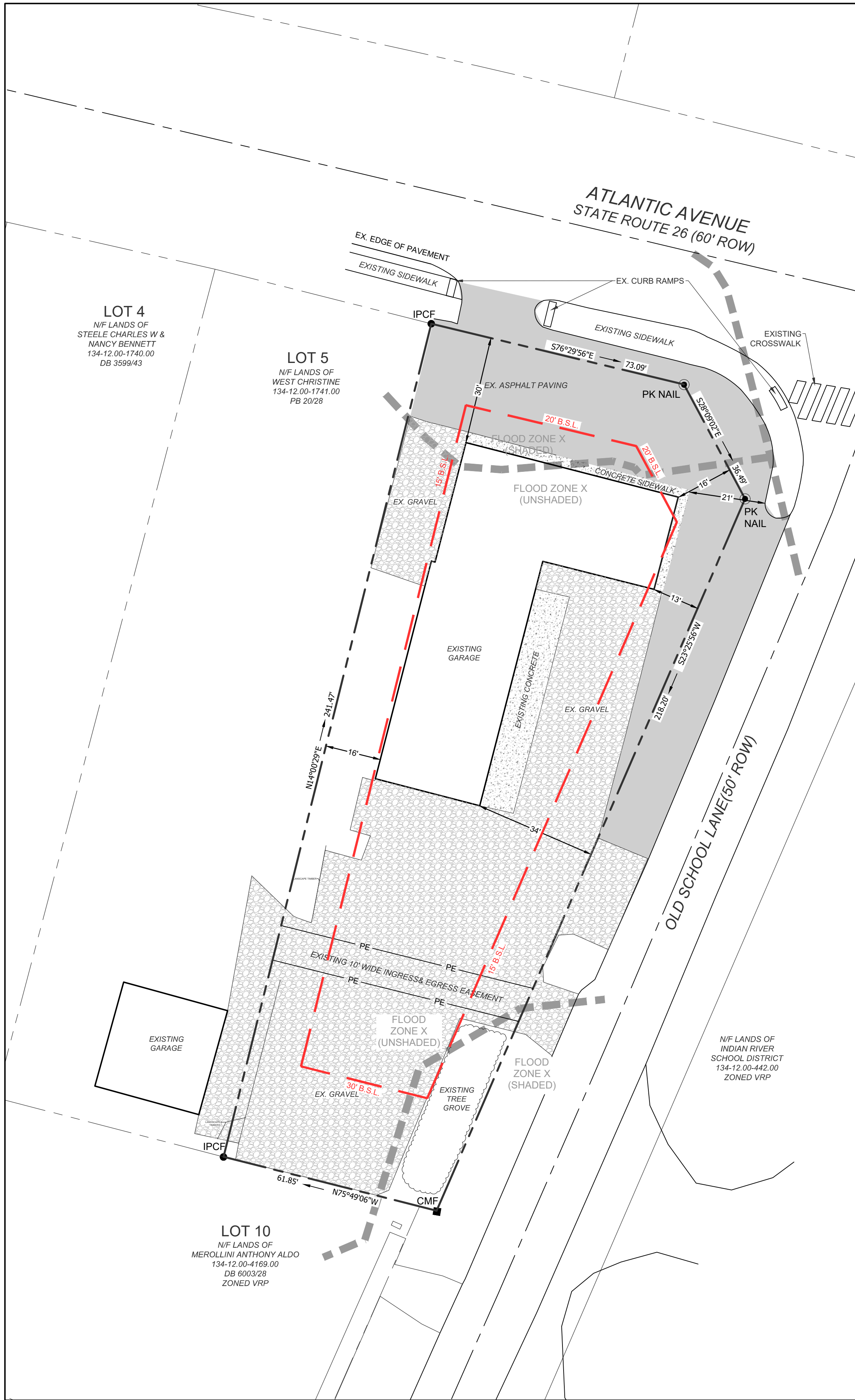
