PRELIMINARY PLAN
ROYAL FARMS STORE #463
462 WALNUT SHADE ROAD, FELTON, DE 19943

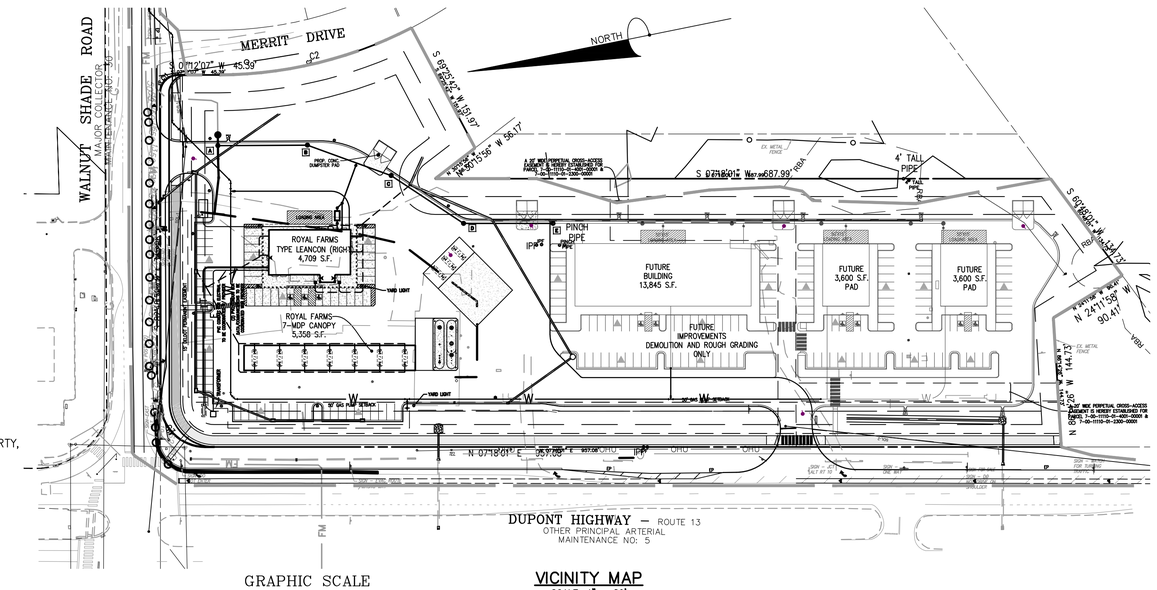
SITE DATA COLUMN:

1. TAX MAP NUMBER — 7-00-11110-01-3100-00001
2. SITE ADDRESS — 492 WALNUT SHADE ROAD, FELTON, DE 19943
3. SOURCE OF TITLE — RE 12116/27
4. OWNER — TWO FARMS INC
   PO BOX 32307
   CHARLOTTE, NC 28232
5. ENGINEER: — BOWMAN CONSULTING GROUP
   1300 CENTRAL PARK BLVD, FREDERICKSBURG, VA 22401
6. ZONING: — GENERAL BUSINESS (BG)
7. EXISTING USE: — COMMERCIAL AND RESIDENTIAL
8. PROPOSED USE: — GAS STATION, COMMERCIAL, RETAIL, & PROFESSIONAL SERVICES
9. SURVEY DATUM
   LOCAL BENCHMARK: — BM-1 (CONCRETE MONUMENT) & BM-2 (MAG NAIL)
   VERTICAL DATUM: — NAVD 88
   HORIZONTAL DATUM: — DELAWARE STATE PLAN NAD 83

   NUMBER OF MONUMENTS: 2
   NUMBER OF PROP MONUMENTS: 0
10. TOPOGRAPHY:
    THE TOPOGRAPHY DEPICTED ON THIS PLAN IS BASED UPON TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES IN JANUARY 2022.
11. TOTAL SITE AREA: 7.991 ACRES — TOTAL STREETS AREA: 0 AC.
12. TOTAL SWM AREA: 0.690 ACRES — TOTAL ACTIVE RECREATION AREA: 0 AC.
13. TOTAL WETLANDS AREA: 0.021 ACRES — TOTAL PASSIVE RECREATION AREA: 0 AC.
    TOTAL WOODLAND PRESERVATION: 0 AC.
14. LIMIT OF DISTURBANCE: 9.63 ACRES
15. PARKING RATIONALE:
    ITE LAND USE 945 (CONVENIENCE STORE AND GAS STATION) 4,731 SF 85TH PERCENTILE PARKING DEMAND IS 50.
    69 SPACES PROVIDED
16. AREA REGULATIONS:

	REQUIRED	PROVIDED
17. LOT SIZE:	N/A	7.99 ACRES
19. LOT WIDTH:	150 FEET	957 FEET
20. BUILDING SETBACK:	40 FEET	110 FEET
21. GAS PUMP SETBACK:	50 FEET	84 FEET
22. REAR YARD SETBACK:	40 FEET	110 FEET
23. SIDE YARD SETBACK:	20 FEET	110 FEET
24. BUILDING HEIGHT:	35 FEET	24.9 FEET
25. IMPERVIOUS COVERAGE	75%	68%
26. BUILDING FOOTPRINT		4,731 SF

27. UTILITY PROVIDERS:
28. WATER: TIDEWATER
29. WATER SUPPLY IS SUBJECT TO STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND DELAWARE DEPARTMENT OF PUBIC HEALTH.
30. SEWER: KENT COUNTY DEPARTMENT OF PUBLIC WORKS
31. SEWERAGE IS SUBJECT TO APPROVAL OF THE KENT COUNTY DEPARTMENT OF PUBLIC WORKS.
32. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. KENT COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON THIS PLAN.
33.
34. PROPOSED SEWER FLOWS:
35. ROYAL FARMS = 1,000 GDP / 250 GDP = 4 EDUs
36. ESTIMATED PAD SITES = 16 EDUs
37. TOTAL = 20 EDUs
38. GAS: CHESAPEAKE UTILITIES
39. ELECTRIC: DELAWARE ELECTRIC CO-OP
40. THIS PROPERTY IS LOCATED WITHIN THE KENT COUNTY GROWTH ZONE.
41. THIS PROPERTY IS LOCATED WITHIN THE EXCELLENT RECHARGE AREA.
42. THERE ARE NO STEEP SLOPES (PRECAUTIONARY OR PROHIBITIVE) LOCATED ON THIS SITE.
43. WETLANDS
44. THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN, WERE TAKEN FROM A WETLAND
45. DELINEATION REPORT BY WATERSHED ECO DATED JANUARY 31, 2022. WATERSHED ECO PLACED BOUNDARY FLAGS IN THE FIELD THAT WERE FIELD VERIFIED BY KCI TECHOLOGIES IN JANUARY 2022.
46. FLOODPLAIN
47. NO PORTION OF THIS SITE LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NO. 10001C0233 EFFECTIVE DATE JULY 7, 2014
48. DELDOT
49. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT CENTRAL DISTRICT PERMIT OFFICE.
50. MISS UTILITY NOTE:
51. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGE DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT THIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
52. MISS UTILITY 811 HTTPS://WWW.MISSUTILITY.NET/DELAWARE
53. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.
54. FIRE MARSHAL NOTE:
55. ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.
56. TRAFFIC IMPACT STUDY:
57. A TRAFFIC IMPACT STUDY WAS PRODUCED BY TRAFFIC CONCEPT INC. AND IS DATED AUGUST 22, 2023
58. CRITICAL NATURAL AREAS
59. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND PER THE KENT COUNTY CRITICAL NATURAL AREAS MAP NO CRITICAL AREAS (CNA) ARE LOCATED ON THE PROPERTY.
60. DEED RESTRICTIONS
61. AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL



VICINITY MAP
SCALE: 1" = 80'

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

GAS STATION CONDITIONS

1. LOT SHALL BE LOCATED ALONG STAE ROAD.
2. GAS PUMPS WILL BE LOCATED MORE THAN 50' FROM ALL FRONT PROPERTY LINES AND BEHIND ALL OTHER BUILDING SETBACK LINES. ALL STATE AND/OR LOCAL LICENSES OR PERMITS FOR SUCH USE HAVE BEEN OBTAINED, AND THE PUMPS ARE INSTALLED TO MEET THE REQUIREMENTS OF THE FIRE PREVENTION CODE OF THE NATIONAL BOARD OF FIRE UNDERWRITERS.
3. WASHING FACILITIES SHALL BE ENTIRELY ENCLOSED WITHIN BUILDINGS, AND WATER DISPOSAL SHALL BE IN ACCORDANCE WITH DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATION.
4. A SOLID FENCE, WALL OR LANDSCAPE SCREEN, A MINIMUM OF SIX FEET IN HEIGHT, SHALL BE ERECTED ALONG ALL PROPERTY LINES SEPARATING THE SITE FROM ANY LOT ZONED FOR RESIDENTIAL USE.

CERTIFICATION OF PLAN ACCURACY:

I, KARL SCHWARTZ, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE KENT COUNTY ZONING ORDINANCE.

_____ 5/14/25
NAME (LICENSE#) DATE

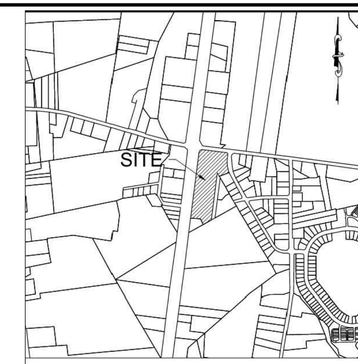
CERTIFICATION OF PLAN OWNERSHIP:

I, CHRIS BOLLINO, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZED THIS PLAN TO BE APPROVED PURSUANT TO THE RECORD PLAN _____ IN ACCORDANCE WITH REGULATIONS OF THE KENT COUNTY ZONING ORDNANCE.

