

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: Northside Shopping Center - Parcel A

2. Location (please be specific): Rt. 301 & Doc Levinson Drive

3. Parcel Identification #: 23-003.00-015 4. County or Local Jurisdiction Name: Middletown

5. Owner's Name: Ash/Ramunno Associates, Inc.

Address: 903 N. French Street

City: Wilmington State: DE Zip: 19801

Phone: 302-426-0200 Fax: Email:

6. Applicant's Name: Same as Owner

Address:

City: State: Zip:

Phone: Fax: Email:

7. Project Designer/Engineer: Van Cleef Engineering c/o Scott Lobdell, P.E.

Address: 630 Churchmans Road, Suite 105

City: Newark State: DE Zip: 19702

Phone: 302-368-3184 Fax: 302-368-7195 Email: slobdell@vcea.org

8. Please Designate a Contact Person, including phone number, for this Project: Scott Lobdell, P.E.

25. If residential, please indicate the following: **N/A**
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%** Proposed Use: % of Impervious Surfaces: **59%**
Square Feet: **0 S.F.** Square Feet: **349,271.53**

27. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site? **None** How much forest land will be removed? **N/A**

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. **N/A**

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>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</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site:</p> <p>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.): <u>Proposed pond will serve to infiltrate into ground and have an outflow onto the Rt. 301 drainage system</u></p> <p>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</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres <u>5.59</u> Square Feet <u>243,672.79</u></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <u>4.39</u> acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <u>Landscaping, Bufferyards, etc.</u></p> <p>Where is the open space located? <u>Throughout site</u></p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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 2,615

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 2%

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. Doc Levinson (3 ten foot lanes)
Proposed curb cut for right in/right out onto Rt. 301

40. Will the street rights of way be public, private, or town? Private

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. N/A

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: Approvals within 9 months then Construction

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 SITE PLAN

FOR

NORTHSIDE SHOPPING CENTER

PARCEL 'A'

TOWN OF MIDDLETOWN

NEW CASTLE COUNTY, DELAWARE



General Notes:

- TAX PARCEL No.: 23-003.00-015
- EXISTING ZONING: C-3 (DISTRICT EMPLOYMENT/REGIONAL RETAIL)
- PROPOSED ZONING: C-3 (DISTRICT EMPLOYMENT/REGIONAL RETAIL)
- SOURCE OF TITLE: DEED BOOK/PAGE - 1109/218
- DATUM: HORIZ. - DELAWARE STATE PLANE COORDINATE GRID SYSTEM
VERT. - NAVD 88
- PROJECT BENCHMARK: TO BE SET UPON COMPLETION OF RT 301 CONSTRUCTION
- GROSS ACREAGE: 13.61 Ac.± (592,944.32 S.F.)
- PROPOSED LAND USE: COMMERCIAL USE
- PROPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO OBTAIN PRELIMINARY SITE PLAN APPROVAL FOR 54,119 S.F. OF RETAIL SPACE ALONG WITH A 5,591 S.F. CONVENIENCE STORE WITH GAS PUMPS AND ASSOCIATED AMENITIES.
- AREA REGULATIONS: C-3 (DISTRICT EMPLOYMENT/REGIONAL RETAIL)

