



AR - AGRICULTURAL RESIDENTIAL

DENSITY (UNITS PER ACRE)	1.0 DWELLING UNITS PER 10 ACRES
MINIMUM LOT AREA	10 ACRES
MAXIMUM IMPERVIOUS SURFACE COVERAGE	23%
MINIMUM FRONT YARD SETBACK	40 FEET LOCAL 75 FEET (MAJOR)
MINIMUM SIDE YARD SETBACK	25 FEET (60 FEET AGG.)
MINIMUM REAR YARD SETBACK	40 FEET
REQUIRED OPEN SPACE	N/A
MINIMUM ROAD FRONTAGE	200 FEET
MINIMUM FRONTAGE - SUBDIVISION STREET	150 FEET
MINIMUM LOT WIDTH	150 FEET

SOILS LEGEND

FadA	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA
HsA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES
KfA	KEYPORT FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
KpA	KEYPORT SILT LOAM, 0 TO 2 PERCENT SLOPES
LhA	LENNI SILT LOAM, 0 TO 2 PERCENT SLOPES
RoA	ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES
WdcA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN



SOILS MAP

SCALE 1" = 500'



WETLANDS MAP

SCALE 1" = 500'

SUPERSEDES NOTE

THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN OF SAM YODER COMMERCIAL RECREATIONAL FACILITY, DATED SEPTEMBER 24, 2006, AND RECORDED AUGUST 11, 2010 IN THE RECORDS OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, KENT COUNTY APPLICATION NO. CS-05-18

PROPOSED USE

CAMP GROUND (PUBLIC OR PRIVATE) BY CONDITIONAL USE COMMERCIAL RECREATION FACILITY FARM WINERY, BREWERY, OR DISTILLERY, WITH ACCESSORY GIFT SHOP, MEETING HALL, RETAIL SALES AND TASTING FACILITY

GENERAL NOTES:

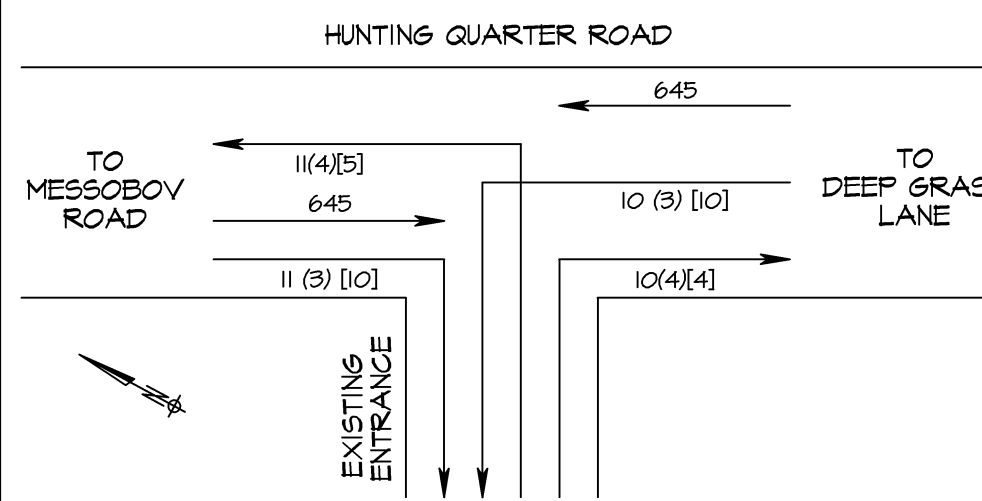
- BOUNDARY SHOWN IS FROM A SURVEY BY HILLCREST ASSOCIATES INC. DONE IN APRIL 2021.
- SURFACE FEASURES AND WETLANDS ARE FROM A FIELD SURVEY BY HILLCREST ASSOCIATES INC. DONE IN APRIL 2021
- THERE ARE NO FLOODPLAINS LOCATED WITHIN THIS PROPERTY PER FEMA MAP #10001C0435H, EFFECTIVE ON 05/05/2003
- WETLANDS DELINEATION BY BACK CREEK ENVIRONMENTAL CONSULTING IN MAY 2021.
- THERE IS NO CONSTRUCTION PROPOSED BY THIS PLAN.
- THE SITE IS LOCATED OUTSIDE OF THE GROWTH ZONE.
- SOIL INFORMATION IS FROM THE USDA WEB SOIL SURVEY.
- ALL WOODLAND AREAS SHOWN HEREON HAVE BEEN OBTAINED FROM GIS DATA. ALL AREAS WITHIN THE PARCEL ARE TO BE PRESERVED AS PART OF THIS PLAN.
- ALL TOPOGRAPHY SHOWN HEREON HAVE BEEN OBTAINED FROM DELAWARE LIDAR DATA SITE. THE DATUM SOURCE OF THE GIS CONTOURS IS USGS NAVD83.
- PORTIONS OF THE PROPERTY LIE WITHIN AN EXCELLENT RECHARGE AREA.
- EACH CAMPER SITE PARKING SPACE IS LOCATED WITHIN THE CAMPER SITE AREA ADJACENT TO WHERE THEY WOULD PARK THE CAMPER.