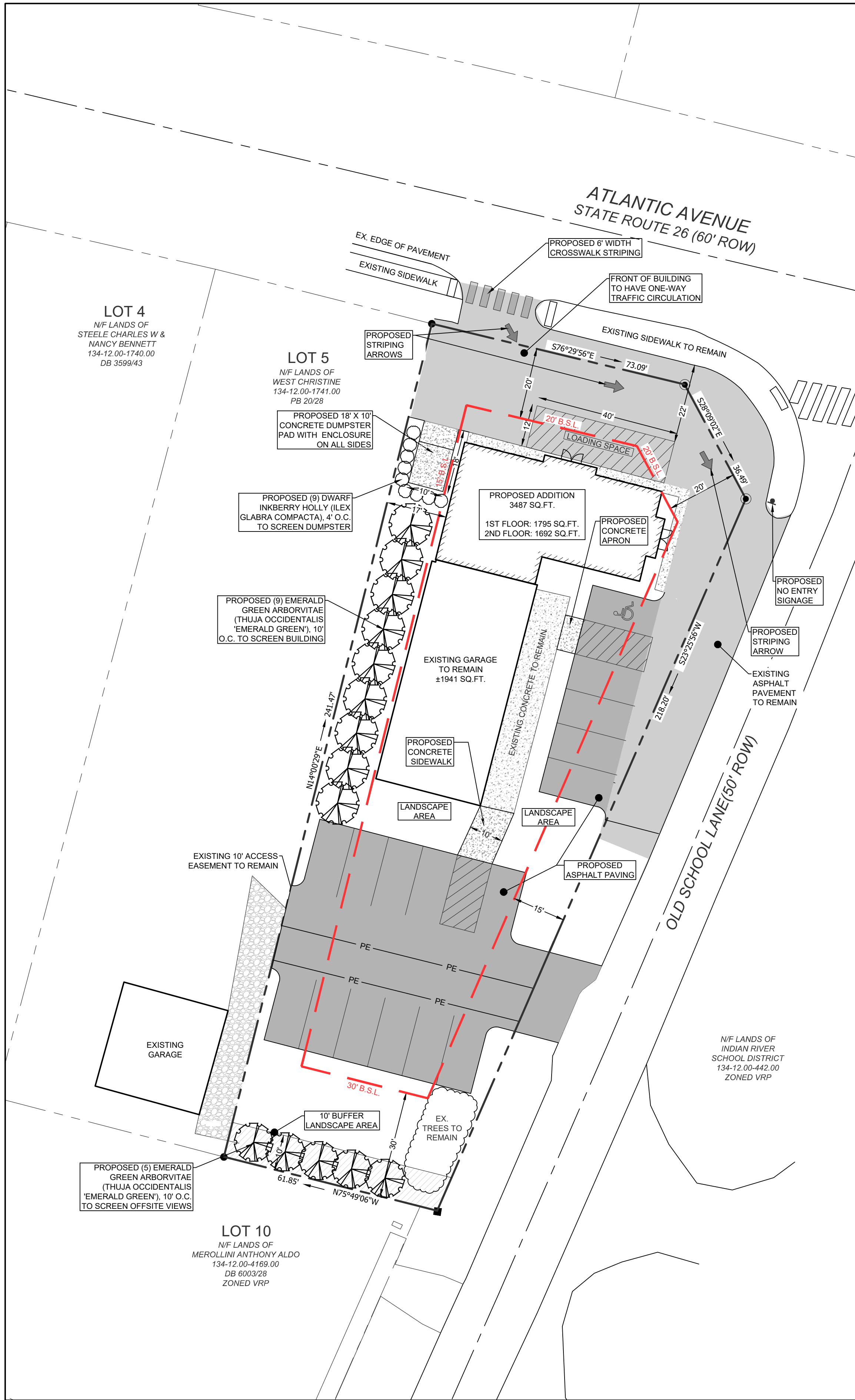


