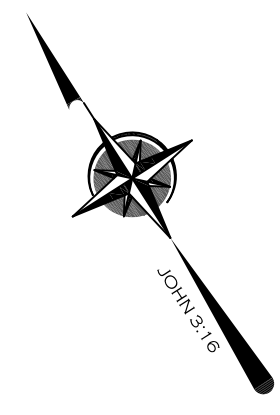
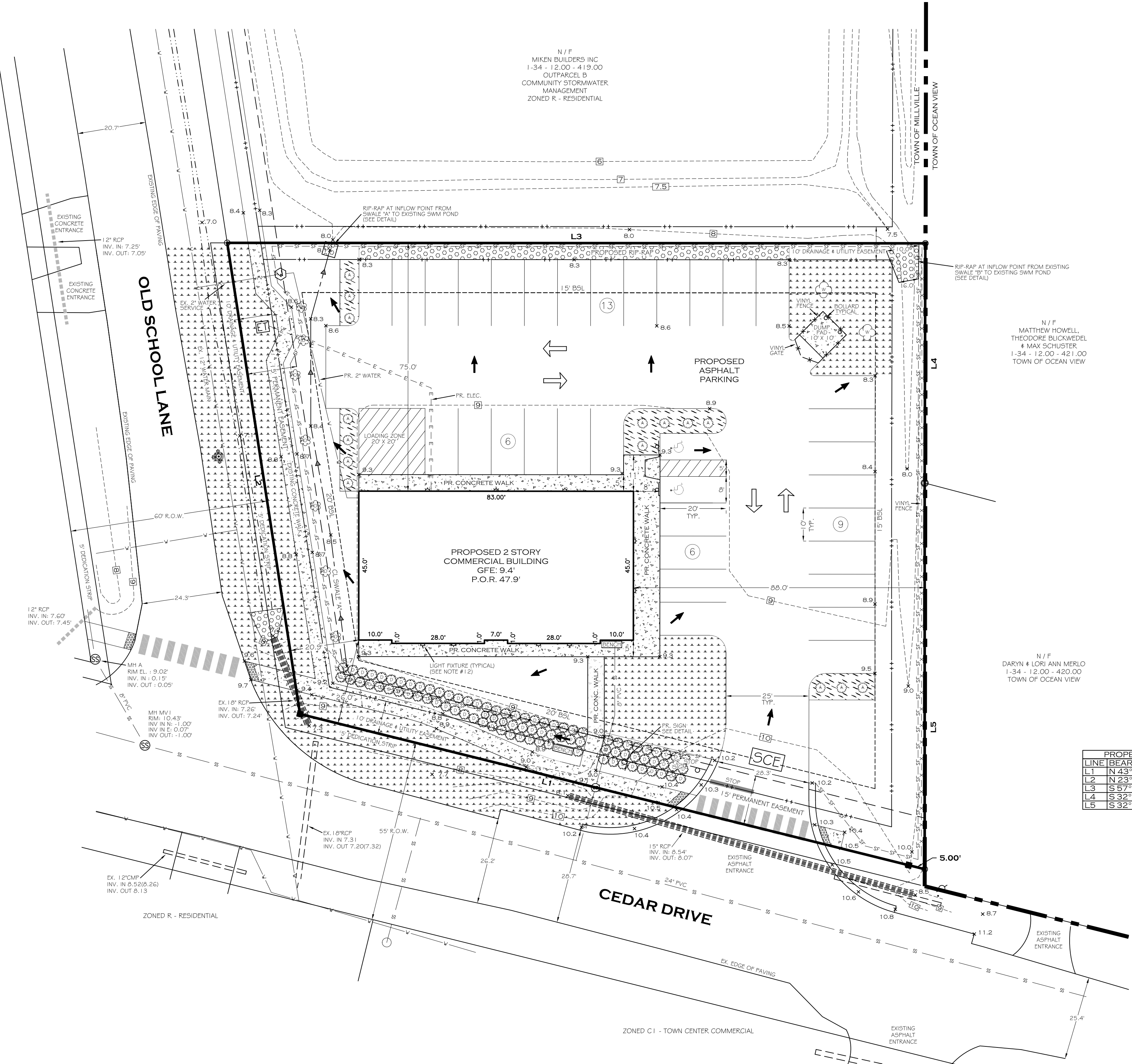
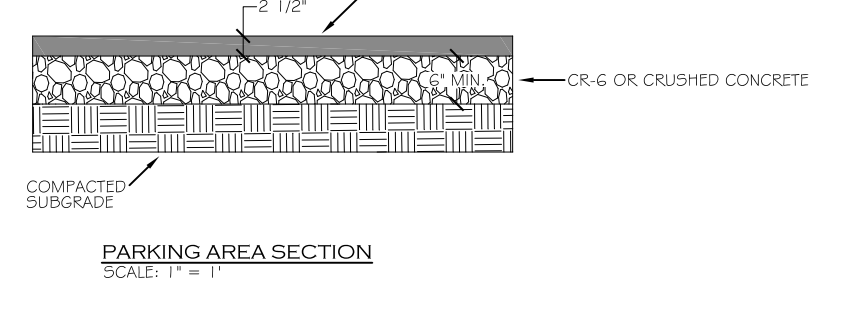
