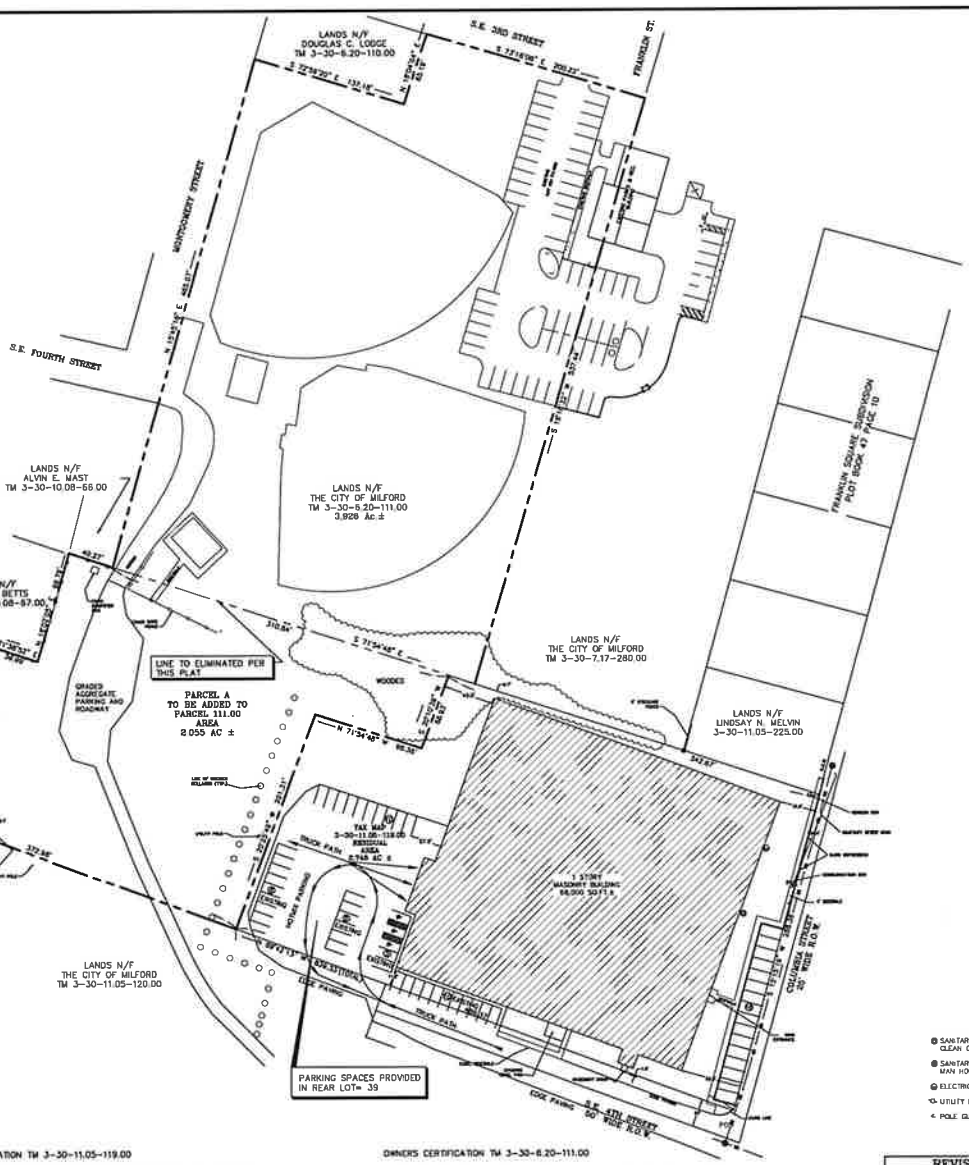

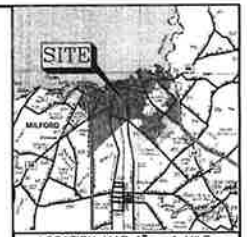

LOCATION MAP 1" = 1 MILE

DATA COLUMN

OWNER OF RECORD
GROWUSA, LLC.
301 SE 4TH STREET
MILFORD, DELAWARE 19963
C/O MR. DAVID HITCHENS

TM#	3-30-6 20-111.00 3-30-11.05-119.00
CURRENT ZONING	I-1(3-30-11.05-119.00) R-2(3-30-6.20-111.00)
LAND AREA	
PARCEL A	2 055 AC.±
RESIDUAL	2.748 AC.±
TOTAL	4.803 AC.±
3-30-6 20-111.00	3 926 AC.±
COMBINED LAND AREA	5.981 AC.±
RESIDUAL FRONTAGE:	754 73'
PARCEL A FRONTAGE:	118.93'(BALLPARK LANE)
REQUIRED SETBACKS	
FRONT	75 FEET
SIDE	40 FEET
REAR	45 FEET
REQUIRED LAND AREA	2 AC. MIN
PROPOSED LAND AREA	2.748 AC
MAX. COVERAGE	
PER CODE	60%
PRE ADJUSTMENT	49 3%
POST ADJUSTMENT	78 7% (RESIDUAL LOT)
SEWER	CITY OF MILFORD
WATER	CITY OF MILFORD
REQUIRED PARKING	38 SPACES
RATIONALE	SALES OFFICE 1 PER 200 SQ.FT AREA= 2200 SQ.FT ÷ 1 1 SPACES MANUFACTURING 1 PER 2 EMPLOYEES SHIFT OF GREATEST NO. OF EMP. EMPLOYEES= 53 SPACES= 27
PARKING PROVIDED	TOTAL= 55 OFFICE 16 SPACES MANUFACTURING 39 SPACES

EXCESS PARKING WILL ACCOMODATE 34 ADDITIONAL EMPLOYEES

NOTES:

NO STATE WETLANDS ARE PRESENT ON THIS SITE PER THE DNREC ENVIRONMENTAL NAVIGATOR MAP.

PER F.I.R.M. PANEL 10005C0041K, EFFECTIVE MARCH 18, 2015 THIS SITE LIES ENTIRELY IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE: WHERE MONUMENTATION RECOVERED AT THE TIME OF THE FIELD SURVEY CONFLICTED WITH BEARINGS AND DISTANCES DESCRIBED IN THE DEED OF RECORD, THE ACTUAL MONUMENTATION WAS HELD.

