

1. NO MORE THAN 75% OF EACH LOT IN BG -- GENERAL BUSINESS DISTRICT SHALL BE COVERED BY IMPERVIOUS SURFACES.
2. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
4. PLAIN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
6. THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
7. THE BOUNDARY INFORMATION SHOWN IS BASED ON PLAT BOOK 113, PAGE 70 AND DEED REFERENCE M-32-10 AND DOES NOT REPRESENT A PHYSICAL FIELD SURVEY.
8. THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS IN THE AREA OUTSIDE OF THE PROPOSED FENCED IN AREA FOR CONSTRUCTION OF THE AMISH SCHOOL HOUSE.
9. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DEPICTED ON FEMA MAP NO. 10001C0064I, DATED JULY 7, 2014.
10. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
11. THE PROPOSED BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
12. LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
13. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
14. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
15. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARMING OPERATIONS.
16. THIS PROPERTY MAY BE IMPACTED BY STREAMS, DITCHES, PONDS OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES PONDS OR LAKES, AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.
17. THIS PROPERTY MAY BE IMPACTED BY WETLANDS. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) TO DETERMINE IF WETLANDS EXIST.



1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DDOT)'S CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE R/W OR MAY OBSTRUCTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

PROPERTY BOUNDARY		
RIGHT-OF-WAY LINE		
LOT LINE		
BUILDING SETBACK LINE		
ZONING DISTRICT LINE		
EXISTING CONTOUR		
PROPOSED CONTOUR		
EXISTING STORM DRAIN		
PROPOSED STORM DRAIN		
EXISTING SANITARY SEWER		
PROPOSED SANITARY SEWER		
EXISTING WATER LINE		
PROPOSED WATER LINE		
EXISTING UTILITY POLE		
EXISTING ROAD SIGN		
EXISTING SPOT ELEVATION		26×27
PROPOSED SPOT ELEVATION		(26×27)

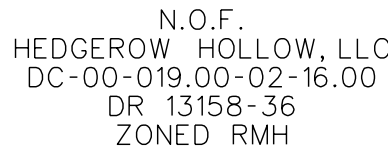
I, KEVIN R. MINNICH, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

KEVIN R. MINNICH, PE *9027

DATE _____



I, KARTIK PATEL OF SHIV SHANKER LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