CONDITIONAL USE CS-05-18 (REV) DECISION FOR EXPANDED COMMERCIAL RECREATIONAL FACILITY AND CAMPGROUND

- PERMITTED USE VIOLATION 21-855 SHALL BE REVOLVED AND CLOSED OUT 1 YEAR FROM PRELIMINARY APPROVAL OR THIS CONDITIONAL APPROVAL SHALL BE CONSIDERED INVALID AND A NEW APPLICATION WILL BE REQUIRED.
- THE APPLICANT/OWNER SHALL REPAIR AND CONTINUALLY MAINTAIN ALL PERIMETER FENCING IN GOOD CONDITION AND INSTALL 1/2" FENCE WITH BARBWARE WITH NO TRESPASSING SIGNAGE 100FT. APART IN MULTIPLE LOCATIONS AROUND THE PERIMETER. SIGNAGE SHALL INFORM THE CAMPERS THAT THEY ARE AT THE CAMPSITE'S BOUNDARY AND TRESPASSING ON A NEIGHBORING PROPERTY COULD RESULT IN IMMEDIATE EJECTION FROM THE CAMPSITE.
- THE APPLICANT/OWNER SHALL INSTALL A SCREENING BUFFER ALONG THE FRONT OF THE CAMPGROUND.
- THE CAMPGROUND IS LIMITED TO THE NUMBER OF CAMPSITES, CABINS AND TENT AREAS SHOWN ON THE PROPOSED PLANS AND ANY EXPANSION WILL REQUIRE AN ADDITIONAL PUBLIC HEARING PROCESS.
- NO PERMANENT/FULLTIME RESIDENCY OF ANY SORT SHALL BE PERMITTED WITH THE CAMPGROUND; THE MAXIMUM STAY SHALL BE NO LONGER THAN 30 DAYS.
- ALL CAMPERS UTILIZING THE FACILITY SHALL BE TAGGED, CURRENT TAGS TRANSFERABLE OR TRANSPORTABLE, MEANING ABLE TO BE MOVED, NOT FIXED.
- A TEMPORARY ACTIVITY PERMIT SHALL BE REQUIRED FOR ACTIVITIES OUTSIDE OF THE ESTABLISHED "QUIET TIME" HOURS OF 10 PM TO 8 AM.
- COMPLAINTS ABOUT AGRICULTURAL USES WITHIN A MILE RADIUS BY CAMPGROUND OWNERS/OCCUPANTS SHALL BE PROHIBITED.
- THE FINAL SITE PLAN MUST BE APPROVED WITHIN 24 MONTHS OF THE PRELIMINARY PLAN APPROVAL AND CONSTRUCTION SHALL COMMENCE WITHIN 18 MONTHS OF THE FINAL PLAN APPROVAL.
- FAILURE TO COMPLY WITH THE CONDITIONS OF APPROVAL OR APPLICABLE REGULATIONS CAN RESULT IN A REVOCATION OF ANY PERMITS ISSUED FOR THIS CONDITIONAL USE AND A REVOCATION OF THE CONDITIONAL USE ITSELF.