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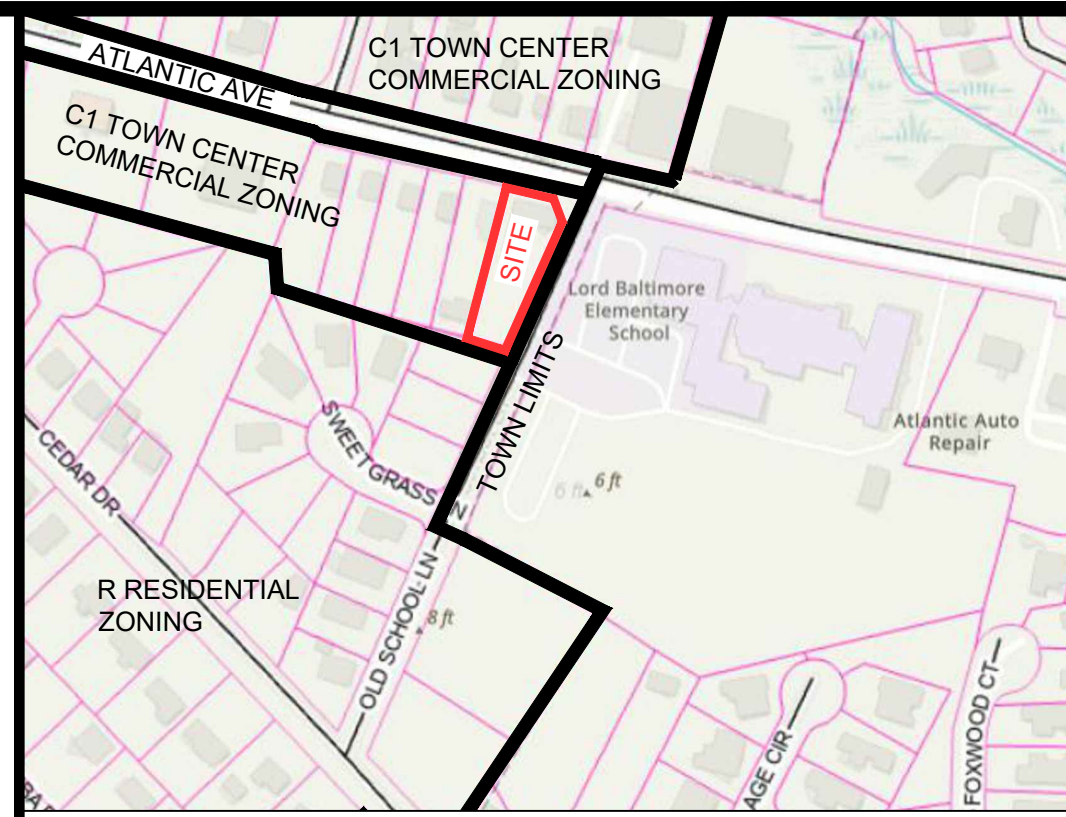
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EXISTING CONDITIONS
SCALE: 1"=20'



