

SITE PLAN FOR AN AMENDMENT TO EXISTING CS-05-18 (REV)/CS-24-04 CONDITIONAL USE FOR "89 HUNTING QUARTER ROAD" SITUATED IN MISPELLION HUNDRED KENT COUNTY, DE

AR - AGRICULTURAL RESIDENTIAL

DENSITY (UNITS PER ACRE)	10 DWELLING UNITS PER 10 ACRES
MINIMUM LOT AREA	10 ACRES
MAXIMUM IMPERVIOUS SURFACE COVERAGE	25%
MINIMUM FRONT YARD SETBACK	40 FEET LOCAL
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	30 FEET
REQUIRED OPEN SPACE	N/A
MINIMUM ROAD FRONTAGE	200 FEET
MINIMUM FRONTAGE - SUBDIVISION STREET	150 FEET
MINIMUM LOT WIDTH	100 FEET

SOILS LEGEND

Fada	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA
HsA	HANBROOK 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	ROSDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES
WdcA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN

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

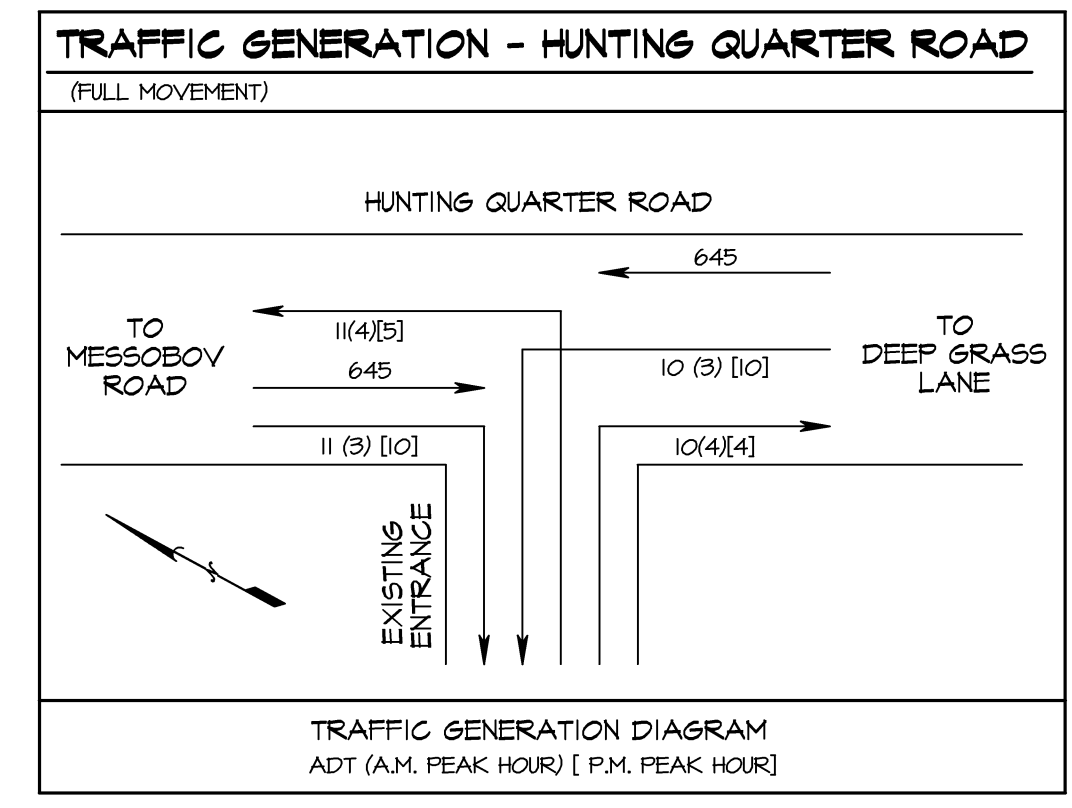
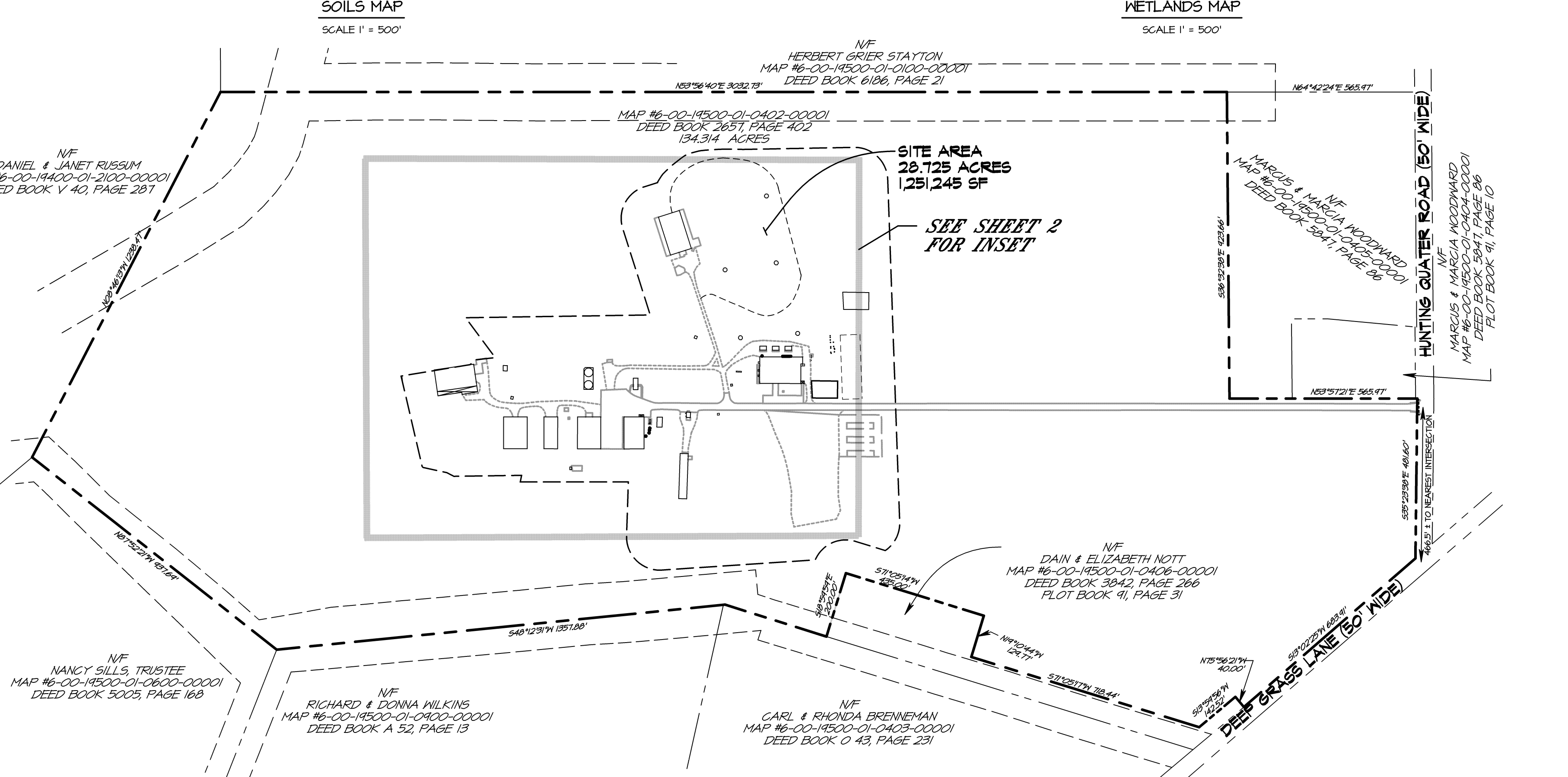
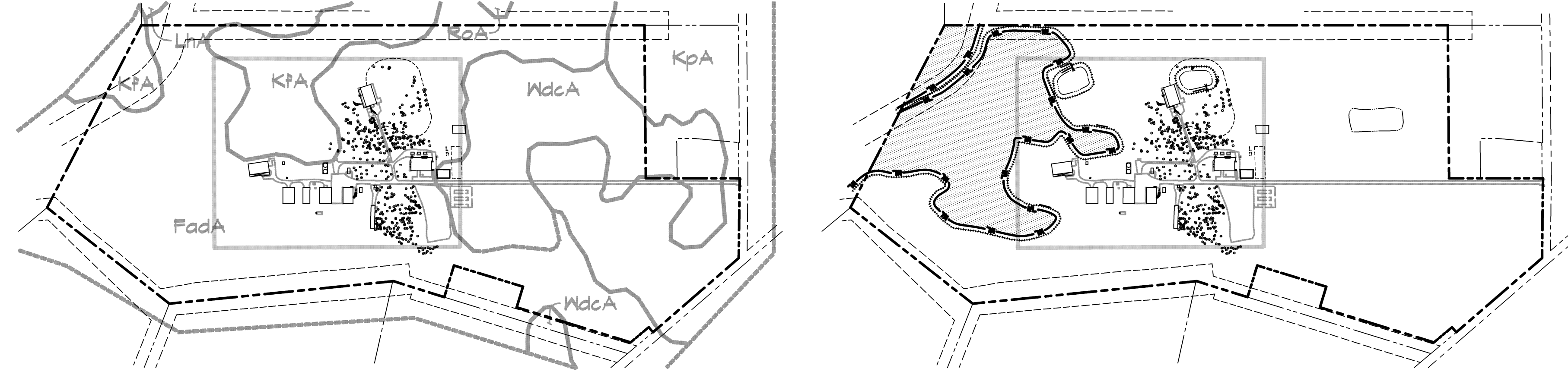
CAMP GROUND (PUBLIC OR PRIVATE) BY CONDITIONAL USE COMMERCIAL RECREATIONAL FACILITY, FARM WINERY, BREWERY, OR DISTILLERY, WITH ACCESSORY GIFT SHOP, MEETING HALL, RETAIL SALES AND TASTING FACILITY

