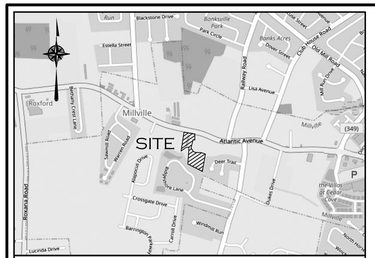


VICINITY MAP
1" = 1,500' ±

OWNER'S CERTIFICATION

I, KELLEY J. REYNOLDS, 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 AT MY DIRECTION.

KELLEY J. REYNOLDS DATE
10 TINGLE STREET
OCEAN VIEW, DE, DE 19970

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 NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BRADLEY A. ABSHER DATE

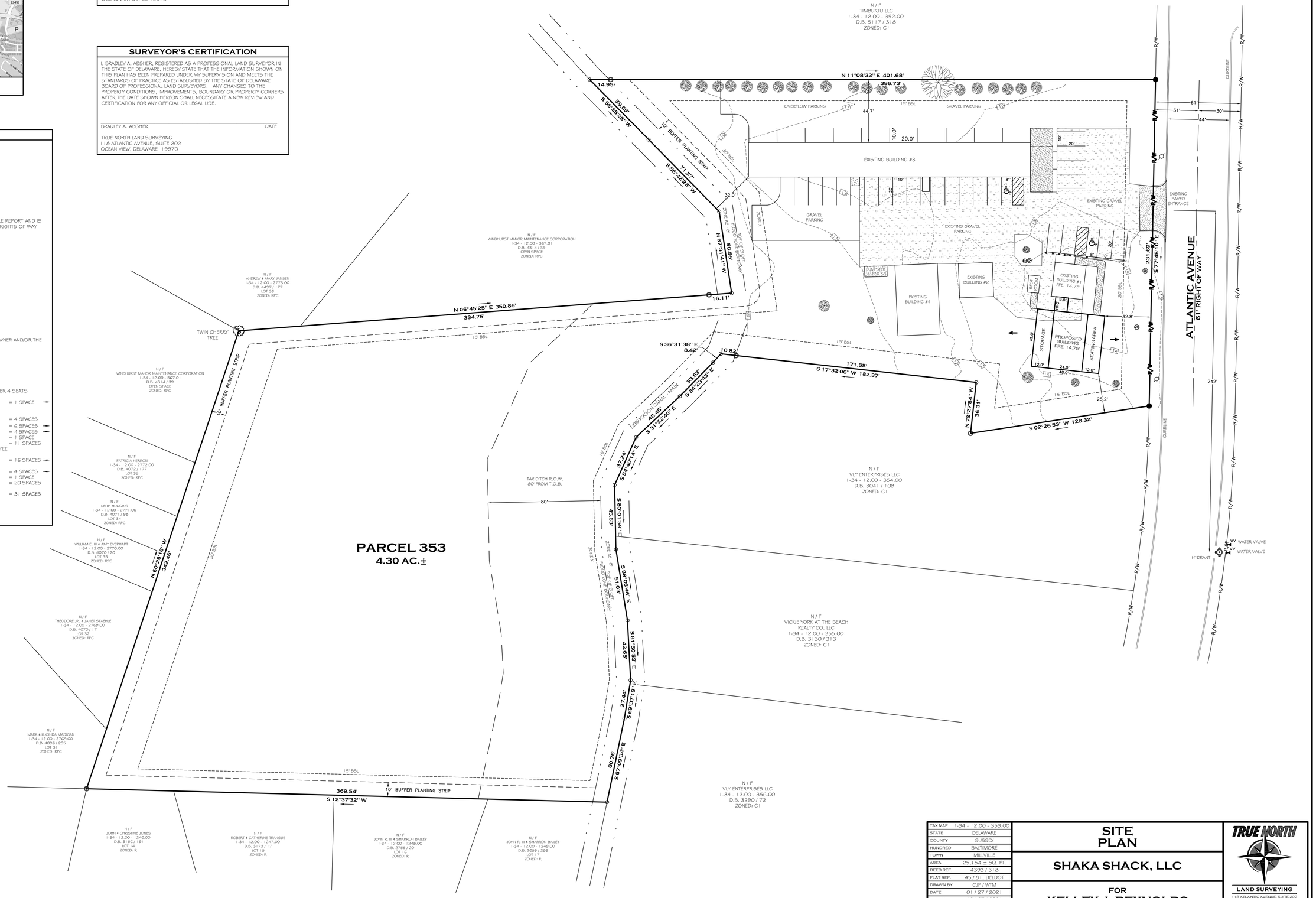
TRUE NORTH LAND SURVEYING
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DELAWARE 19970

