

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Levels Business Park - Parcel E

2. Location (please be specific): NE corner of Middletown Warwick Road (Route 301) and Levels Road (Route 15)

3. Parcel Identification #: 23-065.00-001

4. County or Local Jurisdiction Name: Town of Middletown

5. Owner's Name: VCII Ventures, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email:

6. Applicant's Name: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: dhulme@woodinassociates.com

7. Project Designer/Engineer: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: dhulme@woodinassociates.com

8. Please Designate a Contact Person, including phone number, for this Project: Denis Hulme 302-378-7300

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Professional Office Buildings	
11. Area of Project(Acres +/-): 9	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Yes, Westtown Master Plan	
14. Present Zoning: C-3	15. Proposed Zoning: C-3
16. Present Use: Vacant Lot Levels Business Park	17. Proposed Use: Office Buildings
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Farmland	
19. Comprehensive Plan recommendation: Commercial If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Middletown / Artesian Water Company Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 6250 How will this demand be met? Town watermain system expansion	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Middletown	
22. If a site plan please indicate gross floor area: 62,240	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 40%
Square Feet: 156671

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Existing Wet Pond Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Existing Pond discharges to a offsite storm pipe/ditch system Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Where is the open space located? Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Transportation
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 2700

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

The development will have one entrance located on Patriot Drive (300' East of Levels Road). Patriot Drive is a 30' wide commercial Town Road. Improvements to Patriot drive along the frontage of this development may include additional right-of-way and widening of the road to provide turn lanes.

40. Will the street rights of way be public, private, or town? No new streets proposed

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. The property is border by right-of-ways on all four sides. No other connections to these right-of-ways other than those described above will be provided.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Plan approval 6/08, Completion 6/10

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

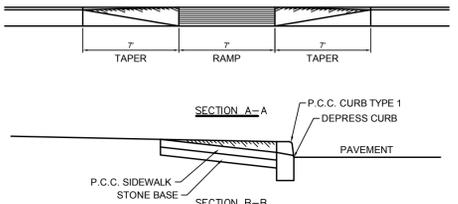
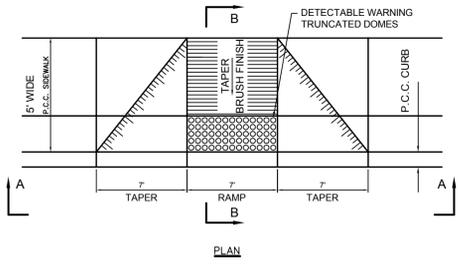
Signature of Person completing form
(If different than property owner)

Date

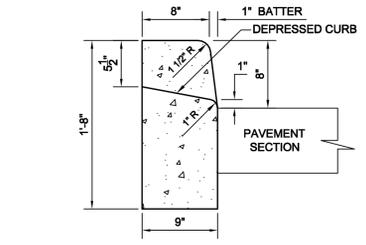
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN PARCEL 'E' MIDDLETOWN - LEVELS BUSINESS PARK TOWN OF MIDDLETOWN



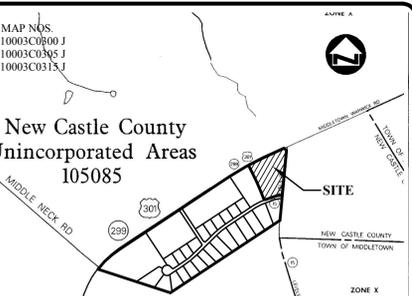
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NO SCALE



