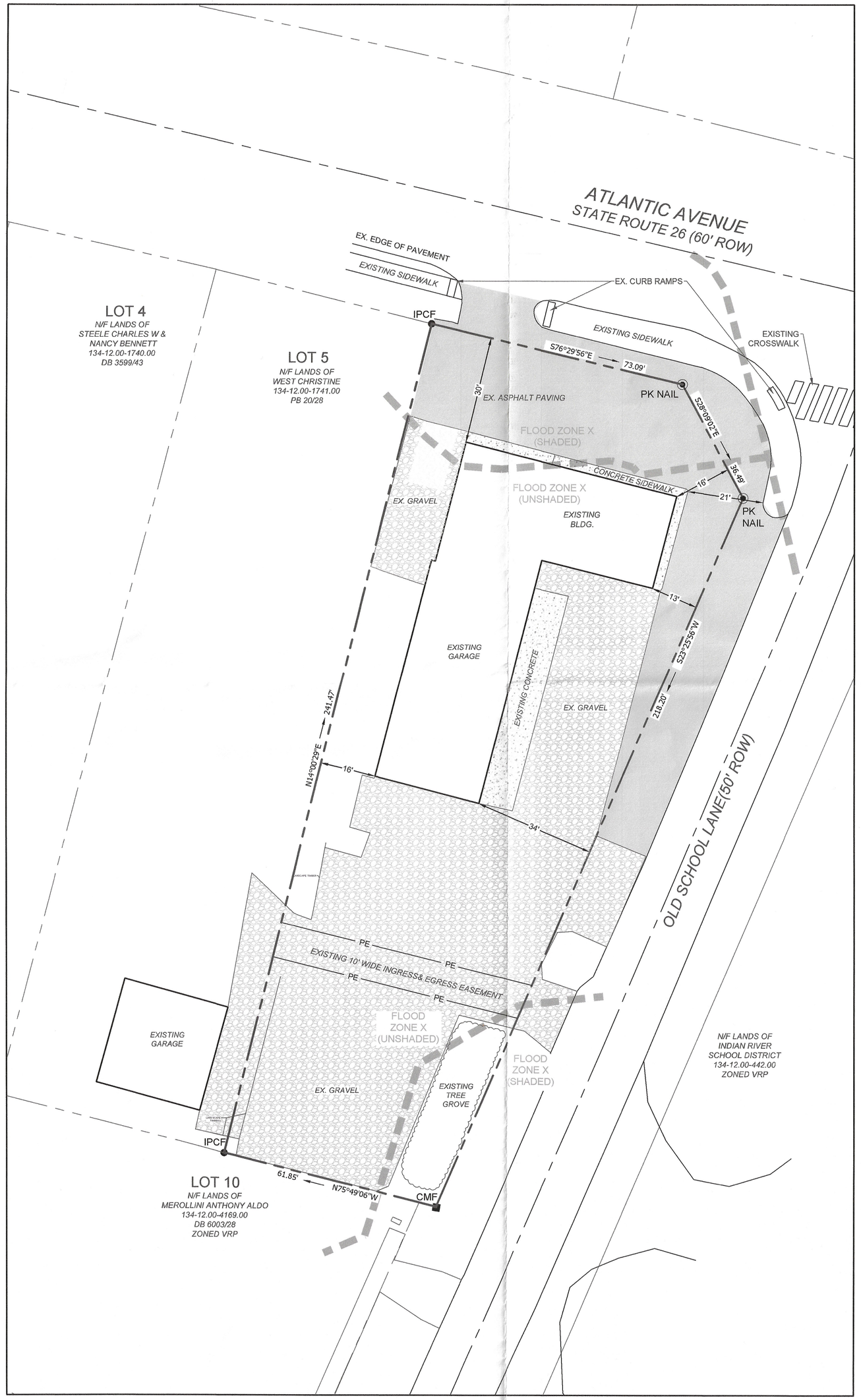
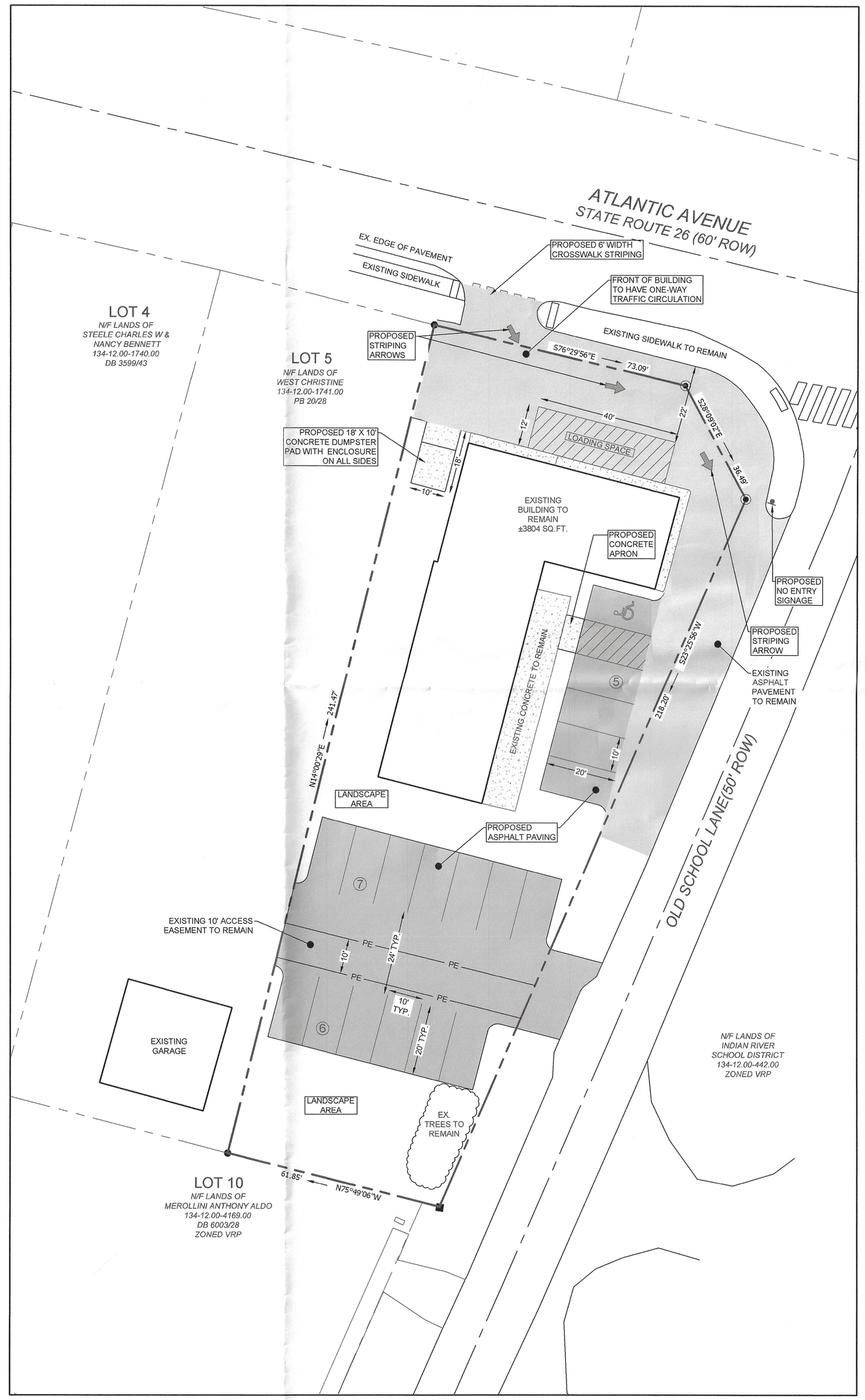
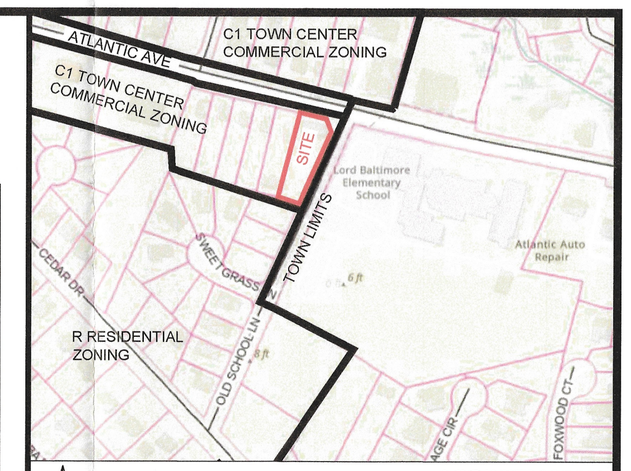



