

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): _____
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #:	4. County or Local Jurisdiction Name: where project is located:	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

25. Please estimate 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 peak season:

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

26. Will the project connect to state maintained roads? Yes No

27. 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.

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

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, 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

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

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: _____ phone number: _____

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

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)

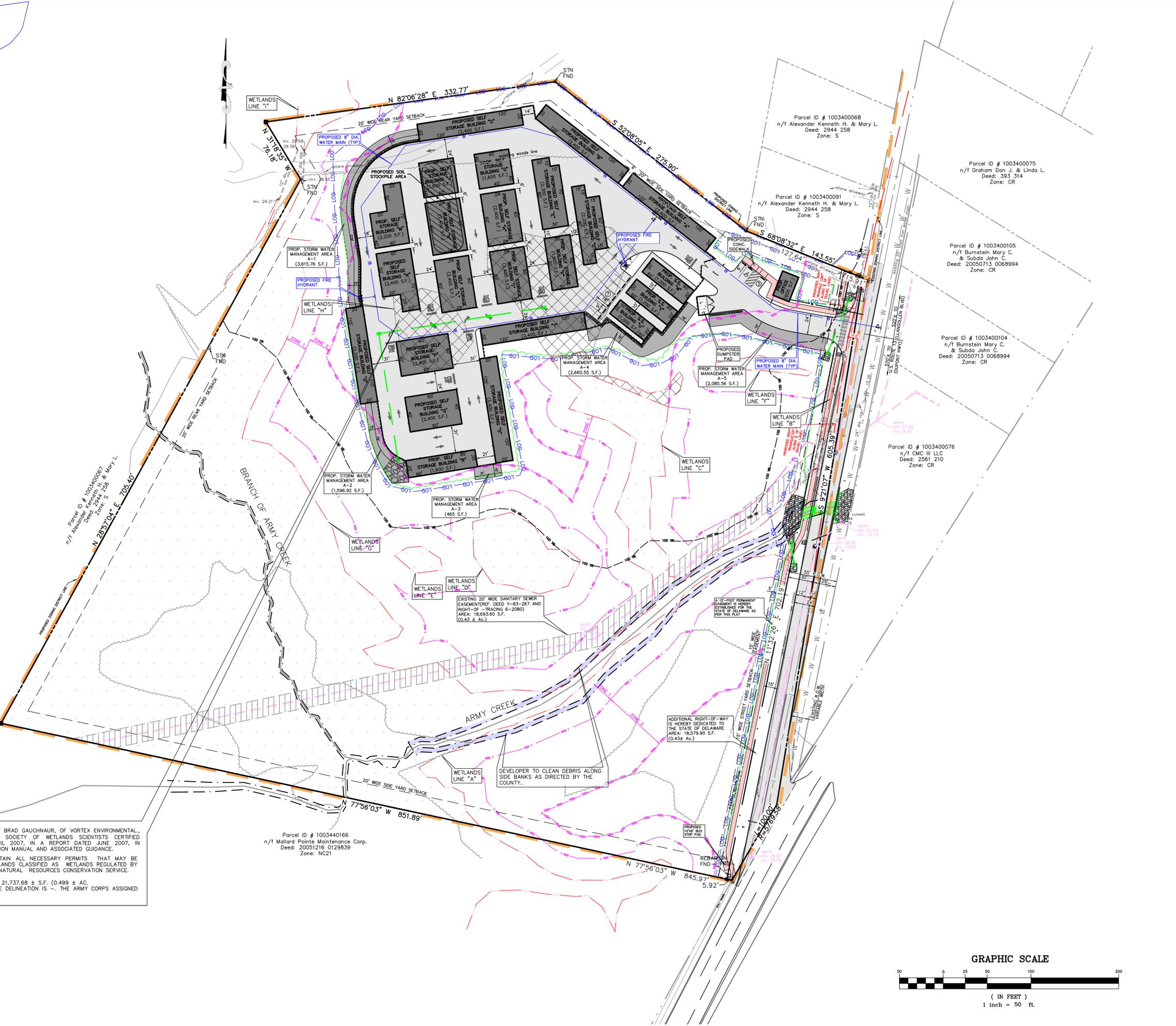
Date

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, 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.