TRAFFIC GENERATION - HUNTING QUARTER ROAD

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM
ADT (A.M. PEAK HOUR) [P.M. PEAK HOUR]

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - N-0421 HUNTING QUARTER - LOCAL ROADWAY
POSTED SPEED LIMIT - 30 MPH
ADT - 1586 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED ADT - 1,230 (US 1185) 1,650 TRIPS
10 YEAR PROJECTED ADT + SITE ADT - 1,661 TRIPS
TRAFFIC PATTERN GROUP - 1 (FROM 2020 DELDOT TRAFFIC SUMMARY)

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL, 4TH EDITION
54 ACRES, CAMPGROUND BY PARK #18
ONE ENTRANCE - FULL MOVEMENT
TOTAL ADT FOR CAMPGROUND 42 TRIPS



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ANYWHERE IN **DELAWARE**

STOP CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8355

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE
MISS UTILITY OF DELMARVA

LEGEND:

PROPERTY LINE	----
TAX DITCH EASEMENT	----
SETBACK LINE	----
WETLAND LINE	WL
PAVEMENT LINE	----
STONE LINE	----
ADJOINING PROPERTY LINE	----
MATCH LINE	----
SITE AREA LIMITS	----

OFF-STREET PARKING

SKIMMING POOL OR OTHER RECREATIONAL ACTIVITY
COMMERCIAL
1 SPACE FOR EACH 4 PERSONS BASED ON THE FACILITY'S DESIGN CAPACITY +
1 SPACE FOR EACH EMPLOYEE

410 PATRONS: 103 SPACES
8 EMPLOYEES: 8 SPACES

TOTAL REQUIRED PARKING: 111 SPACES

TOTAL EXISTING PARKING 119 SPACES (6 ADA COMPLIANT)

WETLAND CERTIFICATION

I, Kelly James Pierson, do hereby state to the best of my professional judgment that the information contained within this report (Map#6-00-19500-01-0402-0001) has been prepared with acceptable environmental research methods, is true and correct, and has been prepared in accordance with the U.S. Army Corp Wetlands Manual (1987), the Atlantic and Gulf Coastal Plain Interim Regional Supplement (2010), the DNREC Wetlands Act of 1973, and the Regulations Governing the use of Subaqueous Lands in accordance with the provisions of 7 Del. C. 7212.

Kelly James Pierson
Owner/Senior Environmental Scientist
Back Creek Environmental Consulting

Date_____

IMPERVIOUS CALCULATIONS

TOTAL LOT	134.31 AC
MAXIMUM IMPERVIOUS LOT COVERAGE	30.84 AC (23%)
EXISTING IMPERVIOUS:	
EXISTING BUILDING	1.34 AC
EXISTING CONCRETE	0.21 AC
EXISTING ASPHALT	1.49 AC
TOTAL EXISTING IMPERVIOUS	3.10 AC (2.3%)

CERTIFICATION OF PLAN ACCURACY

I, Peter Bloodgood, hereby certify that I am a professional surveyor with a background in survey in the State of Delaware, and that the plan shown and described hereon, is true and correct to the accuracy required and accepted surveying standards and practices and by the State of Delaware to the extent that it describes the bearing and distances, other than those of the perimeter boundary, of subdivided lands, and that the existing monuments, other than in the perimeter boundary, shown hereon actually exist and that their positions are accurately shown.

Peter Bloodgood
Professional Surveyor

Date_____

TREE CALCULATION

SITE AREA	28.125 ACRES
1251,245 SF	
1251,245 SF / 3,000 = 417.08 TREES	
417 TREES GREATER THAN 3" REQUIRED	

LOCATION MAP

SCALE: 1"= 800'

DATA COLUMN

- TAX PARCEL NUMBER: M# 6-00-19500-01-0402-00001
- TOTAL TRACT ACREAGE: 134.314 ACRES
- ZONING DISTRICT - AR - AGRICULTURAL RESIDENTIAL
- PROPERTY OWNER: COVIELLO FARM, LLC
PO BOX 25
YORKLYN, DE, 19736
- SOURCE OF TITLE: D 11046 0025 D 2651 0018 D 2581 0172
- METHOD OF WATER SUPPLY: ON-LOT WELL (PERMIT NO. 107505)
ON-LOT WELL (PERMIT NO. 181404)
- METHOD OF SEWAGE DISPOSAL: ON-LOT SEPTIC (PERMIT NO. 207828-5)
ON-LOT DUMP STATION (PERMIT NO. 222131)
- TOTAL ACREAGE WETLANDS: 24.43 ACRES ±
- TOTAL ACREAGE WOODLANDS: 54.12 ACRES ±
- EXISTING MONUMENTS: (U) 0
(C) 1
- PERCENT SLOPE: 0.0491 FT/FT

