

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
CONTACT: JOEL SENS
JPSEN@AOL.COM
703-622-6191

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 - 18 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 1005C0511K DATED 3/16/15.
- LANDSCAPING TO BE PER LANDSCAPE PLAN FOR ATLANTIC AVENUE HOLDINGS MICROTEL 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.

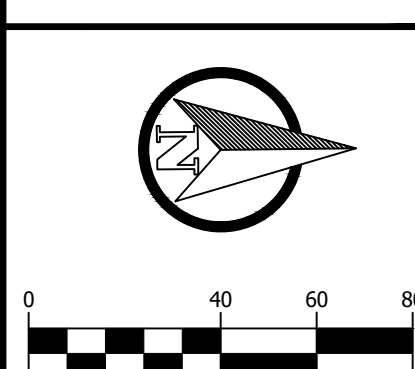
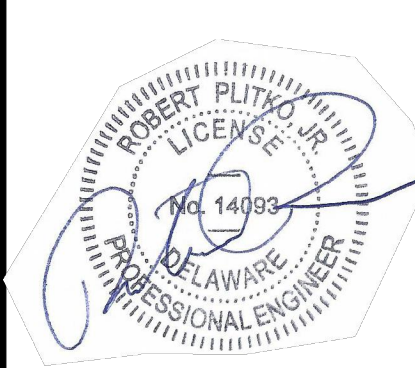
REVISIONS

| NO. | DATE | DESCRIPTION |
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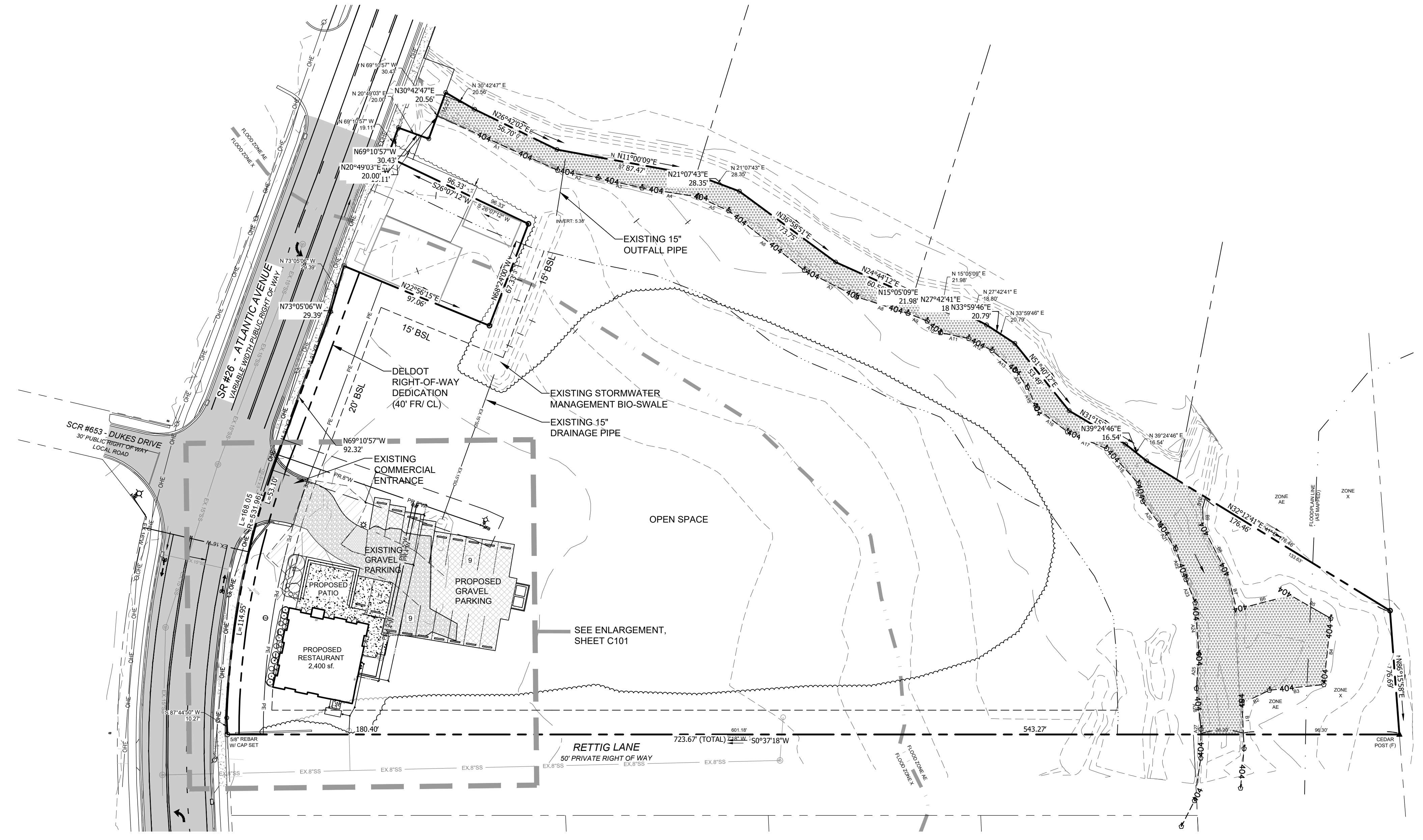
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL 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



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|--------------|----------|
| SITE PLAN: | DATE |
| DRAWING: RWB | 12/03/24 |
| REVIEW: RP | |
| SHEET | |
| C100 | |



LEGEND

| | |
|--|------------------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY DEDICATION |
| | EXISTING TOPO |
| | EXISTING TREELINE |
| | EXISTING SIDEWALK |
| | EXISTING FLOODPLAIN |
| | EXISTING 404 WETLANDS |
| | SPOT GRADE - MATCH |
| | EXISTING GRADE |
| | BUILDING SETBACK |
| | EXISTING ELECTRIC METER |
| | PROPOSED DELDOT PERMANENT EASEMENT |
| | PROPOSED PARKING COUNT |
| | PROPOSED SPOT GRADE |
| | PROPOSED GAS LINE |
| | PROPOSED WATER LINE EASEMENT |

| LINE TABLE | | |
|---------------------------------------|---------------|----------|
| FEDERALLY REGULATED WETLANDS BOUNDARY | | |
| LINE | BEARING | DISTANCE |
| A1 | N 25°00'18" E | 81.66' |
| 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 06°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" W | 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.