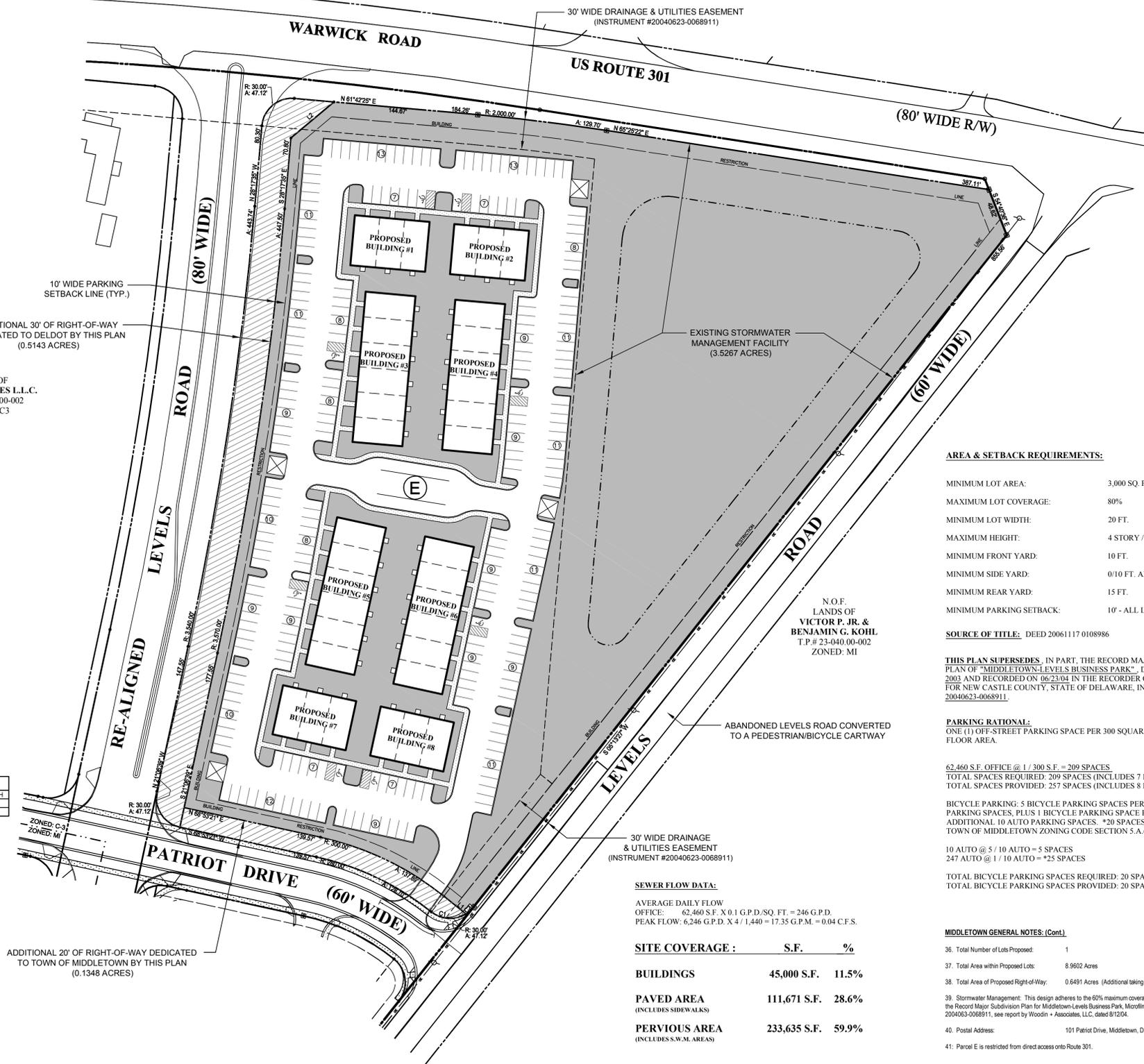
P.C.C. CURB TYPE 1
NO SCALE

LINE	BEARING	DISTANCE
L1	N 84°46'33" W	28.28'
L2	N 16°50'44" E	56.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	36.93'	70°31'44"	N 59°57'35" E	34.64'
C2	30.00'	10.19'	19°28'16"	N 14°57'35" E	10.15'



FEMA MAP
SCALE: 1" = 1,600'



CERTIFICATION OF ACCURACY:

I, DENIS HULME, 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 TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS.

DENIS HULME
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING
DATE

CERTIFICATION OF OWNERSHIP:

I, RICHARD C. WOODIN, AUTHORIZED MEMBER, HEREBY CERTIFY THAT V.C.H VENTURES, L.L.C. IS THE LEGAL OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE TOWN OF MIDDLETOWN.

RICHARD C. WOODIN
AUTHORIZED MEMBER
DATE

SEWER FLOW DATA:

AVERAGE DAILY FLOW OFFICE: 62,460 S.F. X 0.1 G.P.D./SQ. FT. = 246 G.P.D.
PEAK FLOW: 6,246 G.P.D. X 4 / 1,440 = 17.35 G.P.M. = 0.04 C.F.S.