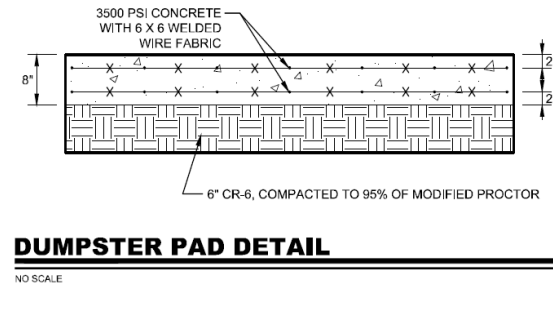
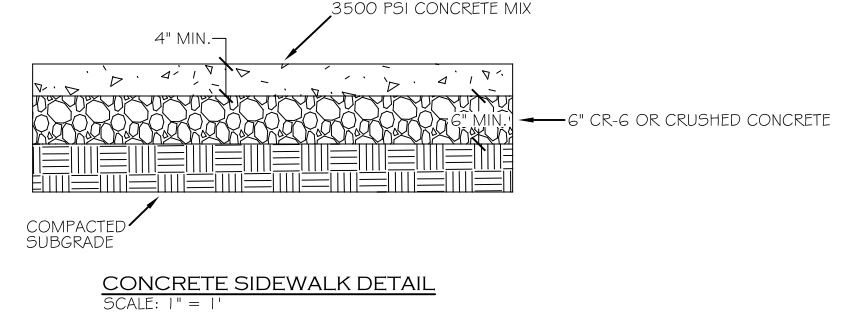
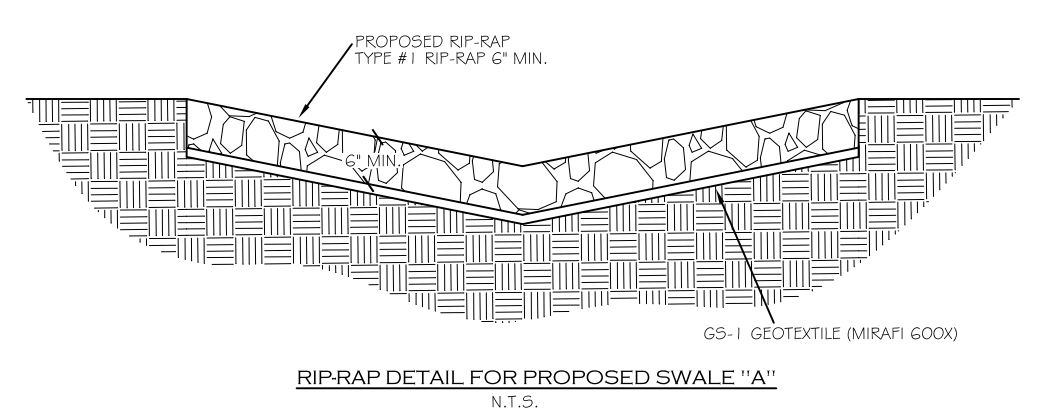
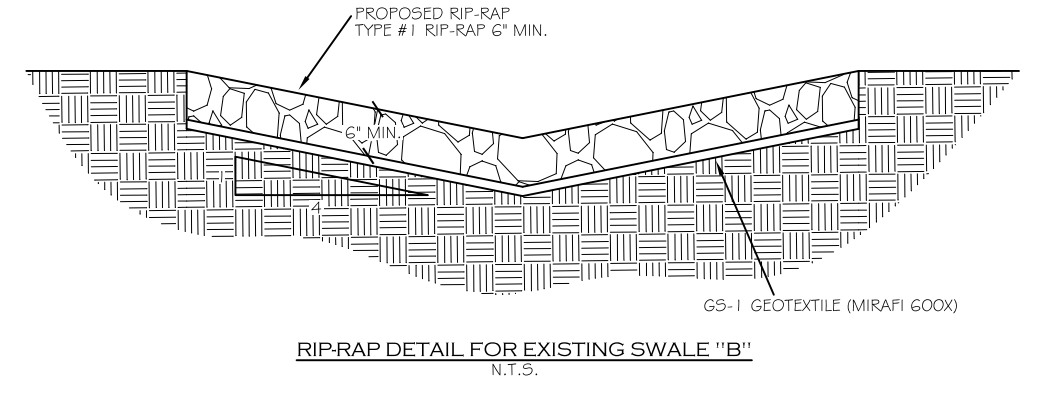
