

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: Proposed residential subdivision, approx. 642 units. Previously reviewed
 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.

12. Area of Project (Acres +/-): 207 ± Number of Residential Units: 641 Commercial square footage:

13. Present Zoning: R-3 14. Proposed Zoning: R-3

15. Present Use: Agriculture (Previously approved for res. subdivision) 16. Proposed Use: Residential subdivision

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Town of Middletown / Artesian
 Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Middletown
 Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
 Mixture of single family detached & townhouse market rate housing

20. Environmental impacts: None anticipated
 How many forested acres are presently on-site? 13.7 ± How many forested acres will be removed? 1.2 ±
 To your knowledge, 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: 7.7 ±
 If "Yes", have the wetlands been delineated? Yes No
 Has the Army Corps 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:
 How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 50'

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: SWM Ponds, bio-retention, bio-swale, disconnection

23. Is open space proposed? Yes No If "Yes," how much? 71 ± Acres:
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, stormwater management

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

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: 5,600

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

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. N/A - Adjacent parcels separated by wetlands

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

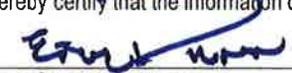
Has this site been evaluated for historic and/or cultural resources? Yes No

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

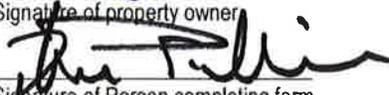
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner

7-25-14

Date



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

7/25/14

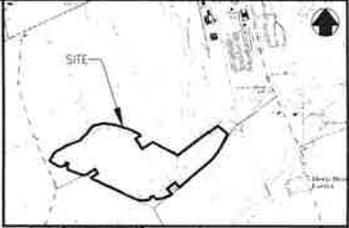
Date

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.**

SITE DATA

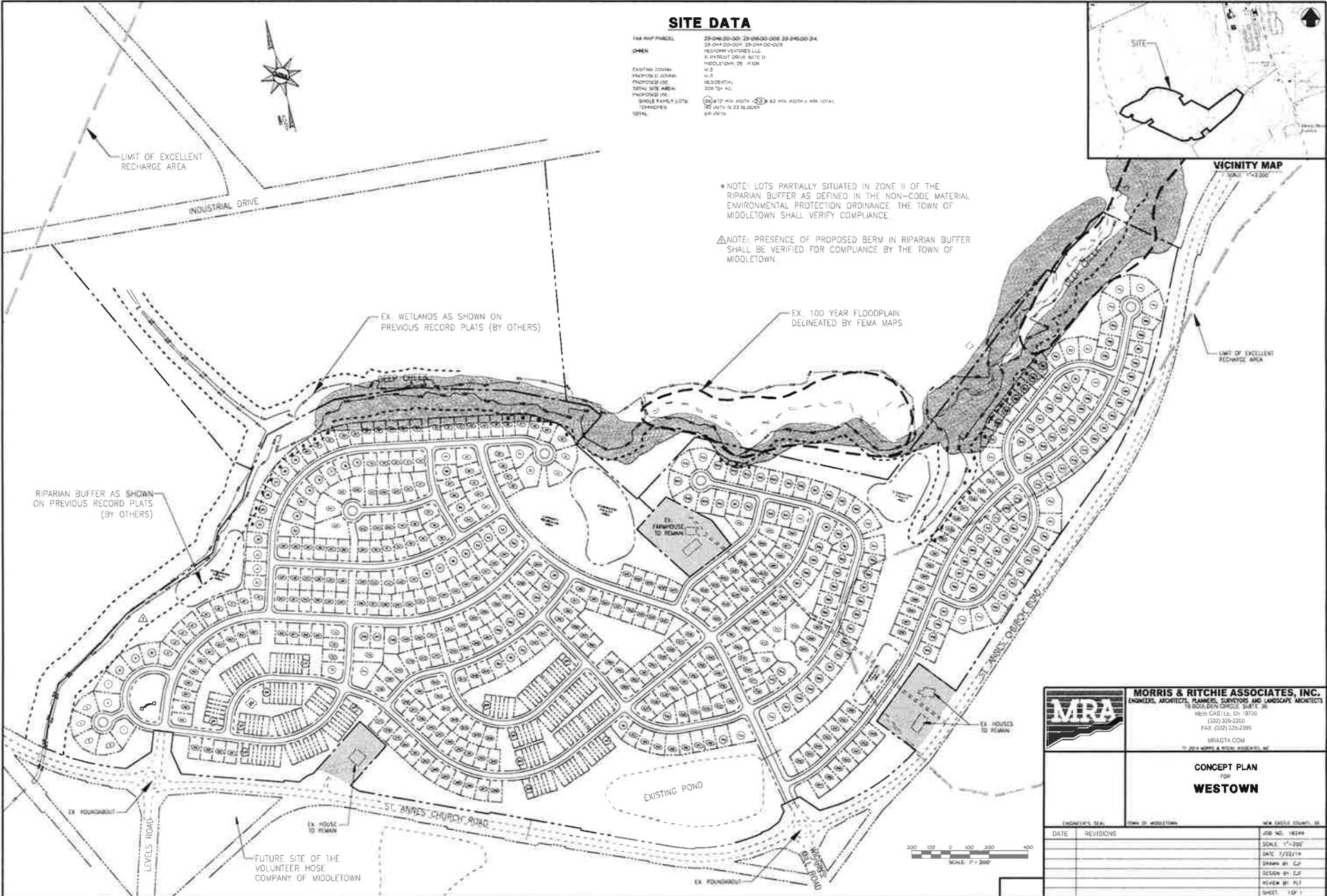
TAX MAP PARCEL: 23-044-00-001 23-044-00-002 23-044-00-003
 23-044-00-004 23-044-00-005
 OWNER: MIDDLETON VENTURES LLC
 81 PATRICK DRIVE SUITE D
 MIDDLETOWN, DE 19701
 EXISTING ZONING: R-3
 PROPOSED ZONING: RESIDENTIAL
 209 T₁ AG
 PROPOSED USE: SINGLE FAMILY LOTS
 125 LOTS
 641 UNITS