SITE COVERAGE :

	S.F.	%
BUILDINGS	45,000 S.F.	11.5%
PAVED AREA (INCLUDES SIDEWALKS)	111,671 S.F.	28.6%
PERVIOUS AREA (INCLUDES S.W.M. AREAS)	233,635 S.F.	59.9%

AREA & SETBACK REQUIREMENTS:

MINIMUM LOT AREA:	3,000 SQ. FT.
MAXIMUM LOT COVERAGE:	80%
MINIMUM LOT WIDTH:	20 FT.
MAXIMUM HEIGHT:	4 STORY / 50 FT.
MINIMUM FRONT YARD:	10 FT.
MINIMUM SIDE YARD:	0/10 FT. ADJ. TO RESIDENTIAL
MINIMUM REAR YARD:	15 FT.
MINIMUM PARKING SETBACK:	10' - ALL LOT LINES

SOURCE OF TITLE: DEED 20061117 0108986

THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR SUBDIVISION PLAN OF "MIDDLETOWN-LEVELS BUSINESS PARK", DATED OCTOBER 6, 2003 AND RECORDED ON 06/23/04 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20040623-0068911.

PARKING RATIONAL:

ONE (1) OFF-STREET PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.
62,460 S.F. OFFICE @ 1 / 300 S.F. = 209 SPACES
TOTAL SPACES REQUIRED: 209 SPACES (INCLUDES 7 HANDICAP SPACES)
TOTAL SPACES PROVIDED: 257 SPACES (INCLUDES 8 HANDICAP SPACES)

BICYCLE PARKING:

5 BICYCLE PARKING SPACES PER FIRST 10 AUTO PARKING SPACES, PLUS 1 BICYCLE PARKING SPACE PER EACH ADDITIONAL 10 AUTO PARKING SPACES. *20 SPACES MAXIMUM PER TOWN OF MIDDLETOWN ZONING CODE SECTION 5.A.(1).

10 AUTO @ 5 / 10 AUTO = 5 SPACES

247 AUTO @ 1 / 10 AUTO = *25 SPACES

TOTAL BICYCLE PARKING SPACES REQUIRED: 20 SPACES

TOTAL BICYCLE PARKING SPACES PROVIDED: 20 SPACES

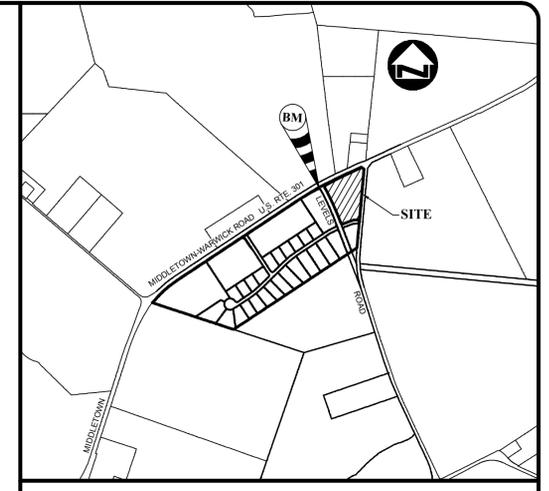
MIDDLETOWN GENERAL NOTES: (Cont.)

- Total Number of Lots Proposed: 1
- Total Area within Proposed Lots: 8,960.2 Acres
- Total Area of Proposed Right-of-Way: 0.6491 Acres (Additional taking by DelDOT)
- Stormwater Management: This design adheres to the 60% maximum coverage restriction noted on the Record Major Subdivision Plan for Middletown Levels Business Park, Microfilm number 2004063-0068911, see report by Woodin + Associates, L.L.C. dated 8/12/04.
- Postal Address: 101 Patriot Drive, Middletown, DE 19709
- Parcel E is restricted from direct access onto Route 301.

CERTIFICATION OF APPROVALS

APPROVED _____ BY _____
DATE _____ MAYOR KENNETH L. BRANNER, JR.
FOR MAYOR & COUNCIL OF THE TOWN OF MIDDLETOWN.

