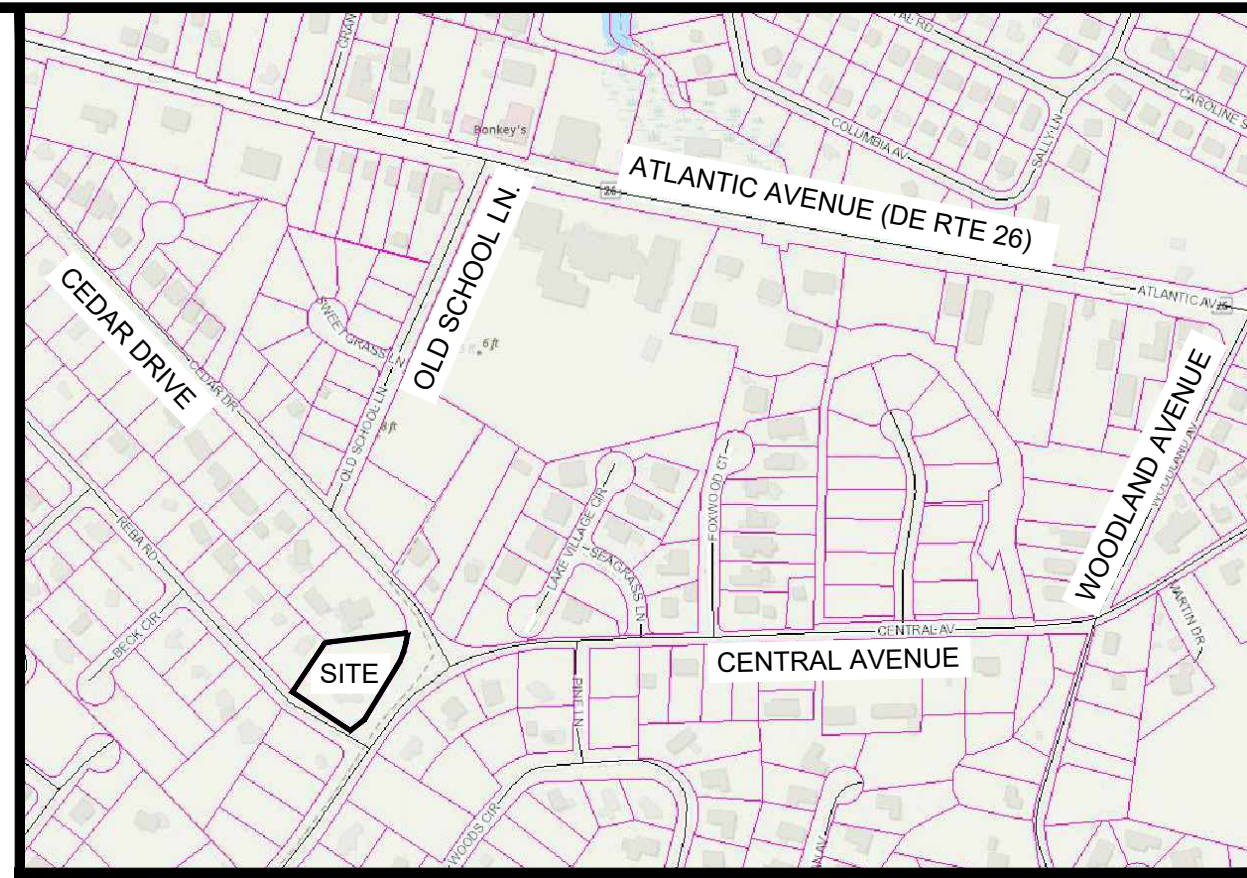


CEDAR CREEK PROPERTIES LLC  
 32782 CEDAR DRIVE  
 MILLVILLE, DE 19967  
 COMMERCIAL USE  
 C1 TOWN CENTER COMMERCIAL ZONING

EDMUND R. & MICHAELINE  
 DOMBROWSKI  
 32840 REBA ROAD  
 MILLVILLE, DE 19967  
 RESIDENTIAL USE  
 R RESIDENTIAL ZONING

\*NOTE: PARKING SPACE LINES SHOWN FOR CLARITY.  
 GRAVEL PARKING AREA WILL NOT BE STRIPED.  
 CONCRETE PARKING BUMPERS WILL BE INSTALLED  
 AS SHOWN TO DESIGNATE PARKING SPACES.

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PROJECT IS TO EXPAND THE  
 PARKING AREA FOR AN EXISTING COMMERCIAL BAKERY.