CAMP GROUND CITERIA (205-397.8.A)

- THE LOT FOR SUCH A USE SHALL BE AT LEAST FIVE ACRES IN AREA.
- ALL RECREATIONAL FACILITIES ADJACENT TO A RESIDENCE OR RESIDENTIAL USE SHALL HAVE BEEN APPROVED BY THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- ALL CAMPSITES, MOBILE HOMES AND RECREATIONAL VEHICLE SITES SHALL BE LOCATED AT LEAST 50 FEET FROM ALL ADJOINING PROPERTY LINES.
- EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT IT IS DEFLECTED AWAY FROM ADJACENT PROPERTIES AND PASSING MOTORISTS.
- OFF-STREET PARKING IS PROVIDED FOR ANY ANIMALITY COMMERCIAL OR FOOD/BEVERAGE SERVICE USE IN ACCORDANCE WITH REQUIREMENTS FOR SUCH USES IN ARTICLE XVII, PARKING.
- ALL REQUIREMENTS, REGULATIONS AND RECOMMENDATIONS SUBMITTED BY ANY AGENCY MEMBER OF THE DEVELOPMENT ADVISORY COMMITTEE SHALL BE SATISFIED.

COMMERCIAL REC. FACILITES (205-332)

- ALL STRUCTURES ARE SET BACK AT LEAST 100 FEET FROM ALL ADJOINING PROPERTY LINES.
- ALL RECREATIONAL FACILITIES ADJACENT TO A RESIDENCE OR RESIDENTIAL USE SHALL BE SCREENED BY A SOLID FENCE OR WALL OR A LANDSCAPE SCREEN AT LEAST FIVE FEET IN HEIGHT.
- EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT IT IS DEFLECTED AWAY FROM ANY ADJACENT PROPERTIES AND FROM PASSING MOTORISTS.
- OFF-STREET PARKING IS PROVIDED IN ACCORDANCE WITH ARTICLE XVII, PARKING.
- ALL REQUIREMENTS, REGULATIONS AND RECOMMENDATIONS SUBMITTED BY ANY AGENCY MEMBER OF THE DEVELOPMENT ADVISORY COMMITTEE SHALL BE SATISFIED.

FARM WINERY, BREWERY, OR DISTILLERY, WITH ACCESSORY GIFT SHOP, MEETING HALL, RETAIL SALES, AND TASTING (205-67.K)

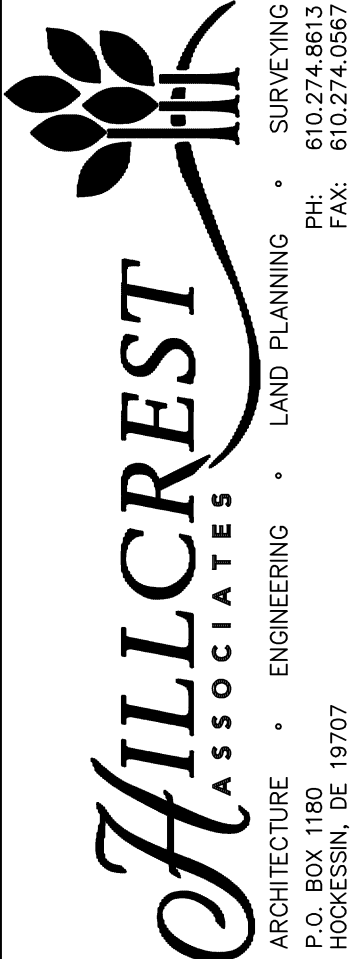
- THIS OPERATION IS PERMITTED ON A FARM OF 10 ACRES OR MORE.
- ALL PROCESSING MUST BE WITHIN AN ENCLOSED STRUCTURE.
- THE OWNER/OPERATOR SHALL BE LICENSED BY THE STATE OF DELAWARE ALCOHOL BEVERAGE CONTROL BOARD AND FEDERAL BUREAU OF ALCOHOL, TOBACCO AND FIREARMS.
- TO ENSURE THE PRESERVATION OF THE AGRICULTURAL CHARACTER OF THE NEIGHBORHOOD, THE WINERY/BREWERY/DISTILLERY AND ACCESSORY STRUCTURES SHALL BE DESIGNED TO MAINTAIN THE APPEARANCE OF THE AGRICULTURAL AREA.
- THE OPERATION SHALL BE CONDUCTED AT LEAST 100 FEET FROM ANY PROPERTY LINES. THESE SETBACKS DO NOT APPLY TO THE PLANTED CROPS ON THE FARM.
- THE RETAIL SALE OF BEVERAGES AND RELATED GOODS ARE ONLY PERMITTED IN AN ENCLOSED STRUCTURE (GIFT SHOP) NOT LARGER THAN 1,500 SQUARE FEET.
- THE MEETING HALL SHALL NOT EXCEED 5,000 SQUARE FEET IN AREA AND SHALL ALLOW THE PREPARATION OF FOOD ON PREMISES.
- ANY OUTSIDE STORAGE SHALL BE SCREENED FROM VIEW FROM ACCESS STREETS AND ADJOINING PROPERTIES WITH A SIX-FOOT-HIGH SCREENING BUFFER.