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE;
INSTRUMENT NUMBER _____



LOCATION MAP SCALE: 1" = 1,500'

MIDDLETOWN GENERAL NOTES:

- Tax Parcel Nos.: 23-065-00-001
- Existing Zoning: C-3
- Proposed Zoning: C-3
- Source of Title: Deed 20061117 0108986, Middletown - Levels Business Park - Instrument Number 20040623 0068911
- Datum: N.G.V.D. 1929
- Benchmark: Nail in shoulder of road near driveway of existing house: N: 524785.080 E: 562840.968 Z: 69.196
- Gross Acreage: 9.6093 Acres (per Instrument Number 20040623 0068911)
Additional DELDOT Right-of-Way: 0.6491 Acres
Revised Gross Acreage: 8.9602 Acres
- Proposed Land Use: Professional Office
- Purpose of Plan: To develop subject property with eight (8) - 1 1/2 story office buildings totaling 62,460 sq. ft. GFA along with associated parking and related site improvements.
- Area Regulations: See table this sheet
- Parking Requirements: 257 spaces (8 H.C. spaces, including 8 van accessible spaces) (See rationale this sheet)
- Utilities:
 - Water Supply: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware Division of Public Health, and the Town of Middletown.
 - Sanitary Sewer: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware Division of Public Health, and the Town of Middletown.
 - Storm Drainage: All on-site drainage facilities shall be privately owned and maintained. Drainage facilities shall be in accordance with the New Castle County Drainage Code, Delaware Sediment and Stormwater Regulations, 1991 and the New Castle County Stormwater Management Code.
 - Electric: Town of Middletown. Subject to the Town's approval.
- Equitable Owner/Developer: VC II Ventures L.L.C.
Address: 111 Patriot Drive, Suite D, Middletown, DE 19709
Phone Number: (302) 378-7300 PH. (302) 378-1134 FX.
- Concrete Monuments: Existing: 0
Proposed: 5
- Fire Hydrants: Existing: 0
Proposed: 2
- No debris shall be buried on site.
- All fire lines, fire hydrants, fire department connections, sprinklers, standpipe connections and fire exits shall be marked and/or protected in accordance with the Delaware State Fire Regulations. See Water Distribution / Fire Lane Designation Plan prepared by Woodin + Associates, L.L.C. dated _____
- 20' sanitary sewer easement or a 20' storm drainage easement, or a 20' wide waterline easement, or a 20' wide electric easement, 10' respectively, on each side of the centerline of the pipe, shall be created, wherever possible, where a sanitary sewer, storm sewer, waterline or electric conduit is designated for public use and is outside the dedicated public right-of-way.
- A 6' wide easement on each side of each side and rear lot shown on this plan, subsequently established within the perimeter boundaries shown on said plan is hereby dedicated to be available for any utility use, provided that where any lot line is eliminated, the easement along said lot line is extinguished except as to utilities then existing in said easement.
- Developer shall preserve all trees on this site, except where necessary to construct buildings, parking, access ways, recreational facilities and utilities, and selective thinning of existing trees. Specific species of plant material as designated on this plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction.
- Subdivision streets constructed within the limits of the right-of-way dedicated to the public use shown on this plan are to be maintained by the Town of Middletown following the completion of the streets by the developer to the satisfaction of the Town. The Town assumes no maintenance responsibilities within the dedicated street right-of-way until the streets have been accepted by the Town.
- All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, open space, and/or drainage facilities shall be kept in good repair and maintained in a safe sanitary condition in accordance with the Town of Middletown.
- All interior streets so indicated are hereby dedicated for public use.
- Street lights in residential areas shall be installed at the cost of the developer.
- All lot purchasers shall permit the developer, or his agents temporary trespass upon the purchaser's lot to complete or repair the various improvement elements (grading, infiltration trenches, etc.) shown on the approved final plan for the period from purchase of his lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.
- All lot purchasers shall permit Town officials temporary trespass upon the purchaser's lot to inspect the various improvement elements shown on the approved final plan for the period from the purchase of his lot to eighteen (18) months from the acceptance of public improvements by the Town of Middletown.
- All public utilities including, but not limited to, electric, gas, and telephone shall be placed underground within the subdivision and land development. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Town of Middletown that underground installations are not feasible because of physical conditions of the land.
- A landscape plan prepared by Woodin + Associates, L.L.C., last dated _____, or as amended and approved in writing by the Town of Middletown, is hereby considered a part of the record plan.
- The subject property is part of Levels Business Park. For maintenance dedication of open spaces, landscaping, and stormwater management facilities shown on this plan, see Deed Restrictions, dated June 23, 2004, and of record in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, Instrument Number 20040629-0071766.
- Open Space Required: 1.7924 (20.0%)
Open Space Provided: 5.3654 (59.9%)
- All on-site lighting fixtures shall be high-pressure sodium, unless otherwise approved by the by the Town of Middletown.
- A boundary survey as shown on this plan was performed by Woodin, Wentling & Associates, Inc. during the summer of 2001. The survey classification is suburban. The topography was generated by field survey by Woodin, Wentling & Associates, Inc. during the summer of 2001. Existing topography to be field verified prior to construction. Topography shown indicates a post bulk grading condition.
- In accordance with the Federal Emergency Management Agency Flood Insurance Rate Maps, numbers 10003C0300-J, 10003C0305-J & 10003C0315-J, dated January 17, 2007, no portion of this site contains 100 year flood limits.
- This site has been examined by James C. McCulley IV, Environmental Consultants, Inc., on May, 2001 and no wetlands were found to exist.
- Water and sewer connections are subject to the approval of the Town of Middletown.