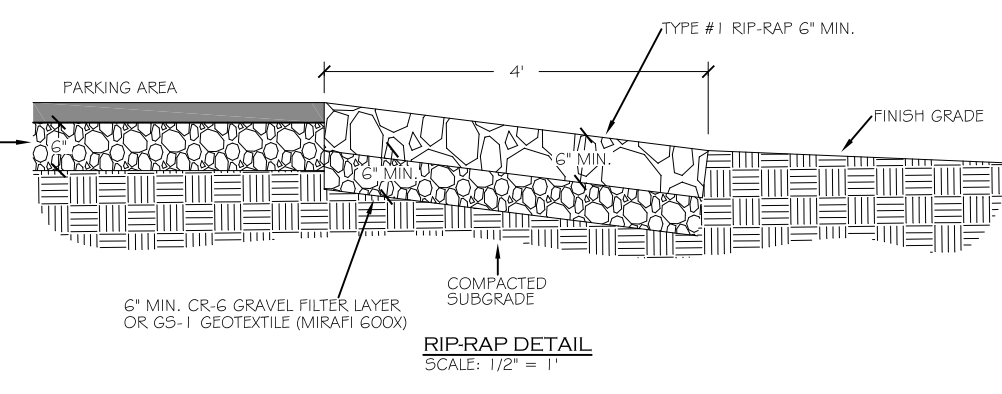
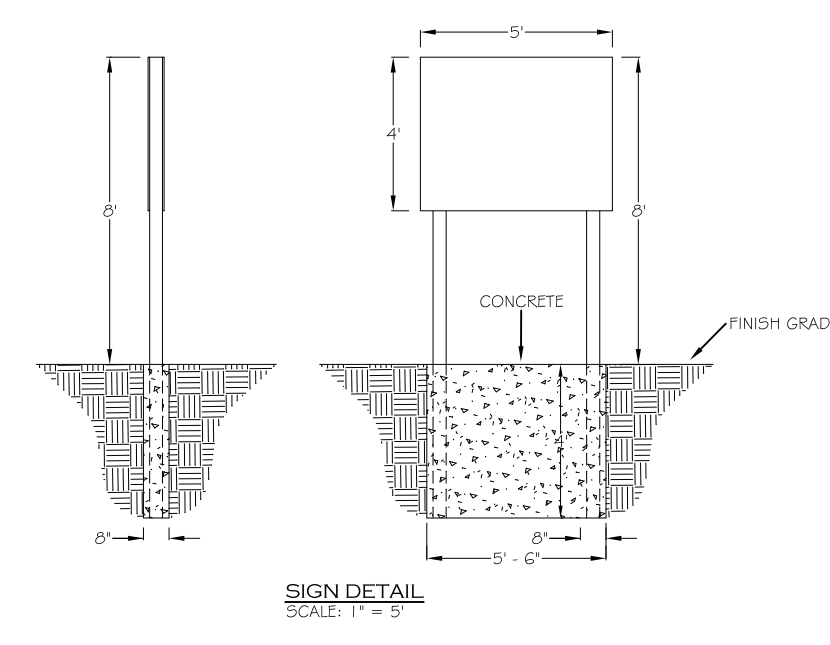
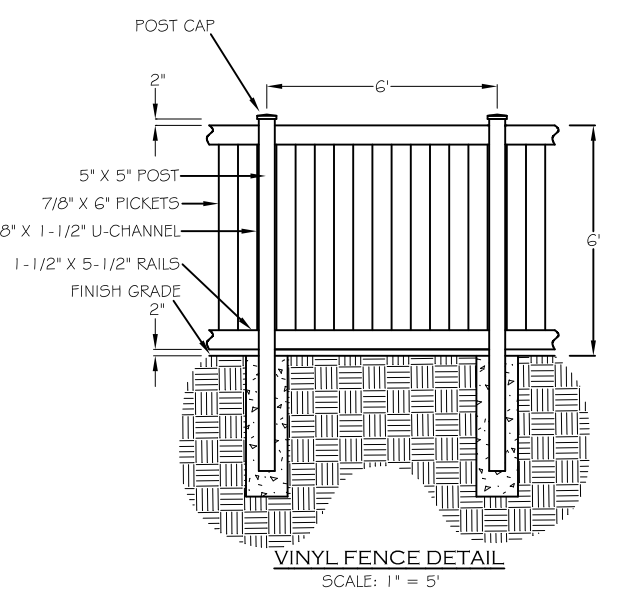