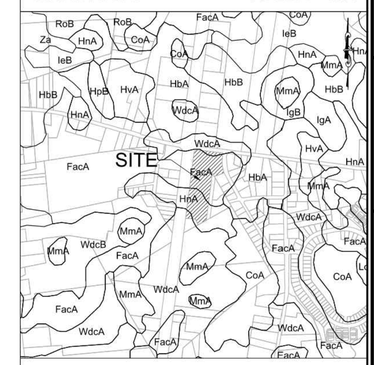
_____
NAME DATE

SOIL TABLE

MAP SYMBOL	MAP UNIT NAME & SERIES	MINIMUM K-FACTOR	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
WdcA	WOODSTOWN SANDY LOAM, 0-2 PERCENT SLOPES	0.24	C	MODERATELY WELL DRAINED
FacA	FALLSINGTON SANDY LOAM, 0-2 PERCENT SLOPES, MID-ATLANTIC COSTAL PLAIN	N/A	C/D	POORLY DRAINED
HnA	HAMMONTON SANDY LOAM, 0-2 PERCENT SLOPES	0.20	B	MODERATELY WELL DRAINED



LOCATION MAP SCALE: 1"=1000'



SOILS MAP SCALE: 1"=1000'

WETLANDS MAP SCALE: 1"=1000'

WETLANDS STATEMENT

A WETLANDS STUDY WAS PERFORMED BY WATERSHED ECO LLC ON JNAURY 31, 2022. THE STUDY FOUND WETLANDS ON THE PROPERTY. THESE WILL NOT BE DISTURBED BY ANY PART OF THE PROJECT.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE PLAN
5. GRADING PLAN
6. LANDSCAPE PLAN

Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110
Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com
© Bowman Consulting Group Ltd

COVER SHEET
ROYAL FARMS #463
492 WALNUT SHADE ROAD
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