PROPOSED CONDITIONS
SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=300'

SITE DATA:

EXISTING:

OWNER: HERSEY PROPERTIES, LLC
33229 PARKER HOUSE ROAD
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
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: 19,438 SQ.FT.
GROSS PARCEL AREA: 17,217 SQ.FT.
IMPERVIOUS AREA: 88.6% OF TOTAL

PROPOSED:

PROPOSED LAND USE: BUILDING EXTERIOR OFFICE/ SHOWROOM
PROPOSED BUILDING: 3,487 SQ.FT. PROPOSED ADDITION
1,342 SQ.FT. REMAINING GARAGE
5,428 SQ.FT. TOTAL GROSS FLOOR AREA

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.
3487 SQ.FT. / 300 = 12 SPACES REQUIRED
16 SPACES PROVIDED (INCLUDING 1 ACCESSIBLE SPACE)

MAXIMUM LOT COVERAGE: 70% IMPERVIOUS
GROSS PARCEL AREA: 19,438 SQ.FT.
R/W DEDICATION: 0.00 AC.
NET AREA: 19,438 SQ.FT.
IMPERVIOUS AREA: 13,504 SQ.FT.
IMPERVIOUS %: 69.5% OF NET

PRELIMINARY PLAN NOTES:

1. BOUNDARY AND LOCATION FROM A DRAWING BY DELAWARE SURVEYING SERVICES TITLED "LANDS TO BE CONVEYED TO HERSEY 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 PRELIMINARY PLAN ELIMINATES APPROXIMATELY 3713 SQ.FT. OF IMPERVIOUS AREA FOR A TOTAL LOT COVERAGE OF 69.5% WHICH MEETS TOWN STANDARDS FOR C1 ZONING.
6. PRELIMINARY PLAN IS SUBJECT TO STATE REGULATORY AGENCY REVIEWS AS WELL AS TOWN OF MILLVILLE REVIEW.

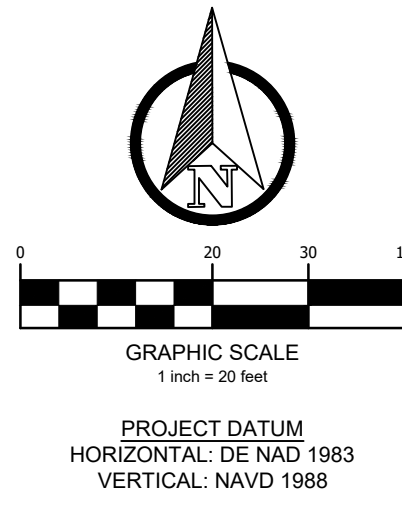
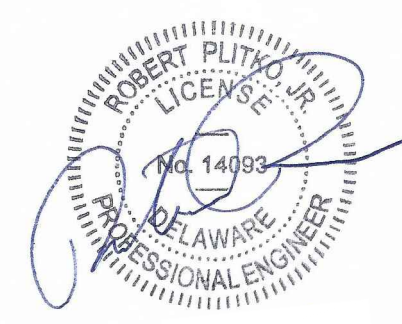
LEGEND

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

REVISIONS

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

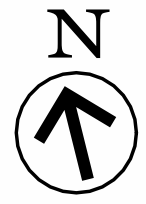
PRELIMINARY PLAN
HERSEY EXTERIORS
TAX MAP: 134-12.00-1742.00
35834 ATLANTIC AVENUE
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	9/2/26
REVIEW: RP	
SHEET	