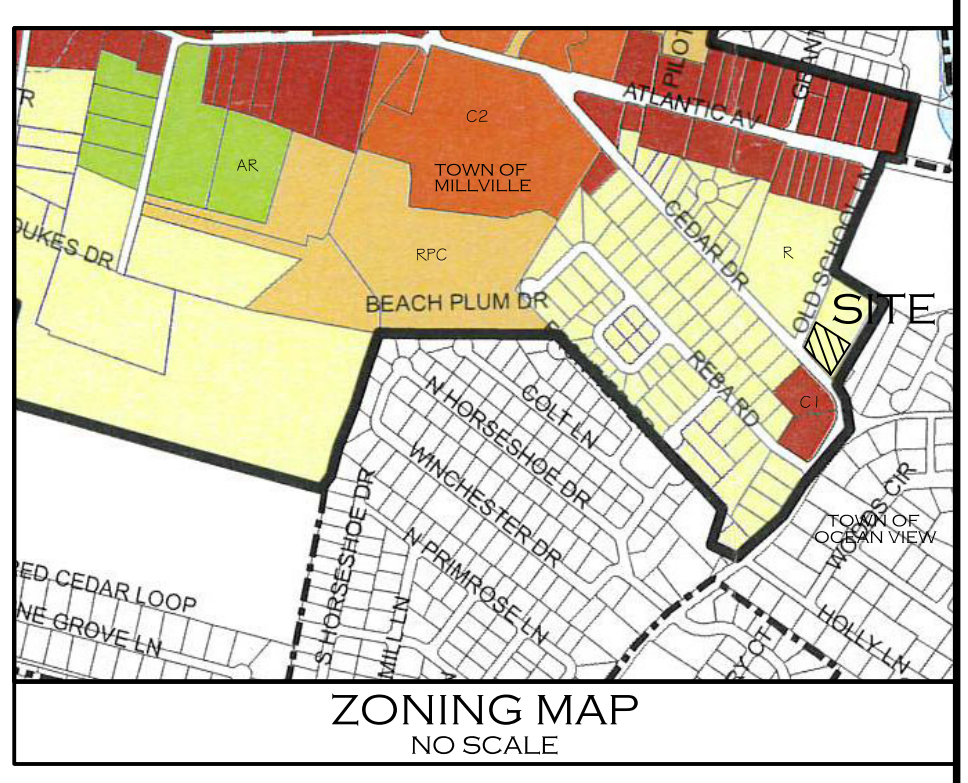
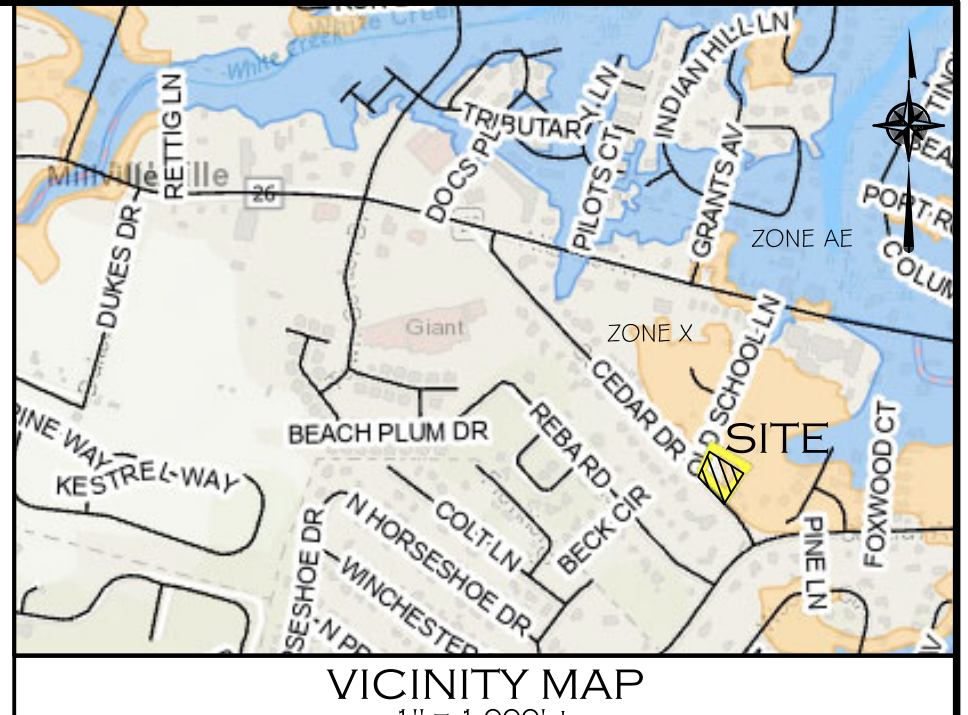
OWNER'S CERTIFICATION	
I, Michael J. Cummings & Kathleen M. Cummings, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AS A DNR/EC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNR/EC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.	
OWNER: MICHAEL J. CUMMINGS 32782 CEDAR DRIVE MILLVILLE, DE. 19967	DATE
OWNER: KATHLEEN M. CUMMINGS 32782 CEDAR DRIVE MILLVILLE, DE. 19967	DATE