COUNTY PROJECT NUMBER

05/13/25

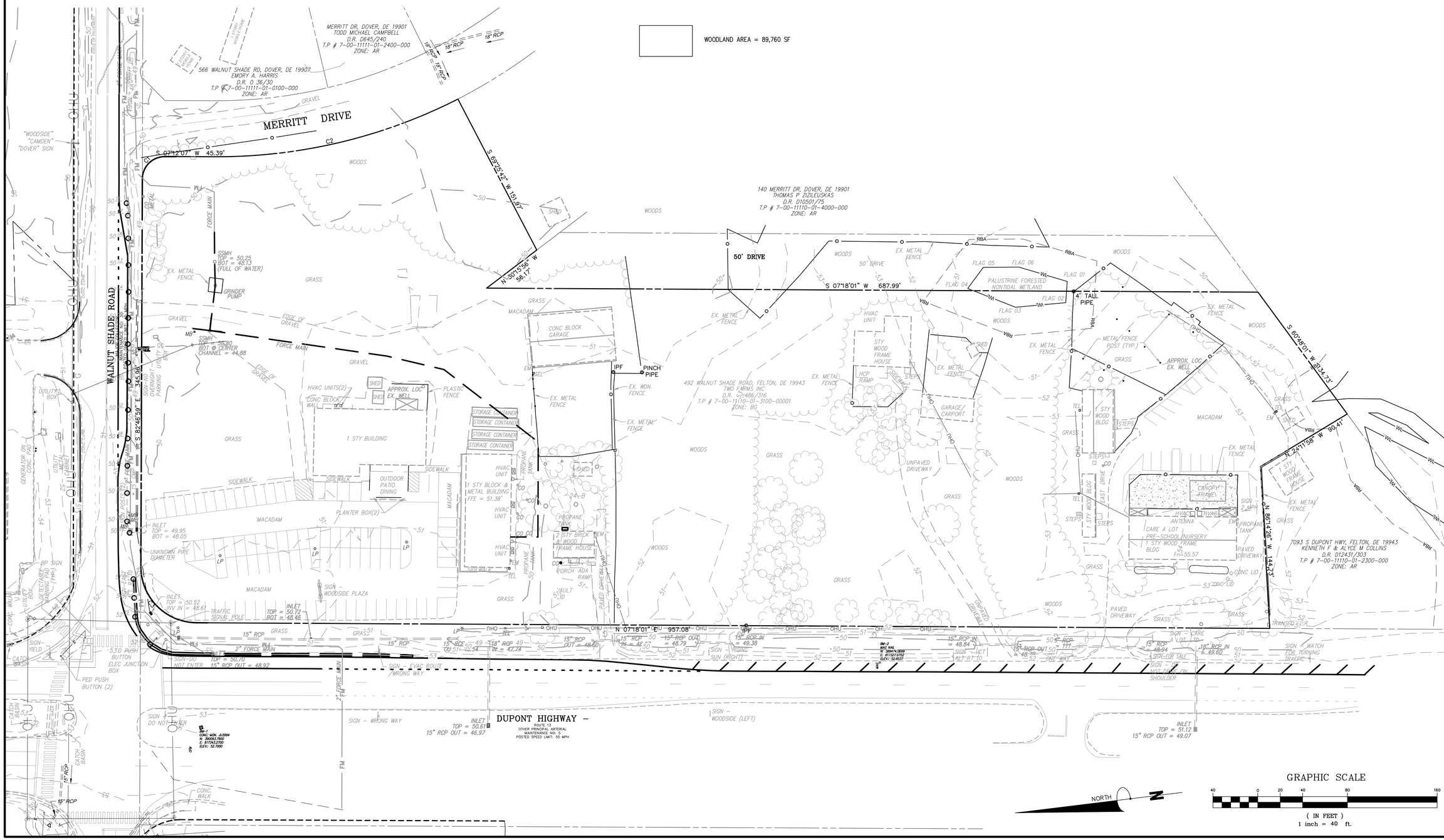
PLAN STATUS	
DATE	DESCRIPTION

FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1" = 80' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 1 OF 6		

Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\01-100656-D-CP-COV.dwg

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	88°40'22"	20.00'	28.28'	27.95'	S 37°47'53" E
C2	27°15'26"	471.16'	222.04'	222.04'	S 06°24'09" E
C3	89°55'02"	50.00'	70.66'	70.66'	N 52°15'31" E



Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110

Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com
© Bowman Consulting Group Ltd

EXISTING CONDITIONS PLAN
ROYAL FARMS #463
492 WALNUT SHADE ROAD

KENT COUNTY, DELAWARE

NORTH MURDERKILL HUNDRED

COUNTY PROJECT NUMBER

05/13/25

PLAN STATUS	
DATE	DESCRIPTION

FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1"=40' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 2 OF 6		

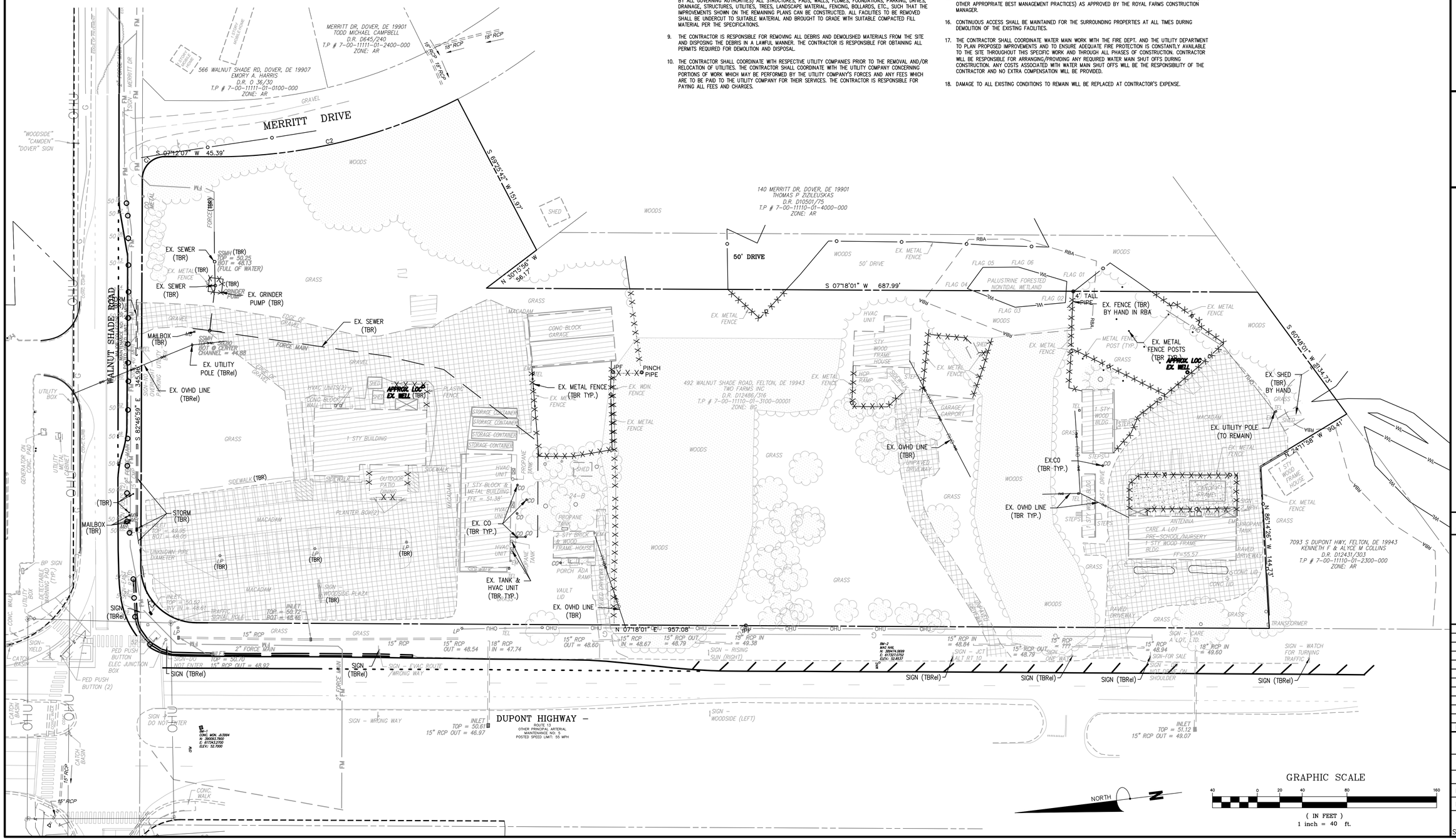
Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\04-100656-D-CP-EXC.dwg