GENERAL NOTES:

- BOUNDARY SHOWN IS FROM A SURVEY BY HILLCREST ASSOCIATES INC. DONE IN APRIL 2021.
- SURFACE FEATURES 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 HERON HAVE BEEN OBTAINED FROM GIS DATA. ALL AREAS WITHIN THE PARCEL ARE TO BE PRESERVED AS PART OF THIS PLAN.
- ALL TOPOGRAPHY SHOWN HERON 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 5' FENCE WITH BARBWARE WITH NO TRESPASSING SIGNAGE 100 FT. 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 EVICTION 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.

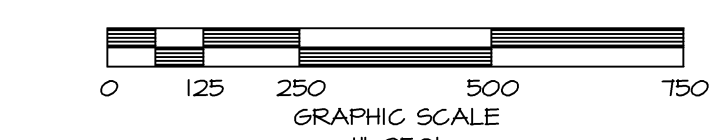


ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - H-2400 HUNTING QUARTER - LOCAL ROADWAY
 POSTED SPEED LIMIT - 30 MPH
 ADT - 1586 TRIPS (FROM 2020 PEDESTAL TRAFFIC SUMMARY)
 15 YEAR PROJECTED ADT - 1,236 TRIPS (1,520 TRIPS)
 15 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
 21 ACRES - CAMPGROUND BY PARK 48
 ONE ENTRANCE - FULL MOVEMENT
 TOTAL ADT FOR CAMPGROUND 42 TRIPS



BEFORE YOU DIG ANYWHERE IN DELAWARE
 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

SWIMMING POOL OR OTHER RECREATIONAL ACTIVITY
 COMMERCIAL
 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)

IMPERVIOUS CALCULATIONS

TOTAL LOT	134.31 AC
MAXIMUM IMPERVIOUS LOT COVERAGE	33.58 AC (25%)
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%)

TREE CALCULATION

SITE AREA	28,725 ACRES
1,251,245 SF	
1,251,245 SF / 3,000 = 417.08 TREES	
417 TREES GREATER THAN 3" REQUIRED	

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 5/1/2026

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 5/1/2026

LOCATION MAP

SCALE: 1" = 800'

DATA COLUMN

1. TAX PARCEL NUMBER:	M1 6-00-14500-01-0402-00001
2. TOTAL TRACT ACREAGE:	134.314 ACRES
3. ZONING DISTRICT -	AR - AGRICULTURAL RESIDENTIAL
4. PROPERTY OWNER:	COVIELLO FARM, LLC PO BOX 25 YORKLYN, DE, 19736
5. SOURCE OF TITLE:	D 11046 0025 D 2651 0048 D 2581 012
6. METHOD OF WATER SUPPLY:	ON-LOT WELL (PERMIT NO. 107505) ON-LOT WELL (PERMIT NO. 181404)
7. METHOD OF SEWAGE DISPOSAL:	ON-LOT SEPTIC (PERMIT NO. 207828-5) ON-LOT DUMP STATION (PERMIT NO. 222737)
8. TOTAL ACREAGE WETLANDS:	24.43 ACRES ±
9. TOTAL ACREAGE WOODLANDS:	54.12 ACRES ±
10. EXISTING MONUMENTS:	(1) 0 (2) 1
11. PERCENT SLOPE:	0.0491 FT/FT

CAMP GROUND CRITERIA (205-397.8.A)

- THE LOT FOR SUCH A USE SHALL BE AT LEAST FIVE ACRES IN AREA.
- THE PROPOSED WATER SUPPLY SYSTEM AND WASTEWATER DISPOSAL SYSTEM 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 ANCILLARY 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. FACILITIES (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.

SEAL

KENT COUNTY FILE NO. CS-24-04
 SITE PLAN FOR AN AMENDMENT TO EXISTING
 CS-05-18 (REV)/CS-24-04 CONDITIONAL USE FOR
 YODER RECREATION - 89 HUNTING QUARTER ROAD
 MISPELLION HUNDRED
 KENT COUNTY, DELAWARE

DATE	REVISION	2nd
8-13-24	TAS	
8-29-24	REV PER AG COMMENTS	
DATE:	8-13-24	
DRAWN BY:	TAS	
CHECKD. BY:	RVL	
PROJ. NO.:	4646	
SCALE:	1" = 250'	
CAD FILE NAME:	4046BD.FPC	

DWG. NO.

