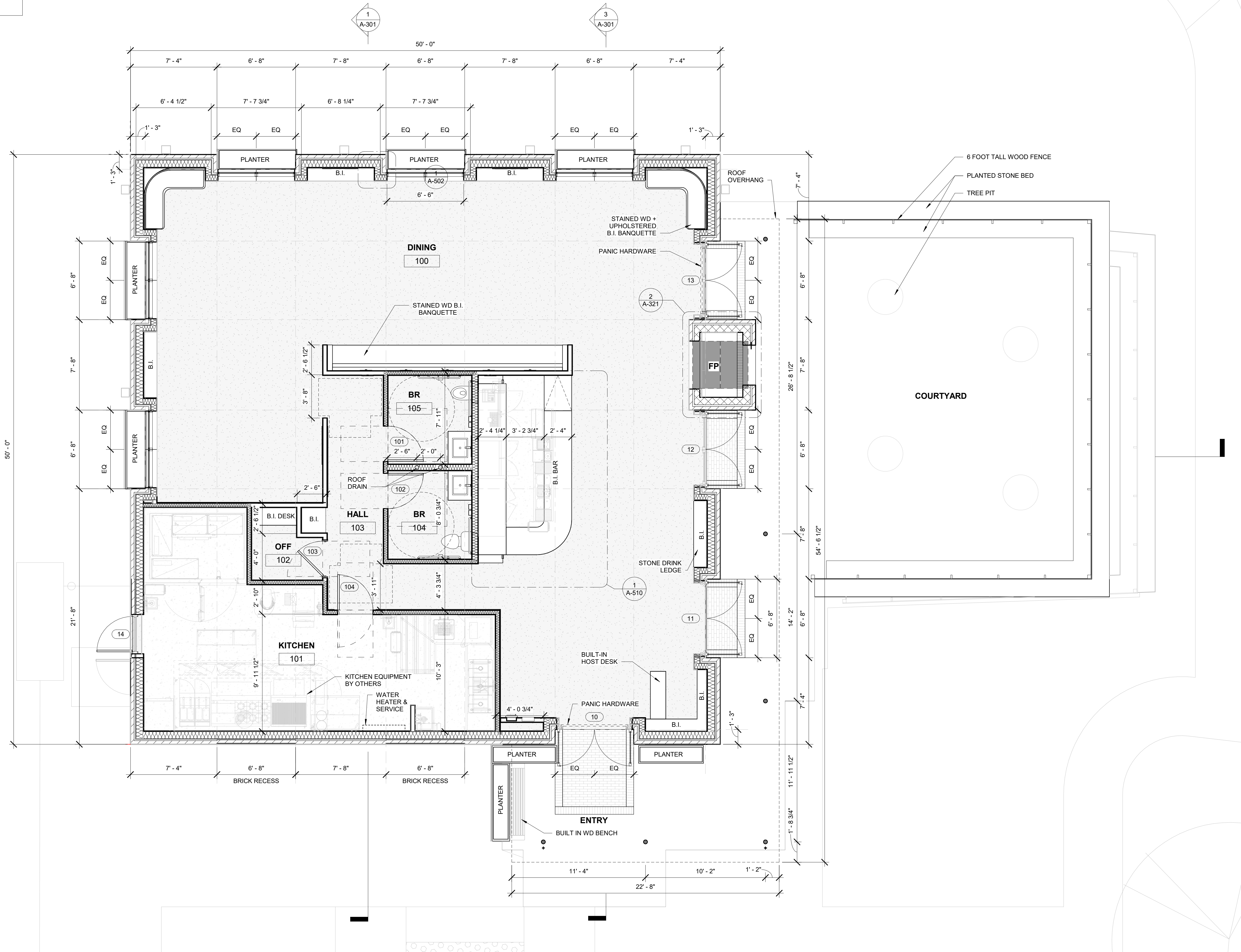


SITE PLAN:	DATE
DRAWING:	9/04/24
REVIEW: RP	

SHEET **C102**

C:\Users\pltko\Desktop\PLITKO Team Folder\PLITKO Team Folder\MELISSA'S EXISTING CONDITIONS.dwg - 9/4/2024 7:11:45 PM, DWG To PDF, p3

PLAN NOTES:
 1. ALL EXTERIOR DIMS ARE TO THE FACE OF MASONRY.
 2. INTERIOR DIMENSIONS TO THE FACE OF STUD.



