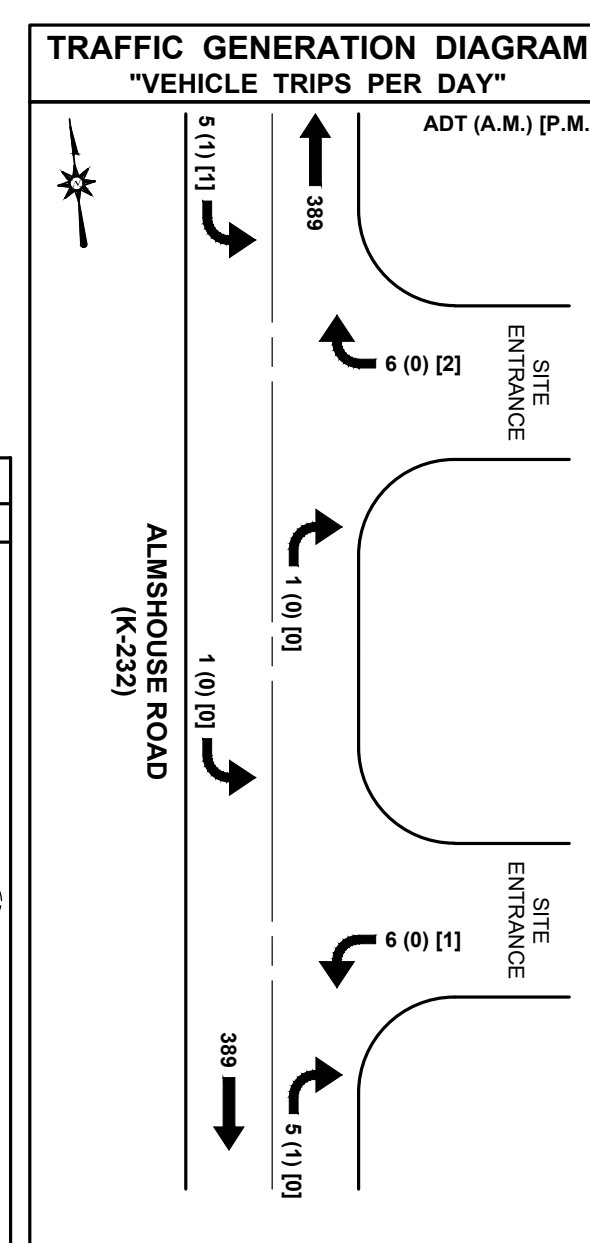


SURVEY LEGEND	
ITEM	EXISTING
UNMARKED POINT	○
CONCRETE MONUMENT	□ FCM
IRON PIPE	⊙ FIP
IRON PIPE W/ CAP	⊙ FIP
IRON ROD	⊙ FIR
IRON ROD W/ CAP	⊙ FIR
DRILL HOLE	⊙ FDH
STONE	⊙ FSTONE
PK NAIL	⊙ FPK

LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER	—	SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	— EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING	—	SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	— EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	—	SANITARY SEWER MANHOLE (S.M.H.)	—
INDIVIDUAL TREE OR BUSH	—	SANITARY SEWER CLEANOUT	—
WIRE FENCE	—	WATER MAIN & SIZE	— EX. 10" W.M.
CHARLINK FENCE	—	FIRE HYDRANT	— F.H.
STOCKADE FENCE	—	WATER VALVE (W.V.) OR METER (W.M.)	— W.V. / W.M.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	—	STORM DRAIN MANHOLE (S.D.M.H.)	—
DRAINAGE DITCH OR SWALE	—	STORM DRAIN LINE (CMP OR RCP)	—
EMBANKMENT SIDESLOPES (DOWN)	—	CATCH BASIN	—
CONTOUR	—	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	— U.T. / — U.E.
ELEVATION SPOT SHOT	—	UNDERGROUND ELECTRIC	— U.E.
BENCH MARK	—	UNDERGROUND TELEPHONE	— U.T.
PROPERTY OR RIGHT-OF-WAY LINE	—	UNDERGROUND GAS MAIN	— EX. 2" G.
CENTERLINE	—	PAVEMENT TO BE REMOVED	N/A
LIGHT POLE	—		