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
- EX. EDGE OF PAVEMENT
- 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.I.E.S.
- EXISTING SANITARY M.H.
- PROPOSED SANITARY M.H.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SAN. FORCEMAIN
- 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
- PROPOSED WOODS LINE
- EX. ZONING DISTRICT LINE
- PROP. ZONING DISTRICT LINE
- WETLANDS BOUNDARY LINE
- STREAM TOP OF BANK
- STREAM CENTER LINE
- 100 YEAR FLOOD PLAIN
- LIMIT OF DISTURBANCE
- PROP. SWALE CENTERLINE
- PROPOSED GUIDE RAIL
- PROPOSED CHAINLINK FENCE



A WETLAND DELINEATION WAS PERFORMED BY BRAD GAUCHNAUR, OF VORTEX ENVIRONMENTAL, AN ARMY CORPS OF ENGINEERS AND/OR SOCIETY OF WETLANDS SCIENTISTS CERTIFIED DELINEATOR, DURING THE MONTH OF APRIL 2007, IN A REPORT DATED JUNE 2007, IN ACCORDANCE WITH THE 1987 CODE DELINEATION MANUAL AND ASSOCIATED GUIDANCE. THE OWNER AND/OR DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS THAT MAY BE REQUIRED FOR CONSTRUCTION ON OR NEAR LANDS CLASSIFIED AS WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEER FOR OR THE NATURAL RESOURCES CONSERVATION SERVICE. THE TOTAL AREA OF WETLANDS DISTURBED IS 21,737.68 ± S.F. (0.499 ± AC. THE ARMY CORPS ASSIGNED NUMBER FOR THE DELINEATION IS -. THE ARMY CORPS ASSIGNED PERMIT NUMBER FOR THE CROSSING IS -

Parcel ID # 1003440166
n/f Mallard Pointe Maintenance Corp.
Deed: 20051216 0129839
Zone: NC21

Parcel ID # 1003400068
n/f Alexander Kenneth H. & Mary L.
Deed: 2944 258
Zone: S

Parcel ID # 1003400091
n/f Alexander Kenneth H. & Mary L.
Deed: 2944 258
Zone: S

Parcel ID # 1003400075
n/f Graham Don J. & Linda L.
Deed: 393 314
Zone: CR

Parcel ID # 1003400105
n/f Burnstein Mary C.
& Subda John C.
Deed: 20050713 0068994
Zone: CR

Parcel ID # 1003400104
n/f Burnstein Mary C.
& Subda John C.
Deed: 20050713 0068994
Zone: CR

Parcel ID # 1003400076
n/f CMC III LLC
Deed: 2561 210
Zone: CR

PLAN NOTES

NO.	REVISION	DATE
1	-1	-

811 MISS UTILITY DELMARVA
BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD) WWW.MISSUTILITYDELMARVA.COM PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

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

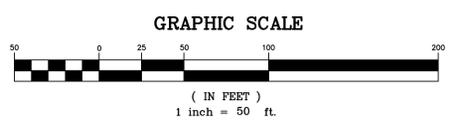
Van Cleef ENGINEERING ASSOCIATES
Consulting Civil Engineering Land Surveying
Environmental Engineering Professional Planning
Municipal Engineering Landscape Architecture
681 CHURCHMAN ROAD, SUITE 105, NEWARK, DE 19702
EMAIL: NORTHERNDE@VCEA.ORG WEB: WWW.VCEA.ORG
PHONE (302) 368-3184 FAX (302) 368-7195

PROJECT: 07-04-NCC DESIGNED BY:
DATE: 6/1/2011 DRAWN BY:
SCALE: 1" = 50' CHECKED BY:

OLD STATE ROAD SELF STORAGE
FOR
LIBORIO-LOUVIERS, LLC
PARCEL #1003400069
SITUATED IN
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

TITLE
SITE PLAN

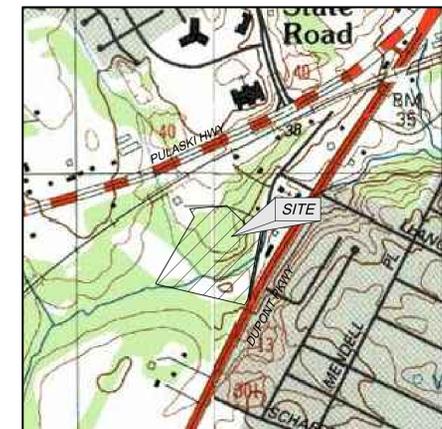
EXPLORATORY PLAN Application # - SHEET NUMBER RP2