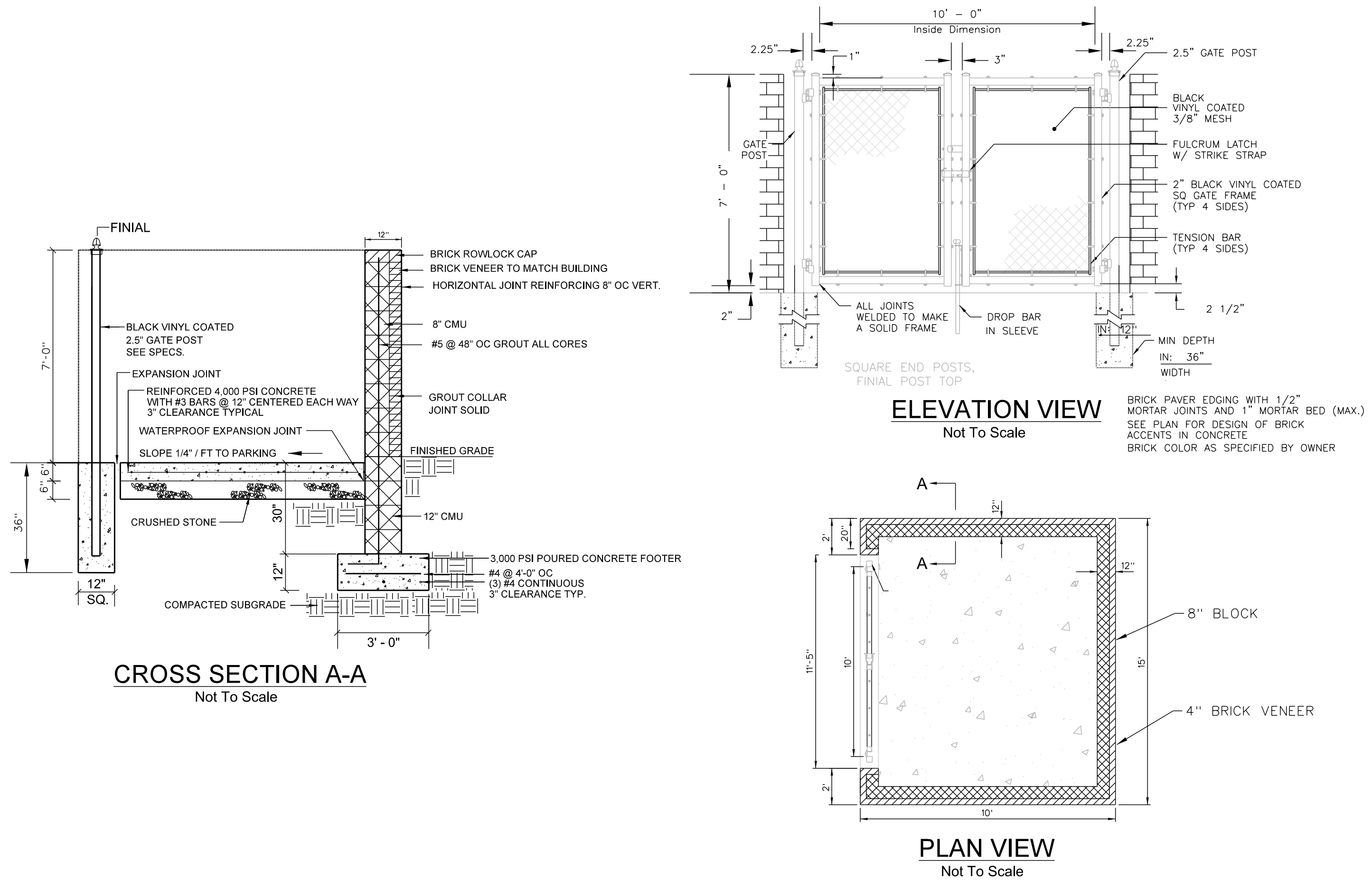
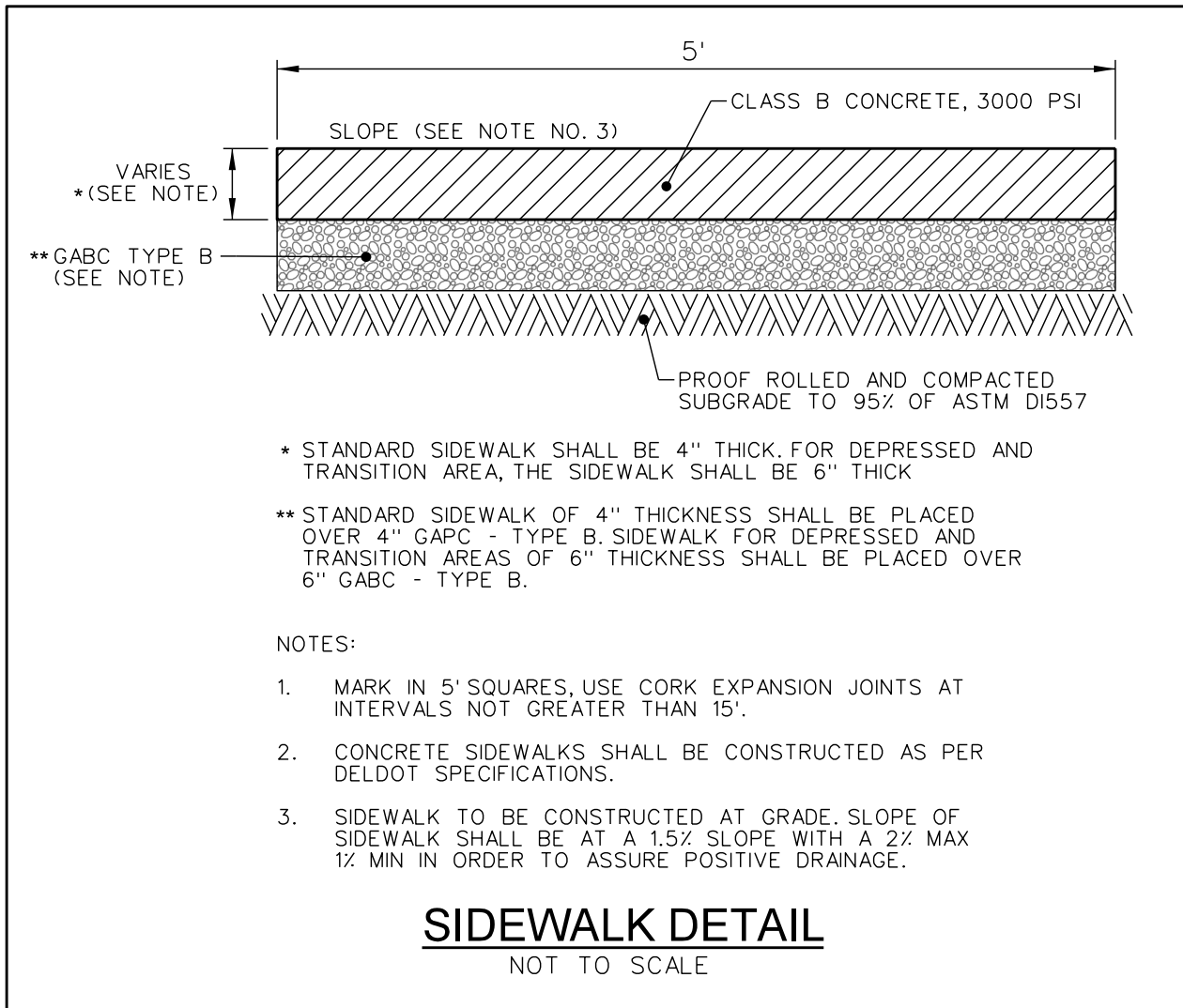
KARTIK PATEL DATE