1 FIRST FLOOR
 1/4" = 1'-0"

MELISSA'S RESTAURANT
 35507 ATLANTIC AVE
 MILVILLE, DE

SEA studio

The professional services of the Architect are undertaken for and performed in the interest of Joel Sens. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

DRAWING ISSUE:

NO.	DATE	REVISION

SHEET TITLE:
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

CHECKED BY: DS

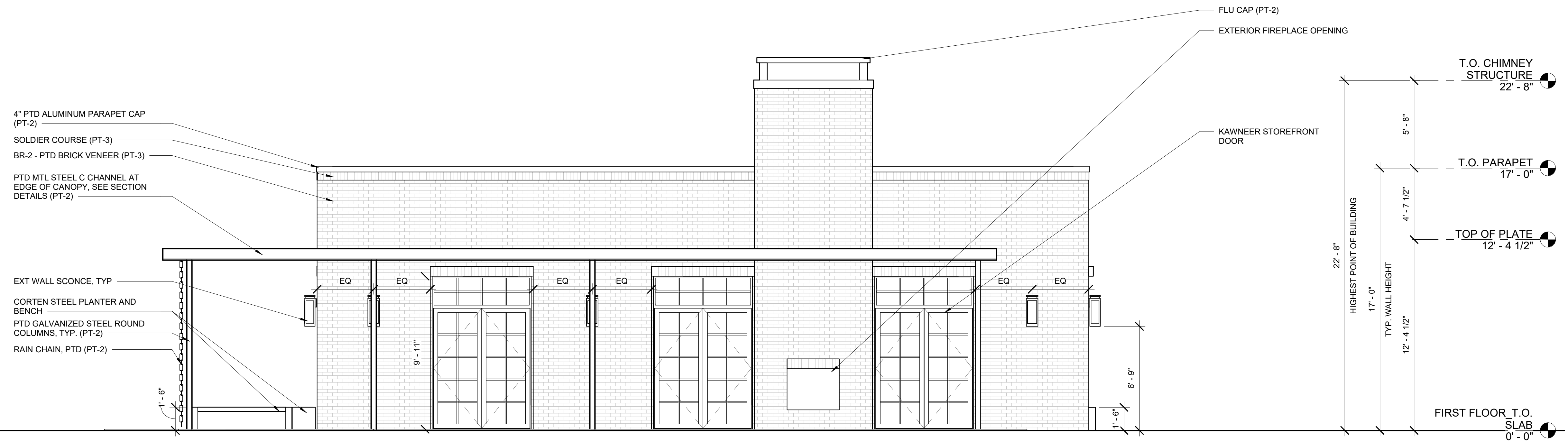
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ISSUE:
 ISSUED FOR ZONING

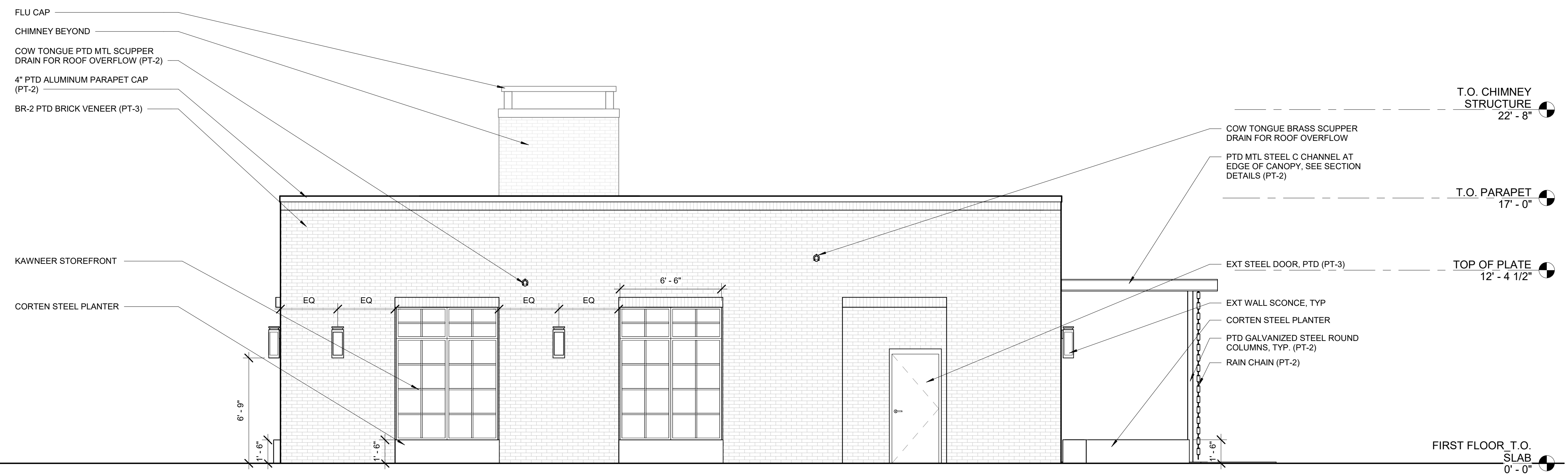
SHEET:
A-101

SEA JOB: MELISSA'S

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③ NORTH ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

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MILVILLE, DE



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NO.	DATE	REVISION

SHEET TITLE:

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

CHECKED BY: DS

DRAWN BY: ST/TR

ISSUE:

ISSUED FOR ZONING

SHEET:

A-201

SEA JOB: MELISSA'S

