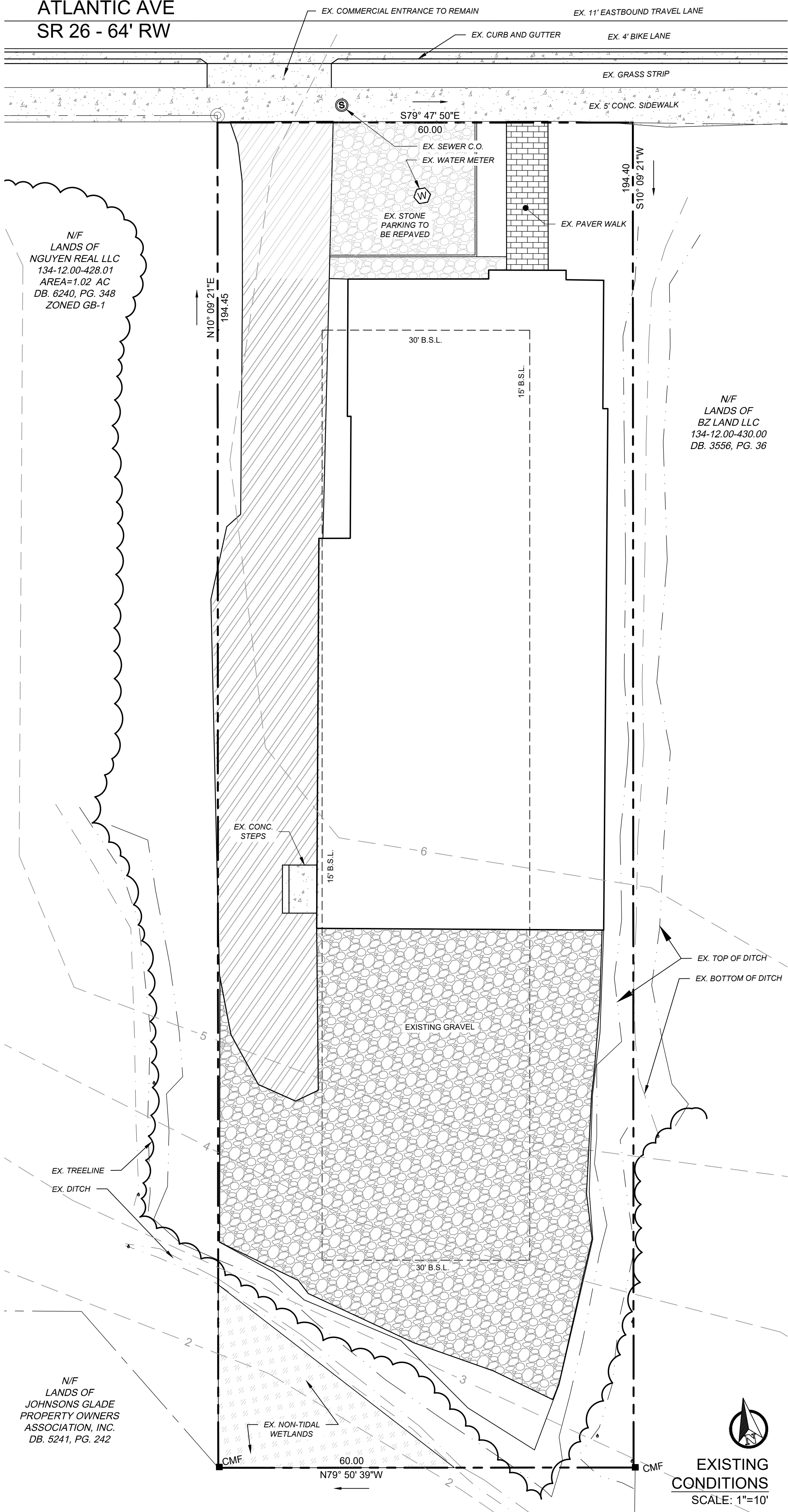
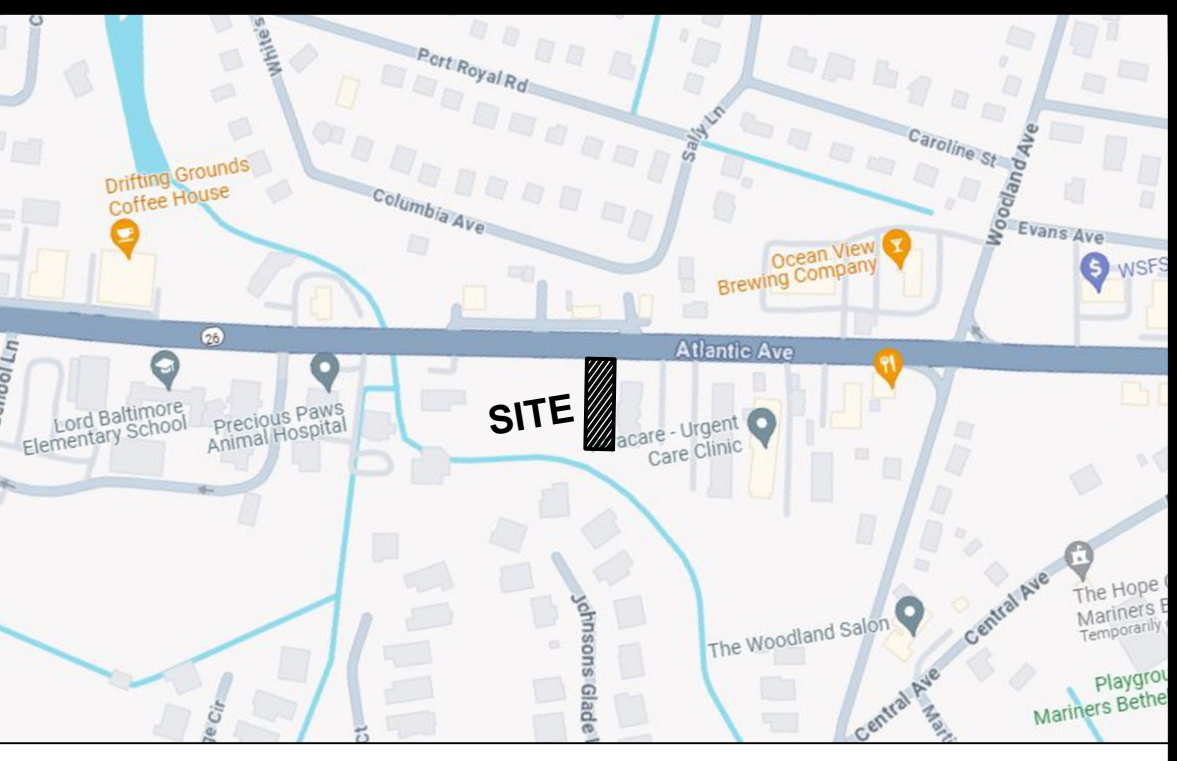