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE PROJECT SITES LOCAL, COUNTY AND STATE JURISDICTION.
2. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
3. FEATURES TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. THE CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
4. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
5. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT, PHASE 1 ESA, AND HAZARDOUS MATERIALS REPORT FOR THIS SITE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING. THE CONTRACTOR MUST ALSO COMPLY WITH THE RECOMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR MUST ADHERE BY ALL SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL SECURE A CONSTRUCTION/DEMOLITION PERMIT PRIOR TO ANY WORK ON-SITE OR PUBLIC OPEN SPACE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, TREES, LANDSCAPE MATERIAL, FENCING, BOLLARDS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS AND DEMOLISHED MATERIALS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
10. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
12. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THERE NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
13. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
14. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION. THE RELOCATION OF THE POWER POLES AND POWER FACILITY WILL BE PROCESSED UNDER SEPARATE PLAN/PERMIT AND SHALL MEET ALL ASSOCIATED STANDARDS AND REGULATIONS.
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE ROYAL FARMS CONSTRUCTION MANAGER.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
17. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
18. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND

X X X X X	TO BE REMOVED
TBR	TO BE REMOVED
TBRel	TO BE RELOCATED
	TREES TO BE REMOVED
	PAVEMENT TO BE REMOVED
	BUILDING / STRUCTURE TO BE REMOVED



Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110
Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com

© Bowman Consulting Group Ltd

DEMOLITION PLAN
ROYAL FARMS #463
492 WALNUT SHADE ROAD
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

COUNTY PROJECT NUMBER

05/13/25

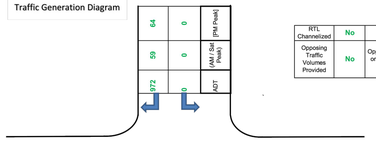
PLAN STATUS

DATE	DESCRIPTION	
FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1"=40' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 3 OF 6		

Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\05-100656-D-CP-DEMO.dwg

May 28, 2024

Traffic Generation Diagram



RTL Channelized	No		
Opposing Traffic Volumes Provided	No	Opposing based on [AM / Sat] / [PM]	

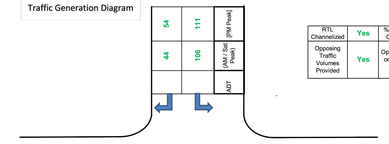
[PM Peak]	[AM / Sat Peak]	ADT
0	0	0

ADT	[AM / Sat Peak]	[PM Peak]
900	77	75

Roadway AADT From DelDOT Traffic Summary:	29534
Committed Development AADT:	35529

May 28, 2024

Traffic Generation Diagram



RTL Channelized	Yes	% Reduction if Channelized	100%
Opposing Traffic Volumes Provided	Yes	Opposing based on [AM / Sat] / [PM]	