ROAD TRAFFIC DATA:	
FUNCTIONAL CLASSIFICATION	K-232 ALMSHOUSE RD - LOCAL
POSTED SPEED LIMIT	50 MPH
AADT	± 778 Trips (from 2022 Deldot Traffic Summary)
10 YEAR PROJECTED AADT	(1.16) x 778 = 903 TRIPS
10 YEAR PROJECTED AADT + SITE ADT	928 TRIPS
TRAFFIC GROUP PATTERN	- 7
DIRECTIONAL SPLIT	50% / 50%
PEAK HOUR	- 16.4% x 928 = 152 TRIPS (from 2022 Deldot Traffic Summary)

SITE TRIPS GENERATED:	
SOURCE:	ITE TRIP GENERATION MANUAL (11TH EDITION)
ITE:	R&2 RECREATIONAL VEHICLE SALES
TOTAL SITE ADT	= (4.82 x 5 = 24 TRIPS)
A.M. PEAK HR. TRIPS	= 2 (85% IN / 15% OUT)
P.M. PEAK HR. TRIPS	= 4 (31% IN / 69% OUT)
DIRECTIONAL DISTRIBUTION:	
50% TO & FROM NORTH (12 TRIPS)	(1 a.m. pk.) (3 p.m. pk.)
50% TO & FROM SOUTH (12 TRIPS)	(1 a.m. pk.) (1 p.m. pk.)
15.5% TRUCKS & BUSES	x 12 = 2

- ### GENERAL NOTES
- THE TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE. IN MARCH 2023.
  - A BOUNDARY SURVEY WAS NOT COMPLETED ON SUBJECT PARCEL. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A RECORD PLAN ENTITLED "SUBDIVISION OF LANDS OF RODNEY L. & JOAN L. CAULK" (PB. 36 PG. 78), AS PREPARED BY W. JULIAN MARVEL, PLS.
  - PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRMAPS 10001C0230J, EFFECTIVE DATE JULY 7, 2014, AND 10001C0227J, EFFECTIVE DATE JULY 7, 2014.
  - BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
  - ALL STORAGE OF VEHICLES SHALL BE BEHIND THE BUILDING SETBACK LINE.
  - ANY FABRICATION OF PARTS OR REPAIR ACTIVITIES SHALL TAKE PLACE WITHIN A BUILDING.
  - REFUSE AND CONTAINERS MAY NOT BE VISIBLE FROM OUTSIDE OF THE SCREENING WHEN VIEWED FROM GROUND LEVEL AT THE PROPERTY LINE. THE HEIGHT OF SCREENING MAY NOT BE LESS THAN THAT OF THE REFUSE OR CONTAINERS. REFUSE COLLECTION AREAS SHALL NOT BE LOCATED IN OR ADJACENT TO DRAINAGEWAYS OR STORM DRAINS.
  - THE TYPE, HEIGHT, LOCATION AND SHADING OF EXTERIOR LIGHTS SHALL BE DESIGNED NOT TO SHINE OR REFLECT LIGHT INTO ADJACENT BUILDINGS OR ONTO ADJACENT PROPERTY. FLASHING, REVOLVING, OR INTERMITTENT LIGHTS MAY NOT BE USED, EXCEPT AS NEEDED FOR SAFETY.

- ### SUPERSEDES NOTE:
- THIS PLAN SUPERSEDES CONDITIONAL USE C-88-04 IN ITS ENTIRETY.