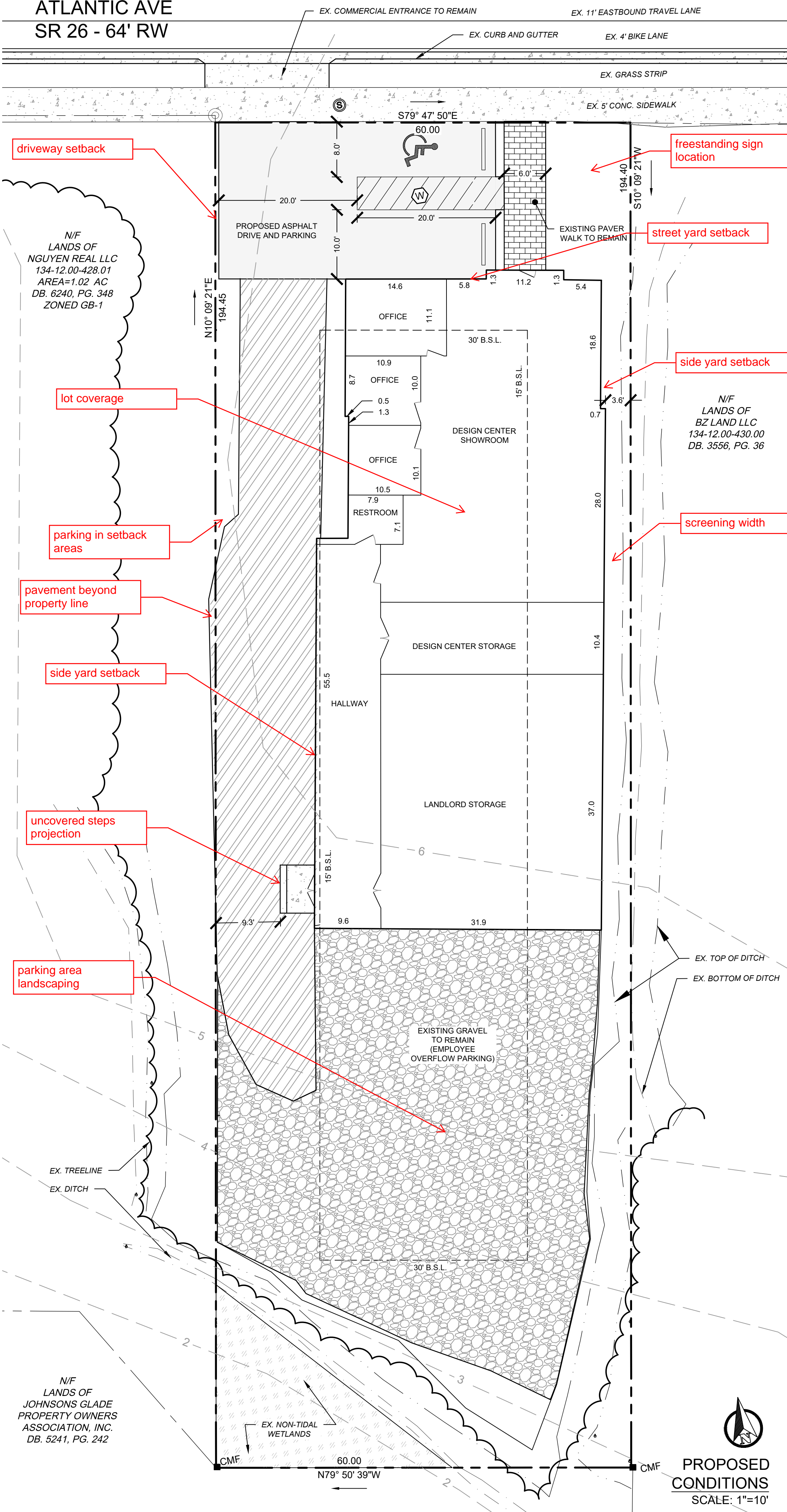