Joel Sens
ATLANTIC AVENUE HOLDINGS, LLC
9/4/24
DATE

ENGINEER CERTIFICATION

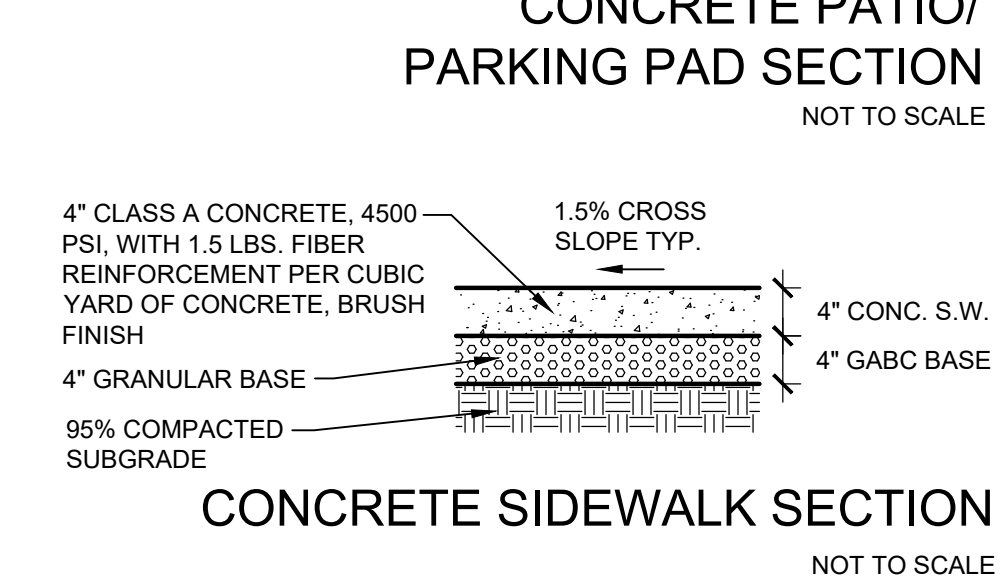
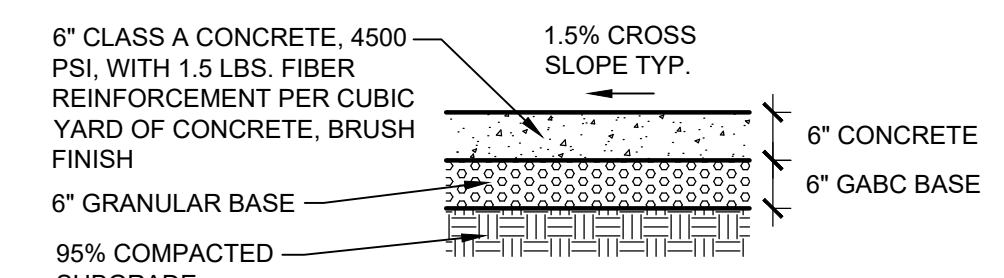
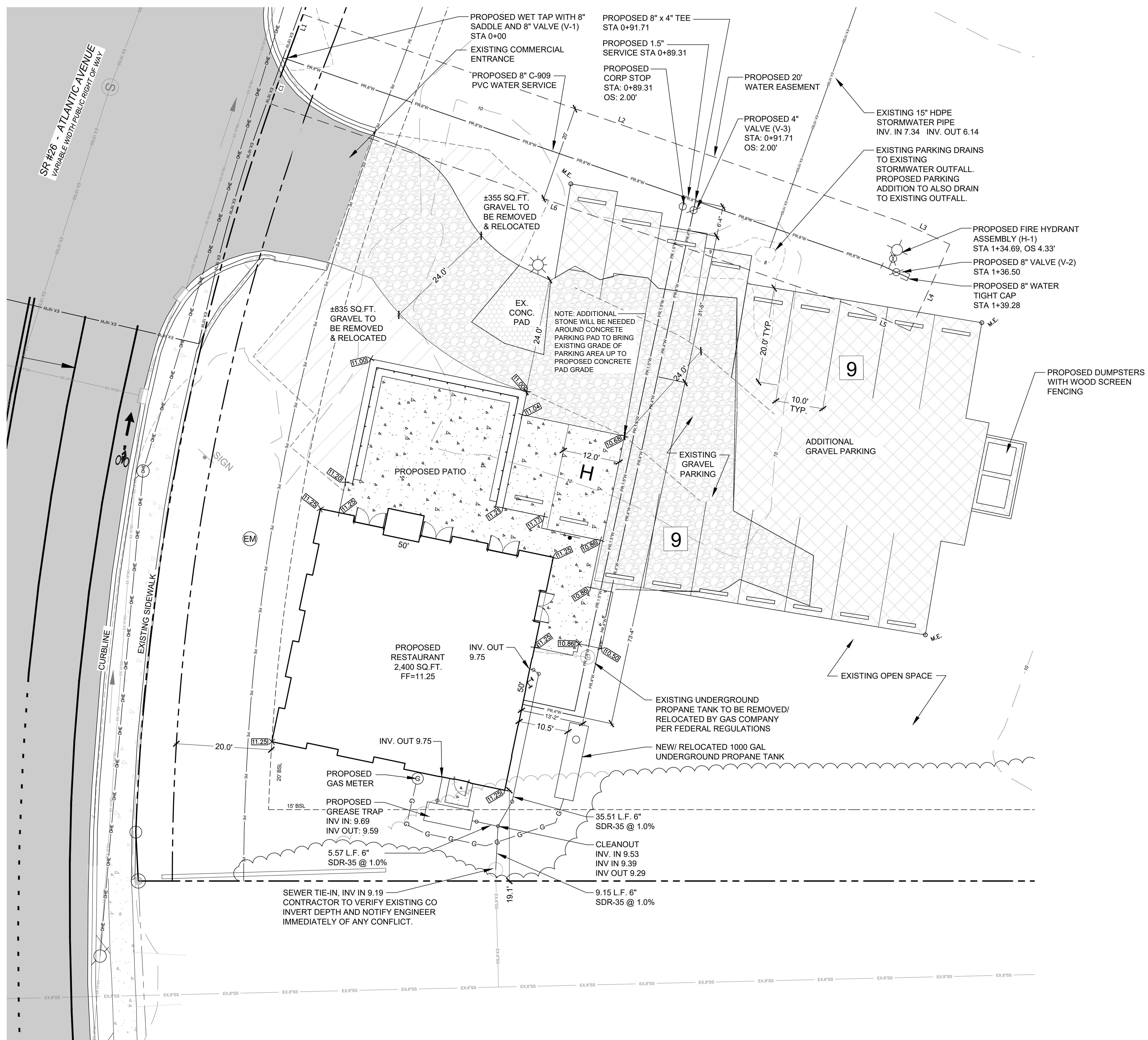
I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

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

FINAL SITE PLAN TITLE SHEET

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| Easement Line Table | | | Easement Curve Table | | | |
|---------------------|--------|------------------|----------------------|--------|--------|------------|
| Line # | Length | Direction | Curve # | Length | Radius | Delta |
| L1 | 8.15 | S69° 10' 56.79"E | C1 | 11.85 | 531.95 | 1° 16' 36" |
| L2 | 132.67 | N19° 45' 30.03"E | | | | |
| L3 | 11.59 | N25° 14' 50.01"E | | | | |
| L4 | 20.00 | N64° 45' 09.99"W | | | | |
| L5 | 10.63 | N25° 14' 50.01"E | | | | |
| L6 | 131.95 | N19° 45' 30.03"E | | | | |

NOTE: M.E. = MATCH EXISTING GRADE. CONTRACTOR TO VERIFY POSITIVE DRAINAGE TO EXISTING STORMWATER OUTFALL.

