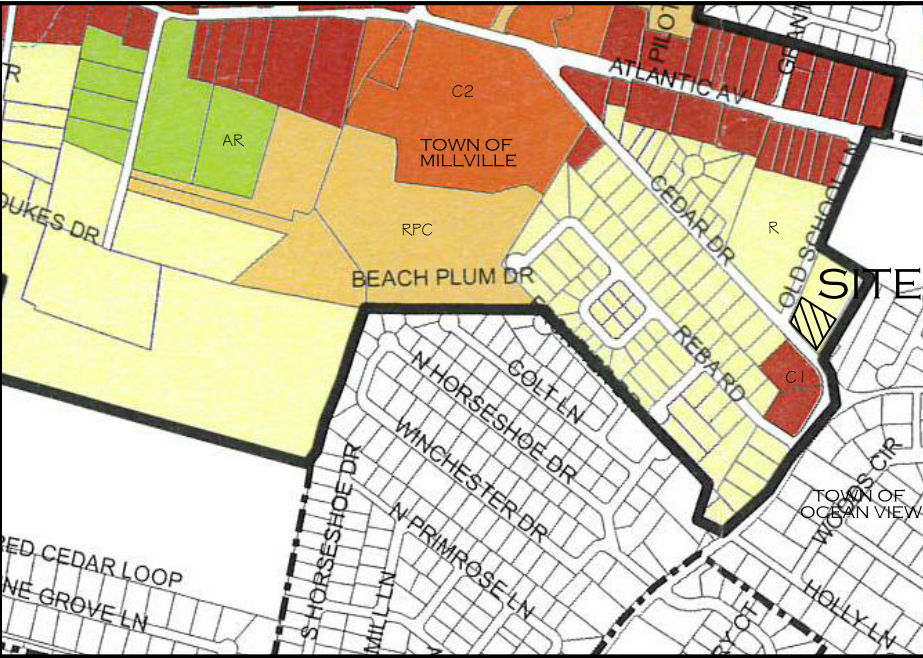
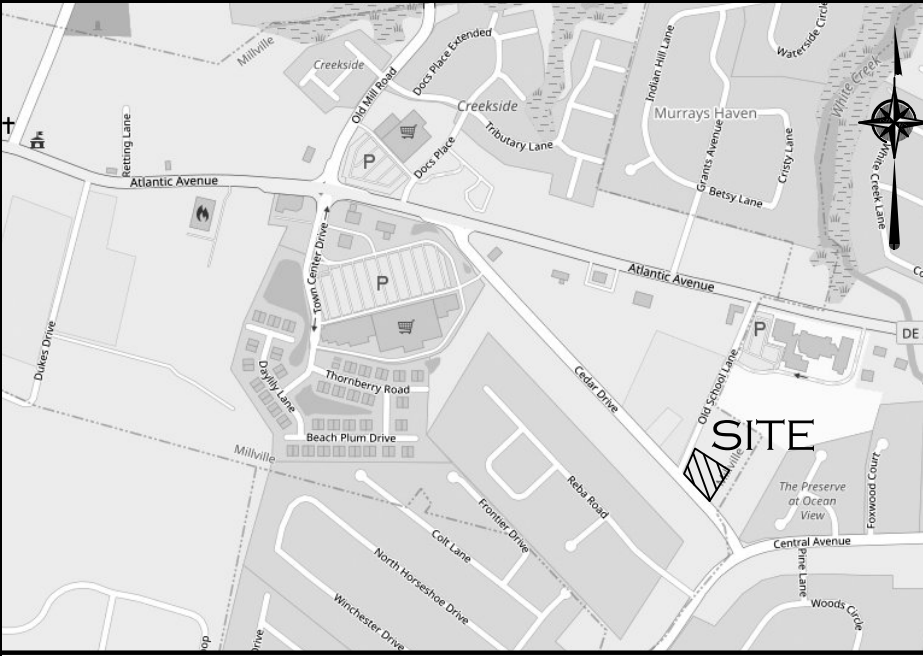