[PM Peak]	[AM / Sat Peak]	ADT
44	54	1188

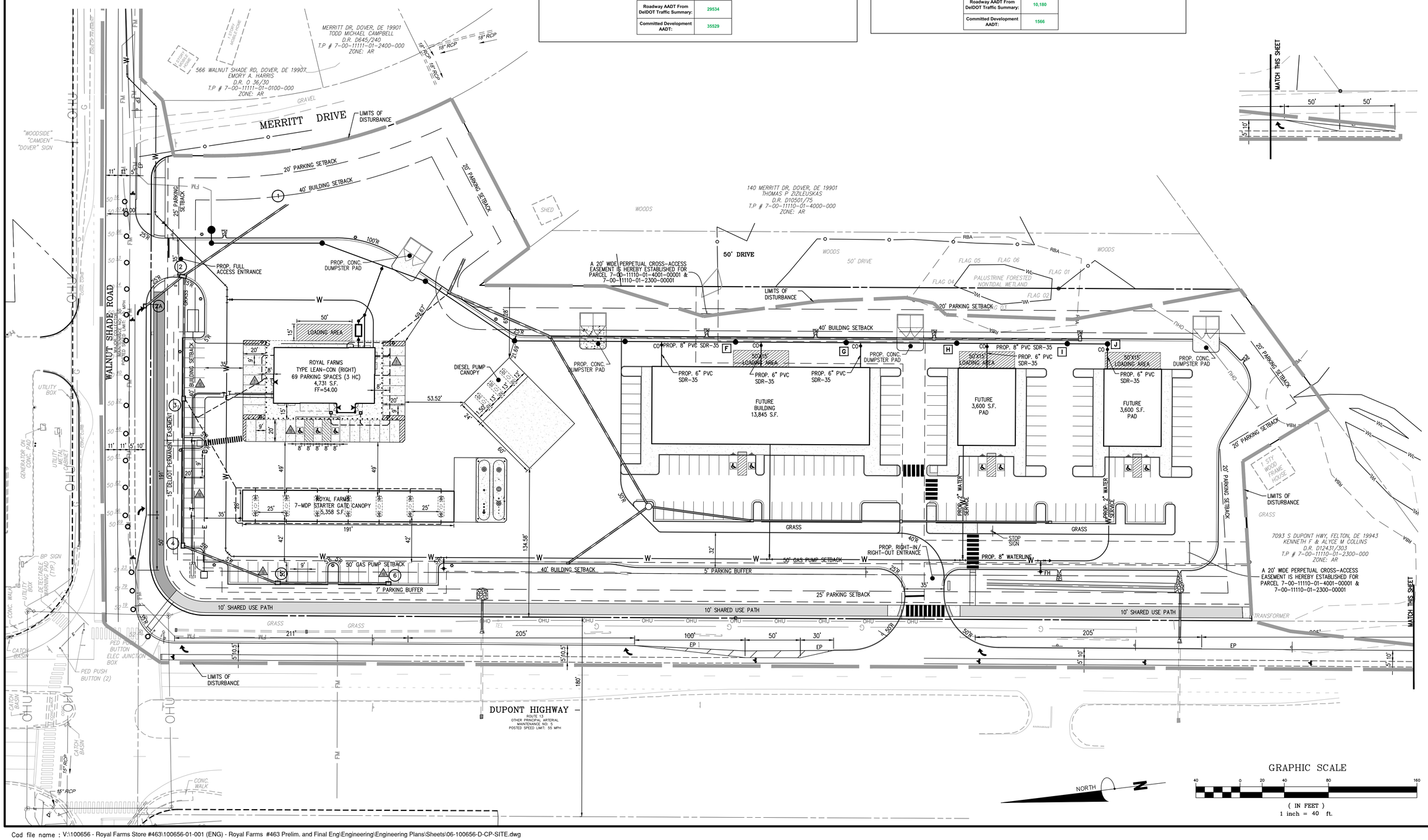
ADT	[AM / Sat Peak]	[PM Peak]
1512	96	100

(10 yr) Road Peak Opp Volume	[AM / Sat Peak]	[PM Peak]
	377	349

Roadway AADT From DelDOT Traffic Summary:	10,180
Committed Development AADT:	1566

LEGEND

- NUMBER OF PARKING SPACES
- DENOTES HANDICAP PARKING SPACE (* DENOTES VAN ACCESSIBLE SPACE)
- HC DENOTES HANDICAP SPACE SIGNAGE
- DENOTES FIRE LANE
- DENOTES PROP. PAVEMENT MILL/OVERLAY



Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110

Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com
© Bowman Consulting Group Ltd

SITE PLAN
ROYAL FARMS #463
492 WALNUT SHADE ROAD
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

