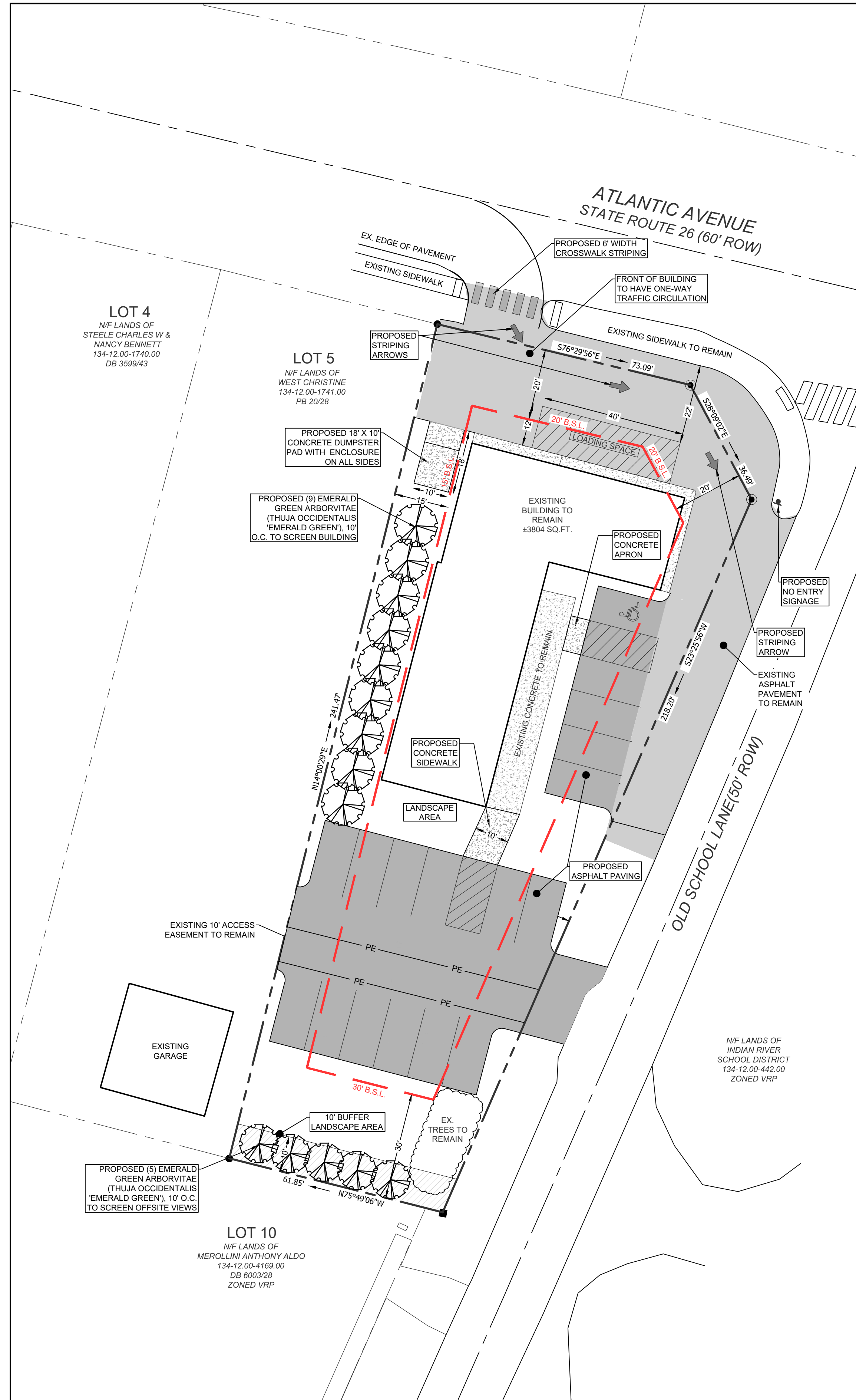
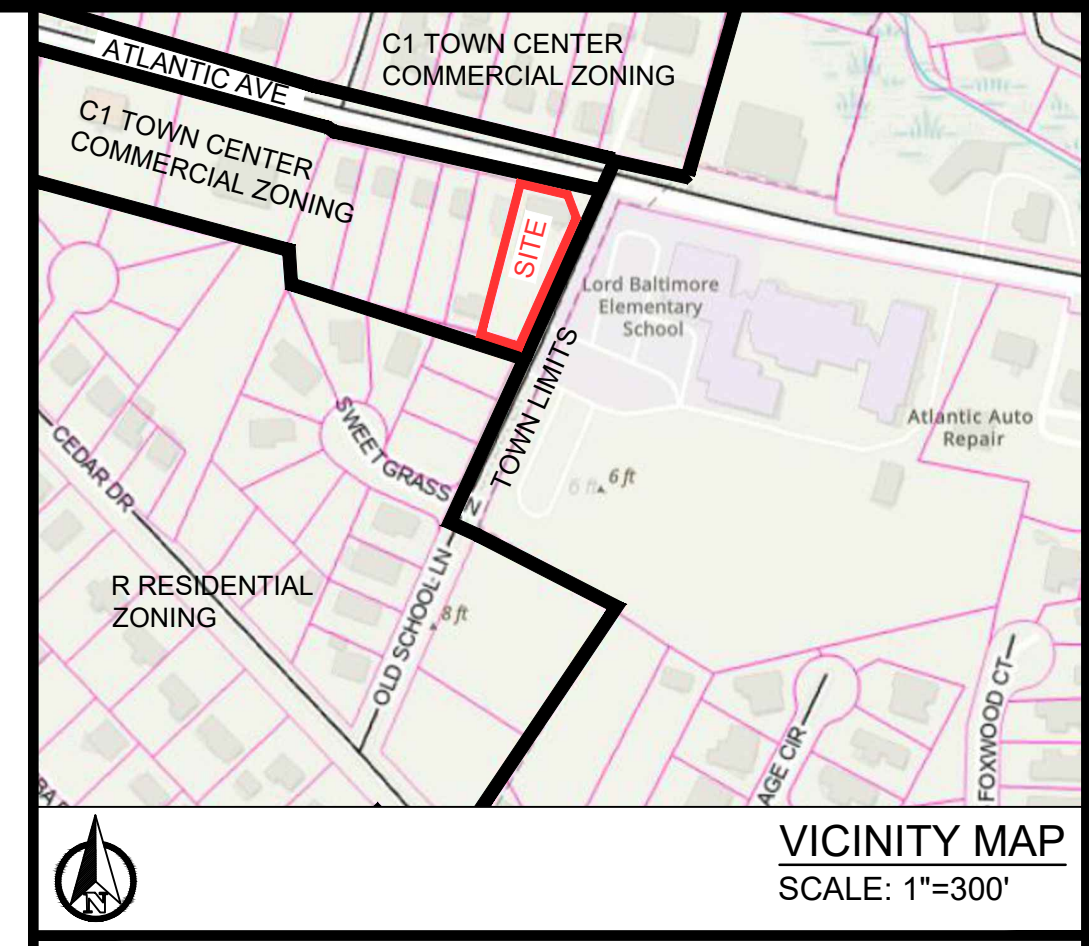