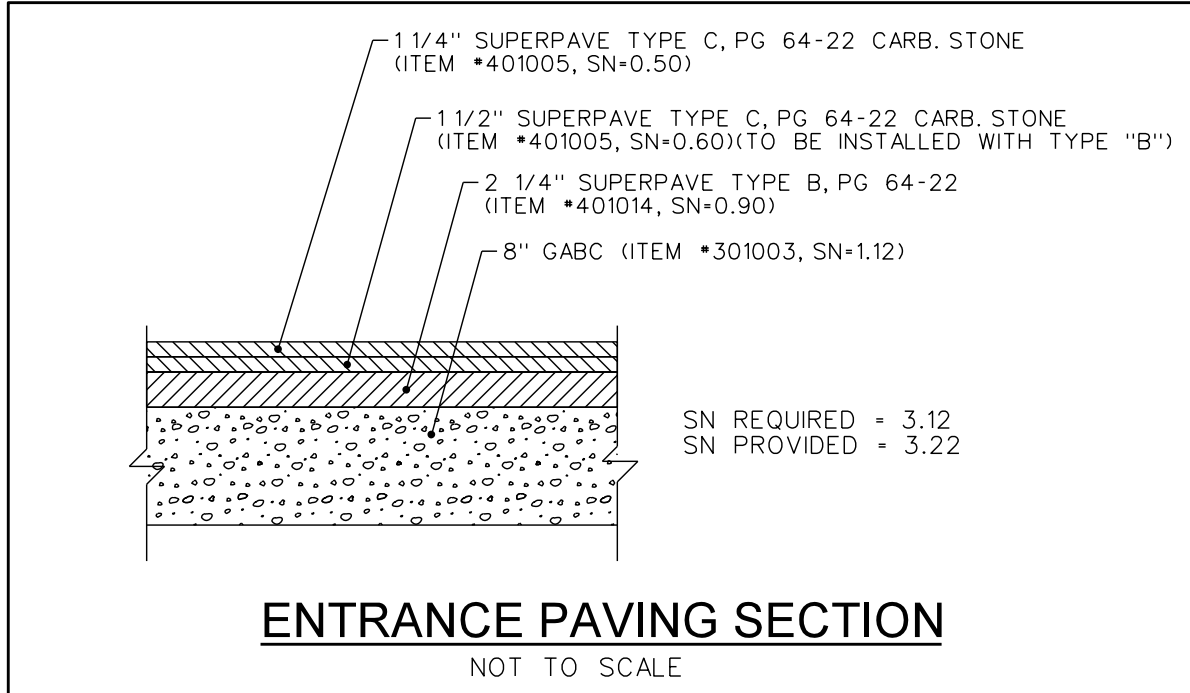
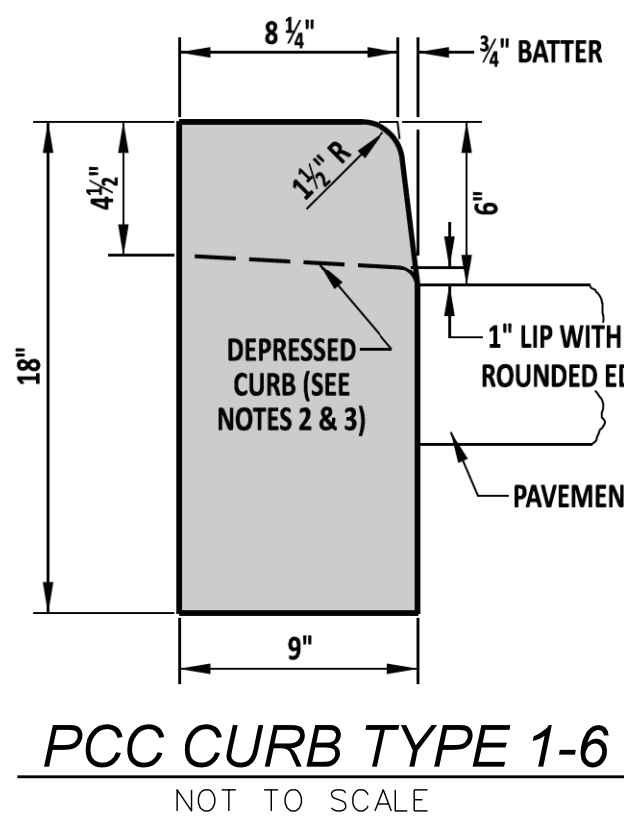
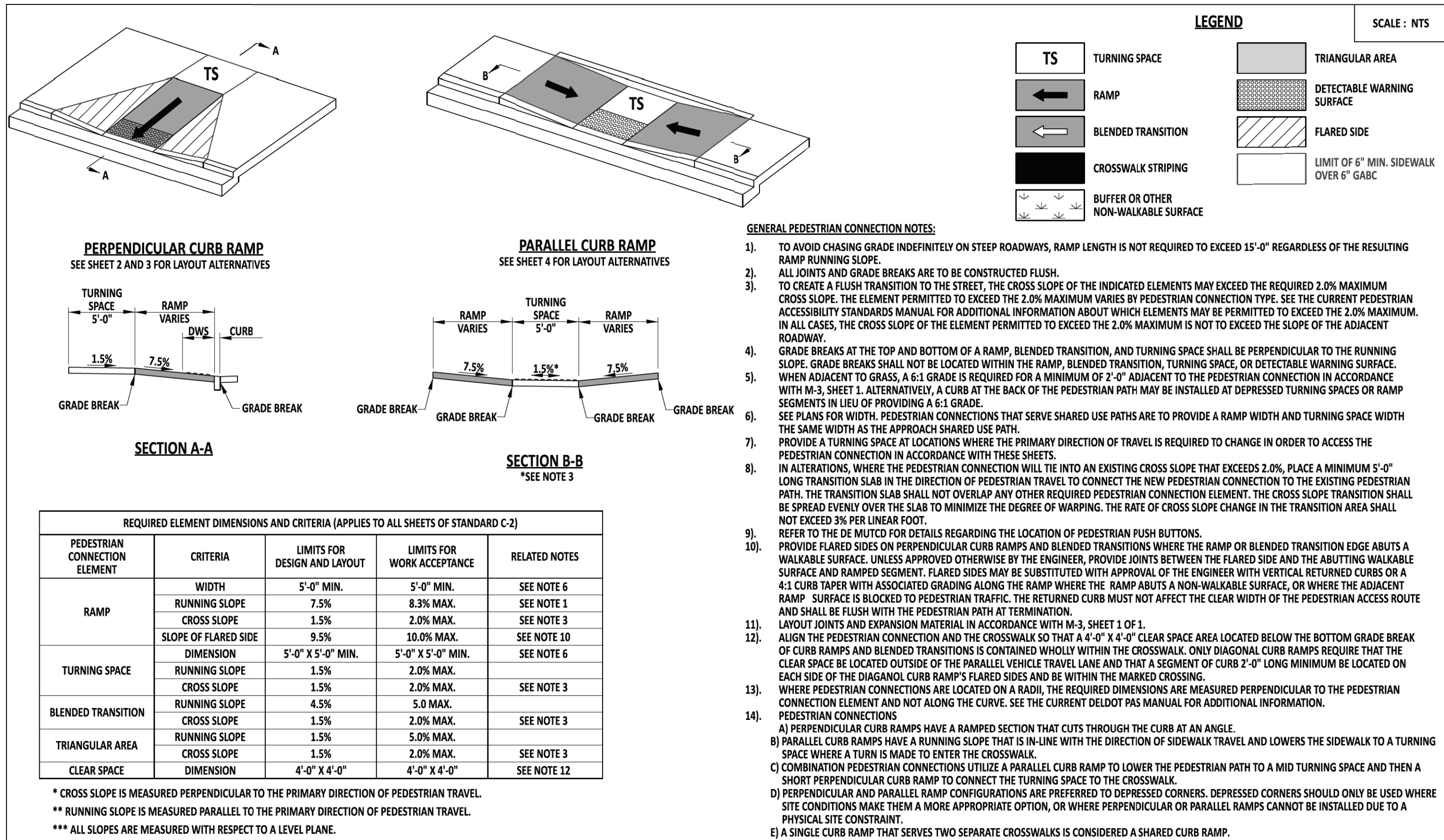
ACREAGE WITHIN BOUNDARIES:	2.0 ACRES
TAX PARCEL NO:	DC-00-019-00-02-17-00-000
KENT COUNTY PLANNING FILE NO:	CS-24-??
EXISTING ZONING:	BG (GENERAL BUSINESS)
EXISTING USE:	VACANT
PROPOSED USE:	MICRO-BREWERY AND RETAIL
PROPOSED BUILDING GFA:	11,902 S.F. (TWO STORY)
PARKING PROVIDED	76 SPACES (4 HANDICAP)
BUILDING SETBACKS:	40' FRONT 20' SIDE 40' REAR
STORMWATER MANAGEMENT AREA:	0.30 ACRE
TOTAL WETLAND AREA:	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE:	1.23 ACRES
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING HEIGHT:	25' (TWO STORY)
SITE SLOPE:	1-2% AVERAGE
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
PERMANENT MONUMENTS FOUND:	2 IPF
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	ON SITE PRIVATE WELL
SEWER SERVICE:	KENT COUNTY
RELATION TO GROWTH ZONE:	INSIDE
INVESTMENT LEVEL AREA:	1
POSTED SPEED LIMIT:	55 MPH (S DUPONT BLVD)
OWNER OF RECORD:	SHIV SHANKER, INC. 131 DODGE DRIVE SMYRNA, DE 19977
SITE ADDRESS:	2252 S DUPONT BLVD SMYRNA, DE 19977