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY KELLEY J. REYNOLDS, 10 TINGLE STREET, OCEAN VIEW, DE. 19970
2. DEED BOOK REF: 4393 / 318
3. PLAT BOOK REF: 45 / 81, DELDOT RW PLAN SHEET 34 OF 183
4. AREA: 187,308 ± SF (4.30 ± ACRES)
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: 23,294 ± SQ. FT.
    PROPOSED: 2,058 ± SQ. FT.
    TOTAL: 25,352 / 187,308 = 13.5%
11. TOTAL LIMIT OF DISTURBANCE = ± 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, EFFECTIVE DATE 03/16/2015
15. VERTICAL DATUM: NAVD 1988
16. PARKING SPACE REQUIREMENTS
    RESTAURANT: GREATER OF 1 SPACE PER 300 SF OF FLOOR AREA OR 1 PER 4 SEATS
    EXISTING BUILDING #1 - 536 SF RESTAURANT
    216 SF FLOOR AREA / 300 = 0.72 = 1 SPACE
    EXISTING BUILDING #2 - 585 SF RESTAURANT STORAGE
    PROPOSED BUILDING - 2058 SF RESTAURANT
    1000 SF FLOOR AREA / 300 = 3.3 = 4 SPACES
    PROPOSED SEATS = 24, $\frac{24}{4}$ = 6 = 6 SPACES
    4 EMPLOYEES / SHIFT = 4 SPACES
    HANDICAP SPACES = 1 SPACE
    TOTAL RESTAURANT SPACES = 11 SPACES
    RETAIL: 1 SPACE PER 300 SF OF FLOOR AREA PLUS 1 SPACE PER EMPLOYEE
    EXISTING BUILDING #3 - 4883 SF
    4800 SF SALES AREA / 300 = 16 = 16 SPACES
    EXISTING BUILDING #4 - 1512 SF RETAIL STORAGE
    4 EMPLOYEES / SHIFT = 4 SPACES
    HANDICAP SPACES = 1 SPACE
    TOTAL RETAIL SPACES = 20 SPACES
    TOTAL PARKING SPACES REQUIRED = 31 SPACES
17. PROPOSED BUILDING ADDITION: 2058 SF
18. PROPOSED BUILDING NAME: SHAKA SHACK, LLC

FIRE MARSHAL NOTES

1. WATER SUPPLIER: TIDEWATER
2. 6" WATER MAINS SUPPLYING FIRE PROTECTION WATER
3. MAXIMUM PROPOSED BUILDING HEIGHT: 16'
4. PROPOSED BUILDING CONSTRUCTION: TYPE II (000)
5. NO AUTOMATIC SPRINKLERS PROPOSED.
6. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.



LEGEND

- IRON PIPE FOUND
- IRON ROD W/ CAP FOUND
- POINT
- UTILITY POLE
- SEWER CLEANOUT
- WATER METER
- ELECTRIC METER
- BOLLARD
- DIRECTION OF FLOW

0' 30' 60' 90'

TAX MAP	1-34 - 12.00 - 353.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	MILLVILLE
AREA	25,154 ± SQ. FT.
DEED REF.	4393 / 318
PLAT REF.	45 / 81, DELDOT
DRAWN BY	CJP / WTM
DATE	01 / 27 / 2021
REV DATE	12 / 07 / 2021
SCALE	1" = 30'
SURVEY #	DE - 01971

SITE PLAN

SHAKA SHACK, LLC

FOR
KELLEY J. REYNOLDS

35308 ATLANTIC AVENUE, MILLVILLE, DE 19967

TRUE NORTH
LAND SURVEYING
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OCEAN VIEW, DE 19970
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