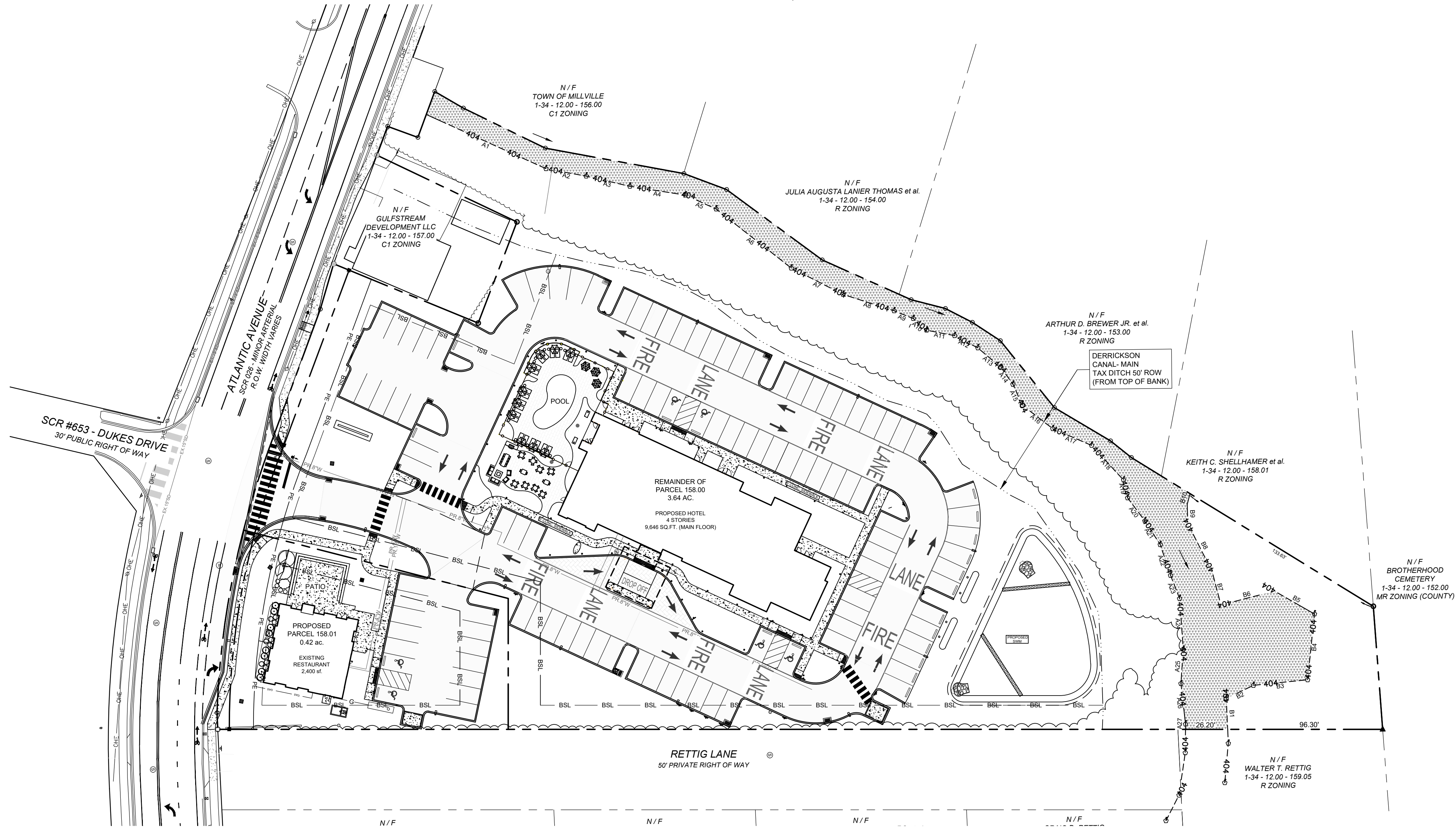


MICROTEL #59063

PRELIMINARY PLANS

MILLVILLE, DELAWARE



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 SEWER
	EXISTING WATER
	EXISTING ELECTRIC METER
	EXISTING 404 WETLANDS
	EXISTING FLOODPLAIN
	BUILDING SETBACK
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED UTILITY EASEMENT
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED TREELINE
	PROPOSED SIDEWALK
	PROPOSED SITE LIGHT POLES
	PROPOSED BOLLARD LIGHTING

WETLANDS CERTIFICATION

I, Edward M. Launay, PWS, state that the boundaries of waters of the United States including wetlands subject to the Corps of Engineers regulatory program delineated upon this plan have been determined using my professional judgment in accordance with the 1987 Corps of Engineers wetlands delineation manual, regulations and supplemental guidance (33 cfr 328.3 (a)(8), Waters of the U.S. definition/cow-or, 10-7-1991, questions and answers on the 1987 cow manual/cow-or, 9-28-1990, rgl 90-7/cow-or, 3-6-1992, clarification and interpretation of the 1987 manual). This delineation has not been conducted for USDA program or agricultural purposes.

In accordance with dnrec tidal wetland maps, there are no state regulated wetlands on the site.

Edward M. Launay, PWS No. 875
Society of Wetlands Scientists
Corps of Engineers, Certified Wetland
Delineator WD0939WD05100368

3/9/2022
Date

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 S. ANS
ATLANTIC AVENUE HOLDINGS, LLC

1/22/25
DATE

SHEET INDEX:

- C100 - PRELIMINARY PLAN TITLE
- C101 - EXISTING CONDITIONS
- C102 - PRELIMINARY PLAN MICROTTEL #59063
- C103 - RECORD PLAN
- C104 - PRELIMINARY GRADING
- C105 - LANDSCAPE PLAN
- A101 - FIRST FLOOR PLAN
- A201 - BUILDING ELEVATIONS
- A202 - BUILDING PERSPECTIVE

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, JR. P.E. LIC. NO. 14093

1/22/25
DATE



VICINITY MAP SCALE: 1"=300'

SITE DATA:

EXISTING:

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

TAX PARCEL: 134-12.00-158.00
PARCEL AREA: ±4.06 AC.
LOCATION: 35507 ATLANTIC AVENUE
TOWN OF MILLVILLE
C1 TOWN CENTER COMMERCIAL
RESTAURANT

EXISTING ZONING: C1 TOWN CENTER COMMERCIAL
EXISTING LAND USE: RESTAURANT

STATE INVESTMENT LEVEL: LEVEL 2

404 WETLAND AREA: 0.31 AC. (13,660 SQ. FT.)
UPLAND AREA: 3.75 AC. (163,275 SQ. FT.)

SEWER: SUSSEX COUNTY
WATER: TIDEWATER UTILITIES

PROPOSED:

NOTE: THESE PLANS PROPOSE TO SUBDIVIDE THE EXISTING RESTAURANT AS A SEPARATE PARCEL FROM THE PROPOSED HOTEL. THE PROPOSED SITE DATA IS PRESENTED AS SUCH.

PROPOSED HOTEL SITE: ±3.64 AC.
PR. RESTAURANT SITE: ±0.42 AC.
TOTAL SITE AREA: ±4.06 AC.

PROPOSED HOTEL

PROPOSED ZONING: C1 TOWN CENTER COMMERCIAL
PROPOSED LAND USE: HOTEL

PROPOSED SITE AREA: ±3.64 AC. (±158,732 SQ. FT.)
PROPOSED BUILDING: 37,126 SQ. FT. (4 STORIES)

BUILDING SETBACKS: 20' SQ. FT.
FRONT: 15' SQ. FT.
SIDE: 30' SQ. FT.
REAR: 42' SQ. FT.

PARKING REQUIREMENTS
1 SPACE PER GUEST ROOM + 1 PER EMPLOYEE
77 ROOMS + 12 EMPLOYEES = 89 REQUIRED
97 SPACES PROVIDED (INCLUDING 4 ACCESSIBLE SPACES
AND 4 EV SPACES)

MAXIMUM LOT COVERAGE: 60% IMPERVIOUS
PARCEL 158.01 (HOTEL)
GROSS AREA: 3.64 AC.
RW DEDICATION: 0.04 AC.
NET AREA: 3.61 AC.
IMPERVIOUS AREA: 1.55 AC.
IMPERVIOUS %: 43.0% OF NET

RESTAURANT (UNDER CONSTRUCTION)

EXISTING ZONING: C1 TOWN CENTER COMMERCIAL
EXISTING LAND USE: RESTAURANT

PROPOSED SITE AREA: ±0.42 AC. (±18,204 SQ. FT.)
EXISTING BUILDING: ±2400 SQ. FT.

BUILDING SETBACKS: 20' SQ. FT.
FRONT: 15' SQ. FT.
SIDE: 30' SQ. FT.
REAR: 42' SQ. FT.

PARKING REQUIREMENTS
1 PER 300 SF. + 1 PER EMPLOYEE
2400 S.F. BUILDING + 8 EMPLOYEES
14 SPACES REQUIRED - 14 SPACES PROVIDED

MAXIMUM LOT COVERAGE: 60% IMPERVIOUS
PARCEL 158.01 (RESTAURANT)
GROSS AREA: 18204 SQ. FT.
RW DEDICATION: 905 SQ. FT.
NET AREA: 17299 SQ. FT.
IMPERVIOUS AREA: 10051 SQ. FT.
IMPERVIOUS %: 58.1% OF NET

PRELIMINARY PLAN NOTES:

1. 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.
2. CURRENT SITE USE IS RESTAURANT. EXISTING RESTAURANT IS UNDER CONSTRUCTION.
3. THE SITE HAS AN EXISTING COMMERCIAL ENTRANCE.
4. THERE ARE FEDERALLY-REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
5. SITE IS IN FLOOD ZONES AE, X, AND X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 1000502E11K DATED 3/16/15.
6. LANDSCAPE BUFFER REQUIREMENTS WILL BE MET BY EXISTING VEGETATION ON WESTERN SIDE LINE AND REAR LINE. FINAL LANDSCAPE PLAN WILL COMPLY WITH ALL TOWN OF MILLVILLE LANDSCAPE REQUIREMENTS AND REGULATIONS.
7. SURFACE DRAINAGE TO BE COLLECTED VIA CURB INLETS AND PIPED TO PROPOSED STORMWATER BASIN FOR TREATMENT AND RELEASE AT OR BELOW PRE-EXISTING RUNOFF RATE. STORMWATER MANAGEMENT PLANS TO BE REVIEWED AND APPROVED BY SUSSEX CONSERVATION DISTRICT.
8. RESTAURANT AND ASSOCIATED PARKING TO BE SUBDIVIDED INTO SEPARATE PARCEL AS SHOWN. SEE SHEET C103.

