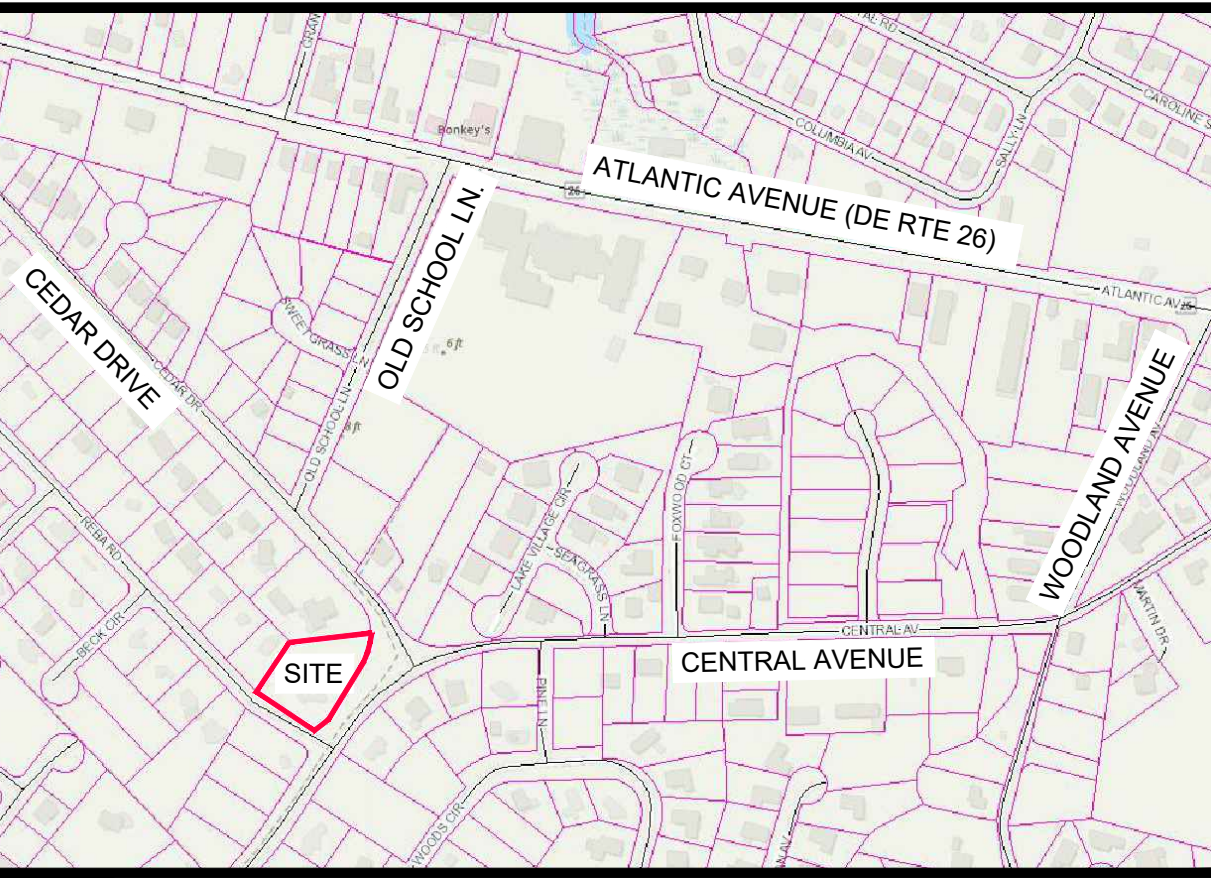
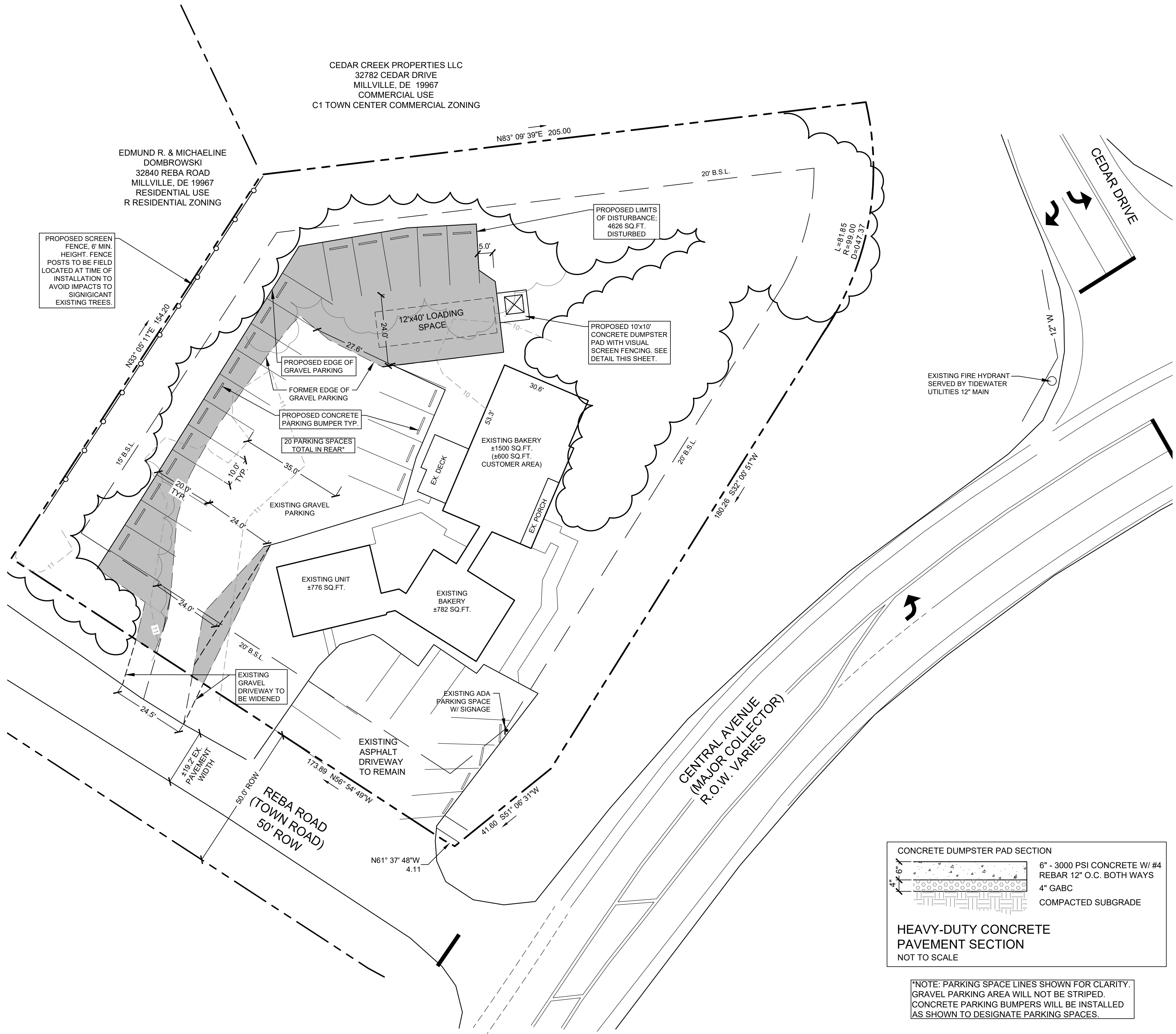