### SITE DATA

1. OWNER OF RECORD:	RONALD W. & THERESA L. LLOYD TRUSTEE 1298 ALMSHOUSE ROAD CAMDEN WYOMING, DELAWARE 19934
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 308 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3. PROPERTY LOCATION:	1298 ALMSHOUSE ROAD, CAMDEN WYOMING, DE 19934 LATITUDE N 39° 02' 35.23" GR80 - NAD83 (2011) LONGITUDE W 75° 33' 35.73" GR80 - NAD83 (2011)
4. TAX PARCEL NUMBER:	7-00-09300-02-1301-00001
5. DEED REFERENCE:	D.R. 12246-99
6. PLAT REFERENCE:	P.B. 36-78
7. SITE AREA SUMMARY:	13.7320 ACRES ±
8. ZONING CLASSIFICATIONS:	AC - AGRICULTURAL CONSERVATION
9. SETBACKS:	AC - AGRICULTURAL CONSERVATION FRONT YARD: 40 FT LOCAL ROAD / 75 MAJOR ROAD SIDE YARD: 15 FT (60 FT AGGREGATE) REAR YARD: 30 FT
10. BULK REQUIREMENTS:	AC - AGRICULTURAL CONSERVATION MAXIMUM DENSITY: 1.0 DWELLING PER ACRE MINIMUM LOT AREA: 1 ACRE MINIMUM LOT WIDTH: 150 FT COVERAGE: 25% MAX IMPERVIOUS MINIMUM FRONTAGE: 200 FT (STATE RD) / 150 FT (SUBDIVISION ST) BUILDING HEIGHT: 35 FT FOR PRINCIPLE STRUCTURES
11. PARKING CALCULATIONS:	300 SF OFFICE SPACE REQUIRES 1.5 PARKING SPACES (1 SPACE/200 SF FLOOR AREA) 4,522 SF OF STORAGE AREA REQUIRES 4.5 PARKING SPACES (1 SPACE/1,000 SF FLOOR AREA) TOTAL SPACES REQUIRED: 6 SPACES EXISTING SPACES: 6 SPACES
12. PRESENT USE:	RESIDENTIAL WITH HORSE TRAILER SALES

13. PROPOSED USE:	RESIDENTIAL WITH HORSE TRAILER SALES
14. EXISTING IMPERVIOUS:	0.21 ACRES ± 0.21 / 1.43 = 15% IMPERVIOUS (WITHIN TRAILER SALES LIMITS)
15. PROPOSED IMPERVIOUS:	1.05 ACRES ± 1.05 / 13.73 = 7% IMPERVIOUS (OVERALL PARCEL) 0.21 ACRES ± 0.21 / 1.43 = 15% IMPERVIOUS (WITHIN TRAILER SALES LIMITS) 1.05 ACRES ± 1.05 / 13.73 = 7% IMPERVIOUS (OVERALL PARCEL)
16. ACREAGE DEDICATED TO STORMWATER:	0.00 ACRES ±
17. ACREAGE DEDICATED TO WOODLAND PRESERVATION:	0.00 ACRES ±
18. OUTDOOR LIGHTING:	EXISTING LIGHTING: ATTACHED TO EXISTING BUILDINGS PROPOSED LIGHTING: N/A
19. PERCENT SLOPE:	EXISTING 2%
20. ROAD CLASSIFICATION:	ALMSHOUSE ROAD - LOCAL ROAD (50 M.P.H.)
21. GROWTH ZONE:	PARCEL IS NOT WITHIN THE GROWTH ZONE
22. DdDOT TID:	PARCEL IS NOT WITHIN THE DdDOT TID
23. INVESTMENT LEVEL:	PARCEL IS WITHIN LEVEL 4 INVESTMENT AREAS
24. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - X HORIZONTAL: NAD 83 (2011) DSP - X
25. SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND 4 FOUND
26. MONUMENTATION:	
27. SURVEY CLASSIFICATION:	SUBURBAN SURVEY
28. SOURCE OF WATER:	ON SITE (PRIVATE)
29. SOURCE OF SEWER:	ON SITE (PRIVATE)
30. LANDSCAPING:	WAIVER REQUESTS: 1) SECTION 187-7 - TREE PLANTING REQUIREMENTS 2) SECTION 187-79(A) - BUFFERING OF NON-RESIDENTIAL USES FROM RESIDENTIAL USES
31. GRADING:	NONE PROPOSED

**BECKER MORGAN GROUP**

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PROJECT TITLE

## DELWOOD TRAILER SALES

(S-23-01)

1298 ALMSHOUSE ROAD  
CAMDEN WYOMING, DE 19934  
NORTH MURDERKILL HUNDREED KENT COUNTY

SHEET TITLE

## PRELIMINARY PLAN

0 25 50 100  
SCALE: 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE 24x30		

PROJECT NO.: 2022256.00  
DATE: 03/28/23  
SCALE: 1" = 50'  
DRAWN BY: J.D.R. / PROJ. MGR.: J.D.R.  
SHEET  
**1 OF 1**  
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