N / F  
MIKEN BUILDERS INC  
1-34 - 12.00 - 419.00  
OUTPARCEL B  
COMMUNITY STORMWATER  
MANAGEMENT  
ZONED R - RESIDENTIAL



LINE	BEARING	DISTANCE
L1	N 43°27'36" W	194.50'
L2	N 23°48'24" E	144.09'
L3	S 57°22'07" E	210.96'
L4	S 32°44'40" W	72.43'
L5	S 32°35'24" W	116.71'

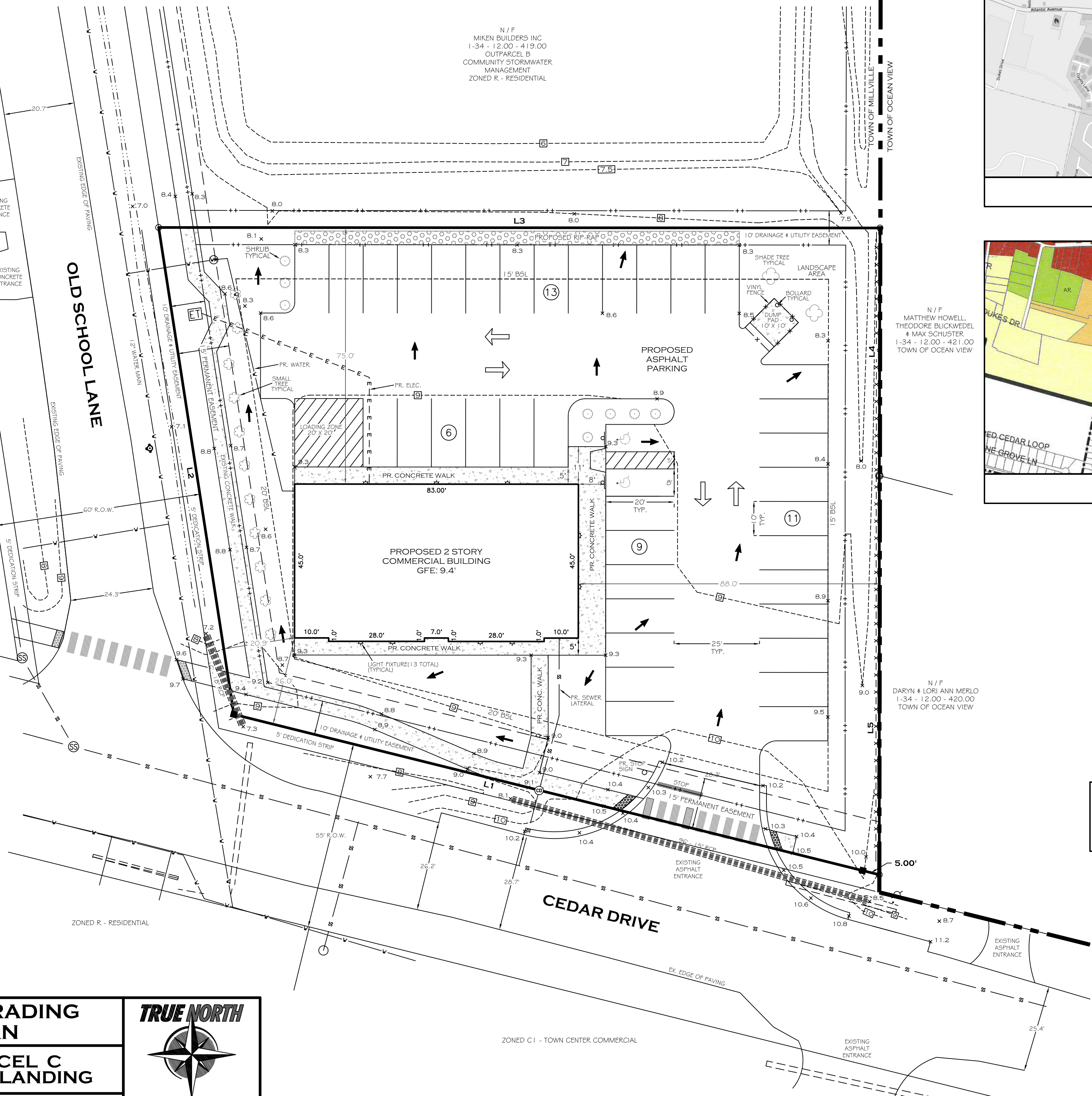
CODE SUMMARY: 2021 IBC & NFPA  
 TOTAL BUILDING AREA: 7,582 SQ. FT.  
 OCCUPANCY CLASSIFICATION: BUSINESS  
 TYPE OF CONSTRUCTION: 5 B  
 BUILDING HEIGHT & AREAS: HEIGHT 38'-6"  
 BUSINESS AREA 7,401 SQ. FT.