PRELIMINARY PLAN
TITLE SHEET

REVISIONS

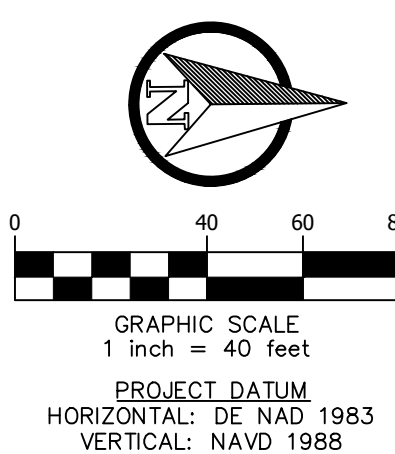
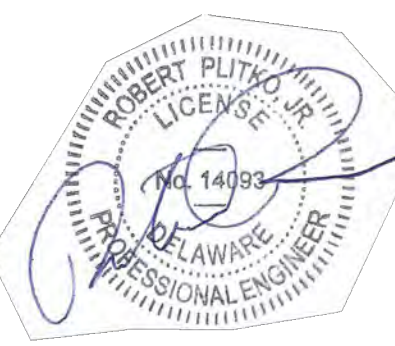
6/10/25 - Town Comments



ENGINEER - SURVEY - HYDROGRAPHIC

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

PRELIMINARY SITE PLAN
MICROTTEL #59063
ATLANTIC AVE HOLDINGS, LLC
35507 ATLANTIC AVE
TAX PARCEL 134-12.00-158.00
TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



SITE PLAN:
DRAWING:
REVIEW: RP

DATE
3/03/25

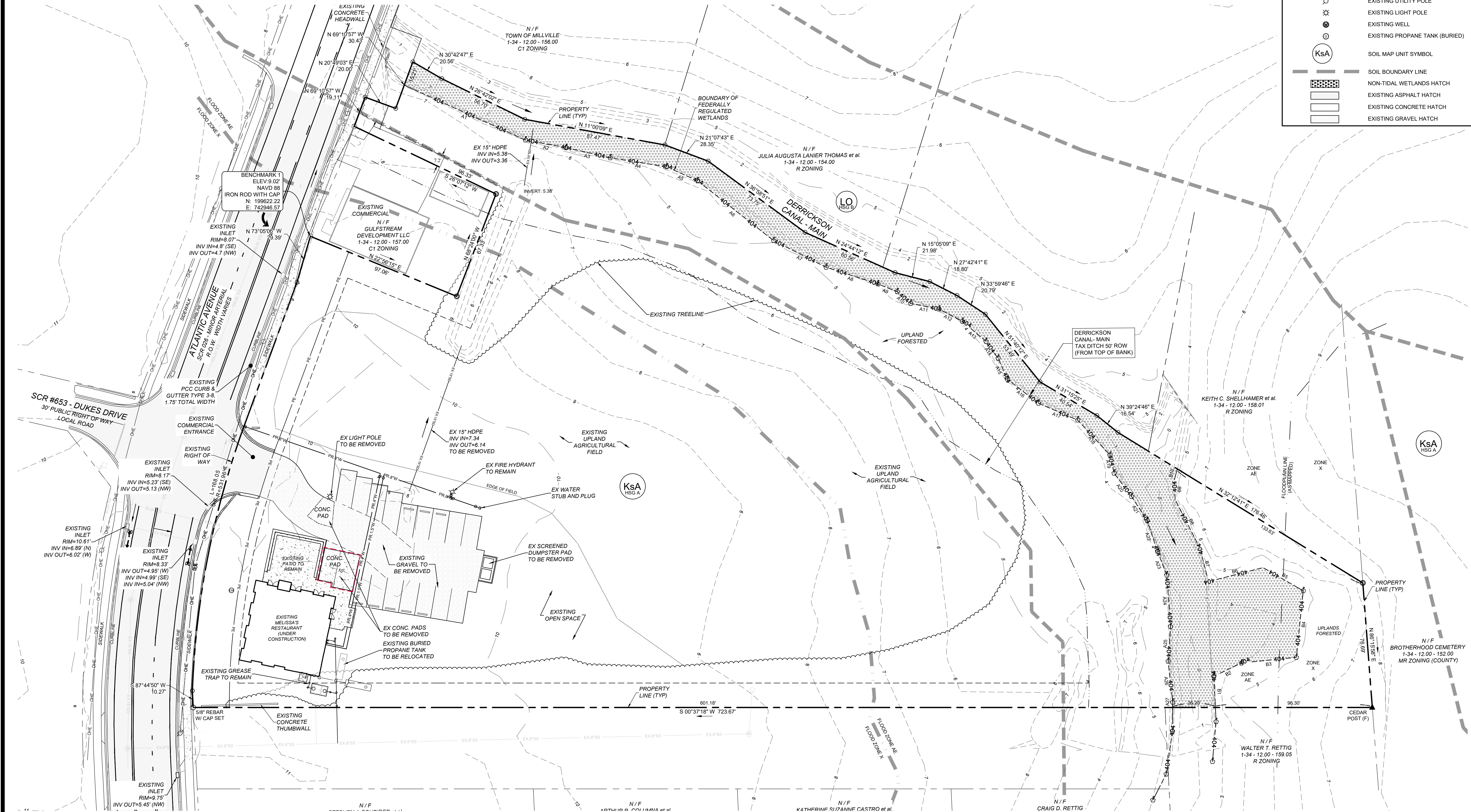
SHEET
C100

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	B/D
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A

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	27.88'
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" 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'

EXISTING CONDITIONS LEGEND	
	SITE PROPERTY LINES
	RIGHT OF WAY
	ADJOINING PROPERTY LINES
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	BUILDING SETBACK LINE
	TAX DITCH RIGHT OF WAY
	FLOODPLAIN LINE (AS MAPPED)
	WETLANDS LINE
	EXISTING STORM CULVERT
	EXISTING SANITARY SEWER PIPE
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATERLINE
	EXISTING GAS LINE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WELL
	EXISTING PROPANE TANK (BURIED)
	SOIL MAP UNIT SYMBOL
	SOIL BOUNDARY LINE
	NON-TIDAL WETLANDS HATCH
	EXISTING ASPHALT HATCH
	EXISTING CONCRETE HATCH
	EXISTING GRAVEL HATCH



EXISTING CONDITIONS

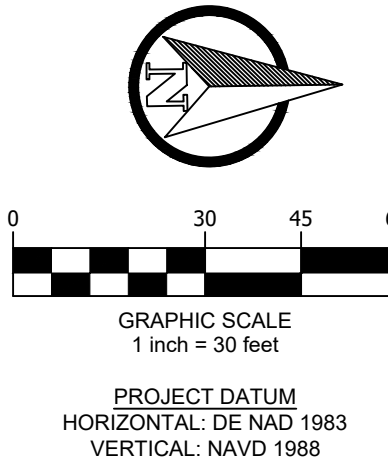
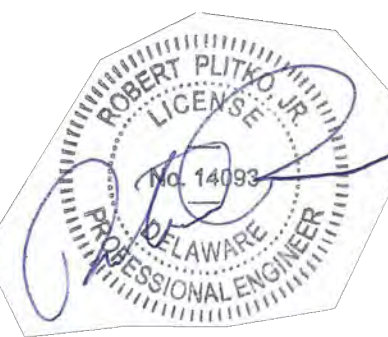
REVISIONS

6/10/25 - Town Comments



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

PRELIMINARY SITE PLAN
MICROTEL #59063
ATLANTIC AVE HOLDINGS, LLC
35507 ATLANTIC AVE
TAX PARCEL 134-12.00-158.00
TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



SITE PLAN:	DATE
DRAWING:	3/03/25
REVIEW: RP	
SHEET	

C101

OWNER:	ATLANTIC AVENUE HOLDINGS, LLC 179 REHOBOTH AVENUE, #1081 REHOBOTH BEACH, DE 19971
TAX PARCEL:	134-020-158.00
PARCEL AREA:	44.06 AC.
LOCATION:	35507 ATLANTIC AVENUE TOWN OF HILLSVILLE
ZONING:	C1 TOWN CENTER COMMERCIAL
LAND USE:	HOTEL/ RESTAURANT
STATE INVESTMENT LEVEL:	LEVEL 2
404 WETLAND AREA:	0.31 AC. (13.660 SQ.FT.)
UPLAND AREA:	3.75 AC. (163.275 SQ.FT.)
SEWER:	SUSSEX COUNTY
WATER:	TIDEWATER UTILITIES

1. BOUNDARY AND LOCATION FROM A DRAWING BY TRUE NORTH LAND SURVEYING TITLE "ALTA/ NSPS LAND TITLE SURVEY PREPARED FOR STAFFORD STREET CAPITAL LLC", DATED 12/13/21. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.