C100

PRELIMINARY SITE PLAN



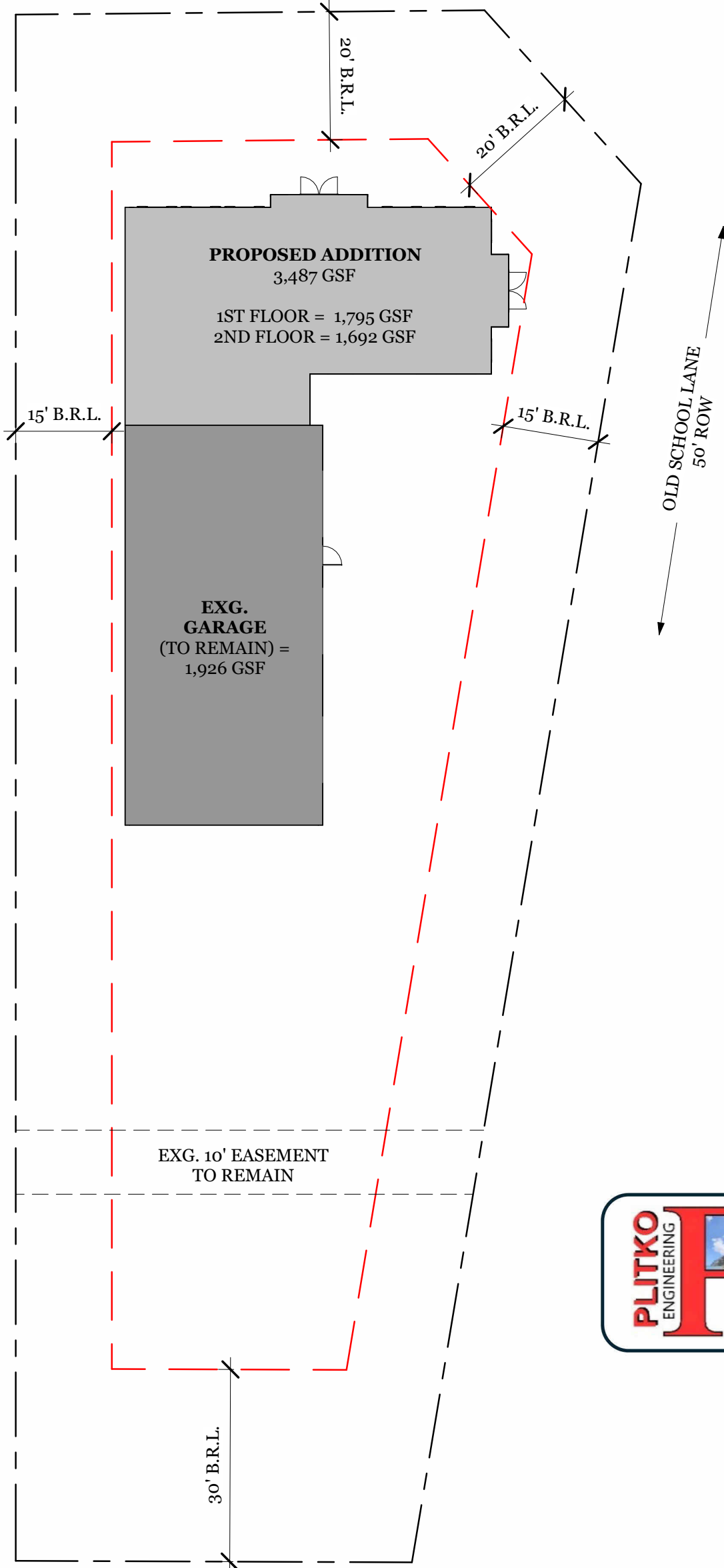
ATLANTIC AVENUE
60' ROW

EXISTING

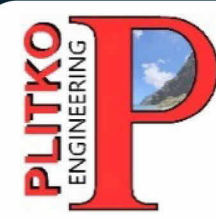
1ST FLOOR = 1,926 GSF