BASIS OF BEARINGS= SURVEY BY BOB NASH ASSOCIATES DATED JULY 18, 2011
SURVEY CLASS= SUBURBAN
NO EASEMENTS PROVIDED

- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MAN HOLE
- ELECTRIC METER
- UTILITY POLE
- POLE GUY

SURVEYOR'S CERTIFICATION

I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE PRACTICE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 DATE

OWNERS CERTIFICATION TM 3-30-11.05-119.00

WE, GROW USA, LLC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE/TITLE DATE

OWNERS CERTIFICATION TM 3-30-6.20-111.00

WE, THE CITY OF MILFORD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MAYOR OF THE CITY OF MILFORD DATE

REVISIONS
Oct. 28, 2015 NOTE
APRIL 16, 2015 PER CITY
APRIL 20, 2015 PER CITY
APRIL 29, 2015 PER CLIENT
JUNE 4, 2015 ADD PARKING
JUNE 23, 2015 PER CITY
JULY 9, 2015 PER CITY
JULY 22, 2015 HC PARKING

SITE PLAN AND MINOR LOT LINE ADJUSTMENT PLAN FOR:

Property of:
GROWUSA, LLC.

MERESTONE CONSULTANTS, INC.
ENGINEERS · PLANNERS · SURVEYORS

CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

DATE: APRIL 10, 2014	
W.O.: 23008N	
SCALE: 1"= 30'	
F.B.: BNA-6	DRAWN BY: RMH
T.M.: 3-30-11.05-119.00	DISK: FSM-MINOR

Warning: Original paper plans contain a raised impression of a professional seal. Original mylar plans contain a red ink stamp of a professional seal. Unauthorized copies may contain fraudulent, incorrect, erroneous, or misleading information or omit important and relevant information. Do not use or rely on unauthorized copies.