2. THERE ARE FEDERALLY-REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.

3. SITE IS IN FLOOD ZONES AE, X, AND X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0511K DATED 3/16/15.

4. RESTAURANT AND ASSOCIATED PARKING TO BE SUBDIVIDED INTO SEPARATE PARCEL AS SHOWN. ACCESS EASEMENT AS SHOWN TO GRANT ACCESS TO RESTAURANT THROUGH HOTEL PARCEL.

PROPERTY BOUNDARY

EXISTING 404 WETLANDS

BSL — BSL

PR.8'SS

PR.8'SW

PE

EL-1

UE LE-1 UE

30' 30'

30' 30'

PROPOSED SEWER

PROPOSED WATER

PROPOSED STORMWATER MANAGEMENT

DELDOT 15' PERMANENT EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED UTILITY EASEMENT

PROPOSED ACCESS EASEMENT

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

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 PLTIKO, JR. P.E. LIC. NO. 14093

1/22/25
 DATE

Curve #	Length	Radius	Delta
AEC1	43.51	40.92	60°55'26"
AEC2	70.07	250.00	16°03'35"
AEC3	2.86	3.00	54°42'26"
AEC4	21.64	20.00	61°59'55"
AEC5	60.11	224.00	15°22'29"
AEC6	58.33	40.92	81°40'52"
AEC7	21.47	431.96	2°18'46"
AEC8	60.62	549.98	6°18'54"

Access Easement Line Table		
Line #	Length	Direction
AEL1	0.92	S80° 06' 19.52"E
AEL2	3.50	S25° 27' 24.66"W
AEL3	34.92	N77° 15' 23.11"W
AEL4	28.40	N15° 05' 53.97"E
AEL5	0.92	S80° 36' 10.48"E
AEL6	6.24	N08° 36' 05.93"E

Utility Easement Line Table		
Line #	Length	Direction
UEL1	85.11	N16° 56' 57.98"E
UEL2	142.67	N25° 14' 50.01"E
UEL3	151.23	N25° 14' 50.01"E
UEL4	20.00	S64° 45' 09.99"E
UEL5	279.47	S25° 14' 50.01"W
UEL6	36.58	S77° 09' 15.95"E
UEL7	20.02	S15° 05' 53.97"E
UEL8	39.10	N77° 09' 15.95"W
UEL9	77.54	S16° 56' 57.98"W

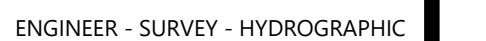
Curve #	Length	Radius	Delta
UEC1	20.04	879.32	1°18'20"

Drainage Easement Line Table		
Line #	Length	Direction
EL1	15.00	S12° 30' 10.42"W
EL2	94.80	N77° 29' 49.58"W
EL3	43.82	N41° 03' 47.61"W
EL4	23.56	S80° 08' 55.44"E
EL5	16.41	S78° 02' 11.48"E
EL6	42.45	N02° 47' 55.69"E
EL7	39.17	N63° 26' 11.08"W
EL8	25.40	N64° 32' 35.34"W
EL9	35.03	N40° 09' 57.56"W

Line #	Length	Direction
EL15	15.00	S33° 43' 27.64"E
EL16	102.77	N56° 16' 32.36"E
EL17	110.34	N25° 40' 02.67"E
EL18	111.96	N25° 27' 24.66"E
EL19	30.72	N09° 56' 12.37"E
EL20	50.29	N43° 42' 26.83"W
EL21	32.25	N40° 09' 57.56"W
EL22	22.30	N64° 32' 35.34"W
EL23	49.10	N63° 26' 11.08"W

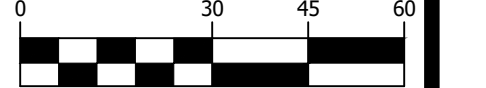
EL10	57.41	N43° 42' 26.63" W
EL11	40.35	N09° 56' 12.37" E
EL12	114.04	N25° 27' 24.66" E
EL13	114.47	N25° 40' 02.67" E
EL14	106.87	N56° 16' 32.36" E

EL24	39.46	N02° 47' 55.69"E
EL25	3.36	S78° 02' 11.48"E
EL26	28.61	S80° 08' 55.44"E
EL27	44.21	N41° 03' 47.61"W
EL28	89.86	N77° 29' 49.58"W

[illegible]

53 ATLANTIC AVE., STE 3
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PRELIMINARY SITE PLAN
MICROTEL #59063
ATLANTIC AVE HOLDINGS, LLC
35507 ATLANTIC AVE
TAX PARCEL 134-12.00-158.00
TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



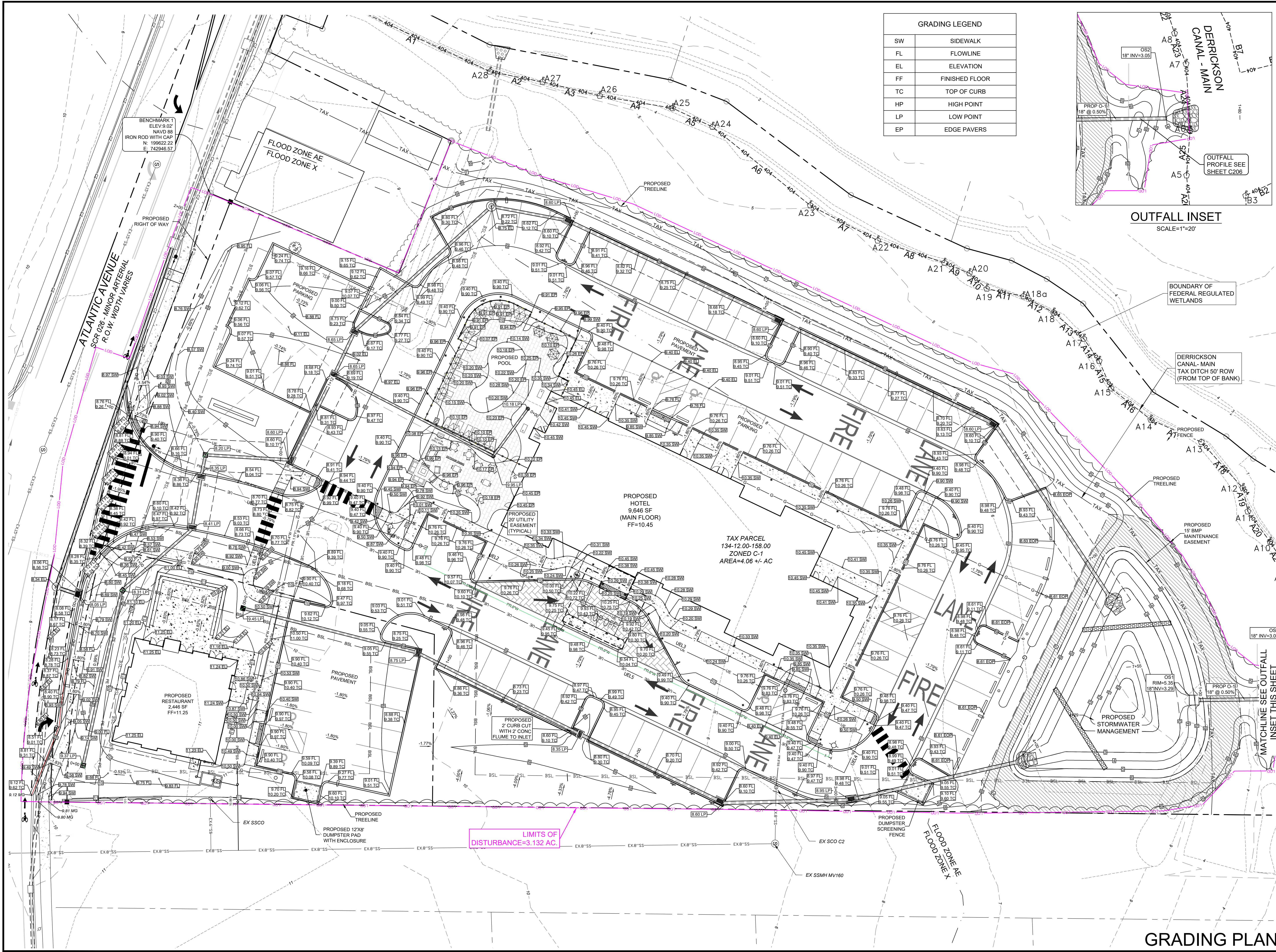
GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

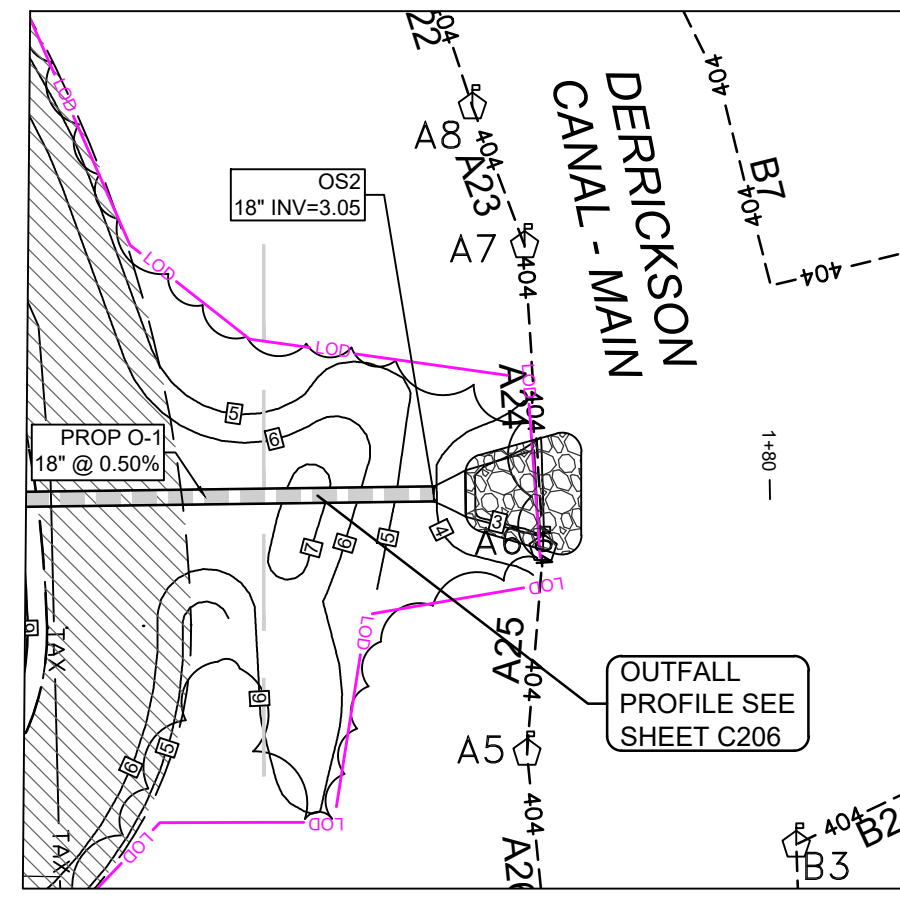
SITE PLAN:	DATE 6/10/25
DRAWING:	
REVIEW: RP	
SHEET	