PROPOSED

1ST FLOOR = 1,795 GSF
2ND FLOOR = 1,692 GSF
TOTAL PROPOSED = 3,487 GSF



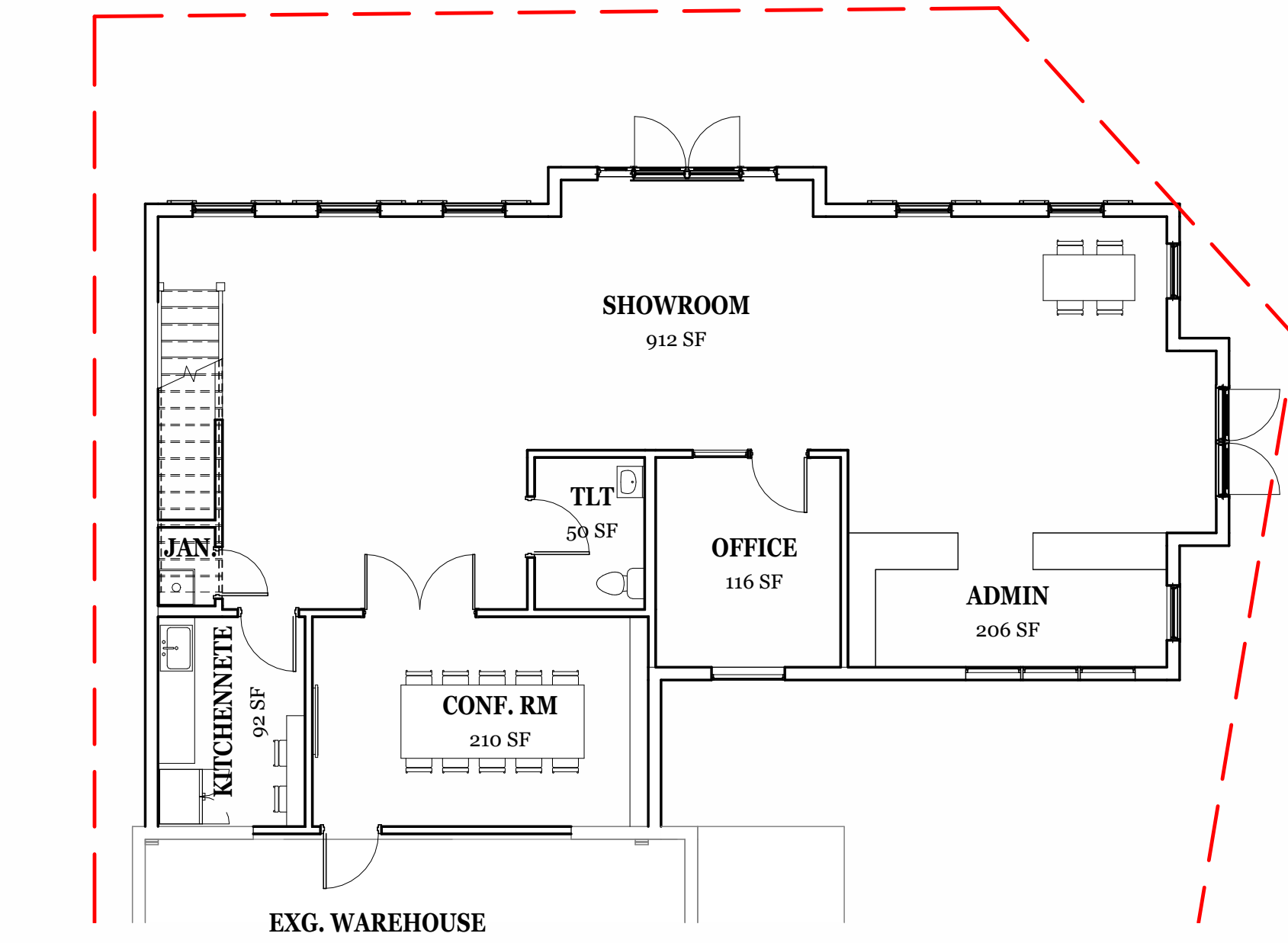
① ARCHITECTURAL SITE PLAN
1" = 20'-0"