EXISTING CONDITIONS
SCALE: 1"=20'



PROPOSED CONDITIONS
SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=300'

SITE DATA:

EXISTING:	
OWNER:	HERSHEY 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:	TIDWATER 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:	3,804 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	
17 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:	13,741 SQ.FT.
IMPERVIOUS %:	70.7% OF NET

- CONCEPT PLAN NOTES:**
- 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.
 - CURRENT SITE USE IS AUTO REPAIR SHOP.
 - THERE ARE NO FEDERALLY-REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
 - A PORTION OF THE SITE IS IN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0511K DATED 3/16/15.
 - 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.
 - CONCEPT PLAN IS SUBJECT TO STATE REGULATORY AGENCY REVIEWS AS WELL AS TOWN OF MILLVILLE REVIEW.

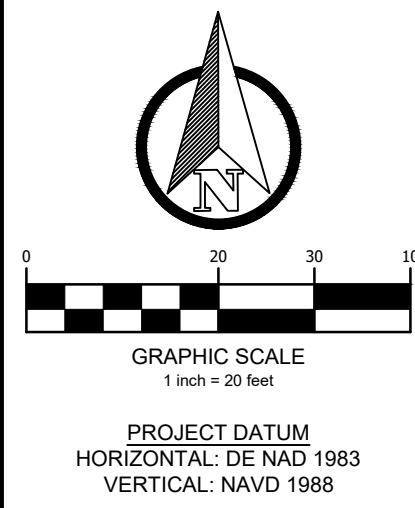
LEGEND

	PARCEL BOUNDARY
	EXISTING BLDG.
	EXISTING ASPHALT PAVING
	EXISTING ACCESS EASEMENT
	PROPOSED ASPHALT PAVING
	CONCRETE PAVING
	GRAVEL PAVING
	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
HERSHEY EXTERIORS
TAX MAP: 134-12.00-1742.00
35834 ATLANTIC AVENUE
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	4/27/26
REVIEW: RP	

PRELIMINARY PLAN

SHEET
C100