C103

RECORD PLAN



GRADING LEGEND	
SW	SIDEWALK
FL	FLOWLINE
EL	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
EP	EDGE PAVERS



OUTFALL INSET
SCALE=1"=20'

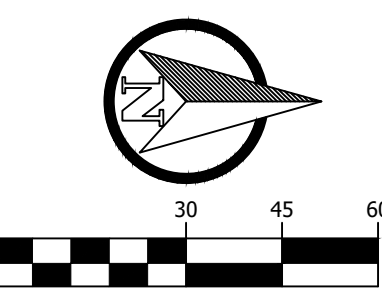
REVISIONS

6/10/25	Town Comments
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ENGINEER - SURVEY - HYDROGRAPHIC
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PRELIMINARY SITE PLAN
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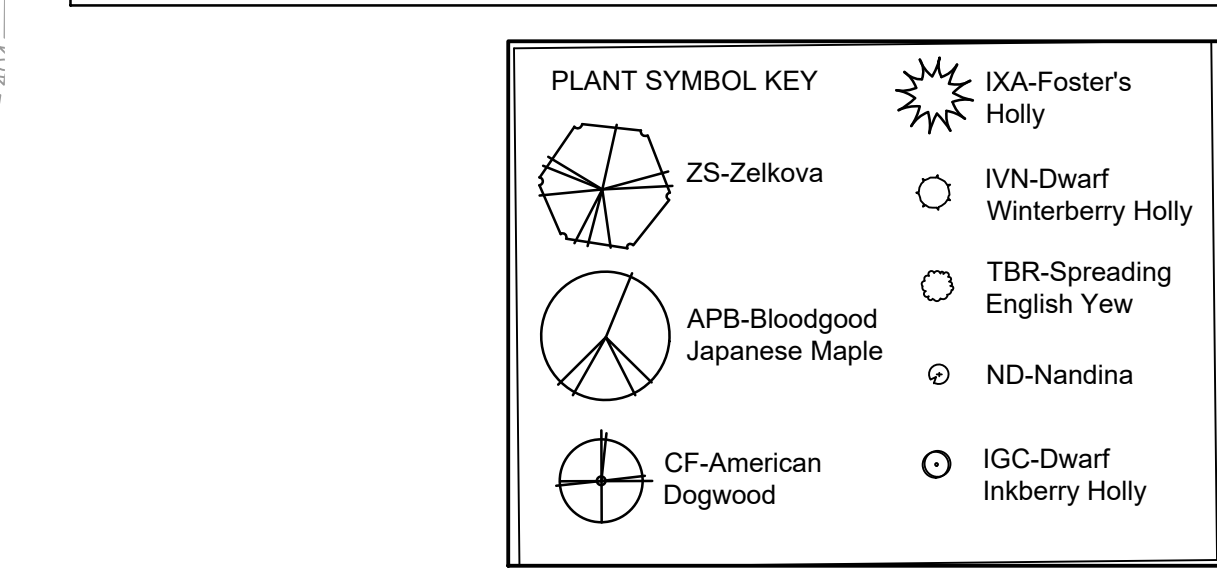
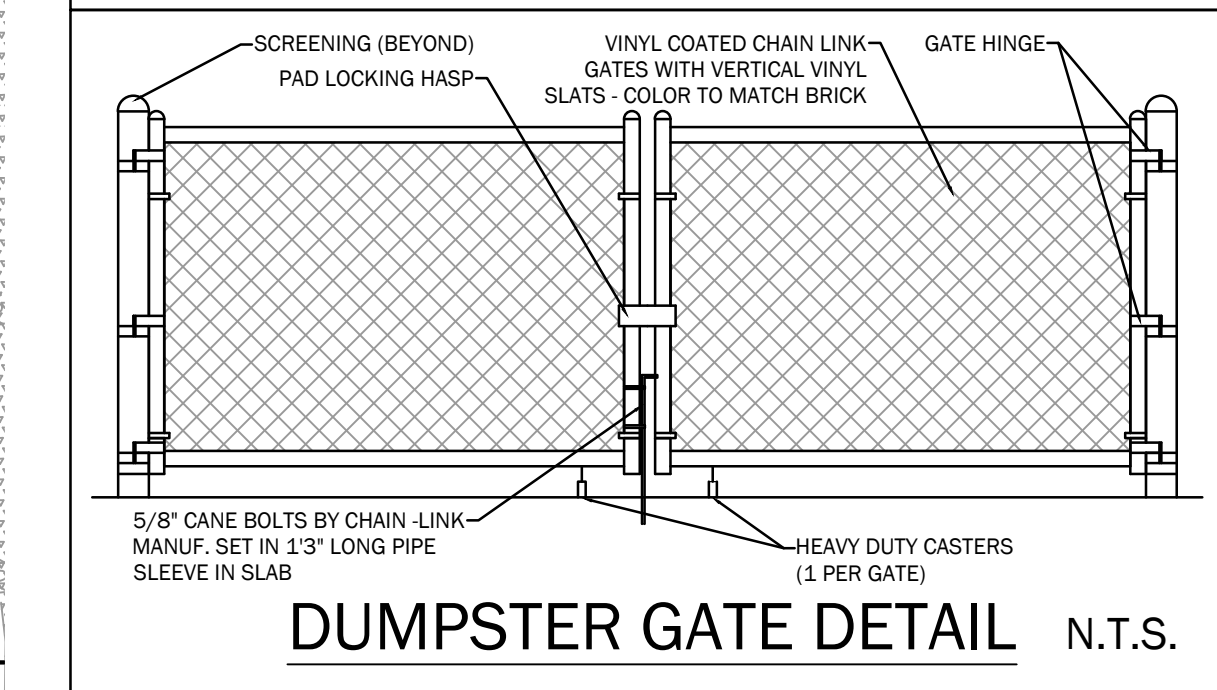
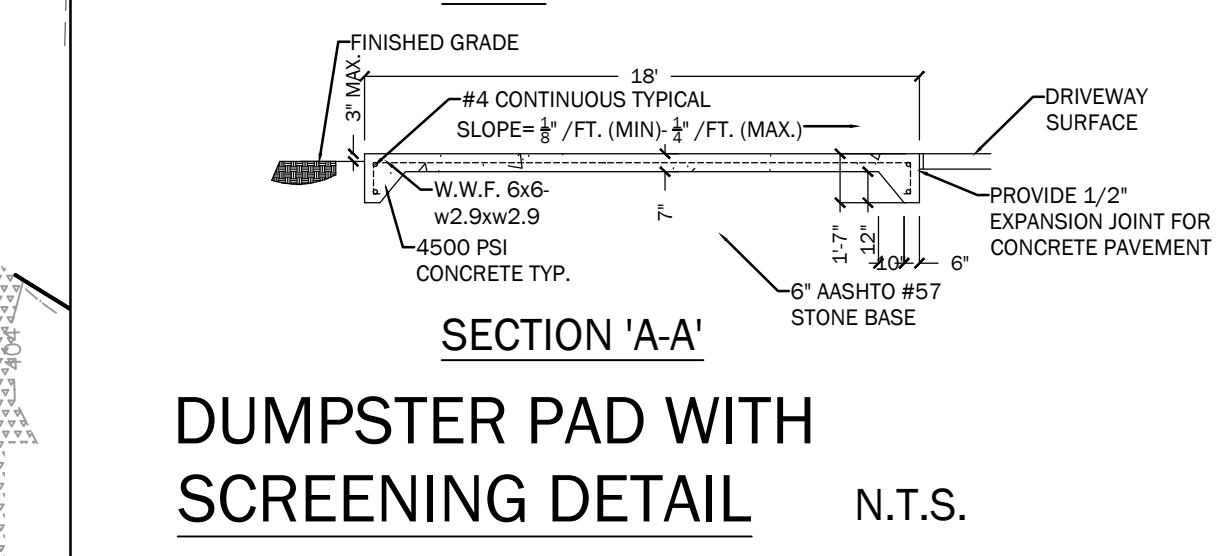
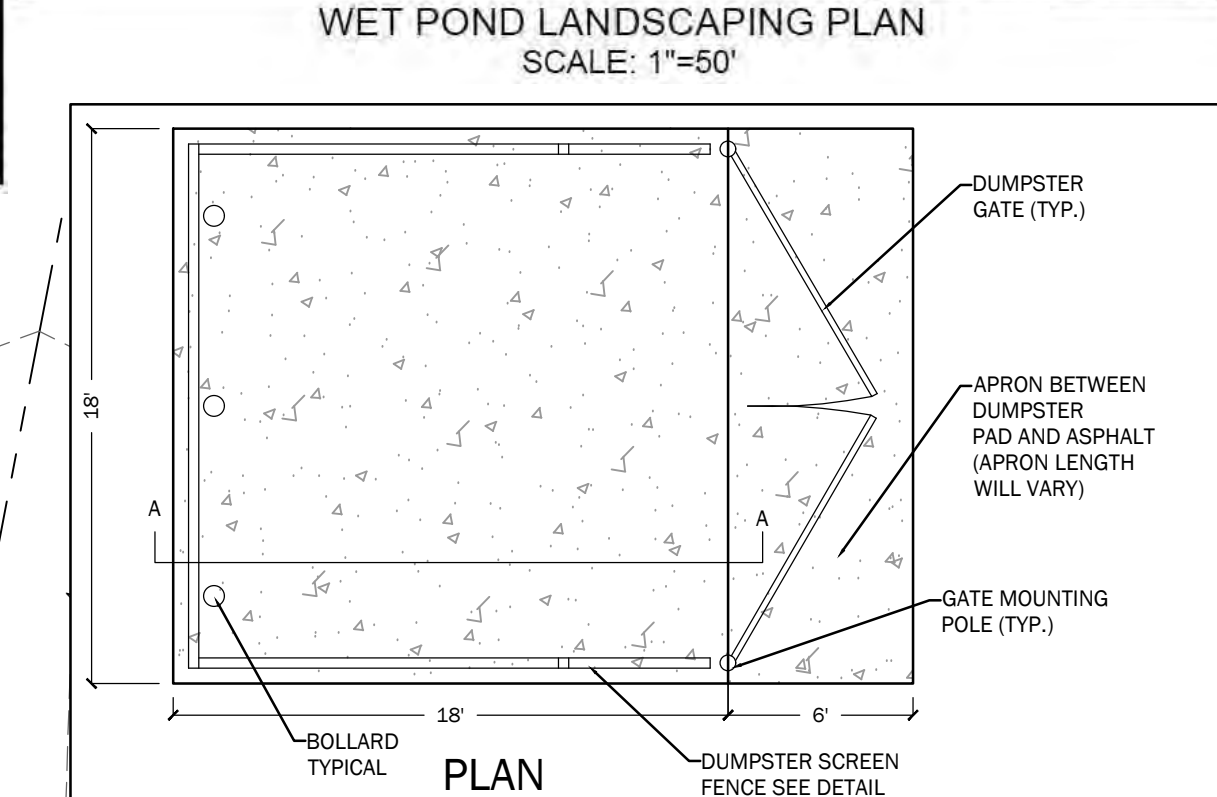
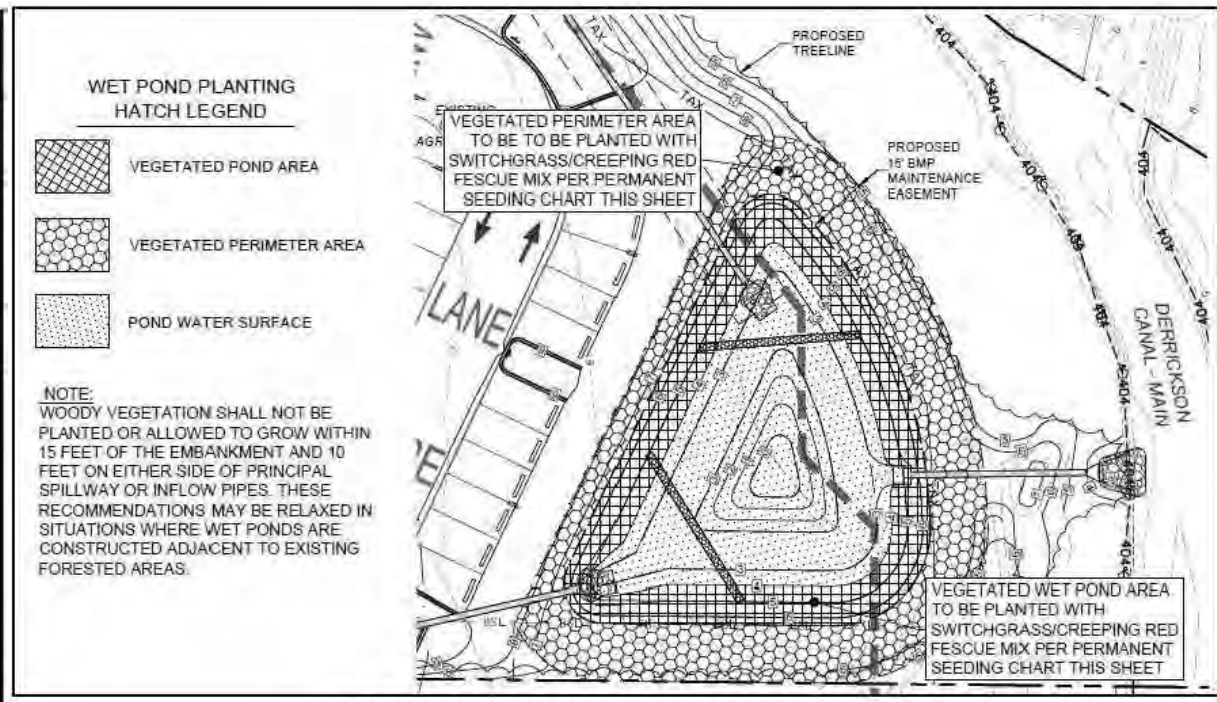
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	6/13/25
REVIEW:	RP
SHEET	