WOODIN + ASSOCIATES, L.L.C.
CONSULTING ENGINEERS & LAND PLANNERS
LEVELS BUSINESS PARK
MIDDLETOWN, DELAWARE 19709
PH: (302) 378-7300 FAX: (302) 378-1134



**PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
PARCEL 'E'
MIDDLETOWN - LEVELS BUSINESS PARK**
SITUATE IN
TOWN OF MIDDLETOWN
NEW CASTLE COUNTY - STATE OF DELAWARE

DATE	REVISION	BY

DESIGN	MAR	AF	RCW	DATE	SCALE
DRAFT				12/28/07	1" = 60'
APPROVED					

SHEET 1 OF 2

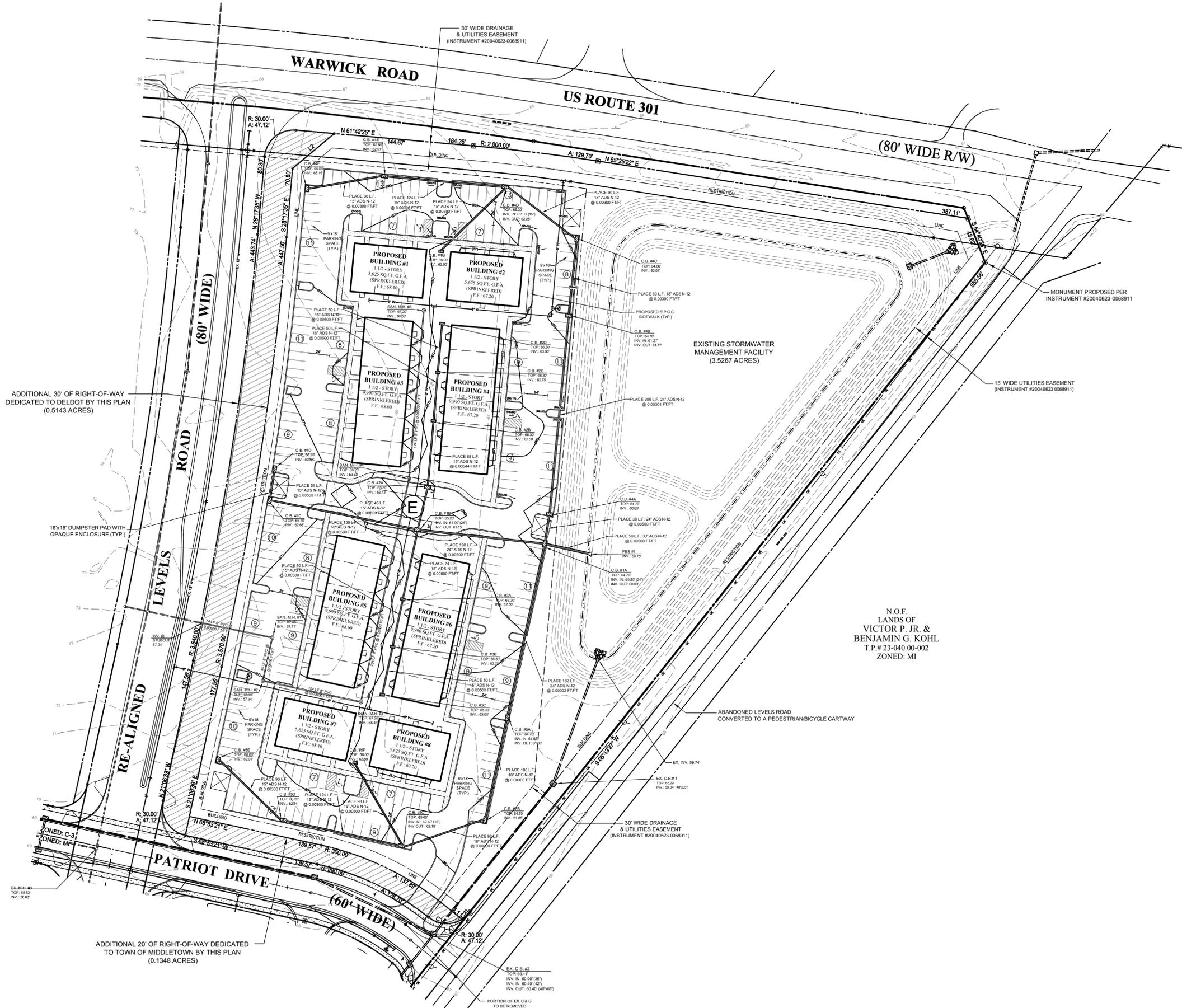
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LEGEND