VICINITY MAP
SCALE: 1"=1/2 MILE

• NOTE: LOTS PARTIALLY SITUATED IN ZONE II OF THE RIPARIAN BUFFER AS DEFINED IN THE NON-CODE MATERIAL ENVIRONMENTAL PROTECTION ORDINANCE. THE TOWN OF MIDDLETOWN SHALL VERIFY COMPLIANCE.

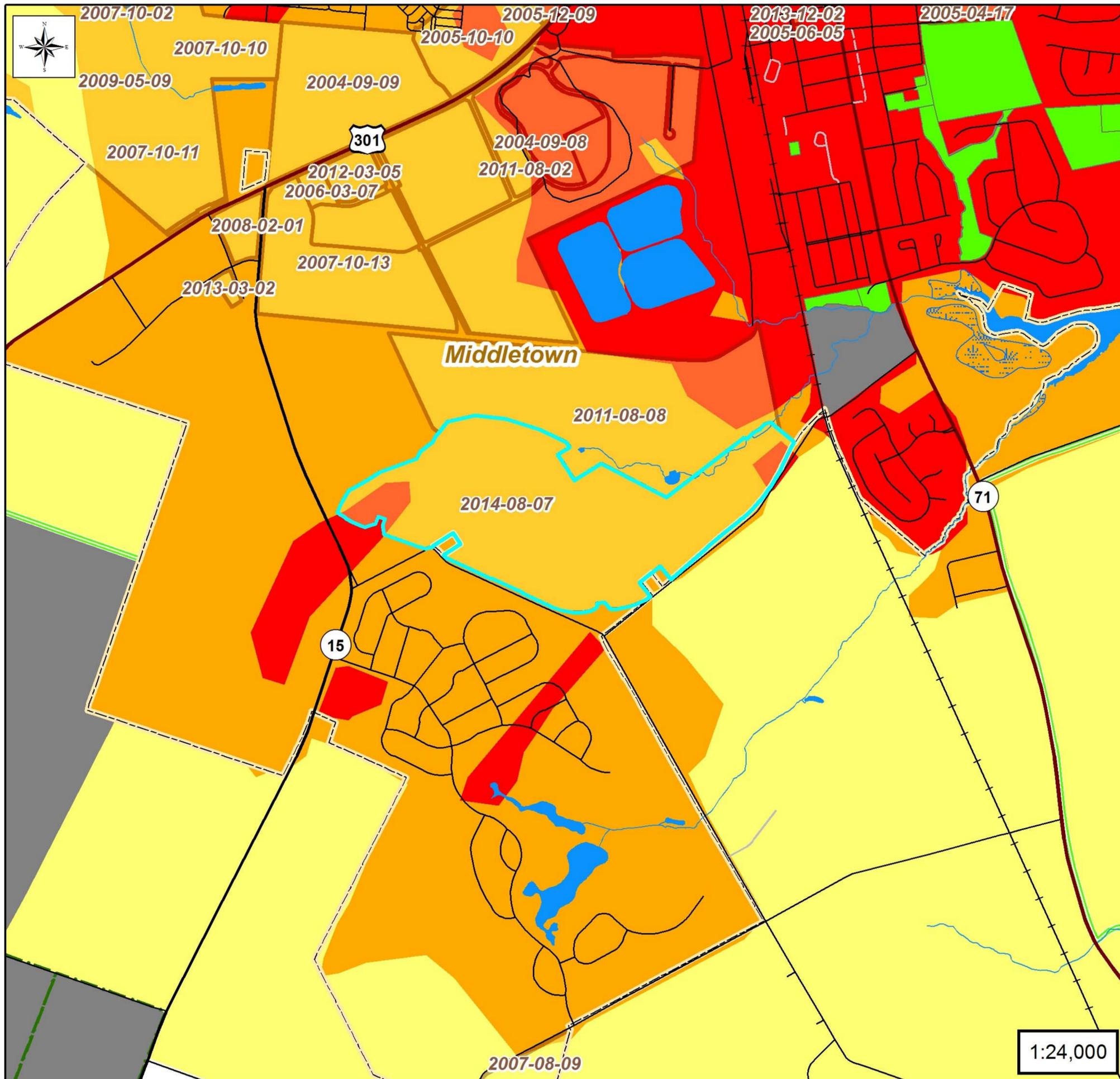
△ NOTE: PRESENCE OF PROPOSED BERM IN RIPARIAN BUFFER SHALL BE VERIFIED FOR COMPLIANCE BY THE TOWN OF MIDDLETOWN.