WATER NOTE: WATER MAIN AND EASEMENT TO BE EXTENDED AS PART OF HOTEL SITE CONSTRUCTION. PLANS FOR HOTEL WATER MAIN EXTENSION TO BE SUBMITTED UNDER SEPARATE COVER.

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY DEDICATION
- EXISTING TOPO
- EXISTING TREELINE
- EXISTING SIDEWALK
- EXISTING FLOODPLAIN
- EXISTING 404 WETLANDS
- SPOT GRADE - MATCH EXISTING GRADE
- BUILDING SETBACK
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- PROPOSED DELDOT PERMANENT EASEMENT
- PROPOSED PARKING COUNT
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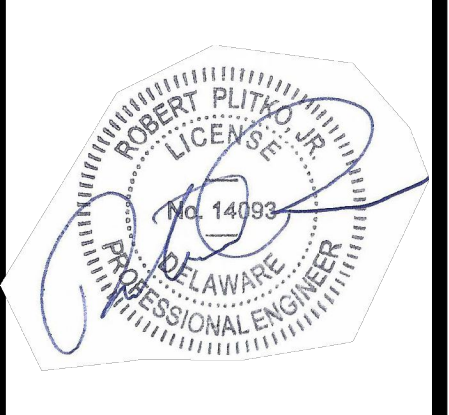
REVISIONS

| NO. | DATE | DESCRIPTION |
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ENGINEER - SURVEY - HYDROGRAPHIC

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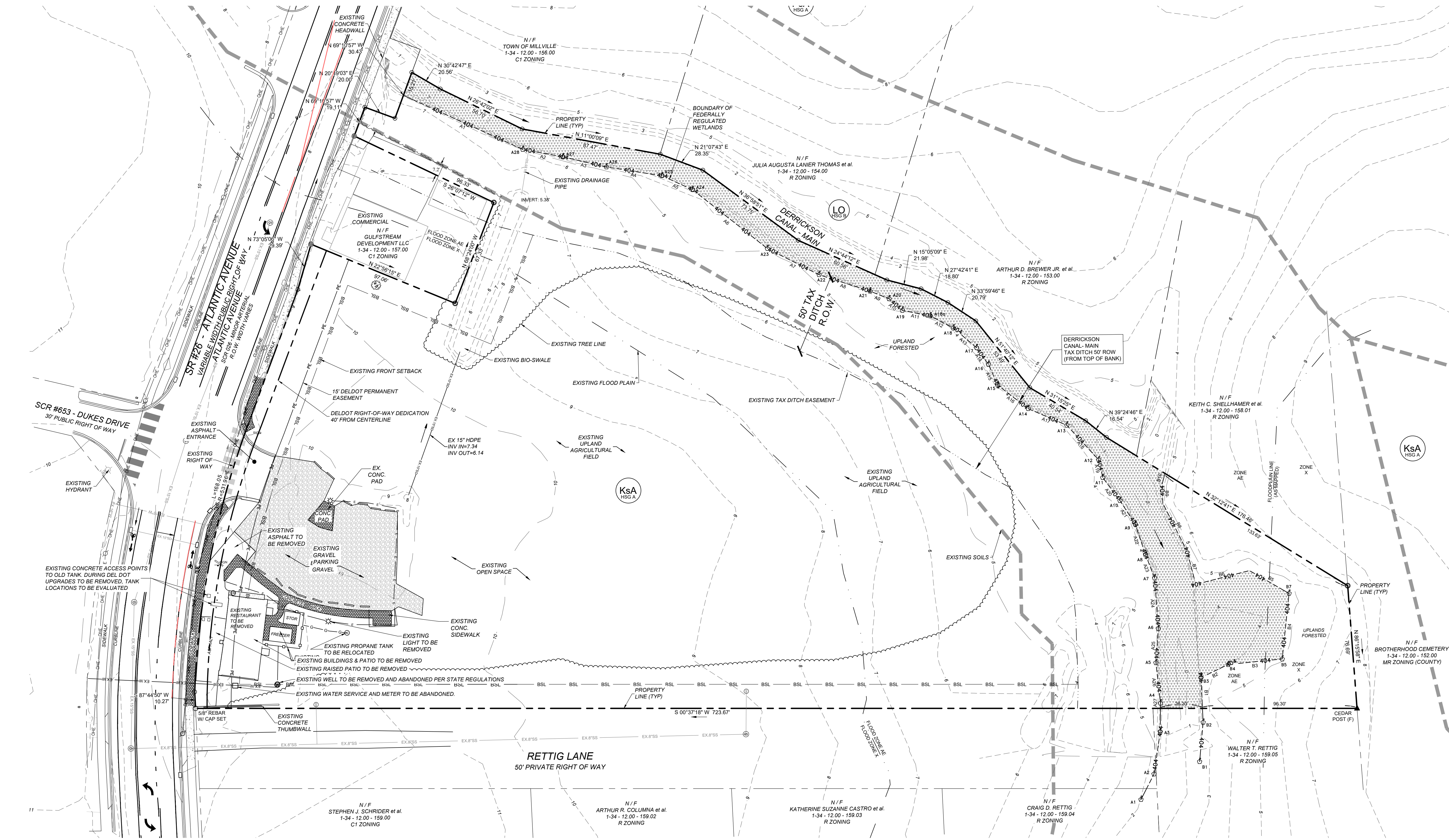


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

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| SITE PLAN: | DATE |
| DRAWING: | 12/02/24 |
| REVIEW: RP | |
| SHEET | |
| C101 | |

**FINAL SITE PLAN
MELISSA'S RESTAURANT**

| Summary by Map Unit - Sussex County, Delaware (DE005) | | | | |
|---|--|-------------------------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| KsA | Kley 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