**VICINITY MAP** SOURCE: SUSSEX COUNTY ONLINE MAPPING  
 SCALE: 1"=500'

**PLAN DATA:**

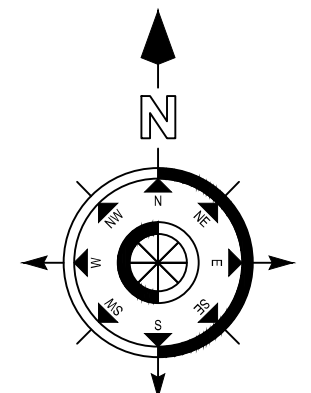
<b>OWNER/APPLICANT:</b>	MALONE REAL ESTATE HOLDINGS, LLC 2 WINDWARD WAY DAGSBORO, DE 19939
<b>TAX MAP NO.:</b>	134-12.00-1778.00
<b>SITE AREA:</b>	±0.981 ACRES (±42,754 SQ.FT.)
<b>CURRENT ZONING:</b>	C1 - TOWN CENTER COMMERCIAL
<b>PROPOSED ZONING:</b>	C1 - TOWN CENTER COMMERCIAL
<b>WETLANDS AREA:</b>	NONE
<b>NON-TIDAL (Section 404) WETLANDS AREA:</b>	NONE
<b>TOTAL WETLANDS AREA:</b>	NONE
<b>FLOOD ZONE:</b>	X (UNSHADED)
<b>FLOOD INSURANCE MAP NUMBER:</b>	10005C0511K, DATED 3/16/15
<b>SEWER PROVIDER:</b>	SUSSEX COUNTY
<b>WATER PROVIDER:</b>	TIDEWATER UTILITIES
<b>STATE INVESTMENT STRATEGY LEVEL:</b>	LEVEL 1
<b>PROPOSED BUILDING CONSTRUCTION:</b>	NONE
<b>MAXIMUM BUILDING HEIGHT:</b>	42.0'
<b>EXISTING USE:</b>	COMMERCIAL BAKERY INC. SMALL CUSTOMER PICK-UP AREA 3 EMPLOYEES ON LARGEST SHIFT

<b>AREA OF DISTURBANCE:</b>	±4955 SQ.FT.
<b>EXISTING IMPERVIOUS SURFACE:</b>	±11,808 SQ.FT. (±27.6% OF SITE)
<b>PROPOSED IMPERVIOUS SURFACE:</b>	±16,777 SQ.FT. (±39.2% OF SITE)
<b>PARKING REQUIRED:</b>	5
<b>5 EMPLOYEES AT 1 PER EMPLOYEE:</b>	5
<b>CUSTOMER AREA (±2,282 SQ.FT.):</b>	8
<b>TOTAL SPACES REQUIRED:</b>	13 SPACES
<b>PARKING PROVIDED:</b>	17 SPACES (REAR ONLY)
<b>LOADING SPACES PROVIDED (12'X40'):</b>	1 SPACES
<b>SETBACKS:</b>	FRONT 20' SIDE 15' REAR 20' MAX. BLDG. HEIGHT: 42'

- PLAN NOTES:**
1. BOUNDARY AND EXISTING BUILDINGS FROM A DRAWING BY SIMPLER SURVEYING & ASSOCIATE TITLED "LANDS OF HAMBY LIVING TRUST TO BE CONVEYED TO NEIL L. BROSNAHAN AND ASHLEY L. BROSNAHAN", DATED 10/24/2006. ADDITIONAL SITE FEATURES ADDED FROM AERIAL PHOTOGRAPHS. TOPOGRAPHY FROM SURVEY WORK PERFORMED BY PLITKO ENGINEERING.
  2. THERE ARE NO FEDERAL OR STATE REGULATED WETLANDS ON SITE.
  3. SITE IS WITHIN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0511K, EFFECTIVE DATE 3/16/2015.
  4. NO ADDITIONAL BUILDING CONSTRUCTION IS PROPOSED. NO WORK IS PROPOSED IN FRONT PAVED PARKING AREA.
  5. OWNER/ AGENT PLANS TO SEEK A STORMWATER MANAGEMENT EXEMPTION FROM SUSSEX CONSERVATION DISTRICT. SITE AREA DISTURBED IS LESS THAN 5,000 SQ.FT.

**LEGEND:**

— — — — —	PROPERTY LINE	— — — — —	CLEARED TREE LINE
— — — — —	BUILDING SETBACK LINE	— — — — —	FORMER EDGE OF GRAVEL PARKING
— — — — —	EXISTING TREE LINE	— — — — —	LIMITS OF DISTURBANCE
— — — — —	EXISTING CONTOURS	— — — — —	
— — — — —	EXISTING BUILDINGS		
— — — — —	EDGE OF PAVEMENT		

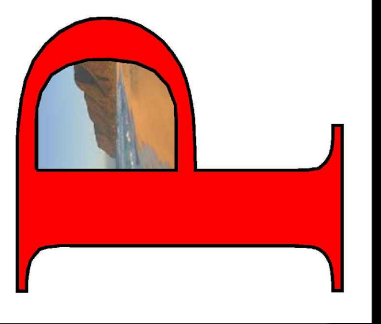


**REVISED PRELIMINARY SITE PLAN**

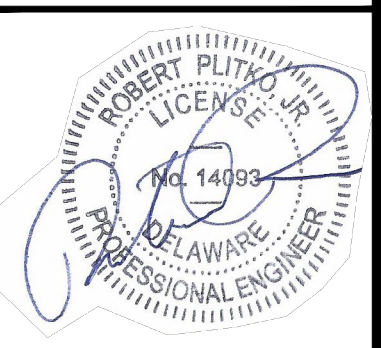
**REVISIONS**

REVISION	DATE	DESCRIPTION
1	5/29/26	Town Preliminary Comments

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



**PRELIMINARY PLAN FOR**  
**KRISTINA'S KITCHEN BAKERY**  
 T.M.#134-12.00-1778.00  
 TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE



Scale: 1"=20'

Designed:	
Planned:	
Drawn:	1/30/26
Approved:	RP

Sheet No. C-100