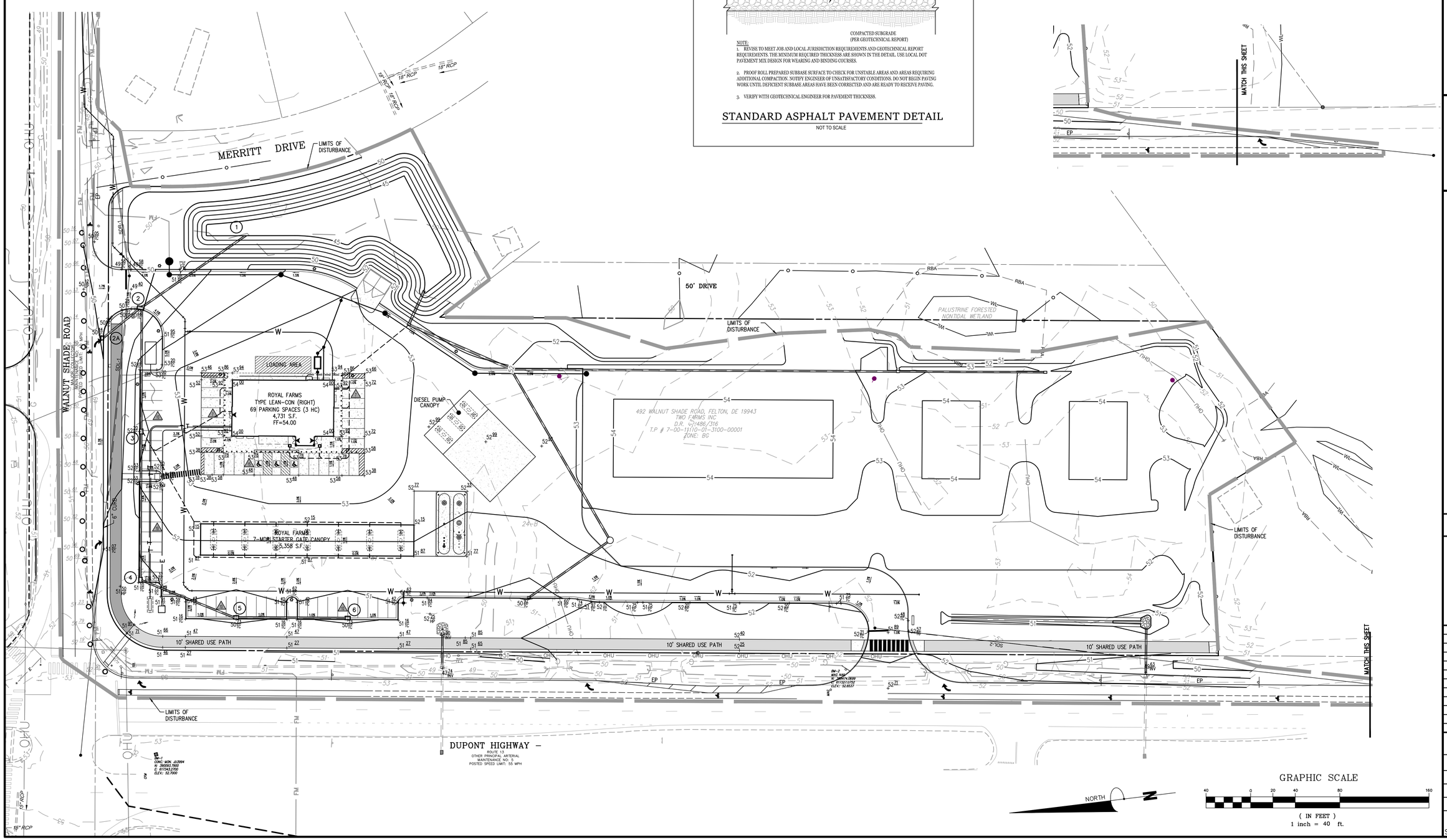
COUNTY PROJECT NUMBER

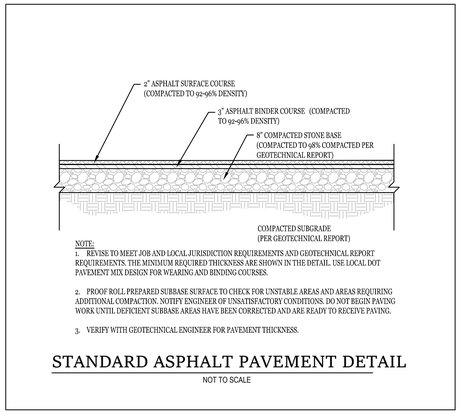
No. 9767 DELAWARE PROFESSIONAL ENGINEER
05/13/25

PLAN STATUS

DATE	DESCRIPTION	
FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1"=40' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 4 OF 6		

Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\06-100656-D-CP-SITE.dwg





NOTE:

1. REVISE TO MEET JOB AND LOCAL JURISDICTION REQUIREMENTS AND GEOTECHNICAL REPORT REQUIREMENTS. THE MINIMUM REQUIRED THICKNESS ARE SHOWN IN THE DETAIL. USE LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDING COURSES.

2. PROOF ROLL PREPARED SUBBASE SURFACE TO CHECK FOR UNSTABLE AREAS AND AREAS REQUIRING ADDITIONAL COMPACTION. NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3. VERIFY WITH GEOTECHNICAL ENGINEER FOR PAVEMENT THICKNESS.

STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE

Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110

Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com
© Bowman Consulting Group Ltd