**SITE NOTES**

- CLASSIFICATION OF SURVEY: URBAN
- ZONE: COMMERCIAL
- BUILDING SETBACK LINES (BSL)  
 FRONT 20'  
 SIDE 15'  
 REAR 15'  
 ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER TOWN OF MILLVILLE & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.
- NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- OWNERS OF RECORD:  
 MICHAEL J. CUMMINGS & KATHLEEN M. CUMMINGS  
 ADDRESS: 32782 CEDAR DRIVE, MILLVILLE, DE 19967.
- DEVELOPER: MIKEN BUILDERS, INC.  
 ADDRESS: 32782 CEDAR DRIVE, MILLVILLE, DE 19967.
- INFRASTRUCTURE:  
 SEWER: SUSSEX COUNTY SEWER  
 WATER: TIDEWATER UTILITIES.
- OFF-STREET PARKING:  
 REQUIRED SPACES: 25  
 PROPOSED SPACES: 39 (2 ACCESSIBLE SPACES PER ADA REQUIREMENTS).
- COVERAGE AREA:  
 TOTAL PROPOSED AREA OF IMPERVIOUS SURFACE: 22,256 S.F. 67.72%
- OFF-STREET PARKING AREA IN THE SIDE YARD ALONG "OUTPARCEL B" OCCUPIES 41.3% OF THE SIDE YARD AREA.

TAX MAP	1-34 - 12.00 - 419.05
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	MILLVILLE
AREA	32,863 ± SQ. FT.
DEED REF.	-
PLAT REF.	311 / 74, 313 / 75
DRAWN BY	CJP
DATE	05/09/23, 05/16/23, 09/21/23
SCALE	1" = 20'
SURVEY #	DE - 06601.OPC

**SITE / GRADING PLAN**  
**OUTPARCEL C**  
**SOUTHERN LANDING**  
 FOR  
**MICHAEL & KATHLEEN CUMMINGS**  
 CEDAR DRIVE, MILLVILLE, DE 19967



N / F  
MATTHEW HOWELL  
THEODORE BLICKWEDEL  
& MAX SCHUSTER  
1-34 - 12.00 - 421.00  
TOWN OF OCEAN VIEW

N / F  
DARYN & LORI ANN MERLO  
1-34 - 12.00 - 420.00  
TOWN OF OCEAN VIEW

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, DE PLS # 735  
DATE

THIS CERTIFIES THAT THE PROPOSED BUILDING'S PLACEMENT IS PROPER, DIMENSIONS ARE CORRECT & I HEREBY AUTHORIZE ALL FIELD WORK TO BE PERFORMED.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

■	CONC. MON. FOUND
○	IRON PIPE FOUND
●	POINT
⊕	EX. HYDRANT
⊗	EX. CLEANOUT
⊙	EX. WATER METER
x 9.3	PROPOSED GRADE
○	PROPOSED LIGHT POLE
⊖	PROPOSED CONTOUR
—	EXISTING SEWER
—	EXISTING WATER
→	FLOW ARROW