REQ'D	PROVIDED
MINIMUM LOT SIZE:	1 Ac. / 13.61 Ac.±
STREET YARD SETBACK:	15 FT / >15 FT
NON-RESIDENTIAL DISTRICTS:	15 FT / >15 FT
RESIDENTIAL DISTRICTS:	100 FT / >100 FT
MAX. BUILDING HEIGHT:	3 stories or 35' / > 3 stories or 35'
IMPERVIOUS COVERAGE:	80% / 99%
- PARKING REQUIREMENTS: SHOPPING CENTER
REQUIRED - 3 SPACES/1,000 S.F. (60,900 S.F. / 1,000 S.F.) * 3 = 182.70 SPACES
PROVIDED - 313 SPACES
BICYCLE PARKING: PROVIDED - 20 SPACES
- 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.
SEWER FLOW DATA:
RETAIL: 54,119 S.F. * 0.1 GAL/SF/DAY = 5,411.90 GPD
SERVICE STATION: 20 PUMPS * 50 GAL/DAY/PUMP = 1,000 GPD
5,591 S.F. * 0.1 GAL/SF/DAY = 559.10 GPD
PEAK FLOW = 4 * 6,971 GPD = 27,884 GPD
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 AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED 1989 OR AS LATER AMENDED.
ELECTRIC: TOWN OF MIDDLETOWN - SUBJECT TO THE TOWN'S APPROVAL.
- OWNER/DEVELOPER: ASH/RAMUNNO ASSOCIATES INC.
ADDRESS: C/O LOU RAMUNNO
903 N. FRENCH STREET
WILMINGTON, DE 19801
PHONE NUMBER: (302) 426-0200
- MONUMENTATION: EXISTING: 0
PROPOSED: 15
- FIRE HYDRANTS: EXISTING: 1
PROPOSED: 1
- NO DEBRIS SHALL BE BURIED ON-SITE.
- ALL FIRE LANES, 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.
- A 20' UTILITY EASEMENT 10' RESPECTIVELY ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, WATER OR ELECTRIC IS DESIGNATED FOR PUBLIC USE, AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
- A 6' WIDE EASEMENT ON EACH SIDE AND REAR LOT SHOWN ON THIS PLAN, SUBSEQUENTLY ESTABLISHED WITHIN THE PERMETER 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 MATERIALS AS DESIGNATED ON THIS PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION.
- 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 SPECIFICATIONS.
- 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 THE PURCHASE OF THE 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 THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF 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.
- SITE LIGHTING SHALL BE HIGH PRESSURE SODIUM TYPE FIXTURES.
- TOPOGRAPHY SHOWN HEREIN IS BASED ON FIELD VERIFIED DATA PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES IN DECEMBER 2007
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP No. 10003C0305J, PANEL 305 OF 475, EFFECTIVE DATE 01/17/07, THIS SITE FALLS WITHIN ZONE X WHICH IS OUTSIDE OF THE FLOOD PLAN.
- THE WETLANDS STUDY AREA WAS EXAMINED BY GROUNDHOG ENVIRONMENTAL IN JUNE OF 1990 AND NO WETLANDS WERE FOUND TO EXIST ON THIS PARCEL.
- THE DEVELOPER SHALL CONSTRUCT 6' WIDE SIDEWALKS ALONG THE PERIMETER OF THE PROPERTY AND ALONG ROADWAY FRONTS.

Certificate of Ownership:

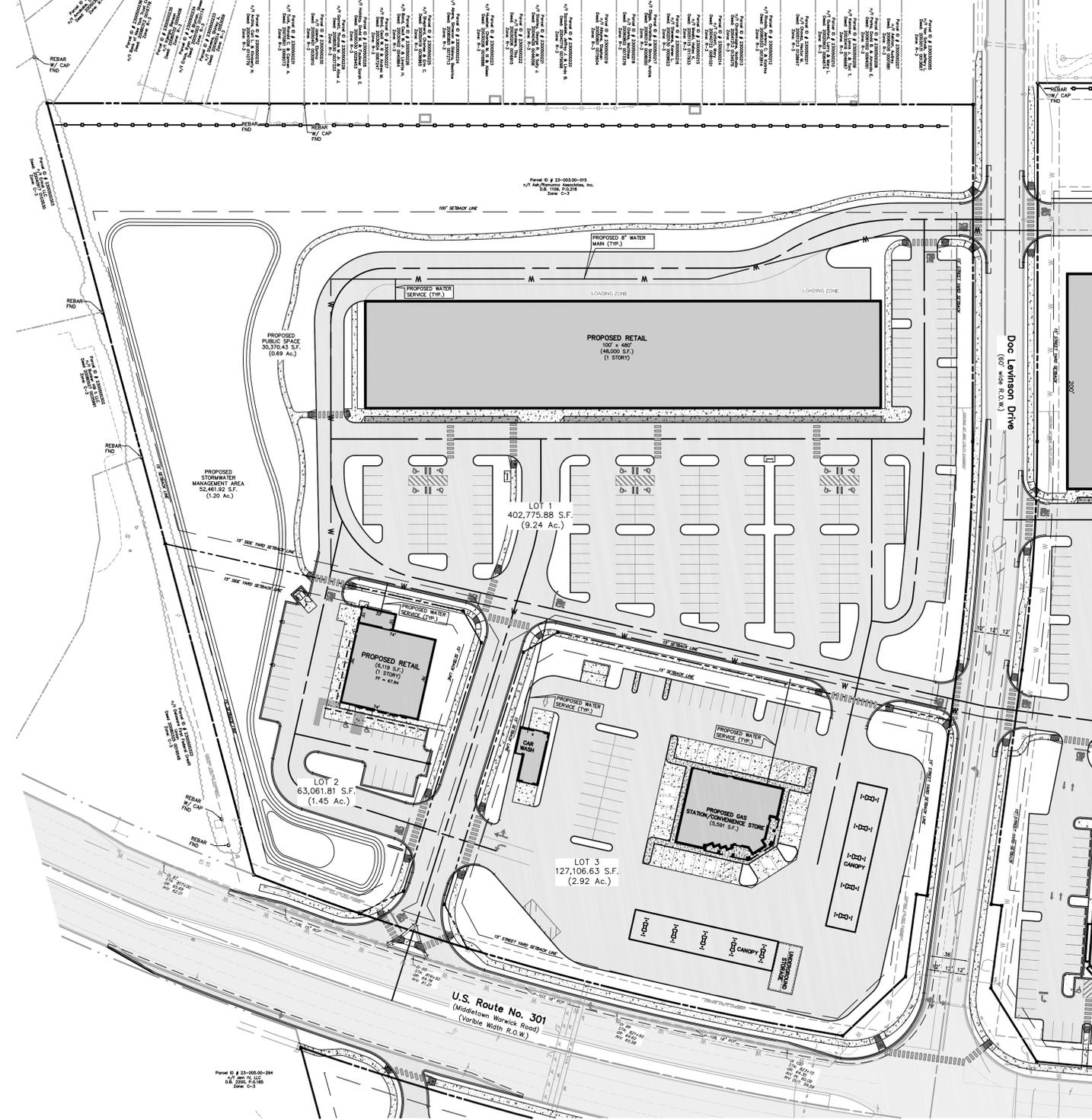
I, LOU RAMUNNO, PARTNER OF ASH/RAMUNNO ASSOCIATES INC., HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