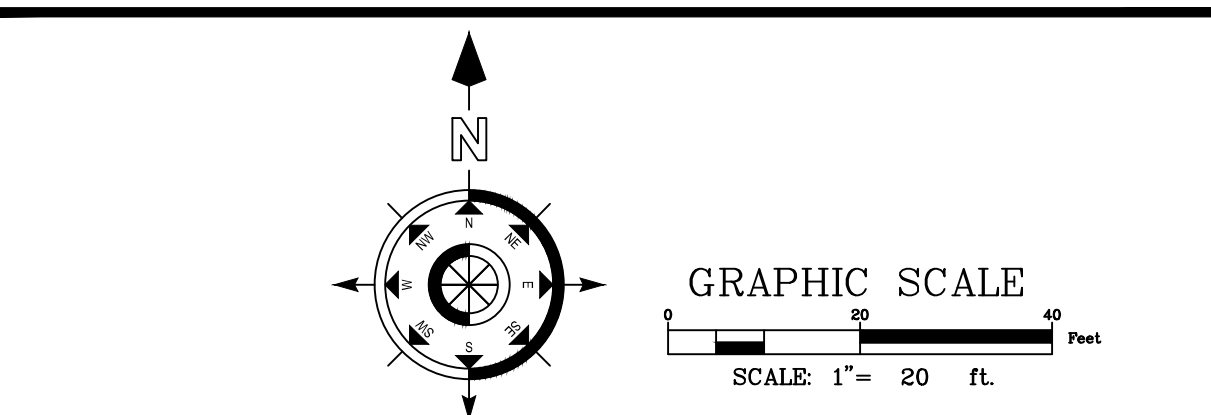
VICINITY MAP
SCALE: 1"=500'
SOURCE: SUSSEX COUNTY ONLINE MAPPING

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

AREA OF DISTURBANCE:	±4955 SQ. FT.
EXISTING IMPERVIOUS SURFACE:	±11,808 SQ. FT. (±27.6% OF SITE)
PROPOSED IMPERVIOUS SURFACE:	±16,777 SQ. FT. (±39.2% OF SITE)
PARKING REQUIRED:	5
5 EMPLOYEES AT 1 PER EMPLOYEE	8
CUSTOMER AREA (±2,282 SQ. FT.):	13 SPACES
TOTAL SPACES REQUIRED:	20 SPACES (REAR ONLY) 1 SPACES
PARKING PROVIDED:	20 SPACES (REAR ONLY) 1 SPACES
LOADING SPACES PROVIDED (12'x40'):	
SETBACKS:	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.

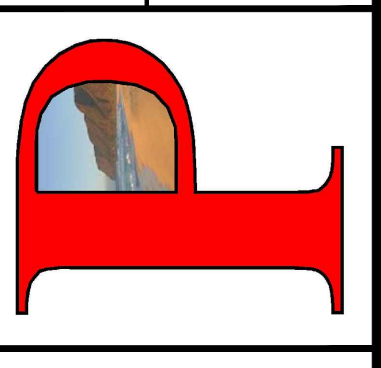
LEGEND:	
PROPERTY LINE	CLEARED TREE LINE
BUILDING SETBACK LINE	FORMER EDGE OF GRAVEL PARKING
EXISTING TREE LINE	LIMITS OF DISTURBANCE
EXISTING CONTOURS	
EXISTING BUILDINGS	
EDGE OF PAVEMENT	



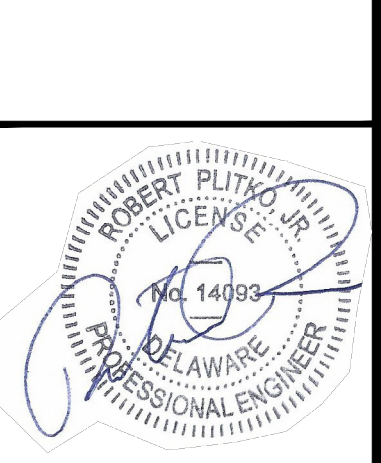
REVISED PRELIMINARY SITE PLAN

REVISIONS	
REVISION	DATE
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