- EXISTING GRADE 50x00
- PROPOSED GRADE (50x00)
- EXISTING CONTOUR - - - 50 - - -
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCEMAIN FM
- PROPOSED WATERMAIN 8" W
- EXISTING WATERMAIN EX. 12" W
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- LIMITS OF WETLANDS
- DRAINAGE DIRECTIONAL ARROW
- 20' WIDE STORM DRAINAGE EASEMENT 20' S.D.E.
- 20' WIDE SANITARY SEWER EASEMENT 20' S.S.E.
- 5' WIDE P.C.C. SIDEWALK

ADDITIONAL 30' OF RIGHT-OF-WAY DEDICATED TO DELDOT BY THIS PLAN (0.5143 ACRES)

ADDITIONAL 20' OF RIGHT-OF-WAY DEDICATED TO TOWN OF MIDDLETOWN BY THIS PLAN (0.1348 ACRES)



N.O.F. LANDS OF VICTOR P. JR. & BENJAMIN G. KOHL T.P.# 23-040.00-002 ZONED: M1



WOODIN + ASSOCIATES, L.L.C.
 CONSULTING ENGINEERS & LAND PLANNERS
 LEVELS BUSINESS PARK, D
 MIDDLETOWN, DELAWARE 19709
 PH: (302) 378-7300 FAX: (302) 378-1134



PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
PARCEL 'E'
MIDDLETOWN - LEVELS BUSINESS PARK
 SITUATE IN TOWN OF MIDDLETOWN
 NEW CASTLE COUNTY - STATE OF DELAWARE