ATLANTIC AVE  
SR 26 - 64' RW



ATLANTIC AVE  
SR 26 - 64' RW



VICINITY MAP  
SCALE: 1"=1000'  
SOURCE: GOOGLE MAPS

**SITE DATA:**

1. TAX PARCEL:	134-12.00-428.00
OWNER/DEVELOPER:	A1 100, LLC 100 ATLANTIC AVENUE OCEAN VIEW, DE 19970
LOCATION:	100 ATLANTIC AVENUE OCEAN VIEW, DE 19970
2. PRESENT ZONING:	GB-1 GENERAL BUSINESS
PRESENT LAND USE:	COMMERCIAL (VACANT)
3. SITE AREA:	±0.27 ACRES (±11666 SQ.FT.)
EX. UPLANDS:	±0.26 ACRES (±11214 SQ.FT.)
EX. WETLANDS:	±0.01 ACRES (±451 SQ.FT.)
4. SANITARY SEWER:	SUSSEX COUNTY
WATER SERVICE:	TIDEWATER UTILITIES
5. STATE INVESTMENT LEVEL:	LEVEL 1/LEVEL 2

**EXISTING CONDITIONS:**

1. EXISTING BUILDING AREA:	±3747 SQ.FT.
EXISTING BUILDING AREA BEYOND SETBACK LINES:	±1269 SQ.FT.
LOT COVERAGE (ALL EX. IMPERVIOUS):	77.7% (9066 SQ.FT. / 11666 SQ.FT.)