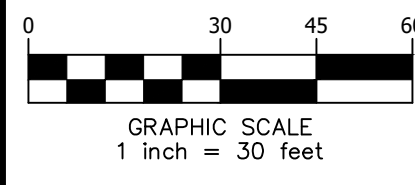
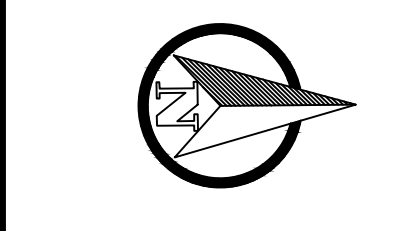
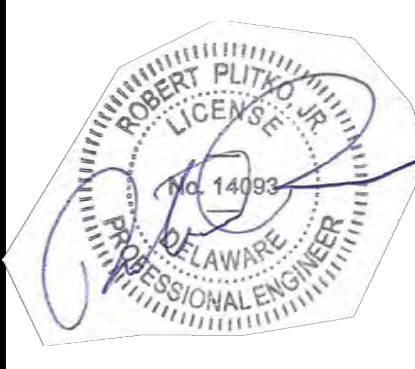
REVISIONS

| No. | Description |
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| SITE PLAN: | DATE |
| DRAWING: | 10/28/24 |
| REVIEW: RP | |
| SHEET | |

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| DESIGNATION | DESCRIPTION | MANUFACTURER | SERVICE TYPE | MODEL NUMBER | SIZE |
|-------------|-----------------------|--------------|---------------|---------------|-----------------------|
| A | TUBING | | SINGLE/DOUBLE | POLYETHYLENE | 1" |
| B1 | ANGLE METER VALVE | FORD | SINGLE | HA43-341 | 1" COMP. x 5/8" THRD. |
| B2 | BRANCH VALVE ASSEMBLY | FORD | DOUBLE | UN43-41 | 1" COMP. x 5/8" THRD. |
| C | METER | SENSUS | SINGLE/DOUBLE | SR1 | 5/8" |
| D | ANGLE CHECK VALVE | FORD | SINGLE/DOUBLE | HA43-313 | 1" |
| E | ANGLE CHECK VALVE | FORD | SINGLE/DOUBLE | HA43-444 | 1" x 1" THRD. |
| F | STUB PIPING | | SINGLE | PVC SCHED. 40 | 3/4" SOCKET WLD. |
| G | STANDARD METER BOX | AMETEK | SINGLE | | SINGLE SERVICE |
| | JAMBO METER BOX | AMETEK | DOUBLE | | DOUBLE SERVICE |

TIDEWATER UTILITIES INC.
A Midstate Water Company Affiliate
1100 South Lantz Clark Road
Dover, Delaware 19901

TYPICAL DESIGN DETAILS
METER PIT DETAIL PLAN
A-3

REV. 0 2.04.02 INITIAL RELEASE
REV. 1 12.6.13 REMOVED LOCATION DETAIL
REV. 2 12.6.13 CHANGED METER PIT LOCATION
REV. 3 12.6.13 CHANGED METER MANUFACTURER
DATE: 10.04.02 DRAWN BY: AC
SCALE: N.T.S. SHEET 24

| DESIGNATION | DESCRIPTION | MANUFACTURER | SERVICE TYPE | MODEL NUMBER | SIZE |
|-------------|-----------------------|--------------|---------------|---------------|-----------------------|
| A | SERVICE SADDLE | FORD | SINGLE/DOUBLE | FS202-228-004 | 4" |
| B | SERVICE SADDLE | FORD | SINGLE/DOUBLE | FS202-760-004 | 6" |
| C | COMP. STOP | FORD | SINGLE/DOUBLE | F-1000-40 | 1 1/2" |
| D1 | TUBING | | SINGLE/DOUBLE | POLYETHYLENE | 1" |
| D2 | ANGLE METER VALVE | FORD | SINGLE | HA43-341 | 1" COMP. x 5/8" THRD. |
| E | BRANCH VALVE ASSEMBLY | FORD | DOUBLE | UN43-41 | 1" COMP. x 5/8" THRD. |
| F | METER | SENSUS | SINGLE/DOUBLE | SR1 | 5/8" |
| G | METER | SENSUS | SINGLE/DOUBLE | SR1 | 1" |
| H | ANGLE CHECK VALVE | FORD | SINGLE/DOUBLE | HA43-313 | 5/8" x 3/4" THRD. |
| I | ANGLE CHECK VALVE | FORD | SINGLE/DOUBLE | HA43-444 | 1" x 1" THRD. |
| J | STUB PIPING | | SINGLE/DOUBLE | PVC SCHED. 40 | 3/4" SOCKET WLD. |
| K | STANDARD METER BOX | AMETEK | SINGLE | | SINGLE SERVICE |
| | JAMBO METER BOX | AMETEK | DOUBLE | | DOUBLE SERVICE |

TIDEWATER UTILITIES INC.
A Midstate Water Company Affiliate
1100 South Lantz Clark Road
Dover, Delaware 19901

TYPICAL DESIGN DETAILS
METER PIT DETAIL PROFILE
A-1

REV. 0 2.04.02 INITIAL RELEASE
REV. 1 12.6.13 METER MANUFACTURER & BOX TRANSMITTER
REV. 2 12.6.13 CHANGED METER DEPTH TO 18"-22"
REV. 3 12.6.13 CHANGED METER DESCRIPTION
DATE: 10.04.02 DRAWN BY: AC
SCALE: N.T.S. SHEET 24

TIDEWATER UTILITIES INC.
A Midstate Water Company Affiliate
1100 South Lantz Clark Road
Dover, Delaware 19901

TYPICAL DESIGN DETAILS
BACKFLOW PREVENTER INSTALLATION SCHEMATIC
A-15

REV. 0 2.04.02 INITIAL RELEASE
REV. 1 12.6.13 METER MANUFACTURER & BOX TRANSMITTER
REV. 2 12.6.13 CHANGED METER DEPTH TO 18"-22"
REV. 3 12.6.13 CHANGED METER DESCRIPTION
DATE: 10.04.02 DRAWN BY: AC
SCALE: N.T.S. SHEET 24

| DESIGNATION | DESCRIPTION | MANUFACTURER | SERVICE TYPE | MODEL NUMBER | SIZE |
|-------------|--|--------------|--------------|--------------|------|
| A | VALVE BOX ASSEMBLY | | | | |
| B | 6" M.J. GATE VALVE | | | | |
| C | VALVE BOX ADAPTER | | | | |
| D | M.J. HYDRANT TEE | | | | |
| E | CONCRETE THRUST BLOCK | | | | |
| F | 3/4" THREADED ROD RESTRAINT OR RESTRAINT JOINTS (BOTH SIDES) | | | | |
| G | 6" PVC C909/C900 PIPE (LENGTH TO SUIT) | | | | |
| H | CONCRETE THRUST BLOCK | | | | |
| I | 12" WIDE 3/4" CLEAN GRAVEL PERIMETER COVERED WITH PLASTIC | | | | |
| J | UNDISTURBED SOIL | | | | |