LOU RAMUNNO (GENERAL PARTNER) DATE

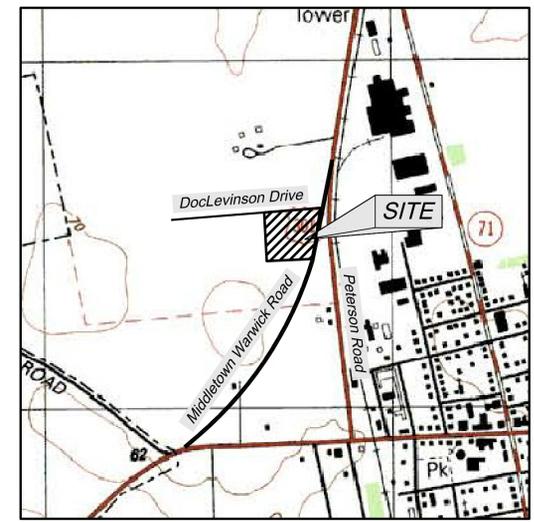
Engineer's Certification:

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

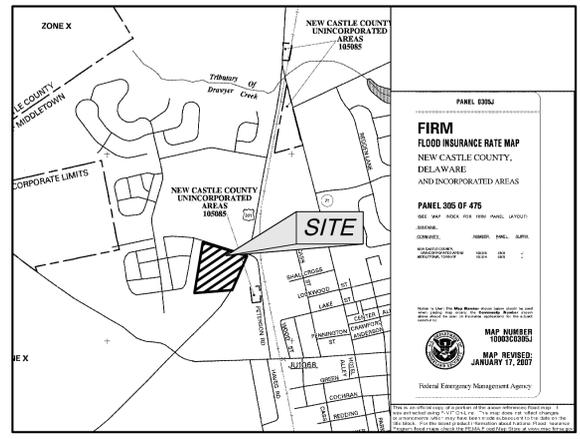
SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE



PLAN VIEW
SCALE: 1"=60'



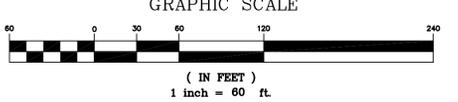
Location Map
Scale: 1" = 800'



FEMA Map
Not to Scale

Site Data:

OWNER OF RECORD:	ASH/RAMUNNO ASSOCIATES INC. C/O LOU RAMUNNO 903 N. FRENCH STREET WILMINGTON, DE 19801 (302) 426-0200
APPLICANT:	ASH/RAMUNNO ASSOCIATES INC. C/O LOU RAMUNNO 903 N. FRENCH STREET WILMINGTON, DE 19801 (302) 426-0200
ENGINEER/SURVEYOR:	VAN CLEEF ENGINEERING ASSOCIATES 630 CHURCHMANS ROAD, SUITE 105 NEWARK, DE 19702 (302) 368-3184
SITE AREA DISTRIBUTIONS:	TOTAL AREA (PARCEL "A"): 13.61 Ac.± (592,944.32 S.F.)
LOT 1 (PROPOSED RETAIL):	AREA: 9.24 Ac.± (402,775.88 S.F.) IMPERVIOUS COVERAGE: 1.10 Ac.± (48,000 S.F.) BUILDING COVERAGE: 1.10 Ac.± (48,000 S.F.) PAVING/IMPERVIOUS COVERAGE: 3.95 Ac.± (172,007.98 S.F.) OPEN SPACE: 4.19 Ac.± (182,757.90 S.F.) STORMWATER (WITHIN OPEN SPACE): 0.83 Ac.± (36,372.74 S.F.)
LOT 2 (PROPOSED RETAIL):	AREA: 1.45 Ac.± (63,061.81 S.F.) IMPERVIOUS COVERAGE: 0.14 Ac.± (6,119 S.F.) BUILDING COVERAGE: 0.52 Ac.± (22,772.96 S.F.) PAVING/IMPERVIOUS COVERAGE: 0.79 Ac.± (34,169.85 S.F.) OPEN SPACE: 0.37 Ac.± (16,086.18 S.F.)
LOT 3 (PROPOSED RETAIL WITH GAS):	AREA: 2.92 Ac.± (127,106.63 S.F.) IMPERVIOUS COVERAGE: 0.15 Ac.± (6,781 S.F.) BUILDING COVERAGE: 2.15 Ac.± (93,590.59 S.F.) PAVING/IMPERVIOUS COVERAGE: 0.62 Ac.± (26,755.04 S.F.) OPEN SPACE: 0.62 Ac.± (26,755.04 S.F.)



PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO OBTAIN PRELIMINARY SITE PLAN APPROVAL FOR 54,119 S.F. OF RETAIL SPACE ALONG WITH A 5,591 S.F. CONVENIENCE STORE WITH GAS PUMPS AND ASSOCIATED AMENITIES.

Certification of Approvals:

APPROVED _____ BY _____ MAYOR KENNETH L. BRANNER, JR.
DATE _____ FOR MAYOR & COUNCIL OF THE TOWN OF MIDDLETOWN
RECORDED _____ IN THE OFFICE OF THE RECORDER OF
DEEDS IN NEW CASTLE COUNTY, STATE OF DELAWARE.
INSTRUMENT NUMBER _____

NOTE: EXISTING CONDITIONS SHOWN ON ROUTE 301 ARE BASED ON THE APPROVED DEIDOT PLANS FOR THE ROUTE 301 IMPROVEMENTS.

General Notes

Legend

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING CENTER LINE
	PROPOSED CENTER LINE
	PROPOSED CURB
	EXISTING CURB
	EXISTING LINE STRIPING
	PROPOSED LINE STRIPING
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED PAVEMENT CROSS SECTION
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED RIP-RAP
	EXISTING INLET
	PROPOSED INLET
	PROPOSED DRAINAGE M.H.
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED F.E.S.
	EXISTING SANITARY M.H.
	PROPOSED SANITARY M.H.
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SAN. FORCEMAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EX./PROP. FIRE HYDRANT
	EX./PROP. GATE VALVE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	SOIL BORING LOCATIONS
	SOIL TYPE BOUNDARY LINE
	MONUMENT/PIPE FOUND
	MONUMENT TO BE SET
	EXISTING WOODS LINE