GENERAL NOTES:

- 1. ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
2. THE REQUIRED PARKING FOR THE OFFICE IS 3.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA 3 PARKING SPACES ARE PROPOSED, AND 7 PARKING SPACES ARE PROPOSED FOR MINI STORAGE FACILITY.
3. A 20' WIDE DRAINAGE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A SANITARY SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY.
4. ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESS WAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS, AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
5. NO DEBRIS WILL BE BURIED ON THIS SITE.
6. TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS GENERATED BY FIELD SURVEY BY B&B HI-TECH SOLUTIONS, L.L.C. IN JULY 2007. NO CHANGE OF GRADES OR CONTOURS HAS OCCURRED SINCE JULY 2007.
7. DRAINAGE, EROSION & SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
8. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 1000300165J, DATED JANUARY 17, 2007, PANEL 165 OF 475 THERE IS NOT A 100 YEAR FLOOD PLAIN ON THIS SITE, PURSUANT TO SECTIONS 40.10.3100 & 40.10.3126 OF THE NCC CODE. A NON-DELINEATED FLOOD STUDY WAS REQUIRED FOR THIS SITE. A FLOOD STUDY PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LAST REVISED MARCH 21, 2011 INDICATES A 100 YEAR FLOOD PLAIN ON THE SITE.
9. WATER SUPPLY IS BY ARTESIAN WATER COMPANY, INC. AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
10. SEWAGE DISPOSAL IS BY NEW CASTLE COUNTY PUBLIC SEWER AND IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
11. ALL FIRE LINES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXISTIS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS, PART V, SECTION 5, DATED 1997 OR AS LATER AMENDED.
12. BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY WATER RESOURCE PROTECTION AREA MAPS DATED DECEMBER 2011, NO PORTION OF THIS SITE IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA DISTRICT.
13. PORTIONS OF THIS SITE CONTAIN FRESHWATER WETLANDS. WETLAND BOUNDARIES DEPICTED ON THIS PLAN WHERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS DATED JUNE 1991, OR AS LATER AMENDED. FOR A DESCRIPTION OF WETLANDS, SEE THE WETLANDS DELINEATION REPORT PREPARED BY VORTEX ENVIRONMENTAL, INC. DATED JUNE 2007. THE OWNER AND/OR DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS THAT MAY BE REQUIRED FOR CONSTRUCTION ON OR NEAR LANDS CLASSIFIED AS WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS FOR OR THE NATURAL RESOURCES CONSERVATION SERVICE. THE TOTAL AREA OF WETLANDS DISTURBED IS 21,737.68 ± S.F. (0.499 ± AC.) THE ARMY CORPS ASSIGNED NUMBER FOR THE DELINEATION IS --, THE ARMY CORPS ASSIGNED PERMIT NUMBER FOR THE CROSSING IS --.
14. THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPOSED FOR THE BENEFIT OF THE NEW CASTLE COUNTY.
15. THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).
16. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDINGS IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
17. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE AN UTILITY LINE IS ELIMINATED ALONG SAID LOT LINE, THE UTILITY SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
18. IMPACT FEE: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
19. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES LAST DATED 6/1/11 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF RECORD PLAN.
20. THE DEVELOPER IS REQUIRED TO COMPLETE THE FOLLOWING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY NEW CASTLE COUNTY.
A. PROVIDE A FAIR SHARE CONTRIBUTION TO DELDOTS PROPOSED IMPROVEMENTS AT THE INTERSECTION OF US 13 AND LLANGOEN BOULEVARD.
B. PROVIDE A BUS STOP WAITING PAD IMPROVEMENT AT THE INTERSECTION OF U.S. ROUTE 13 AND OLD STATE ROAD WITH A ONE TIME PAYMENT TOWARD MAINTENANCE AND FUTURE AMENITIES, AS SPECIFIED BY DART.
21. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (L.D.I.A.) AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE L.D.I.A. IS THE ORDER OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON NOVEMBER 28, 2011, AT INSTRUMENT NO. 120110037576.
22. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
23. A PARTIAL CURBING WAIVER WAS APPROVED JANUARY 7, 2010.
24. PER NCCDC 12.04.005, A WATER COURSE EASEMENT IN FAVOR OF NEW CASTLE COUNTY SHALL BE PROVIDED PER THIS PLAN FOR ARMY CREEK WHICH WILL EXTEND TO THE INUNDATION OF THE WOTH OF THE 100 YEAR FLOODPLAIN AS DEPICTED ON THIS PLAN BUT NOT LESS THAN 40' ON EACH SIDE OF THE WATER COURSE.
25. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' (TEN FEET) FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING TO NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OF ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
26. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF \$8,000 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY WRITTEN PRIOR TO THE DEPARTMENT OF LAND USE RECEIVING FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
27. 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 AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL.
28. THE DEVELOPER, LOCAL AGENCY, AND/OR PRIVATE OWNER SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON THE NON-STATE-MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE MUTCD.