ZONED R - RESIDENTIAL



LINE	BEARING	DISTANCE
L1	N 43° 27' 38\"/>	
L2	N 23° 48' 24\"/>	
L3	S 57° 22' 07\"/>	
L4	S 32° 44' 40\"/>	
L5	S 32° 35' 24\"/>	



- SITE NOTES**
- CLASSIFICATION OF SURVEY: URBAN
 - EXISTING ZONE: RESIDENTIAL
 - PROPOSED 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: 35
PROPOSED SPACES: 34 (2 ACCESSIBLE SPACES PER ADA REQUIREMENTS).
 - SITE COVERAGE AREA:
 - LOT AREA: 3,283 S.F.
 - BUILDING: 3,791 S.F.
 - PARKING AND DUMPSTER PAD AREA: 1,3762 S.F.
 - SIDEWALK AREA: EXISTING AND PROPOSED: 1,685 S.F.
 - EXISTING ENTRANCE AREA: 411 S.F.
 - TOTAL PROPOSED AREA OF IMPERVIOUS SURFACE: 20,935 S.F. 63.79%
 - OFF-STREET PARKING AREA IN THE SIDE YARD ALONG "OUTPARCEL B" OCCUPIES 41.3% OF THE SIDE YARD AREA.
 - ALL SITE LIGHTING WILL BE INSTALLED ON AND PROJECTED OFF BUILDING. FRONT OF BUILDING TO HAVE 8 FIXTURES (4 ON THE 1ST FLOOR AND 4 ON THE 2ND FLOOR); REAR OF BUILDING TO HAVE 3 FIXTURES; RIGHT SIDE OF BUILDING TO HAVE 2 FIXTURES; TOTAL BUILDING EXTERIOR FIXTURES 13.

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.

LAND SURVEYOR CERTIFICATION
 I, BRADLEY A. ABSHER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND IN MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
 BRADLEY A. ABSHER
 PROFESSIONAL LAND SURVEYOR # 735

LEGEND

	CONC. MON. FOUND
	IRON PIPE FOUND
	POINT
	EX. HYDRANT
	EX. CLEANOUT
	EX. WATER METER
	PROPOSED GRADE
	PROPOSED LIGHT POLE
	EXISTING SEWER
	EXISTING WATER
	FLOW ARROW
	DAYLILY
	AMERICAN BOXWOOD
	OCTOBER GLORY MAPLE
	WILLOW OAK
	KENTUCKY BLUEGRASS
	WOOD MULCH

TAX MAP #	1-34-12.00-419.05
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	MILLVILLE
SUBDIVISION	
LOT	OUTPARCEL C
DEED REF.	
PLAT REF.	311 / 74 / 313 / 75
DRAWN BY	MCS / CP
DATE	02 / 06 / 2024
REVISED	
SCALE	1" = 20'
SURVEY #	DE - 06601

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