GRADING PLAN
ROYAL FARMS #463
492 WALNUT SHADE ROAD

KENT COUNTY, DELAWARE

NORTH MURDERKILL HUNDRED

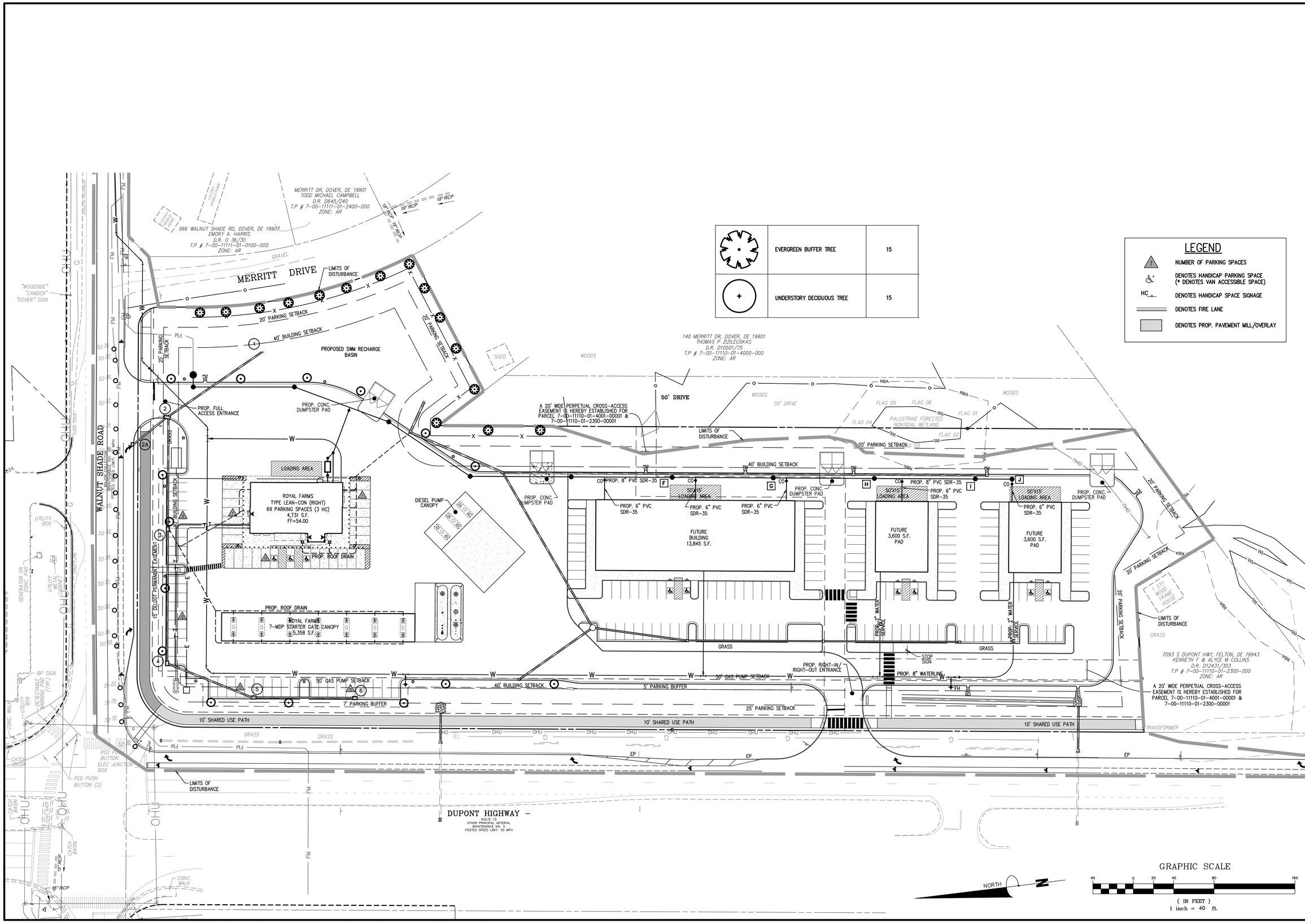
COUNTY PROJECT NUMBER

05/13/25

PLAN STATUS

DATE	DESCRIPTION	
FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1"=40' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 5 OF 6		

Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\08-100656-D-CP-GRD.dwg



	EVERGREEN BUFFER TREE	15
	UNDERSTORY DECIDUOUS TREE	15

LEGEND

- NUMBER OF PARKING SPACES
- DENOTES HANDICAP PARKING SPACE (* DENOTES VAN ACCESSIBLE SPACE)
- HC DENOTES HANDICAP SPACE SIGNAGE
- DENOTES FIRE LANE
- DENOTES PROP. PAVEMENT MILL/OVERLAY

Bowman

Bowman Consulting Group Ltd
9915 Godwin Drive
Manassas, Virginia 20110

Phone: (703) 530-8093
Fax: (703) 530-8475
bowman.com
© Bowman Consulting Group Ltd

LANDSCAPE PLAN
ROYAL FARMS #463
492 WALNUT SHADE ROAD
NORTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

COUNTY PROJECT NUMBER

05/13/25

PLAN STATUS	
DATE	DESCRIPTION

FA DESIGN	FA DRAWN	KS CHKD
SCALE	H: 1"=40' V: N/A	
JOB No. 100656-01-001		
DATE : MAY 2025		
FILE No.		
SHEET 6 OF 6		

Cad file name : V:\100656 - Royal Farms Store #463\100656-01-001 (ENG) - Royal Farms #463 Prelim. and Final Eng\Engineering\Engineering Plans\Sheets\06-100656-D-CP-landscape.dwg