TIDEWATER UTILITIES INC.
A Midstate Water Company Affiliate
1100 South Lantz Clark Road
Dover, Delaware 19901

TYPICAL DESIGN DETAILS
FIRE HYDRANT ASSEMBLY DETAIL
A-7

REV. 0 2.04.02 INITIAL RELEASE
REV. 1 12.6.13 ADDED VALVE BOX ADAPTER
REV. 2 12.6.13 INITIAL RELEASE
REV. 3 12.6.13 CHANGED METER DESCRIPTION
DATE: 10.04.02 DRAWN BY: AC
SCALE: N.T.S. SHEET 24

TIDEWATER UTILITIES INC.
A Midstate Water Company Affiliate
1100 South Lantz Clark Road
Dover, Delaware 19901

TYPICAL DESIGN DETAILS
END CAP DETAIL
A-5

REV. 0 2.04.02 INITIAL RELEASE
REV. 1 12.6.13 METER MANUFACTURER & BOX TRANSMITTER
REV. 2 12.6.13 CHANGED METER DEPTH TO 18"-22"
REV. 3 12.6.13 CHANGED METER DESCRIPTION
DATE: 2.4.05 DRAWN BY: AC
SCALE: N.T.S. SHEET 24

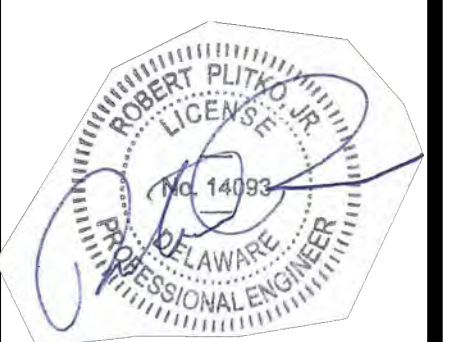
WATER SERVICE DETAILS

REVISIONS



ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
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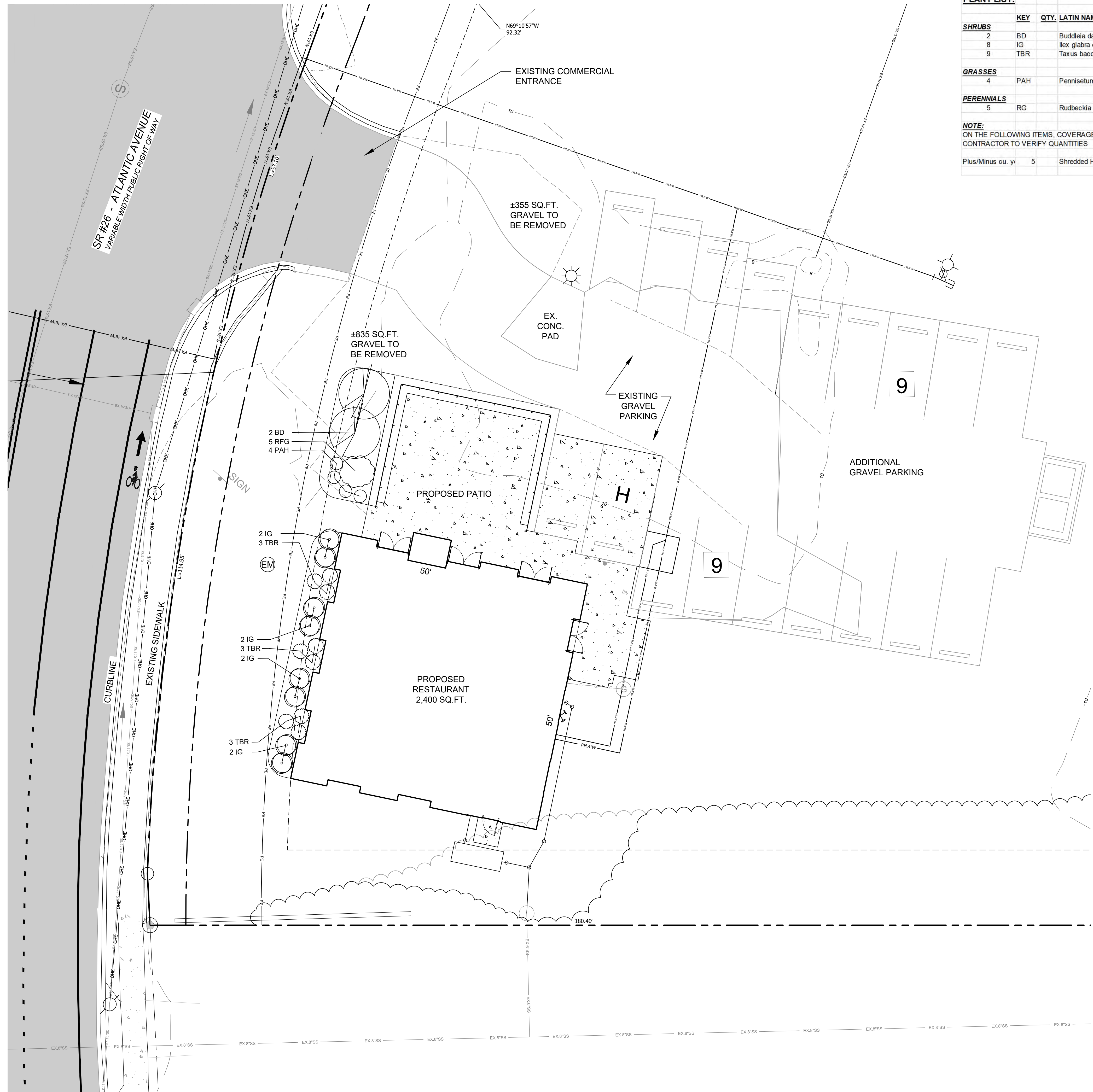


PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: DATE
DRAWING: 10/28/24
REVIEW: RP