EXISTING CONDITIONS
SCALE: 1"=20'




PROPOSED CONDITIONS
SCALE: 1"=20'




VICINITY MAP
SCALE: 1"=300'

## SITE DATA:

### EXISTING:

| | |
|---|---|
| OWNER: | HERSHEY PROPERTIES, LLC<br>33229 PARKER HOUSE ROAD<br>OCEAN VIEW, DE 19970 |
| TAX PARCEL: | 134-12.00-1742.00 |
| DEED REFERENCE: | D.B. 5919, PG. 275 |
| PARCEL AREA: | ±19,438 SQ.FT. (0.45 AC.) |
| LOCATION: | 35834 ATLANTIC AVENUE<br>TOWN OF MILLVILLE |
| EXISTING ZONING: | C1 TOWN CENTER COMMERCIAL |
| EXISTING LAND USE: | AUTO REPAIR SHOP |
| STATE INVESTMENT LEVEL: | LEVEL 1 |
| SEWER: | SUSSEX COUNTY |
| WATER: | TIDEWATER UTILITIES |

EXISTING LOT COVERAGE:

| | |
|---|---|
| GROSS PARCEL AREA: | 19,438 SQ.FT. |
| IMPERVIOUS AREA: | 17,217 SQ.FT. |
| IMPERVIOUS %: | 88.6% OF TOTAL |

### PROPOSED:

| | |
|---|---|
| PROPOSED LAND USE: | BUILDING EXTERIOR OFFICE/ SHOWROOM |
| PROPOSED BUILDING: | 3,804 SQ.FT. (EXISTING) |
| BUILDING SETBACKS: | |
| FRONT: | 20' SQ.FT. |
| SIDE | 15' SQ.FT. |
| REAR: | 30' SQ.FT. (ADJACENT TO RESIDENTIAL USE) |
| MAX. BUILDING HEIGHT: | 42' SQ.FT. |

PARKING REQUIREMENTS (RETAIL/ OFFICE)
1 SPACE PER 300 SQ.FT.
3804 SQ.FT. / 300 = 13 SPACES REQUIRED
18 SPACES PROVIDED (INCLUDING 1 ACCESSIBLE SPACE)

| | |
|---|---|
| MAXIMUM LOT COVERAGE: | 60% (70%) IMPERVIOUS |
| GROSS PARCEL AREA: | 19,438 SQ.FT. |
| R/W DEDICATION: | 0.00 AC. |
| NET AREA: | 19,438 SQ.FT. |
| IMPERVIOUS AREA: | 13,592 SQ.FT. |
| IMPERVIOUS %: | 69.9% OF NET |

### CONCEPT PLAN NOTES:

1. BOUNDARY AND LOCATION FROM A DRAWING BY DELAWARE SURVEYING SERVICES TITLED "LANDS TO BE CONVEYED TO HERSHEY PROPERTIES LLC", DATED 5/19/23. HORIZONTAL DATUM NAD 83, VERTICAL DATUM NAVD '88.
2. CURRENT SITE USE IS AUTO REPAIR SHOP.
3. THERE ARE NO FEDERALLY-REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
4. A PORTION OF THE SITE IS IN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0511K DATED 3/16/15.
5. EXISTING LOT COVERAGE DOES NOT MEET THE TOWN STANDARD FOR C1 ZONING. THE PROPOSED CONCEPT PLAN ELIMINATES APPROXIMATELY 3296 SQ.FT. OF IMPERVIOUS AREA FOR A TOTAL LOT COVERAGE OF 80.9% WHICH STILL DOES NOT MEET TOWN STANDARDS FOR C1 ZONING.
6. CONCEPT PLAN IS SUBJECT TO STATE REGULATORY AGENCY REVIEWS AS WELL AS TOWN OF MILLVILLE REVIEW.

LEGEND

- PARCEL BOUNDARY
- EXISTING BLDG.
- EXISTING ASPHALT PAVING
- PE — EXISTING ACCESS EASEMENT
- PROPOSED ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL PAVEMENT
- FLOOD ZONE DESIGNATION

RECEIVED
OCT - 1 2025
BY:

CONCEPT PLAN

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

CONCEPT PLAN
HERSHEY EXTERIORS
TAX MAP: 134-12.00-1742.00
35834 ATLANTIC AVENUE
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSE NO. 14093 STATE OF DELAWARE PROFESSIONAL ENGINEER

0 10 20 30
GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 8/1/25 |
| REVIEW: RP | |

SHEET
C100