OFFICES THROUGHOUT
NJ, EASTERN PA, AND DE

Van Cleef

ENGINEERING ASSOCIATES

Consulting Civil Engineering
Environmental Engineering
Municipal Engineering

Land Surveying
Professional Planning
Landscape Architecture

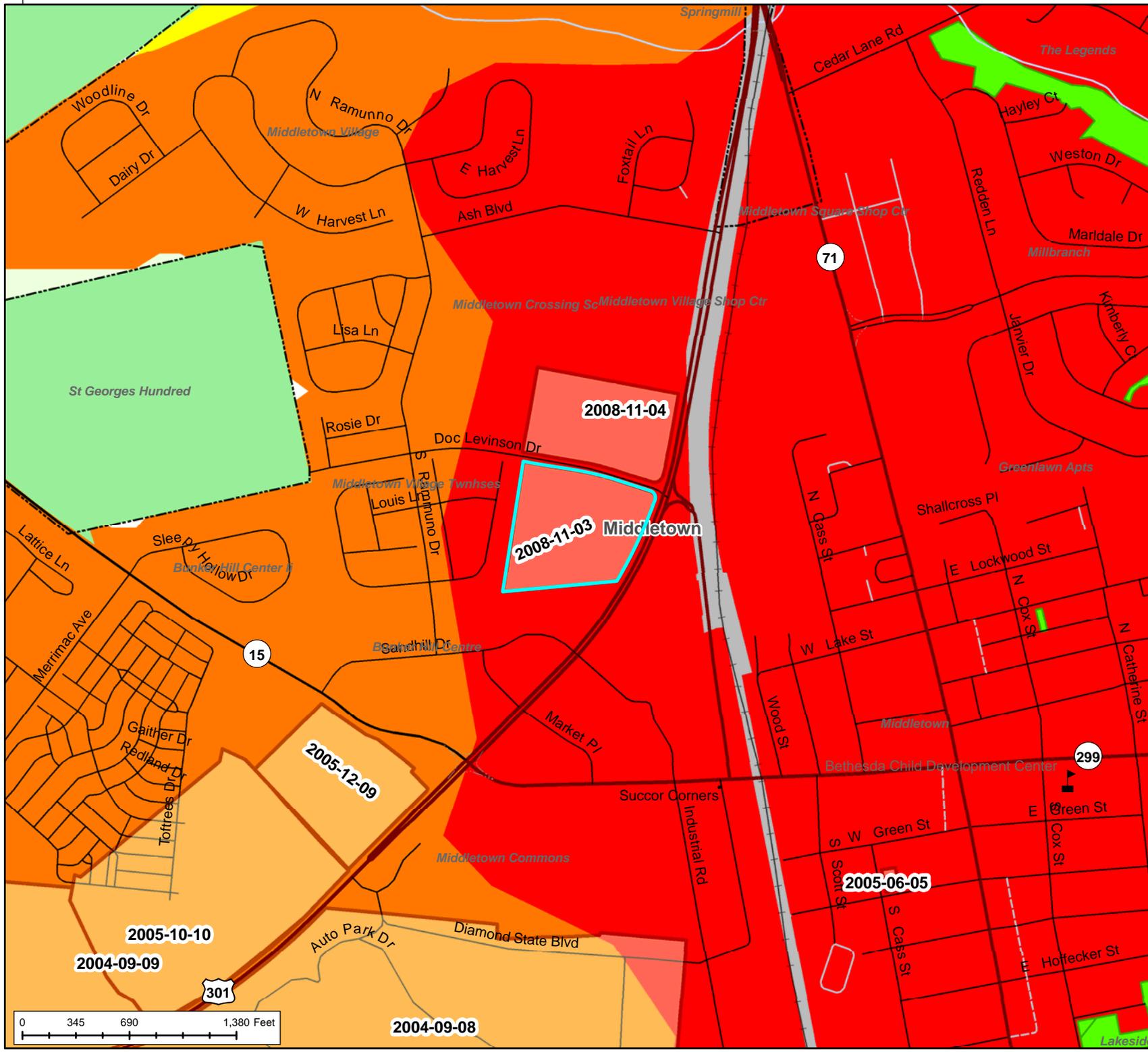
630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
EMAIL: NORTHERNDE@VCEA.ORG WEB: WWW.VCEA.ORG
PHONE (302) 368-3184 FAX (302) 368-7195

Project	07-01-MDN	Scale	As Noted
Date	9/17/2008	Sheet	1 of 4

Cover - Parcel A
FOR
Northside Shopping Center
Parcel ID #23-003.00-015
Town of Middletown
New Castle County, Delaware

BY: SCOTT E. LOBDELL DATE
DELAWARE PROFESSIONAL ENGINEER NO. 12260

Preliminary Land Use Service (PLUS)
Northside Shopping Center
Parcel A
2008-11-03

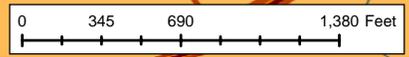
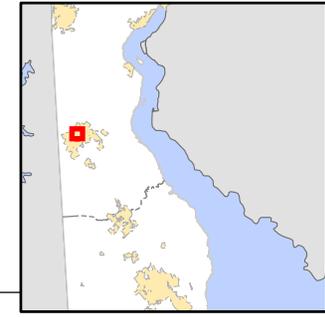


- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

- 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)