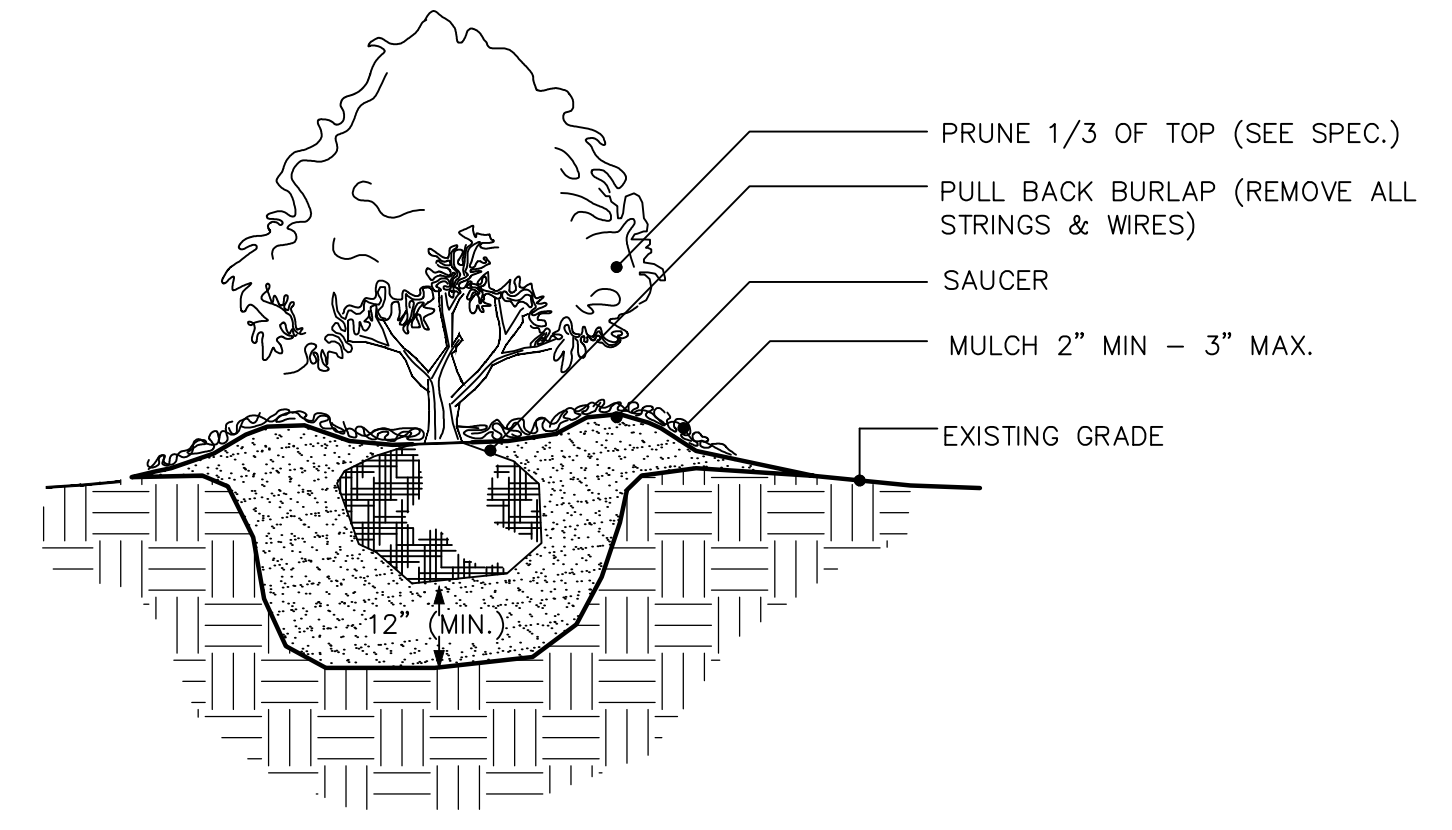
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PLANT LIST:

| SHRUBS | KEY | QTY. | LATIN NAME | COMMON NAME | SPACING | SIZE | REMARKS |
|---|-----|------|------------------------------------|--|----------|-------------|--------------------------------|
| 2 | BD | | Buddleia davidii | Butterfly Bush | as shown | 2' - 2 1/2" | Heavy, full, vigorous |
| 8 | IG | | Ilex glabra compacta | Compact Inkberry | 36" o.c. | 18" - 21" | Heavy, full, vigorous |
| 9 | TBR | | Taxus baccata "Repandens" | Spreading English Yew | 36" o.c. | 15" - 18" | Uniform growth, full, vigorous |
| GRASSES | KEY | QTY. | LATIN NAME | COMMON NAME | SPACING | SIZE | REMARKS |
| 4 | PAH | | Pennisetum alopecuroides "Hamelin" | Dwarf Fountain Grass | 22" o.c. | 1gal | Well developed root system |
| PERENNIALS | KEY | QTY. | LATIN NAME | COMMON NAME | SPACING | SIZE | REMARKS |
| 5 | RG | | Rudbeckia fulgida "Goldstrum" | Black-Eyed Susan | 16" o.c. | 1gal | Well developed root system |
| NOTE: ON THE FOLLOWING ITEMS, COVERAGE AS PER SPECIFICATIONS AND DRAWINGS; CONTRACTOR TO VERIFY QUANTITIES | | | | | | | |
| Plus/Minus cu. yd. | 5 | | Shredded Hardwood Mulch | Sample to be submitted to Landscape Architect for approval; 2 1/2" - 3" depth all beds | | | |



SHRUB PLANTING DETAIL N.T.S.

LEGEND

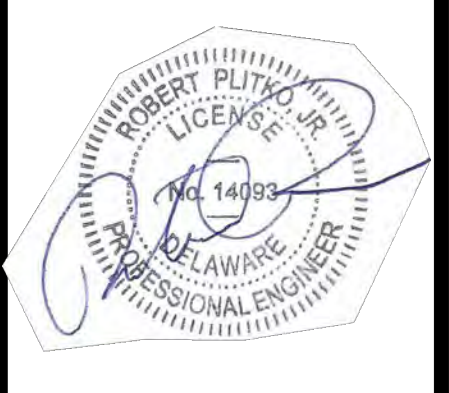
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| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY DEDICATION |
| | 50' TAX DITCH RIGHT-OF-WAY |
| | TAX DITCH TOP OF BANK |
| | EXISTING TOPO |
| | EXISTING TREELINE |
| | EXISTING SIDEWALK |
| | EXISTING FLOODPLAIN |
| | EXISTING 404 WETLANDS |
| | SPOT GRADE - MATCH |
| | EXISTING GRADE |
| | BUILDING SETBACK |
| | EXISTING ELECTRIC METER |
| | PROPOSED DELDOT |
| | PERMANENT EASEMENT |

**LANDSCAPE PLAN
MELISSA'S RESTAURANT**

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
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OCEAN VIEW, DE 19970
Phone (302)-537-1919