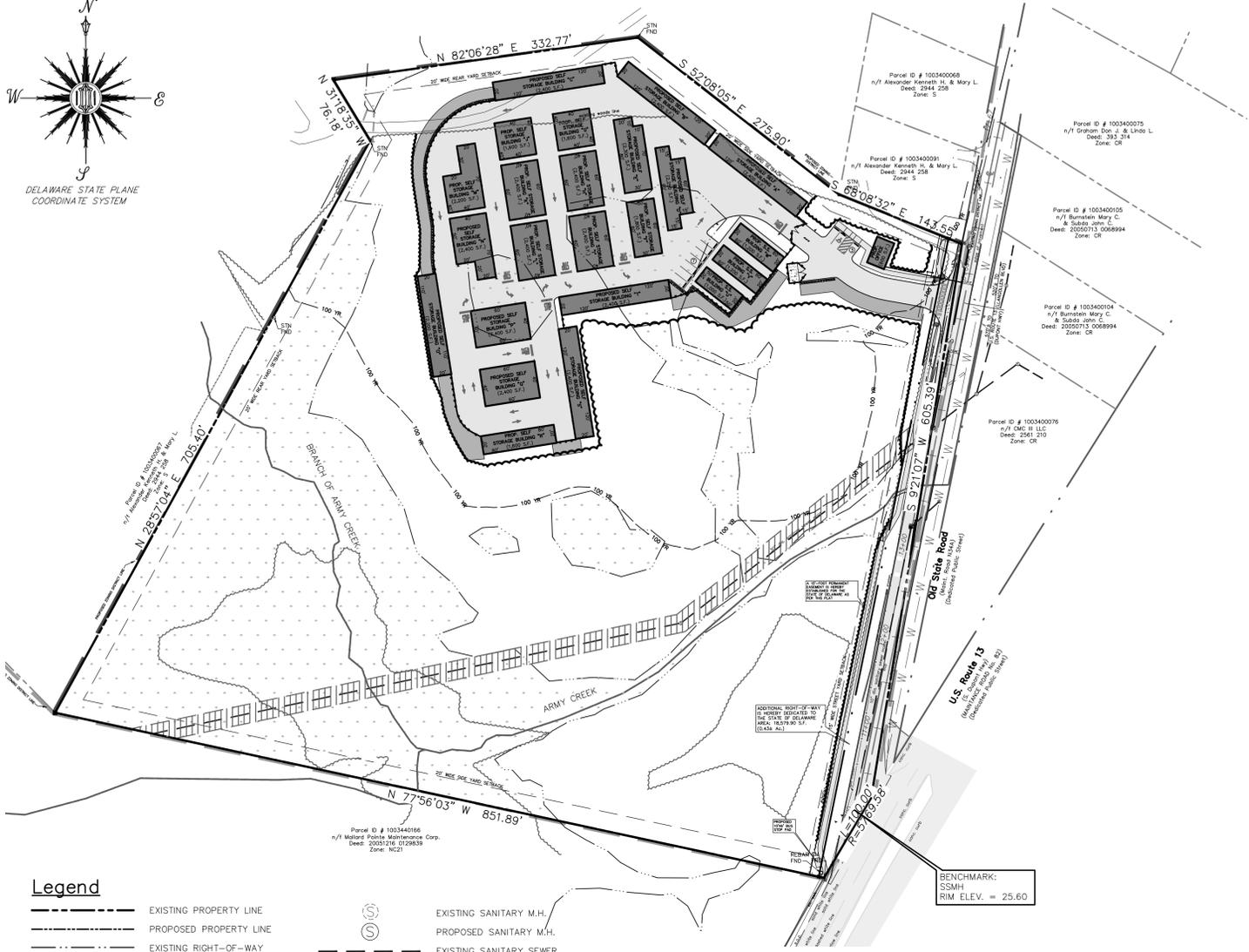
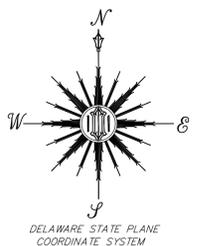
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR Old State Road Self Storage New Castle Hundred, New Castle County, Delaware



Location Map Scale: 1" = 800'

Table with 2 columns: SHEET NUMBER, SHEET TITLE. Rows include RP1 COVER SHEET and RP2 SITE PLAN.