1:10,000

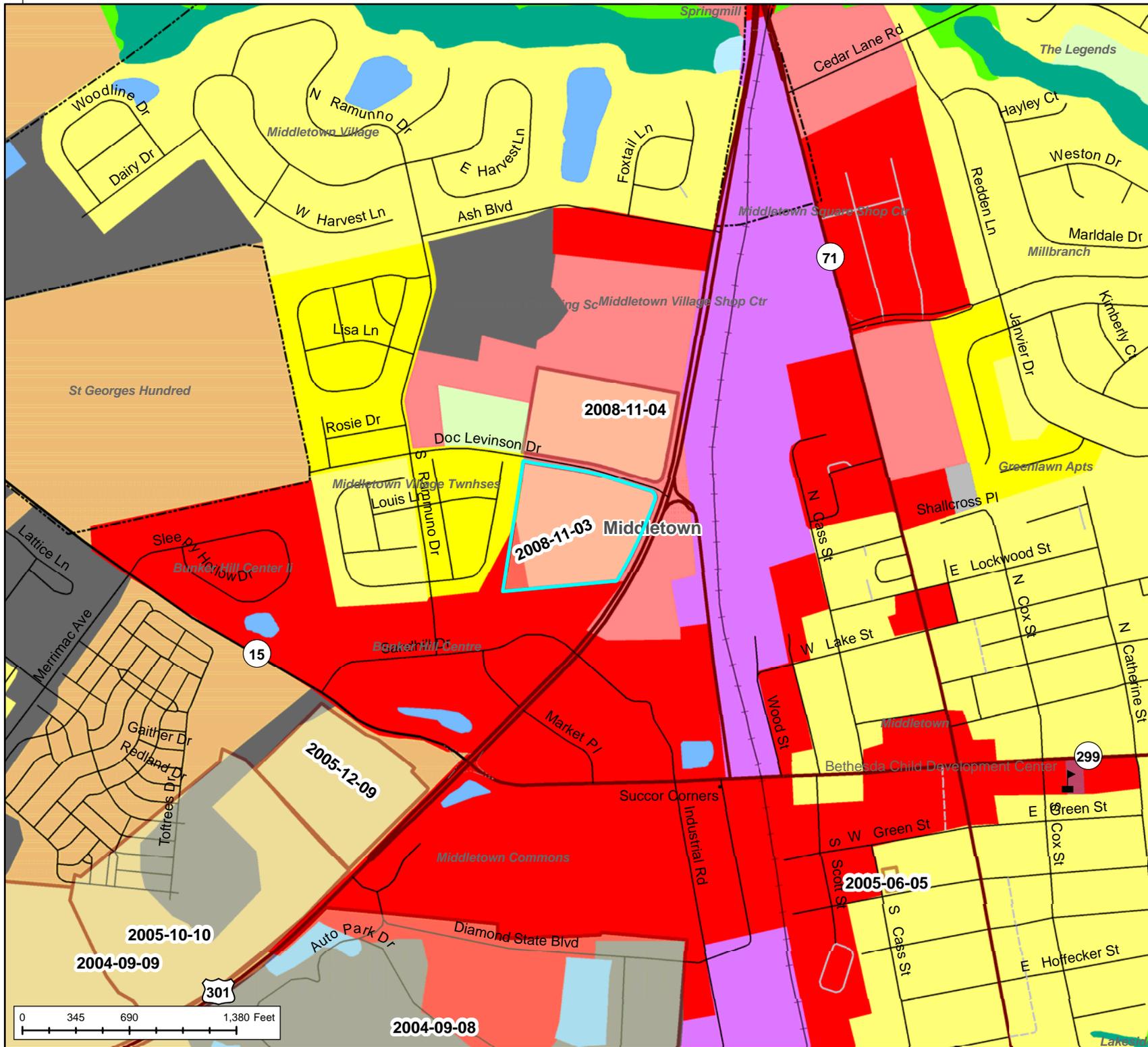
Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



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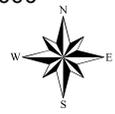
Northside Shopping Center Parcel A

2008-11-03

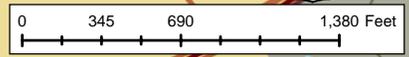
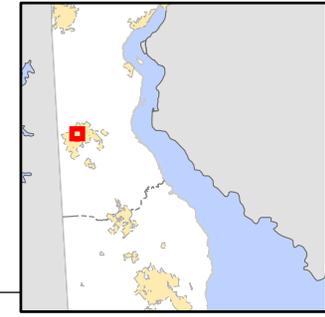


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



Produced by the Delaware Office of State Planning and Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Northside Shopping Center
Parcel A and Parcel B
2008-11-03 and 2008-11-04

 Project Areas

 Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:4,000



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