C104

GRADING PLAN

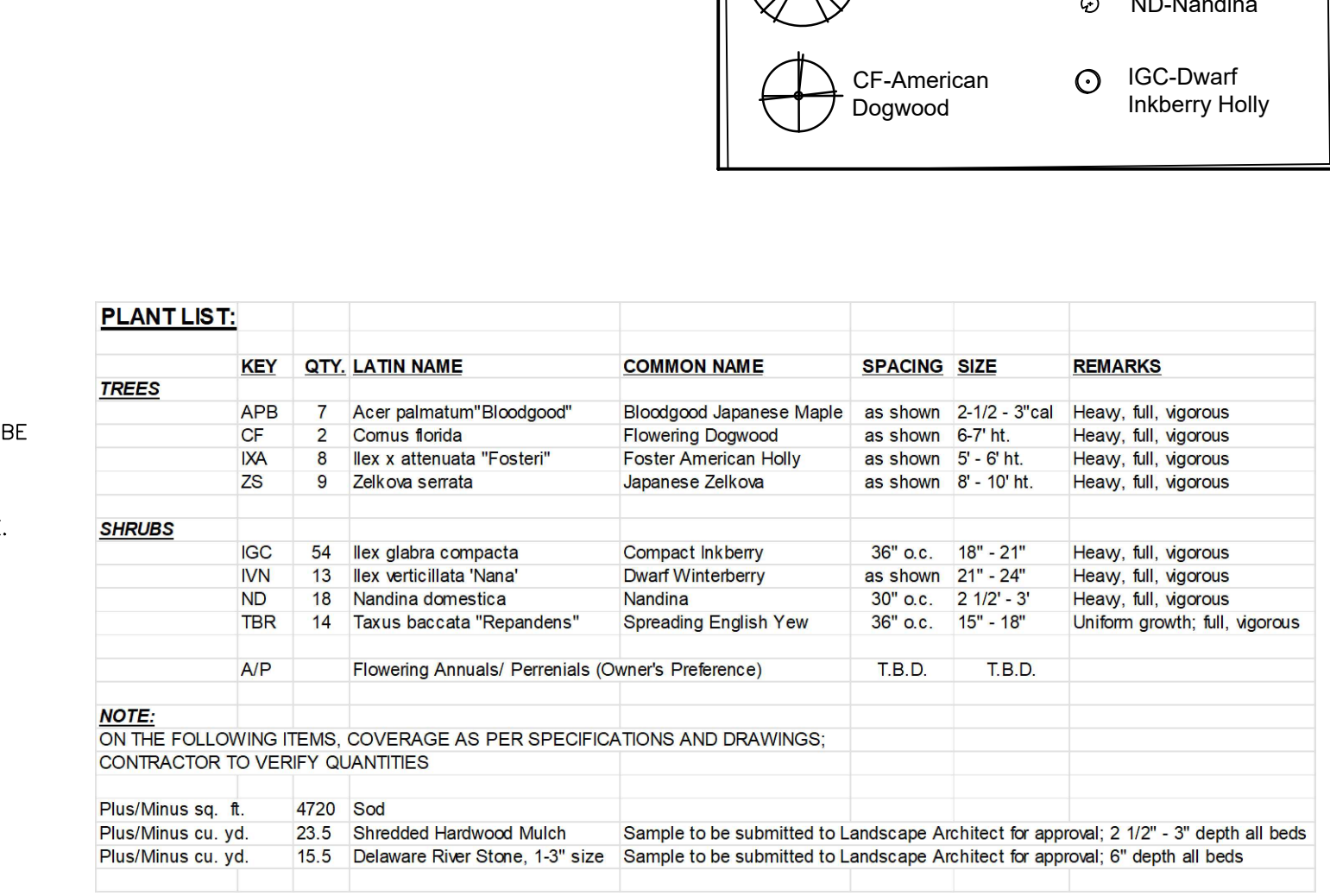
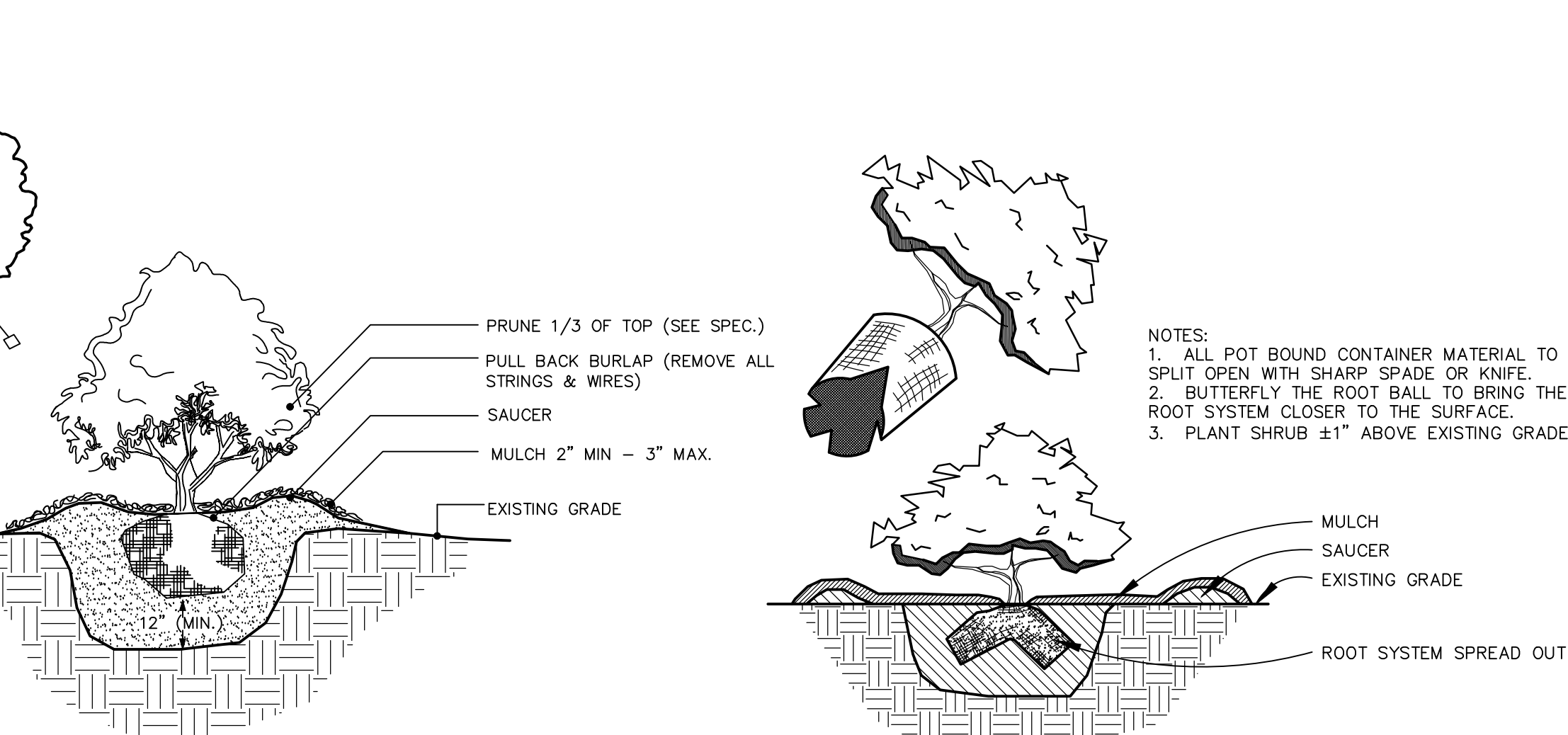
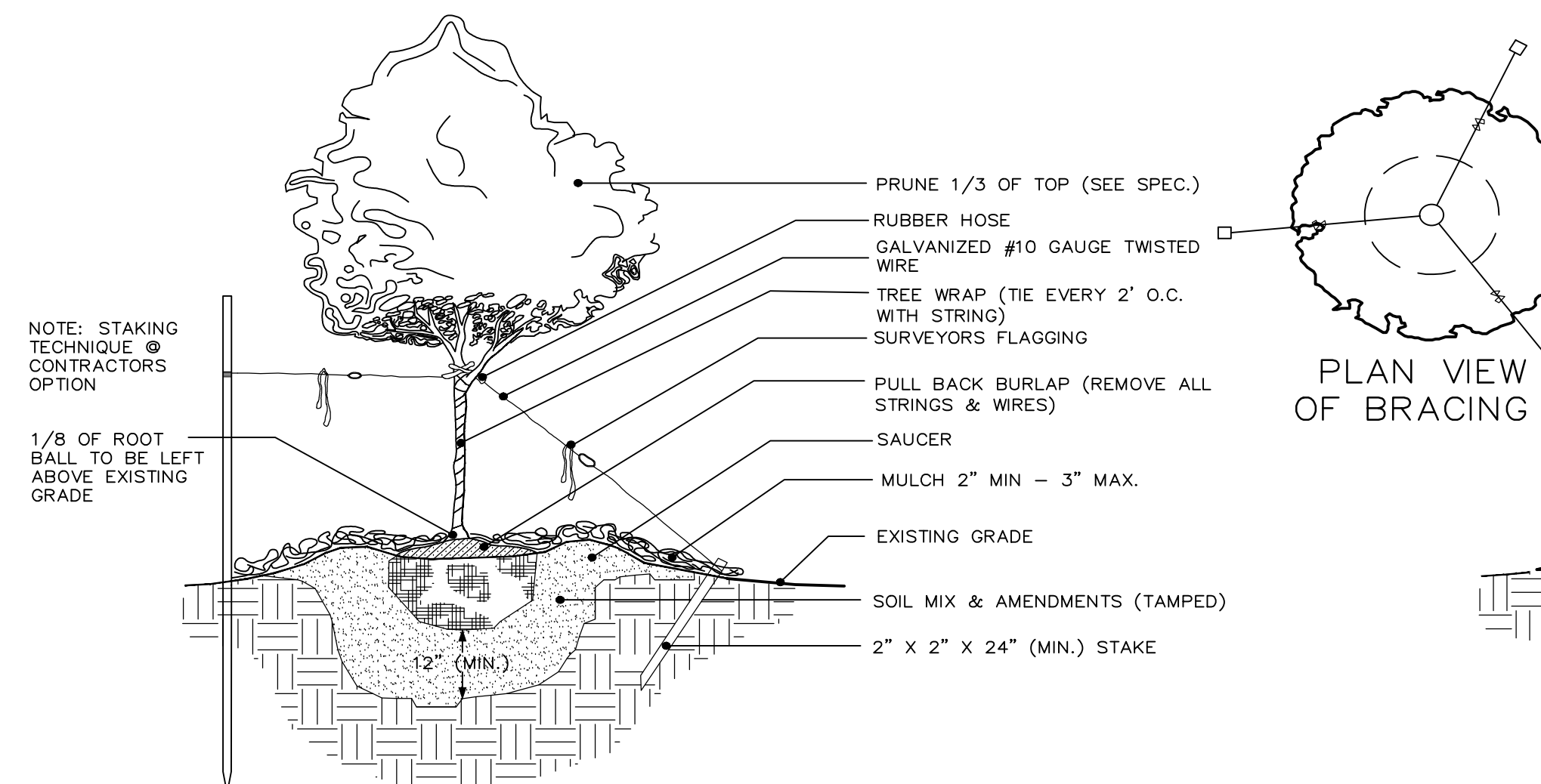
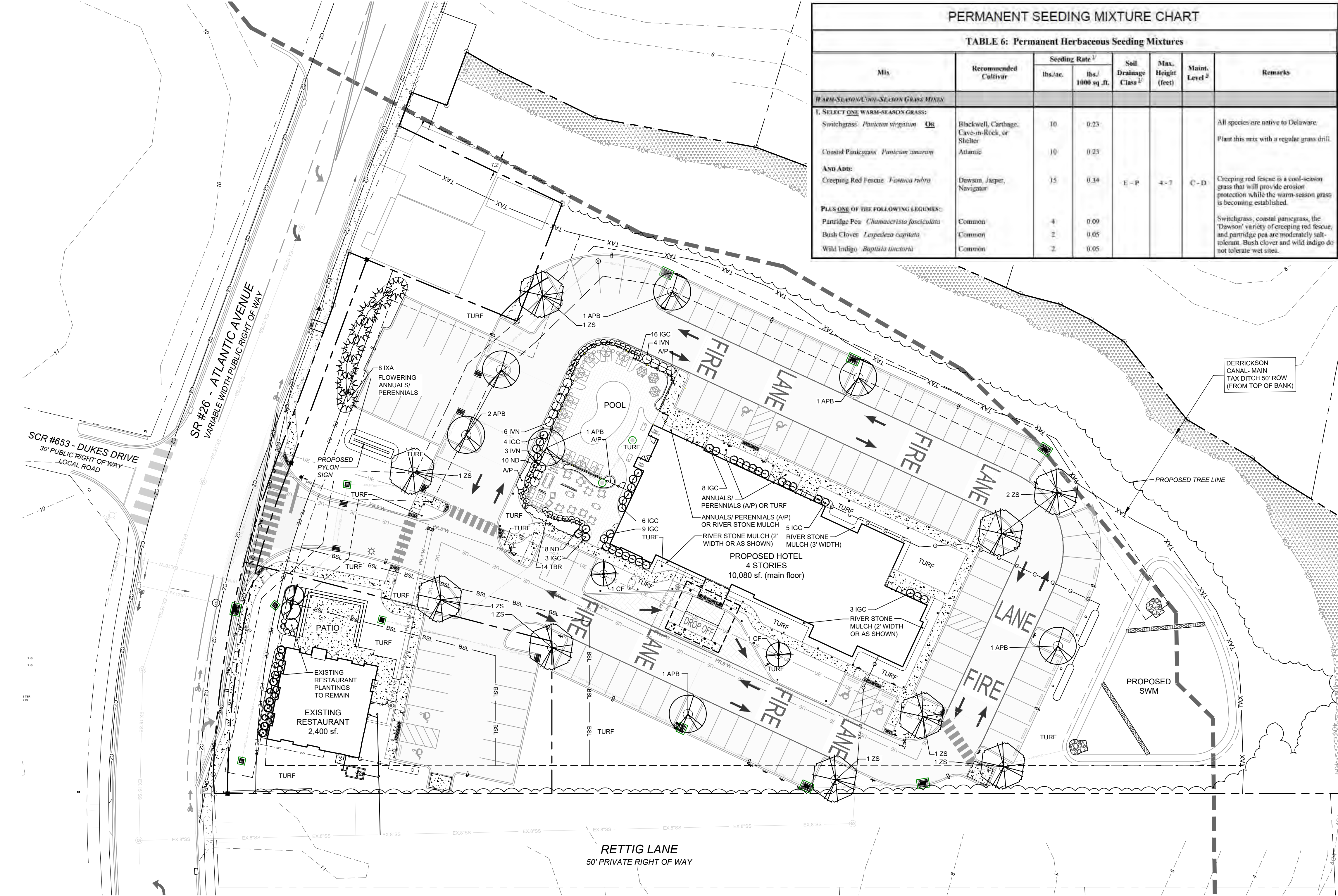
PERMANENT SEEDING MIXTURE CHART							
TABLE 6: Permanent Herbaceous Seeding Mixtures							
Mix	Recommended Cultivar	Seeding Rate ¹		Soil Drainage Class ²	Max. Height (feet)	Maint. Level ²	Remarks
		lbs./ac.	lbs./ 1000 sq. ft.				
WARM-SEASON/COOL-SEASON GRASS MIXES							
1. SELECT ONE WARM-SEASON GRASS:							
Switchgrass: <i>Panicum virgatum</i>	Blackwell, Carbage, Cave-in-Rock, or Shelter	10	0.23				All species are native to Delaware. Plant this mix with a regular grass drill.
Coastal Panicgrass: <i>Panicum amarum</i>	Atlantic	10	0.23				
AND ADD:							
Creeping Red Fescue: <i>Festuca rubra</i>	Dawson, Jasper, Navigator	15	0.34	E - P	4 - 7	C - D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grass is becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea <i>Chamaecrista fasciculata</i>	Common	4	0.09				Switchgrass, coastal panicgrass, the 'Dawson' variety of creeping red fescue, and partridge pea are moderately salt-tolerant. Bush clover and wild indigo do not tolerate wet sites.
Bush Clover <i>Lespedeza capitata</i>	Common	2	0.05				
Wild Indigo <i>Baptisia tinctoria</i>	Common	2	0.05				



