



- ### GENERAL NOTES
- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY KELLEY J. REYNOLDS, 10 TINGLE STREET, OCEAN VIEW, DE 19970
 - DEED BOOK REF: 4393 / 318
 - PLAT BOOK REF: 45 / 81, DELDOT RW PLAN SHEET 34 OF 183
 - AREA: 187,308 ± 5F (4.30 ± ACRES)
 - ZONING: C1 TOWN CENTER COMMERCIAL DISTRICT
 - CURRENT USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
 - 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.
 - CLASSIFICATION OF SURVEY: URBAN (TOWN OF MILLVILLE)
 - MAXIMUM LOT COVERAGE ALLOWED: 60%
 - 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%
 - TOTAL LIMIT OF DISTURBANCE = ± 5F
 - BUILDING SETBACKS:
FRONT: 20'
SIDE: 15'
REAR: 30'
 - ALL SETBACK INFORMATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR THE GENERAL CONTRACTOR.
 - FLOOD ZONE: X 4 AE, PER FEMA MAP # 10005C0511K, EFFECTIVE DATE 03/16/2015
 - VERTICAL DATUM: NAVD 1988
 - 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 = 1 SPACE
EXISTING BUILDING #2 - 216 SF FLOOR AREA / 300 = 0.72 = 1 SPACE
EXISTING BUILDING #3 - 585 SF RESTAURANT STORAGE = 4 SPACES
PROPOSED BUILDING - 2058 SF RESTAURANT = 7 SPACES
1000 SF FLOOR AREA / 300 = 3.3 = 4 SPACES
PROPOSED SEATS = 24, $\frac{24}{3} = 8$ = 8 SPACES
4 EMPLOYEES / SHIFT = 1 SPACE
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 - 4803 SF = 16 SPACES
EXISTING BUILDING #4 - 1512 SF RETAIL STORAGE = 5 SPACES
4 EMPLOYEES / SHIFT = 1 SPACE
HANDICAP SPACES = 1 SPACE
TOTAL RETAIL SPACES = 20 SPACES
TOTAL PARKING SPACES REQUIRED = 31 SPACES
 - PROPOSED BUILDING ADDITION: 2058 SF
 - PROPOSED BUILDING NAME: SHAKA SHACK, LLC

- ### FIRE MARSHAL NOTES
- WATER SUPPLIER: TIDEWATER
 - 6" WATER MAINS SUPPLYING FIRE PROTECTION WATER
 - MAXIMUM PROPOSED BUILDING HEIGHT: 16'
 - PROPOSED BUILDING CONSTRUCTION: TYPE II (000)
 - NO AUTOMATIC SPRINKLERS PROPOSED.
 - 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'