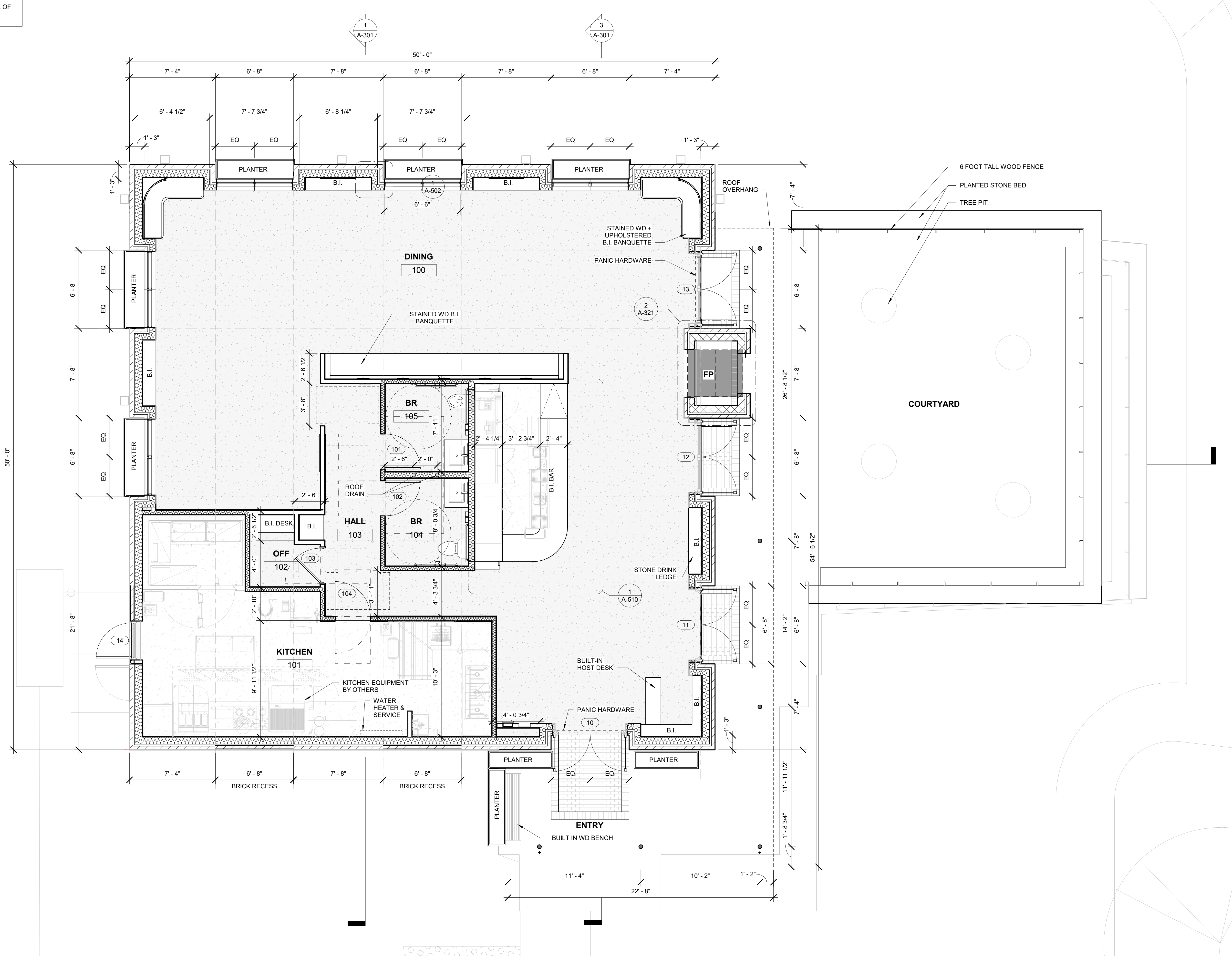
FINAL SITE PLAN
MELISSA'S RESTAURANT
ATLANTIC AVE HOLDINGS, LLC
TAX PARCEL 134-12.00-158.00
35507 ATLANTIC AVE
TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|-------------|----------|
| SITE PLAN: | DATE |
| DRAWING: | 10/29/24 |
| REVIEW: RP | |
| SHEET | |
| L100 | |

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 |
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SHEET TITLE:
FIRST FLOOR PLAN

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

CHECKED BY: DS

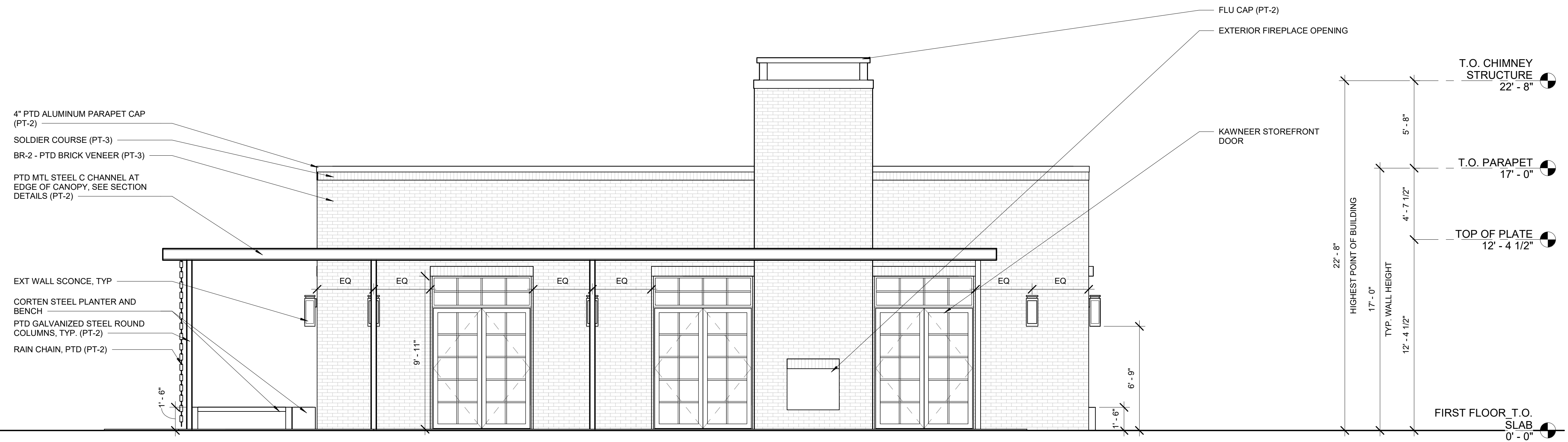
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ISSUE:
 ISSUED FOR ZONING