		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1602A DIXON CIRCLE, SUITE 200 NEW CASTLE, DE 19720 (302) 326-2269 FAX (302) 326-2389 MRA@GTA.COM 11 2014 MORRIS & RITCHIE ASSOCIATES, INC.	
		CONCEPT PLAN WESTOWN	
PROJECT NO. 2014-01 TOWN OF MIDDLETOWN	SHEET NO. 182344	SCALE: 1"=200' DATE: 1/15/14 DRAWN BY: C.P. DESIGN BY: C.P. REVIEW BY: P.J. SHEET: 1 OF 1	
DATE: _____ REVISIONS: _____	DATE: _____ REVISIONS: _____	DATE: _____ REVISIONS: _____	

Preliminary Land Use Service (PLUS)

Westtown
2014-08-07



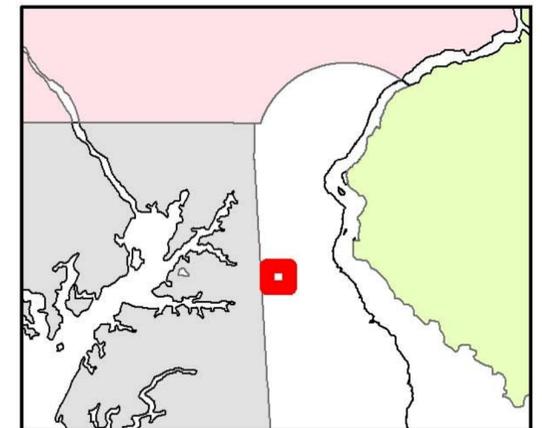
Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