THE PURPOSE OF THIS PLAN IS TO BUILD 47,750 S.F. OF SELF STORAGE BUILDINGS, AND A 600 S.F. OFFICE ON THIS 13.51± ACRE SITE.



Legend

Legend table listing symbols for existing and proposed features such as property lines, sanitary lines, water mains, curbs, and fences.

Site Plan Scale: 1"=80'

Certificate of Ownership:

I, LOU RAMUNNO, PARTNER OF LIBORIO-LOUVIERS L.L.C., HEREBY CERTIFY THAT LIBORIO-LOUVIERS L.L.C. IS THE 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 AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

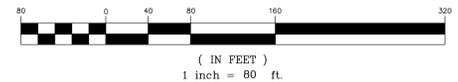
Engineer's Certification:

I, SCOTT E. LOBBELL, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING 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 NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

Site Data:

- 1. OWNER OF RECORD: LIBORIO-LOUVIERS L.L.C.
2. APPLICANT: LIBORIO-LOUVIERS L.L.C.
3. ENGINEER/SURVEYOR: VAN CLEEF ENGINEERING ASSOCIATES
4. SITE ADDRESS: PROPOSED MINI STORAGE OFFICE
5. TAX MAP: 1003400069
6. ZONING DISTRICT: CR - COMMERCIAL REGIONAL
7. SOURCE OF TITLE: 20070426 0037758
8. DATUM: NAVD 88
9. BENCHMARK: SSMH AT INTERSECTION OF OLD STATE ROAD AND DUPONT PARKWAY: RIM ELEV. = 25.60
10. NUMBER OF LOTS: 1
11. EXISTING USE: VACANT, WOODED GROUND
12. PROPOSED USE: SELF STORAGE FACILITY
13. GROSS SITE AREA: 13.51 Ac.± (588,458.47 S.F.)
14. SITE AREA DISTRIBUTIONS: TOTAL AREA: 13.51 Ac.± (588,458.47 S.F.)
15. LOT REGULATIONS: COMMERCIAL REGIONAL - CR
16. PARKING RATIONAL: COMMERCIAL USES: COMMERCIAL RETAIL
17. MONUMENTATION: EXISTING: 6
18. FIRE HYDRANTS: EXISTING: -
19. WOODED AREAS: MATURE FOREST
20. SEWER FLOW: 20 GPD/EMPLOYEE x 1 EMPLOYEE = 20 GPD

GRAPHIC SCALE



Certification of Plan Approval:

APPROVED (DATE) BY (GENERAL MANAGER) FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

Table with 3 columns: NO., REVISION, DATE. Row 1 shows revision 1.

811 MISS UTILITY OF DELMARVA logo and contact information.

PLANNING NOTATION ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID.

BY: SCOTT E. LOBBELL DELAWARE PROFESSIONAL ENGINEER NO. 12260

Van Cleef Engineering Associates logo and contact information.

Table with 2 columns: PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY.