DATE	REVISION	BY

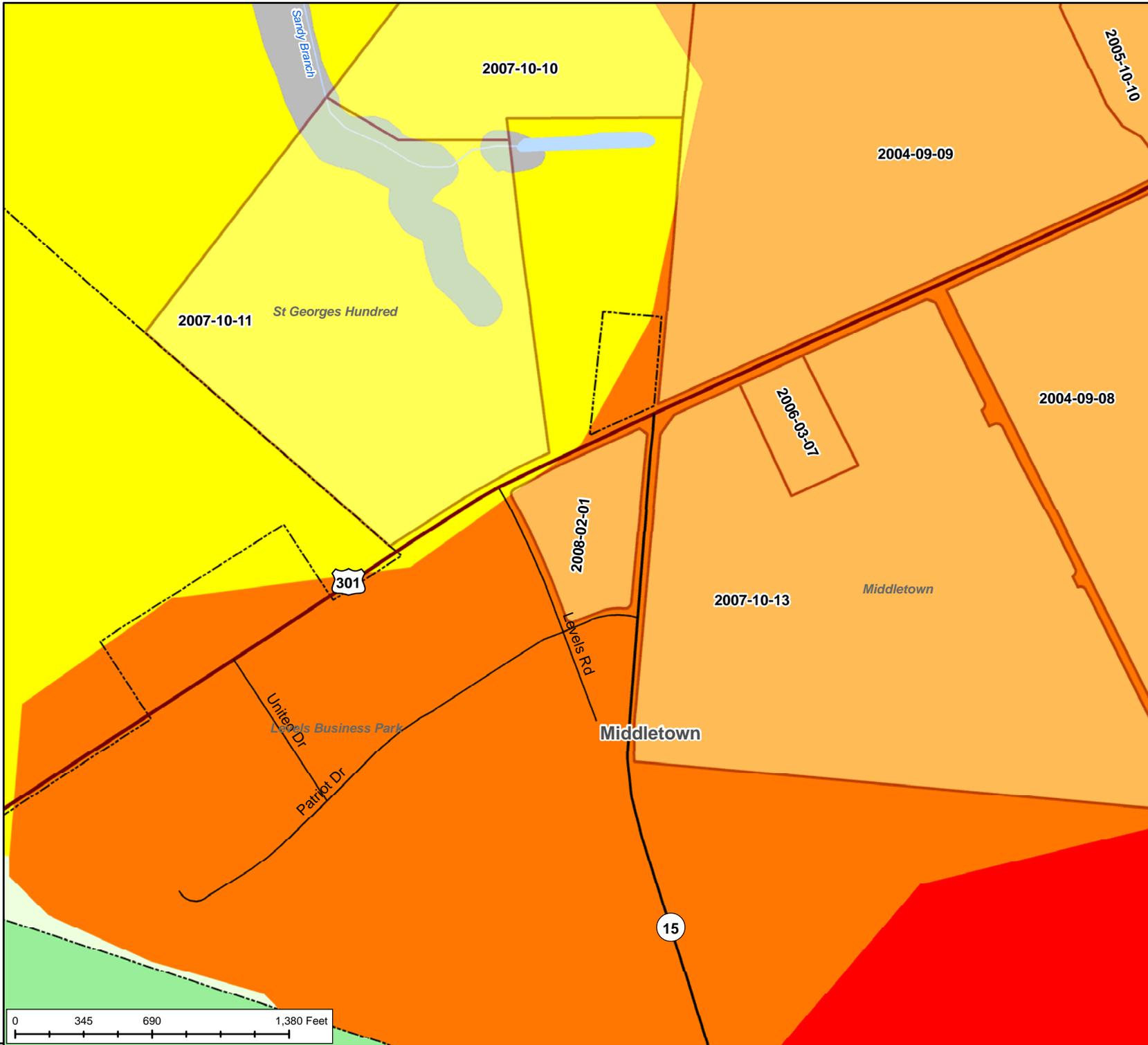
DESIGN	MAR	AF	RW	DATE	SCALE
DRAFT				12/13/07	1" = 50'
APPROVED					

SHEET	OF
2	2

FILE PATH: S:\WORK\Town of Middletown\New City\Parcel E\Preliminary Plan\Title Sheet & Sheet 2.dwg

Preliminary Land Use Service (PLUS) Levels Business Park 2008-02-01

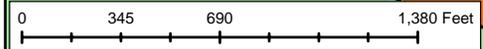
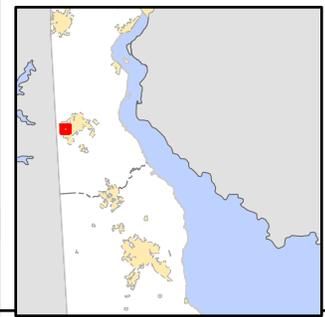
-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:8,000