OWNER'S CERTIFICATION

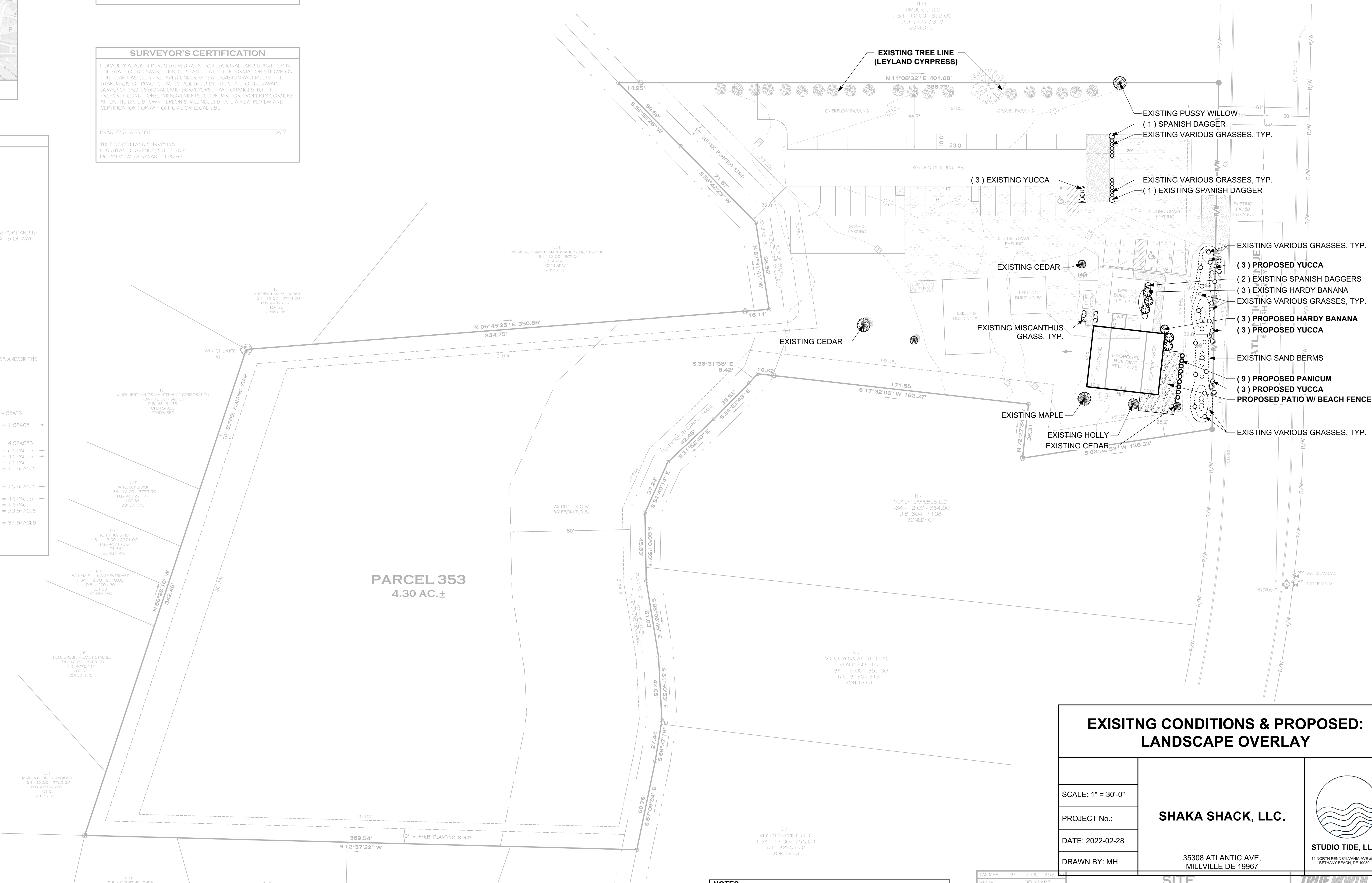
I, KELLEY J. REYNOLDS, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

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



PROPOSED PLANT SCHEDULE							
QTY	UNIT	LATIN NAME	COMMON NAME	HIEGHT	SPREAD	O.C. SPACING	BALL DIA. / CONT. SIZE
3	ea.	TREES <i>Musa basjoo</i>	Hardy Banana	6-7'	6-7'		#5 Full
9	ea.	SHRUBS <i>Yucca 'Color Guard'</i>	Yucca	15'	15-18"	36"	#1 Full
9	ea.	GRASSES <i>Panicum virgatum 'Summer Sunrise'</i>	Shenandoah Switchgrass	15'	15-18"	42"	#1 Full container size

- ### NOTES:
- EXISTING CONDITIONS LANDSCAPE PLANS PROVIDE SITE LOCATIONS OF VARIOUS LANDSCAPE FORMS AND EXISTING VEGETATION.
 - ALL PROPOSED NEW PLANTINGS ARE HIGHLIGHTED IN BOLD FONT.
 - REFER TO THE PLANT SCHEDULE FOR FULL QUANTITIES AND SPECIES OF PROPOSED PLANTINGS.
 - PLANS ARE DRAWN ON AN OVERLAY SHEET OF THE SURVEY PLAN BY TRUE NORTH LAND SURVEYING FOR REFERENCE.

TAX MAP: 1-34 - 12.00 - 353.00
STATE: DELAWARE
COUNTY: 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 - 01871

SITE PLAN

SHAKA SHACK, LLC

FOR
KELLEY J. REYNOLDS

35308 ATLANTIC AVENUE, MILLVILLE, DE 19967

EXISTITNG CONDITIONS & PROPOSED: LANDSCAPE OVERLAY

SCALE: 1" = 30'-0"

PROJECT No.: **SHAKA SHACK, LLC.**

DATE: 2022-02-28

DRAWN BY: MH

35308 ATLANTIC AVE,
MILLVILLE DE 19967

STUDIO TIDE, LLC
14 NORTH PENNSYLVANIA AVE #501
BETHANY BEACH DE 19808

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