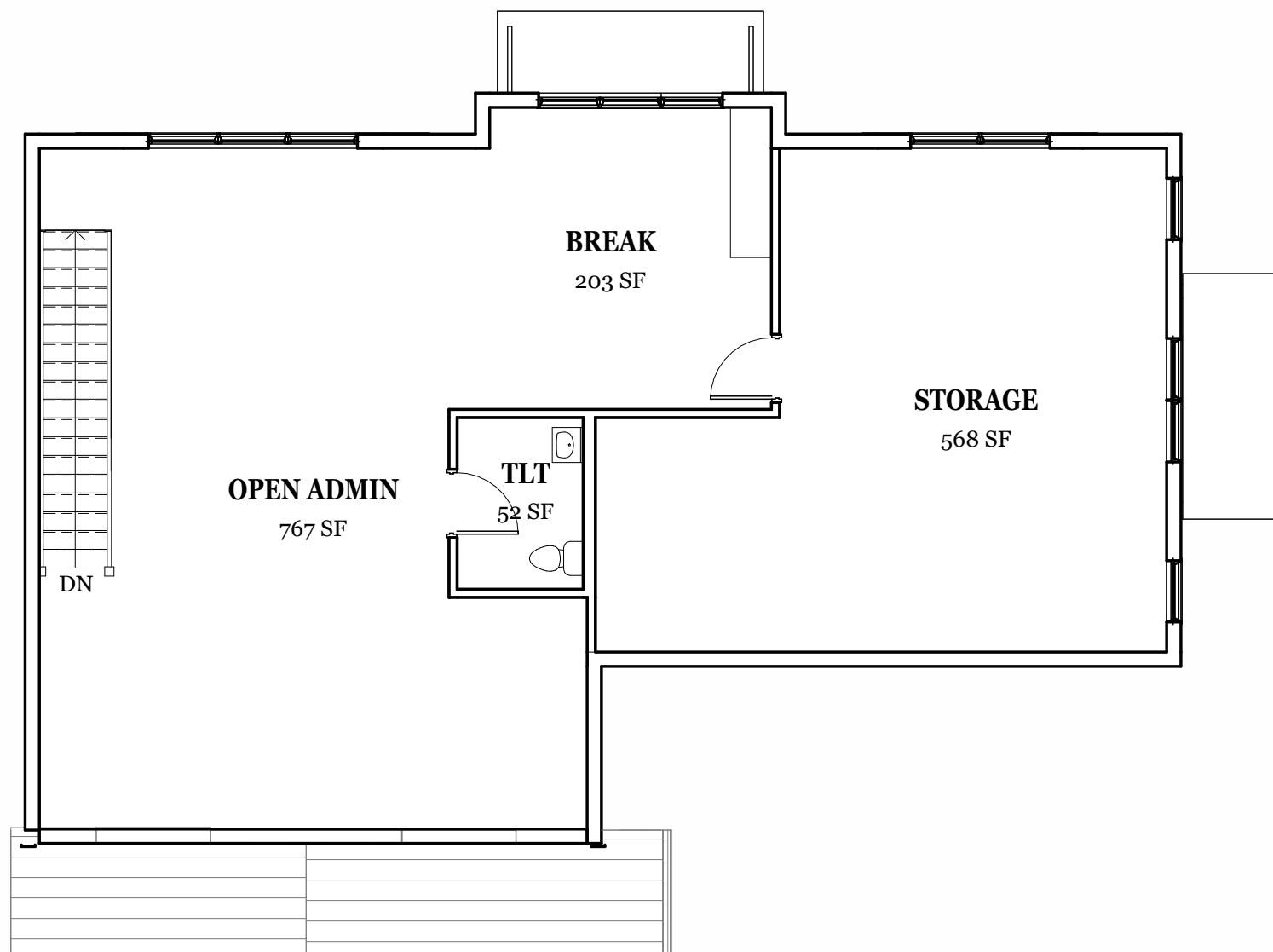
SITE PLAN INFORMATION
PROVIDED BY:

ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

DATE: 04/27/26



② PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



③ PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



④ PROPOSED ELEVATION - ATLANTIC AVENUE
1/8" = 1'-0"



⑤ PROPOSED ELEVATION - OLD SCHOOL LANE
1/8" = 1'-0"

**BROWN
HAUS**
ARCHITECTURE

BROWNSHAUS ARCHITECTURE, LLC

8 SUMTER COURT
OCEAN VIEW, DELAWARE 19970

302.217.6669
brooke@brownhausarchitecture.com

www.brownhausarchitecture.com

**HERSHEY
EXTERIORS**

35834 ATLANTIC AVE
OCEAN VIEW, DE
19967

**PROPOSED
PLANS AND
ELEVATIONS**

ISSUED FOR:

DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date

Project Number 2026_04

Date 06.10.26

Drawn By BMB

Checked By BMB

A100

Scale As indicated