

- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY CHARLES D. BALDO, 35370 ATLANTIC AVE., MILLVILLE, DE. 19967
  2. DEED BOOK REF: 3502 / 57
  3. PLAT BOOK REF: N / A
  4. AREA: 28,291 ± SF
  5. ZONING: C1 TOWN CENTER COMMERCIAL DISTRICT
  6. CURRENT USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL
  7. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.
  8. CLASSIFICATION OF SURVEY: URBAN (TOWN OF MILLVILLE)
  9. MAXIMUM LOT COVERAGE ALLOWED: 60%
  10. MAXIMUM LOT COVERAGE DOES NOT EXCEED 60% PER THIS PLAN  
LOT COVERAGE: (SQ. FT.)  
EXISTING: 17,780  
REMOVED: - 1,260  
PROPOSED: 394  
TOTAL: 16,904 / 28,291 = 59.8%
  11. TOTAL LIMIT OF DISTURBANCE = 2,150 ± SF
  12. BUILDING SETBACKS:  
FRONT: 20'  
SIDE: 15'  
REAR: 30'
  13. ALL SETBACK INFORMATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE GENERAL CONTRACTOR.
  14. FLOOD ZONE: X & AE, PER FEMA MAP # 10005C0511K, DATED 03 / 16 / 2015
  15. VERTICAL DATUM: NAVD 1988

**OWNER'S CERTIFICATION**

I, CHARLES D. BALDO, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS IN MY DIRECTION.

*Charles D. Baldo* 1-6-21  
DATE

CHARLES D. BALDO  
35370 ATLANTIC AVENUE  
MILLVILLE DE, DE 19967

**SURVEYOR'S CERTIFICATION**

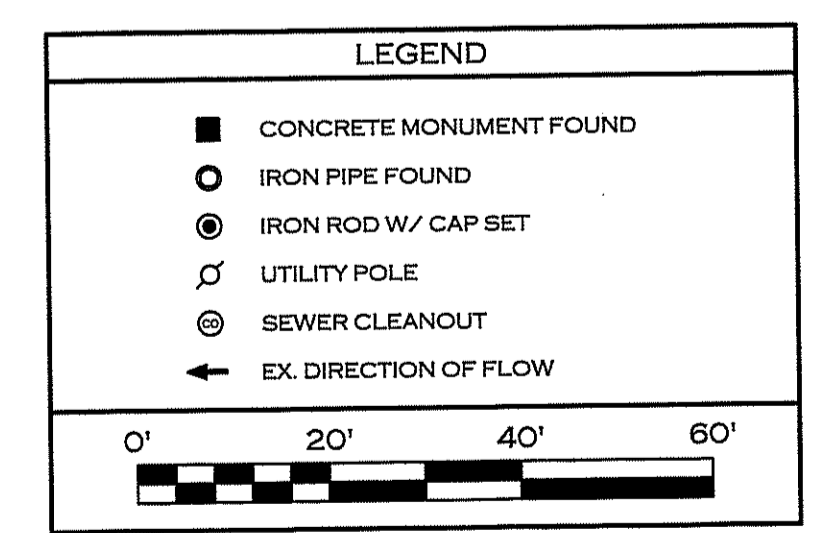
I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL REQUIRE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Bradley A. Absher* 12/1/2020  
DATE

BRADLEY A. ABSHER  
TRUE NORTH LAND SURVEYING  
118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DELAWARE 19970

**LOT COVERAGE TABLE**

OFFICE BUILDING	1,225
PORCH / STEPS / WALKS	262
POLE BUILDING	1,440
CONCRETE APRON	174
PAVED AREA	4,682
GRAVEL AREA	9,997
GRAVEL REMOVED	- 1,260
PROPOSED ADDITION	384
TOTAL	16,904 (59.8%)



TAX MAP	1-34 - 12.00 - 350.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	MILLVILLE
AREA	28,291 ± SQ. FT.
DEED REF.	3502 / 57
PLAT REF.	- - -
DRAWN BY	CJP
DATE	09 / 30 / 2020
REV DATE	11 / 17 / 2020
SCALE	1" = 20'
SURVEY #	DE - 03575

**SITE PLAN**

FOR  
**CHARLES D. BALDO**

35370 ATLANTIC AVENUE, MILLVILLE, DE 19967

**TRUE NORTH**  
LAND SURVEYING  
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OCEAN VIEW, DE 19970  
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