PLANT LIST:						
TREES	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE
	APB	7	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	as shown	2'-1/2" - 3'-cal
	CF	2	<i>Comus florida</i>	Flowering Dogwood	as shown	6'-7' ht.
	IVA	8	<i>Ilex x attenuata</i> 'Fosteri'	Foster American Holly	as shown	5' - 6' ht.
	ZS	9	<i>Zelkova serrata</i>	Japanese Zelkova	as shown	8' - 10' ht.
SHRUBS	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE
	IGC	54	<i>Ilex glabra compacta</i>	Compact Inkberry	36" o.c.	18" - 21"
	IVN	13	<i>Ilex verticillata</i> 'Nana'	Dwarf Winterberry	as shown	21" - 24"
	ND	16	<i>Nandina domestica</i>	Nandina	30" o.c.	2'-1/2" - 3'
	TBR	14	<i>Taxus baccata</i> 'Repandens'	Spreading English Yew	36" o.c.	15" - 18"
	A/P		Flowering Annuals/ Perennials (Owner's Preference)		T.B.D.	T.B.D.

NOTE: ON THE FOLLOWING ITEMS, COVERAGE AS PER SPECIFICATIONS AND DRAWINGS. CONTRACTOR TO VERIFY QUANTITIES

Plus/Minus sq. ft.	4720	Sod	
Plus/Minus cu. yd.	23.5	Shredded Hardwood Mulch	Sample to be submitted to Landscape Architect for approval; 2 1/2" - 3" depth all beds
Plus/Minus cu. yd.	15.5	Delaware River Stone, 1-3" size	Sample to be submitted to Landscape Architect for approval; 6" depth all beds



LANDSCAPE PLAN

REVISIONS

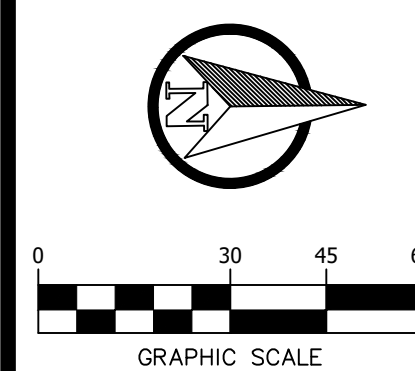
6/10/25 - Town Comments



ENGINEER - SURVEY - HYDROGRAPHIC

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

PRELIMINARY SITE PLAN
MICROTEL #59063
ATLANTIC AVE HOLDINGS, LLC
35507 ATLANTIC AVE
TAX PARCEL 134-12.00-158.00
TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE



PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:WK/RWB
REVIEW: RP

DATE
3/03/25

SHEET

C105

1. DIMENSIONING CONVENTIONS:

A. INTERIOR DEMISING WALLS ARE DIMENSIONED TO COLUMN LINES WHICH ARE LOCATED AT CENTERLINE OF STUD, U.N.O.

B. INTERIOR STUD WALL DIMENSIONS FROM FACE OF STUD, U.N.O.

C. EXTERIOR WALLS ARE DIMENSIONED TO COLUMN LINES WHICH ARE LOCATED AT THE OUTSIDE FACE OF THE STUD, U.N.O.

D. DOORS AND WINDOW OPENINGS IN MASONRY WALLS ARE DIMENSIONED TO MASONRY OPENING NOTED AS M.O., U.N.O.

E. DOORS AND WINDOW OPENINGS IN WOOD STUD WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE ROUGH OPENING, U.N.O.

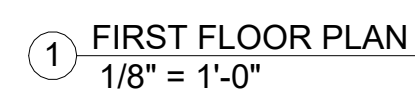
F. INTERIOR STUD OPENINGS ARE DIMENSIONED TO CENTER OF OPENING, U.N.O.

G. FOUNDATION WALLS ARE DIMENSIONED FROM COLUMN LINE TO THE INTERIOR FACE OF FOUNDATION STEM WALL.

H. STOREFRONTS ARE DIMENSIONED TO CENTERLINE OF THE ROUGH OPENING, U.N.O.

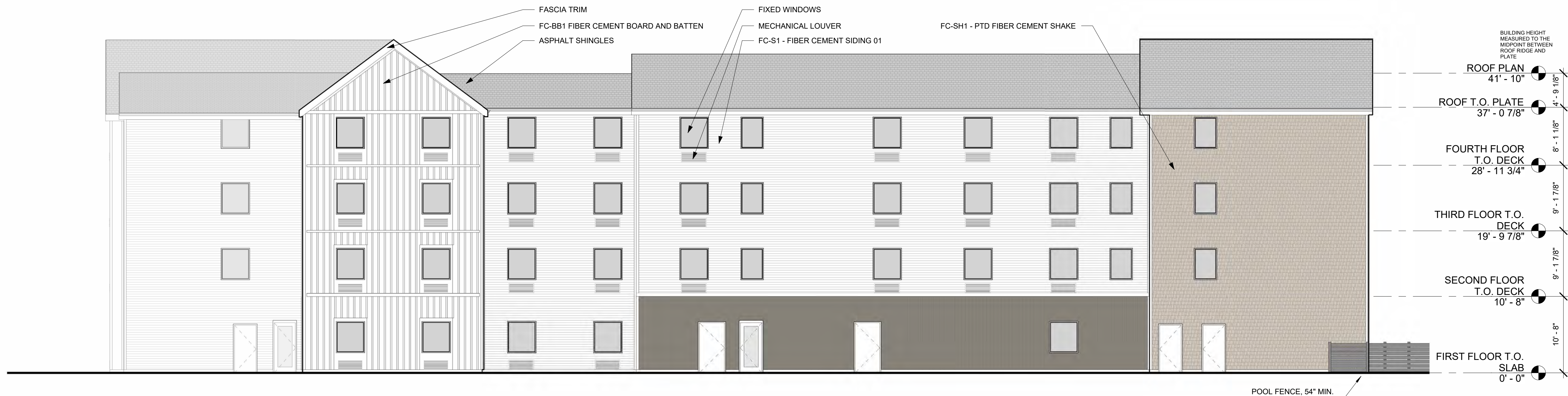
2. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OF WORK.