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	<h1 style="margin: 0;">Minnich</h1> <p style="margin: 0;">Engineering & Land Planning Designing Quality Not Quantity</p>	<h2 style="margin: 0;">PRELIMINARY SITE PLAN</h2> <h3 style="margin: 0;">LANDS OF <i>SHIV SHANKER, INC.</i></h3>								
<p>868 Greenwood Road - Greenwood, DE 19950 (302) 697-2239 - (302) 495-7244</p>		<p>SITUATE IN: DUCK CREEK HUNDRED - KENT COUNTY, DELAWARE</p> 								
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> </table>										<p>DATE: 10/01/25</p>
<p>PROJECT NO: 24-039 DGN FILE: 24-039 Rev*3</p>		<p>SCALE: 1" = 30'</p>								
		<p>SHEET: P-1</p>								



DUMPSTER ENCLOSURE WITH GATE DETAIL



Andrew Short
ENGINEERING SUPPORT
12/22/2023
DATE
RECOMMENDED

PEDESTRIAN CONNECTIONS, GENERAL NOTES
STANDARD NO. C-2 (2024)
SHT. 1 OF 8

REVIEWED
DEPUTY DIRECTOR - DESIGN
APPROVED
CHIEF ENGINEER
22 December 2023
DATE
01/11/2024
DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
868 Greenwood Road - Greenwood, DE 19950
(302) 697-2239 - (302) 495-7244

REVISIONS:

PROJECT NO: 24-039 | DGN FILE: 24-039

PRELIMINARY
SITE PLAN DETAILS
LANDS OF SHIV SHANKER, INC.

SITUATE IN: DUCK CREEK HUNDRED - KENT COUNTY, DELAWARE

0 15 30 60

DATE: 10/01/25 SCALE: 1" = 30' SHEET: P-3