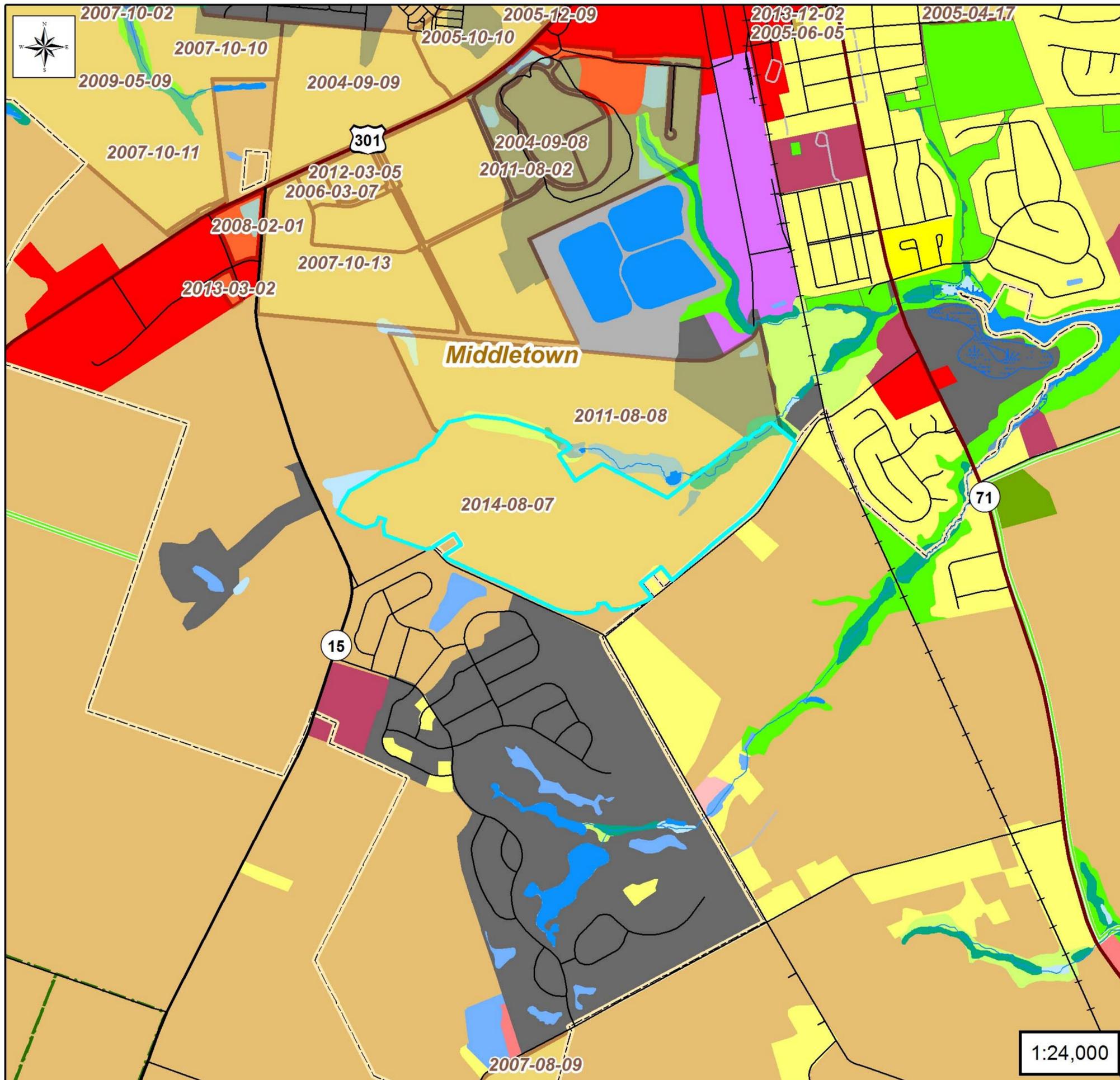
1:24,000



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

Preliminary Land Use Service (PLUS)

Westtown
2014-08-07

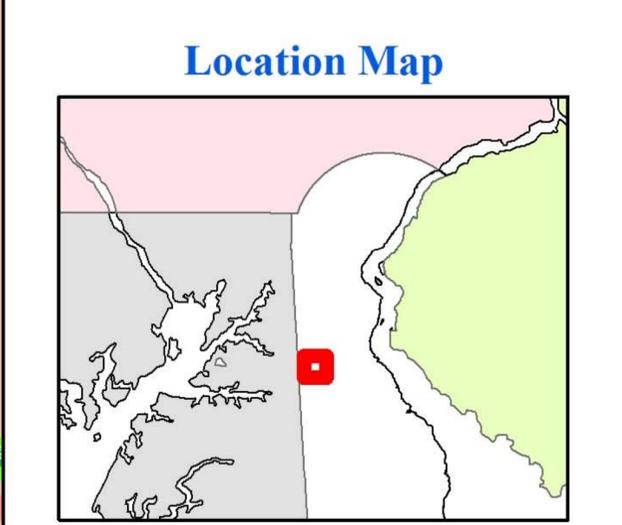


Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional



Preliminary Land Use Service (PLUS)

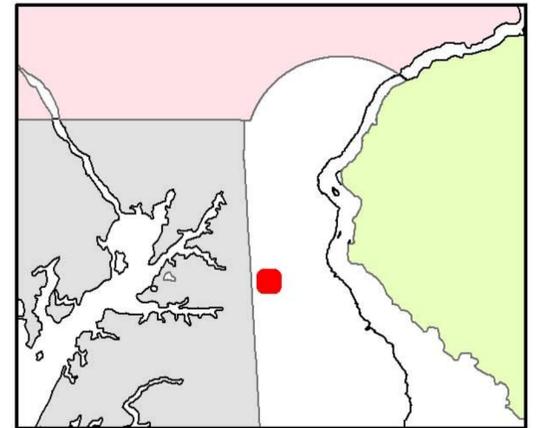
Westtown
2014-08-07



Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

WATERFRONT ESTATE 1:11,000



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