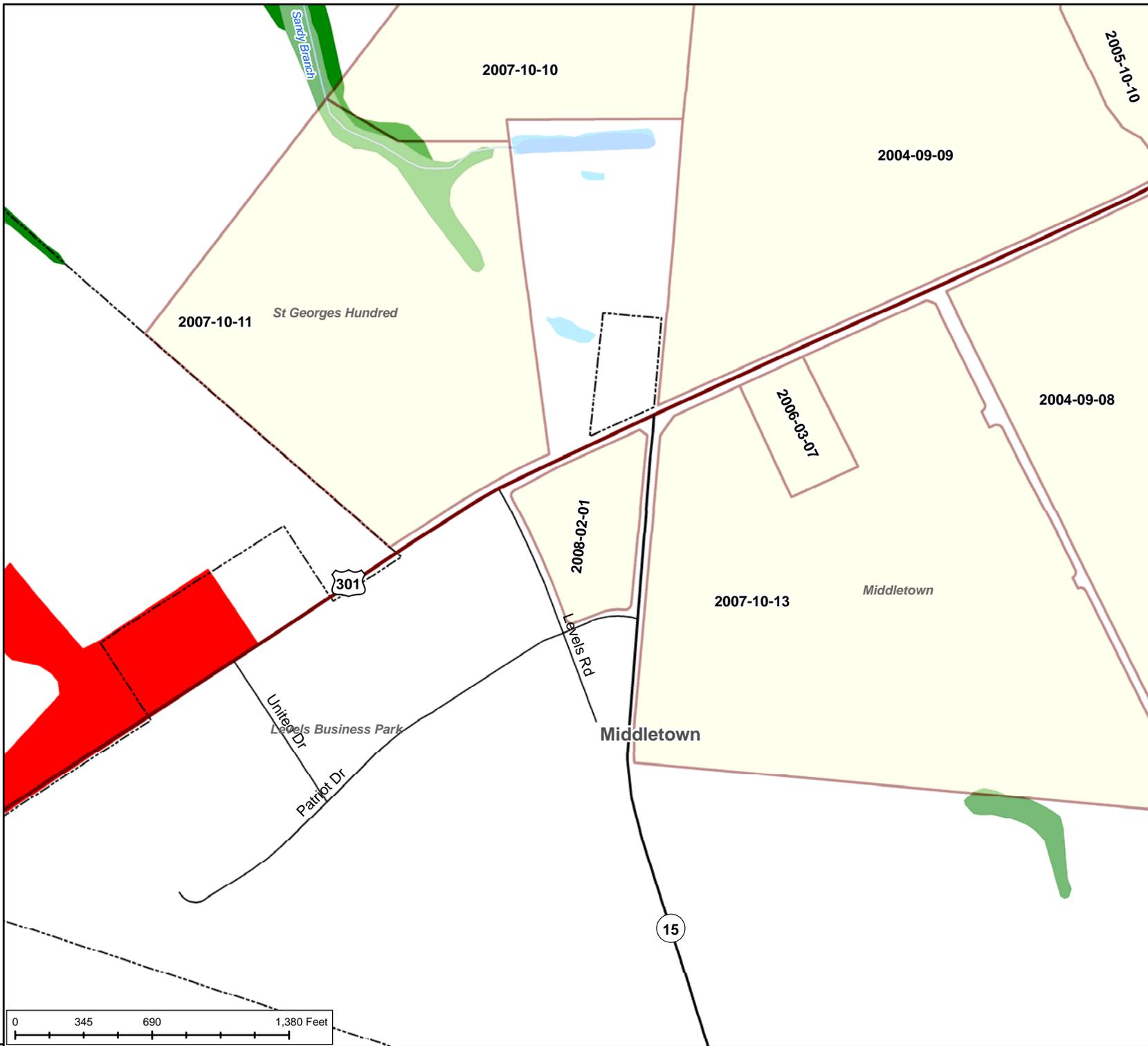


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**Preliminary Land Use Service (PLUS)
Levels Business Park
2008-02-01**

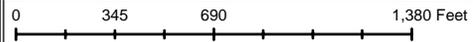
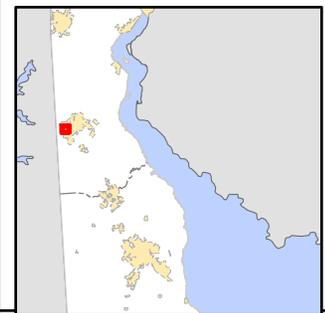
-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:8,000



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**Preliminary Land Use Service (PLUS)
Levels Business Park
2008-02-01**

-  Project Areas
-  Municipalities



2006 Orthophotography
courtesy of USDA NAIP.

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