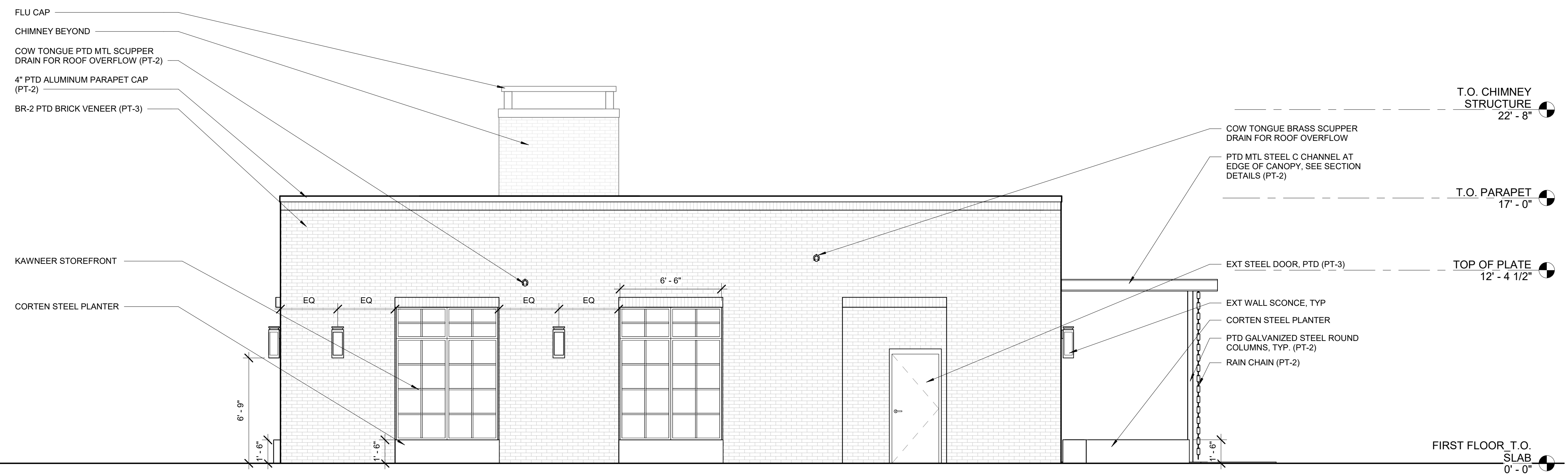
SHEET:
A-101

SEA JOB: MELISSA'S

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③ NORTH ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

MELISSA'S RESTAURANT

35507 ATLANTIC AVE
MILVILLE, DE



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SHEET TITLE:

EXTERIOR ELEVATIONS

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

CHECKED BY: DS

DRAWN BY: ST/TR

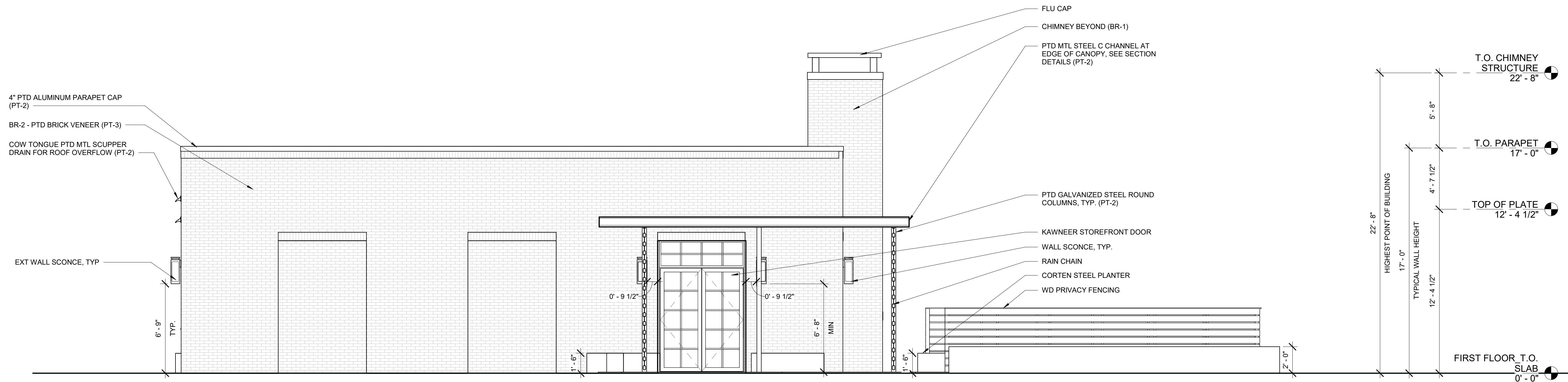
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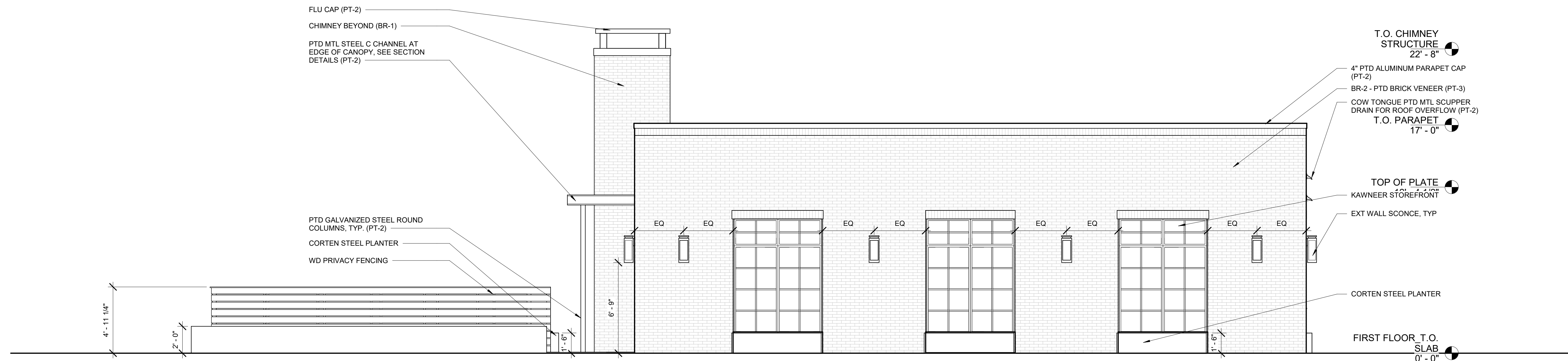
SHEET:

A-201

SEA JOB: MELISSA'S



② EAST ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

MELISSA'S RESTAURANT

35507 ATLANTIC AVE
MILVILLE, DE



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SHEET TITLE:

EXTERIOR ELEVATIONS

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

CHECKED BY: DS

DRAWN BY: ST/TR

ISSUE:

ISSUED FOR ZONING

SHEET:

A-202

SEA JOB: MELISSA'S

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