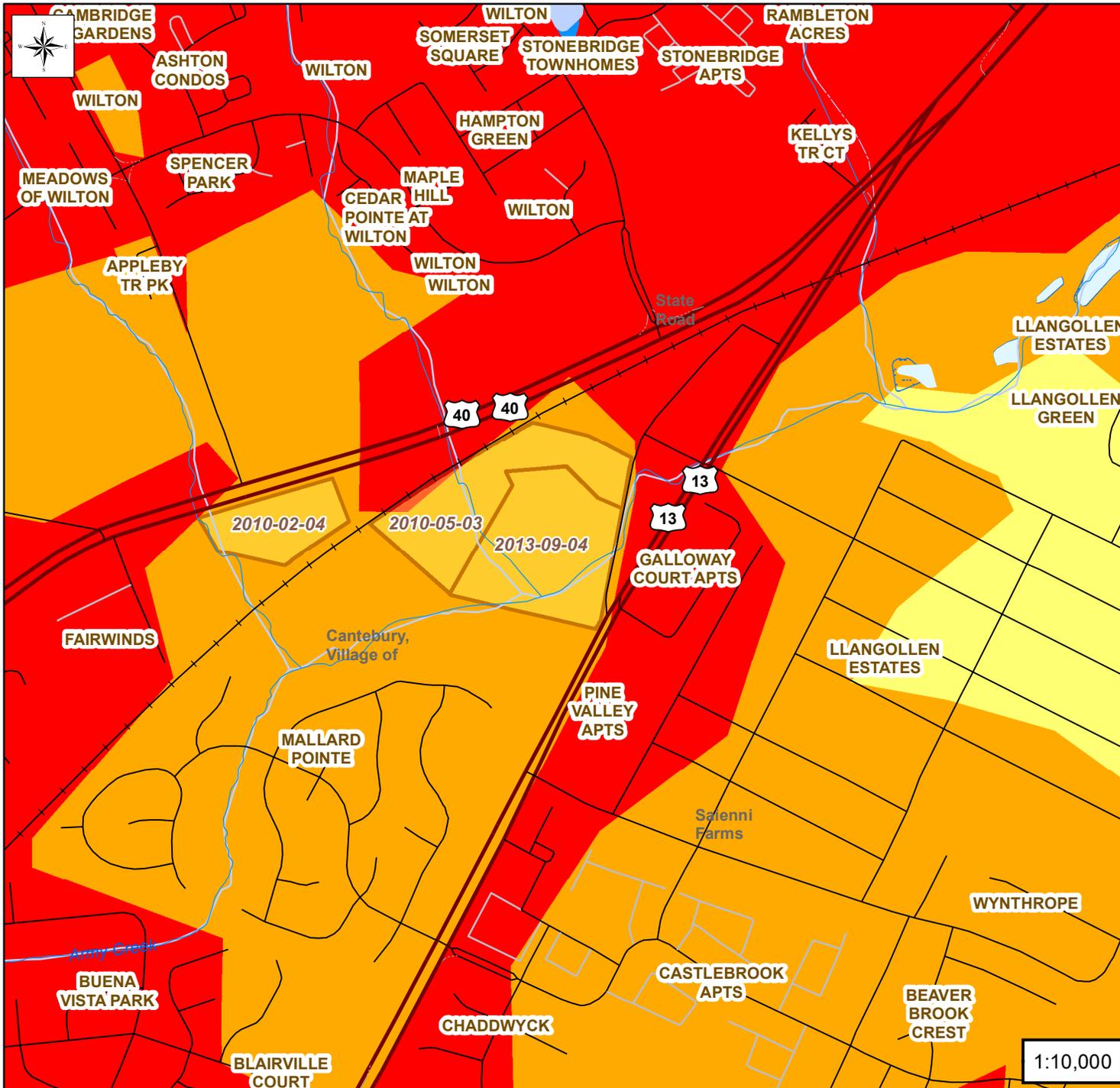
OLD STATE ROAD SELF STORAGE FOR LIBORIO-LOUVIERS, LLC PARCEL #1003400069

COVER SHEET

Table with 2 columns: RECORD PLAN, SHEET NUMBER. Values include Application # and RP1.

Preliminary Land Use Service (PLUS)

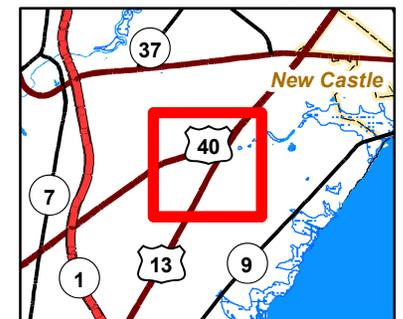
Old State Road Self Storage
2013-09-04



Legend

- PLUS Project Areas
- 2010 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