CERTIFICATION OF OWNERSHIP

Coviello Farm, LLC, hereby certifies that they are the owner of the property which is subject of this plan and that the land use action proposed by this plan is made out direction and that we authorize this plan to be recorded in accordance with the regulations of Kent County

Coviello Farm, LLC
Representative

Date_____

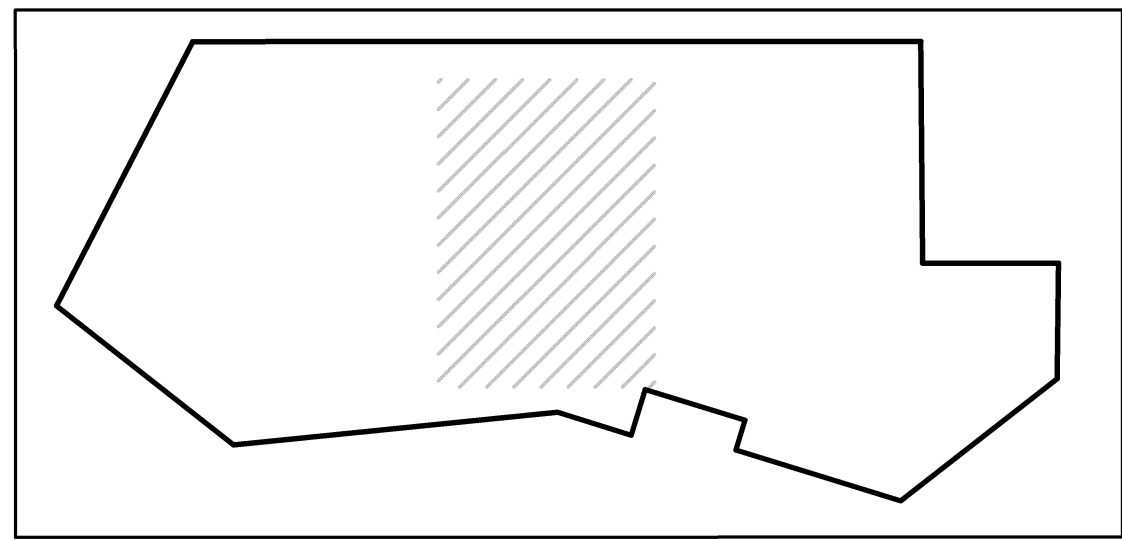


SEAL

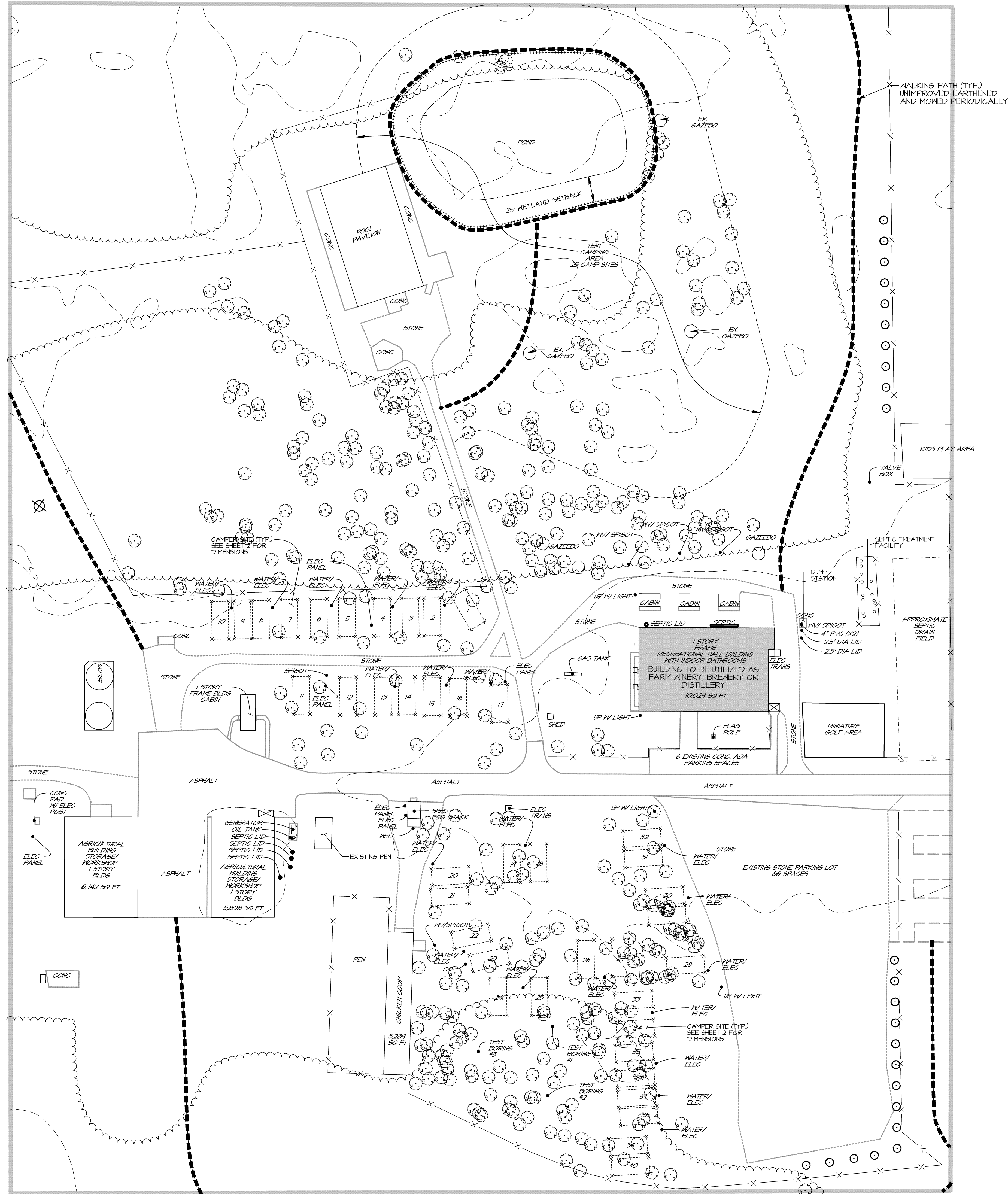
KENT COUNTY FILE NO. CS-05-18(REV)
SITE PLAN FOR AN AMENDMENT TO EXISTING
CS-05-18 (REV) CONDITIONAL USE FOR
YODER RECREATION - 89 HUNTING QUARTER ROAD
MISPILLION HUNDERPD
KENT COUNTY, DELAWARE

DATE:	REVISION
8-13-24	
DRAWN BY: TAS	
CHECKD. BY: RYL	
PROJ. NO.: 4646	
SCALE: 1"=250'	
CAD FILE NAME: 4046BD.PRO	

DWG. NO.



KEY MAP
1" = 800'



KENT COUNTY FILE NO. CS-05-18(REV)
SITE PLAN FOR AN AMENDMENT TO EXISTING
CS-05-18 (REV) CONDITIONAL USE FOR
YODER RECREATION - 89 HUNTING QUARTER ROAD
MISPILLION HUNTERED
KENT COUNTY, DELAWARE

DATE:	8-13-24	REVISION	
DRAWN BY:	TAS	REV PER COND. USE DECISION	TAS
CHECKD. BY:	RYL	REV PER COUNTY COMMENT	TAS
PROJ. NO.:	4646	REV PER COUNTY COMMENT	TAS
SCALE:	1"=50'	REV PER TOWNSHIP ENG	RTN
CAD. FILE NAME:	4046BD2.FXD		

DWG. NO.