**PROPOSED:**

1. PROPOSED USE:	BUILDER CUSTOMER DESIGN CENTER
2. EXISTING BUILDING AREA:	±3747 SQ.FT.
LOT COVERAGE (ALL PR. IMPERVIOUS):	79.8% (9304 SQ.FT. / 11666 SQ.FT.)
3. PARKING REQUIREMENTS OFFICE: 377 SQ.FT. PROPOSED 1 SPACE REQUIRED / 200 SQ. FT. REQUIRED: PROPOSED:	2 SPACES 2 SPACES
4. BUILDING SETBACKS FRONT: SIDE: REAR: MAX. BLDG. HT: MAX. BLDG. AREA COVERAGE:	30 FEET 15 FEET 30 FEET 35 FEET 50%

**NOTES:**

- BOUNDARY SURVEY SOURCE: PLITKO ENGINEERING (NAD '83/ NAVD '88). TOPOGRAPHY SHOWN IS FROM SUSSEX COUNTY MAPPING AND WILL BE UPDATED WITH FIELD DATA AS PROJECT PROGRESSES.
- SITE IS IN FLOOD ZONE AE-7 AS SHOWN PER FEMA MAPS #10005C0511K, DATED MARCH 16, 2015.
- ROUTE 26 COMMERCIAL ENTRANCE IS EXISTING PER DELDOT ROUTE 26 MAINLINE IMPROVEMENTS.
- BUILDING SHOWN IS EXISTING AND DOES NOT COMPLY WITH REQUIRED BUILDING SETBACKS IN GB-1 ZONE.
- THE EXISTING ENTRANCE/ DRIVEWAY MAY REQUIRE VARIANCES FROM THE TOWN OF OCEAN VIEW AND THE OFFICE OF STATE FIRE MARSHAL FOR WIDTH.
- EXISTING BUILDING HAS WATER AND SEWER SERVICE.
- ALL SIDEWALKS AND CURB RAMPS TO BE IN COMPLIANCE WITH ADA GUIDELINES.

**LEGEND**

CONC. MON. (FD)	DRILL HOLE (FD)
WATER METER	SEWER CLEANOUT
BOUNDARY LINE	ADJACENT BOUNDARY
EXISTING CONTOURS	PROPOSED SETBACKS
PROPOSED EDGE OF PAVEMENT	PROPOSED FENCE
PROPOSED BUILDING	CONCRETE SIDEWALK
EXISTING WETLAND AREA	EXISTING ASPHALT
PROPOSED ASPHALT	

CONCEPT SITE PLAN

REVISIONS

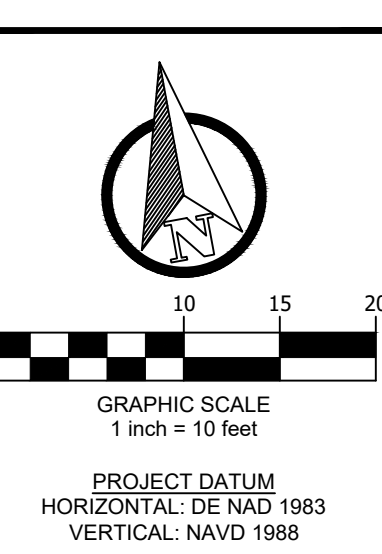
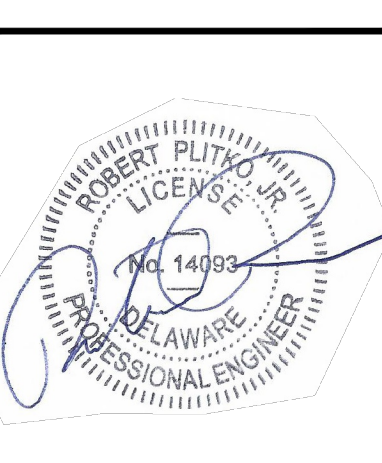
NO.	DESCRIPTION	DATE

**PLITKO ENGINEERING**

ENGINEER - SURVEY - HYDROGRAPHIC

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

CONCEPT SITE PLAN  
**A1 100 LLC PROPERTY**  
100 ATLANTIC AVENUE  
TOWN OF OCEAN VIEW SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING: RWB	10/27/25
REVIEW: RP	

SHEET  
**C100**