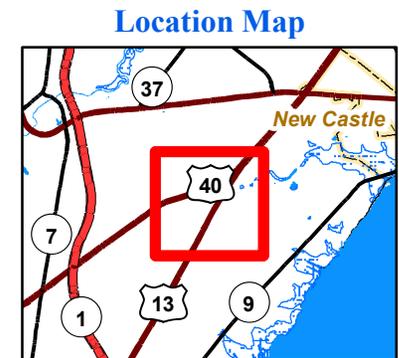
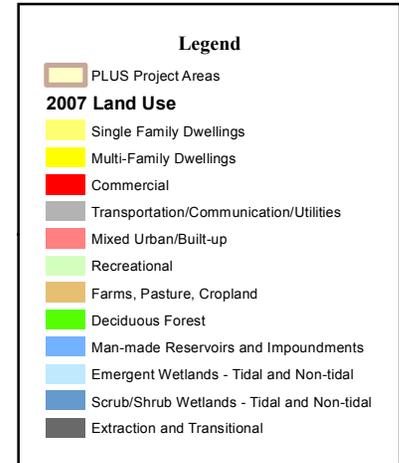
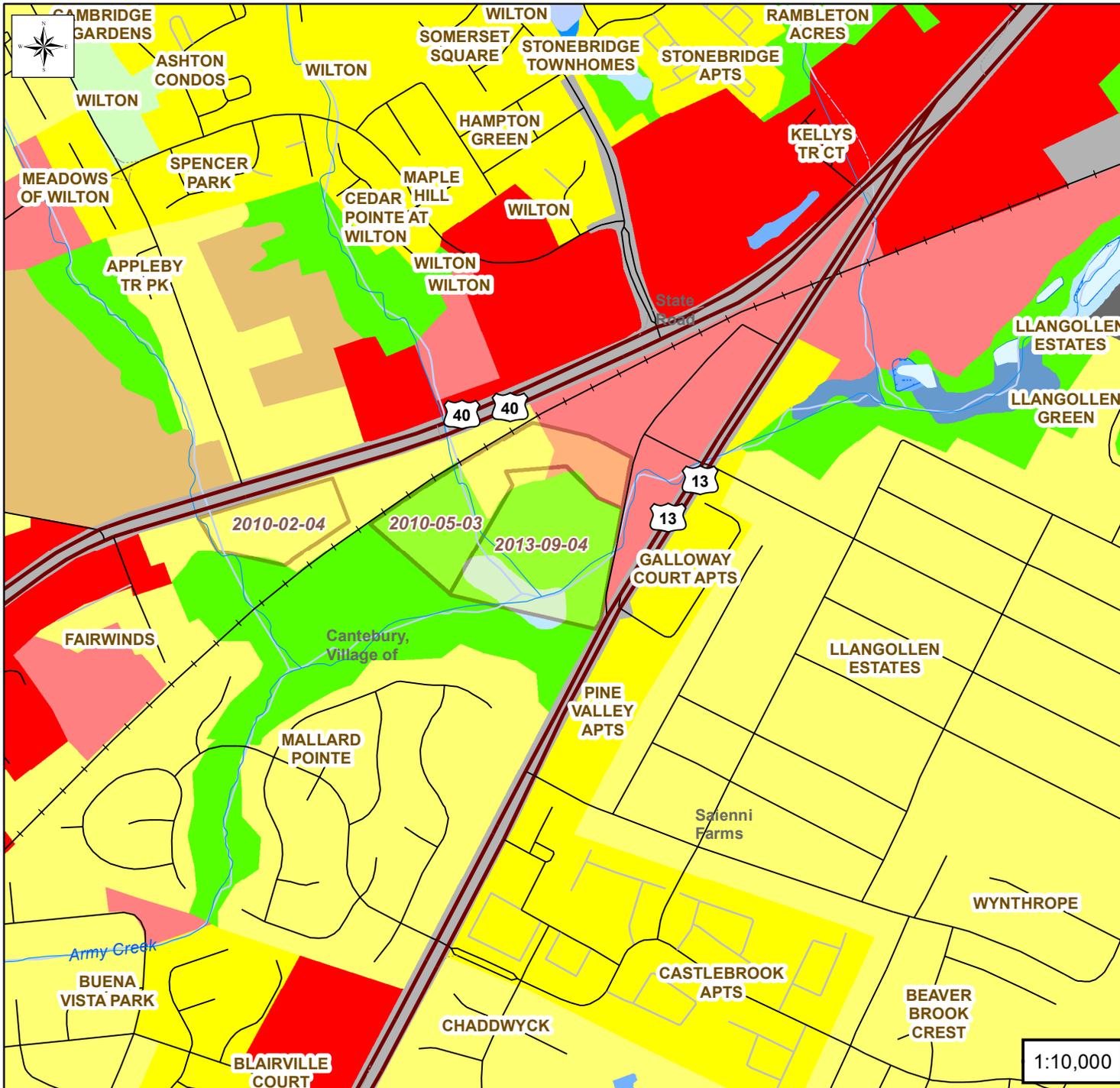
Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