3. REFER TO CIVIL DRAWINGS FOR ALL SITE ELEMENT LAYOUTS AND DESIGN.

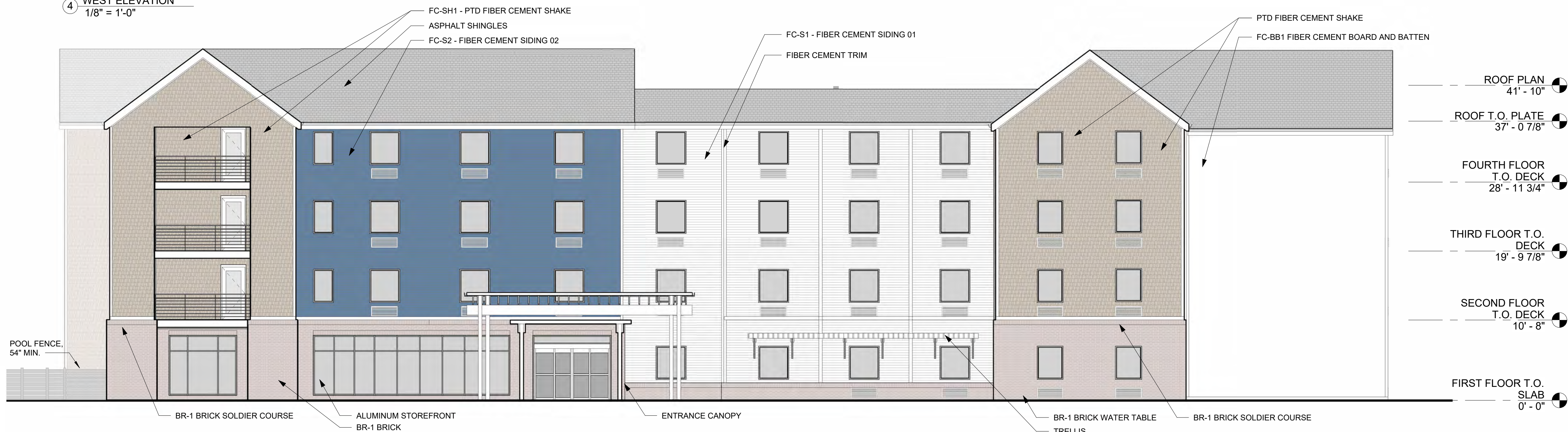


EA JOB: MILLVILLE - MICROTEL

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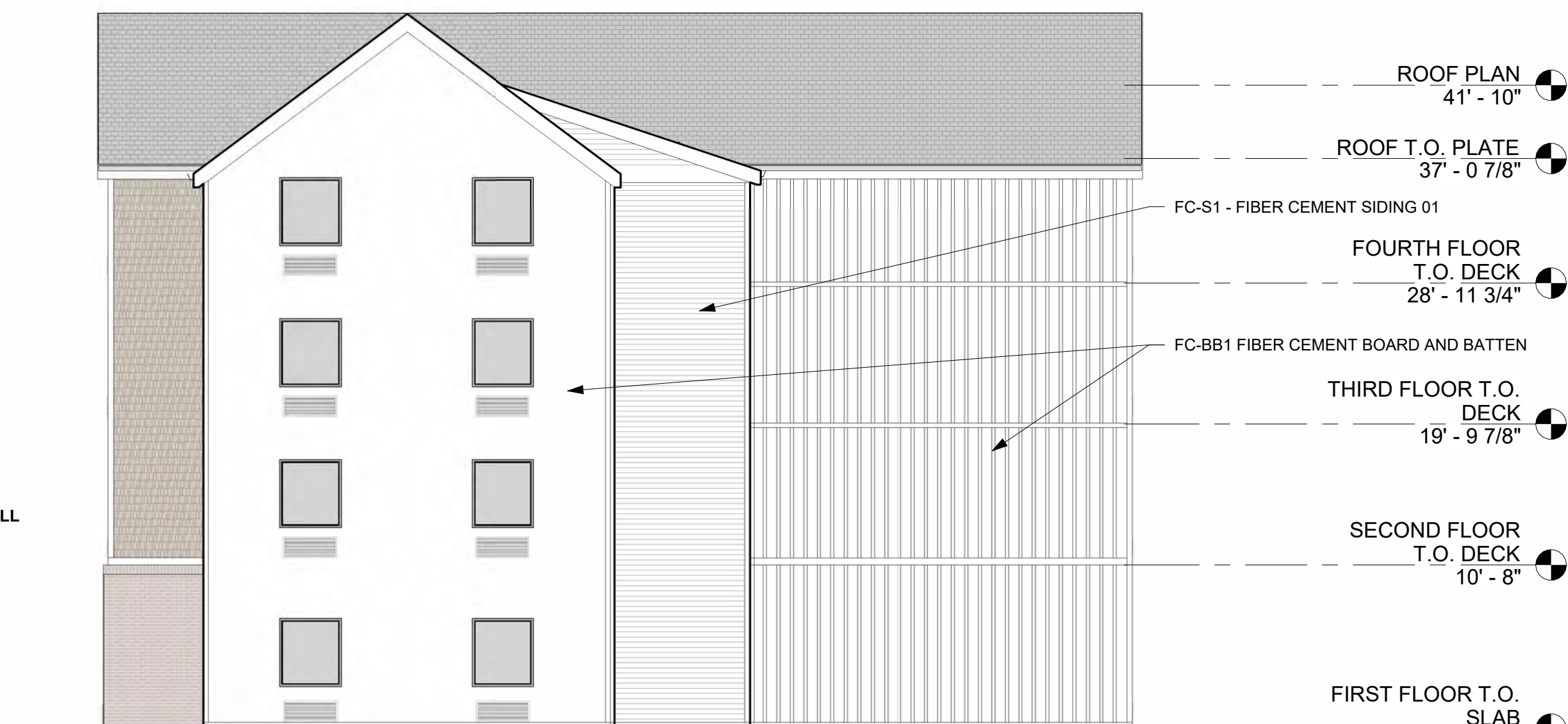
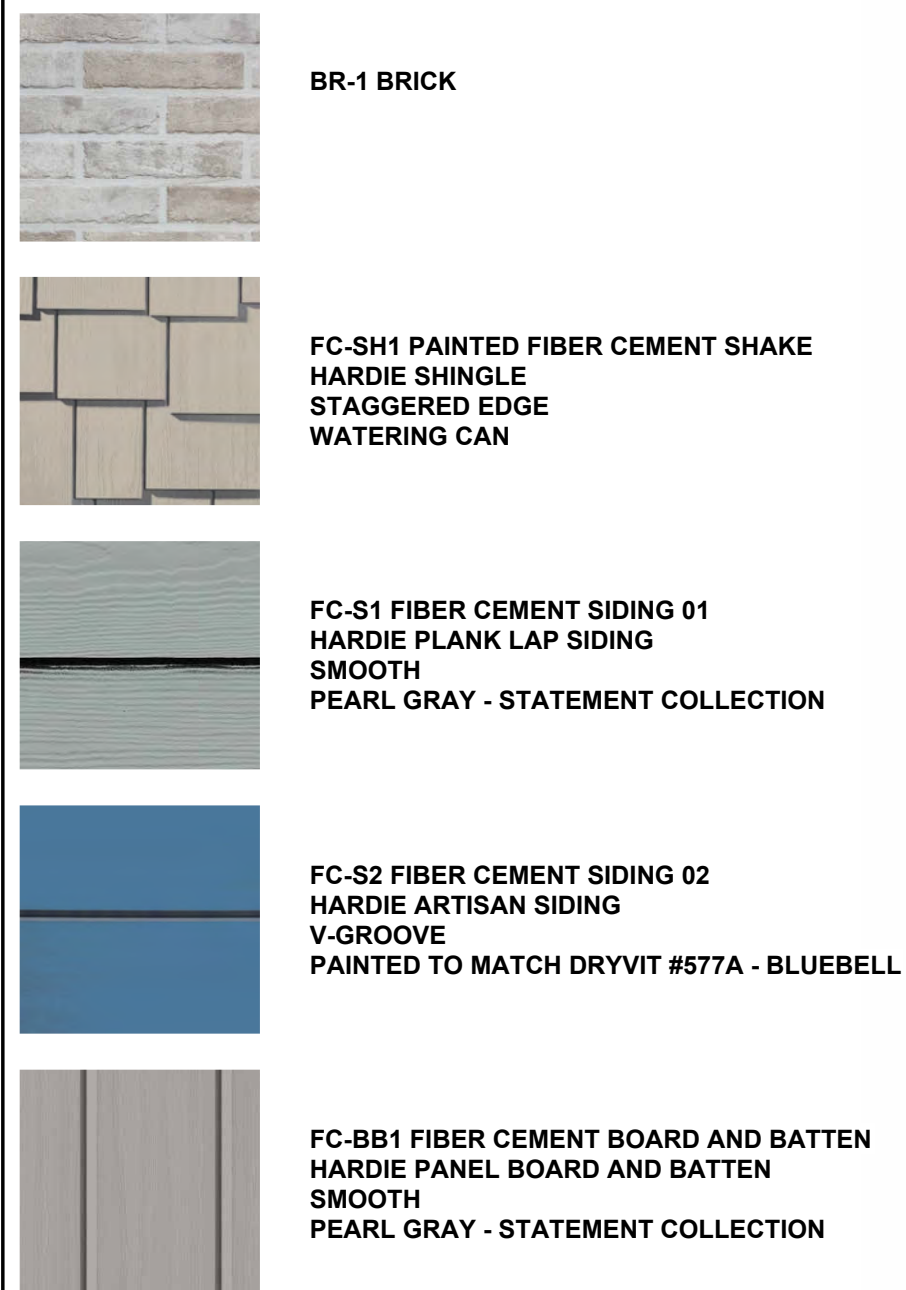


4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

SEA studio

MILLVILLE - MICROTEL

35507 ATLANTIC AVE
MILLVILLE, DE 19967

OWNER
JOEL SENS
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SELBYVILLE, DE 19975

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STRUCTURAL ENGINEER
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UNIT 3, LEWES, DE 19958
302.703.1770

MEP ENGINEER
CHESTNUT ENGINEERING
2 E LANCASTER AVE - 2ND FLOOR
ARDMORE, PA 19003
610.642.1750

The professional services of the
architect are undertaken for and are
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.

ISSUE DATE: 1/10/24

REVISIONS:

NO.	DATE	REVISION
09/24/24	SD SUBMISSION	

SHEET TITLE:
**BUILDING
ELEVATIONS**

SCALE: 1/8" = 1'-0"

CHECKED BY: DS

DRAWN BY: ST,TR

ISSUE:
SD SUBMISSION

SHEET:

A-201

SEA JOB: MILLVILLE - MICROTEL

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② EXT PERSPECTIVE - LOOKING NORTH



① EXT PERSPECTIVE - LOOKING WEST