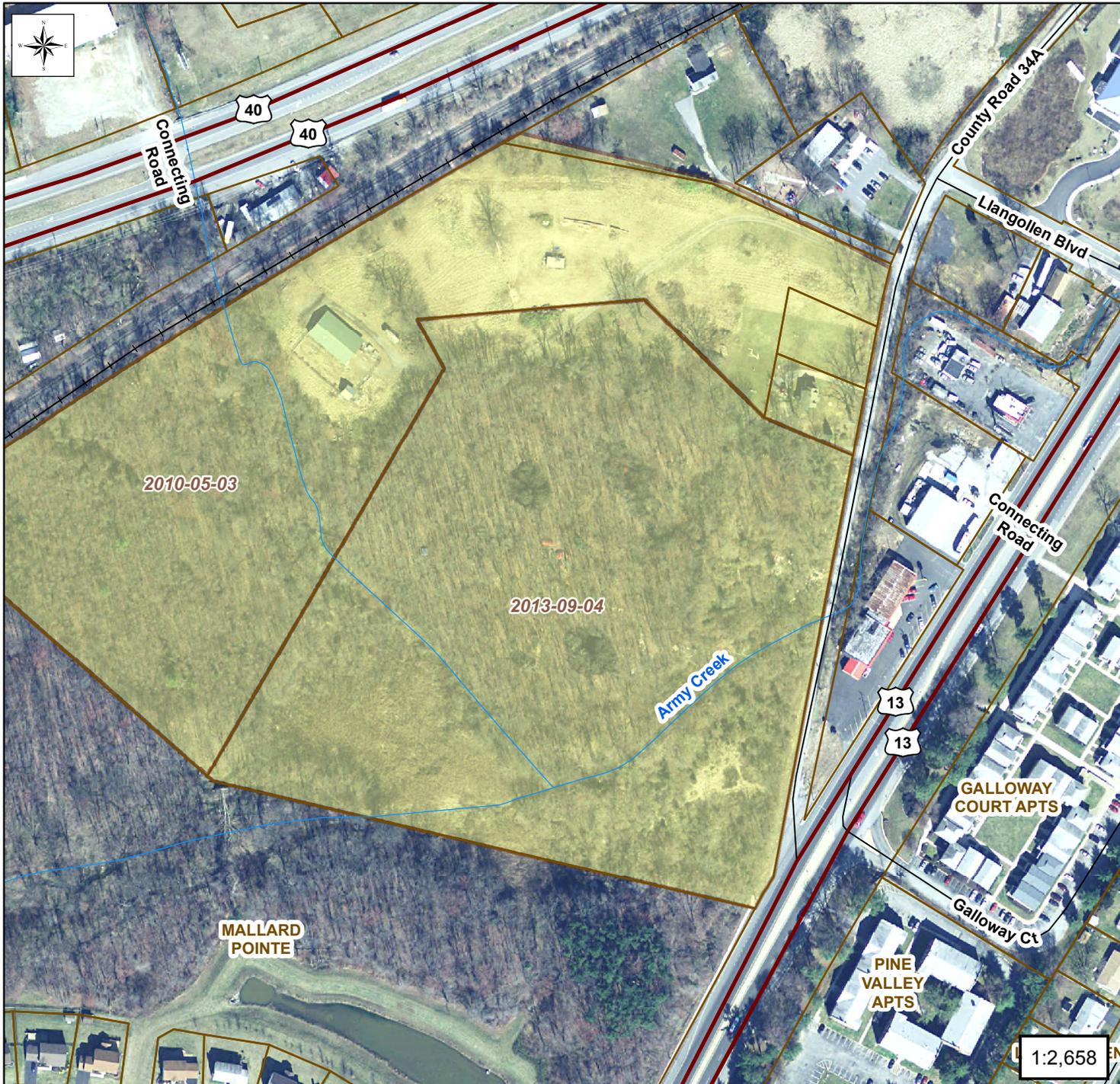
Preliminary Land Use Service (PLUS)

Old State Road Self Storage
2013-09-04



Preliminary Land Use Service (PLUS)

Old State Road Self Storage
2013-09-04



Legend

- PLUS Project Areas

