

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): 2015-04-09

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: **Middletown Technology Center**

2. Location (please be specific): **Auto Park Drive in the Middletown Auto Park off of Route 301**

3. Parcel Identification #: **See Note 1, Page 3**

4. County or Local Jurisdiction Name: where project is located: **Town of Middletown**

5. If contiguous to a municipality, are you seeking annexation: **NA**

6. Owner's Name: **Mautom, L.L.C.**

Address: **328 Milford Harrington Highway**

City: **Milford**

State: **DE**

Zip: **19963**

Phone: **302-422-3350**

Fax: **302-422-3006**

Email: **see below**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Dennis Silicato**

Address: **328 Milford Harrington Highway**

City: **Milford**

State: **DE**

Zip: **19963**

Phone: **302-422-3350**

Fax: **302-422-3006**

Email: **dsilicato@silicatodev.com**

8. Project Designer/Engineer: **CABE**

Address: **144 South Governors Avenue**

City: **Dover**

State: **DE**

Zip: **19901**

Phone: **302-674-9280**

Fax: **302-674-1099**

Email: **shl@cabe.com**

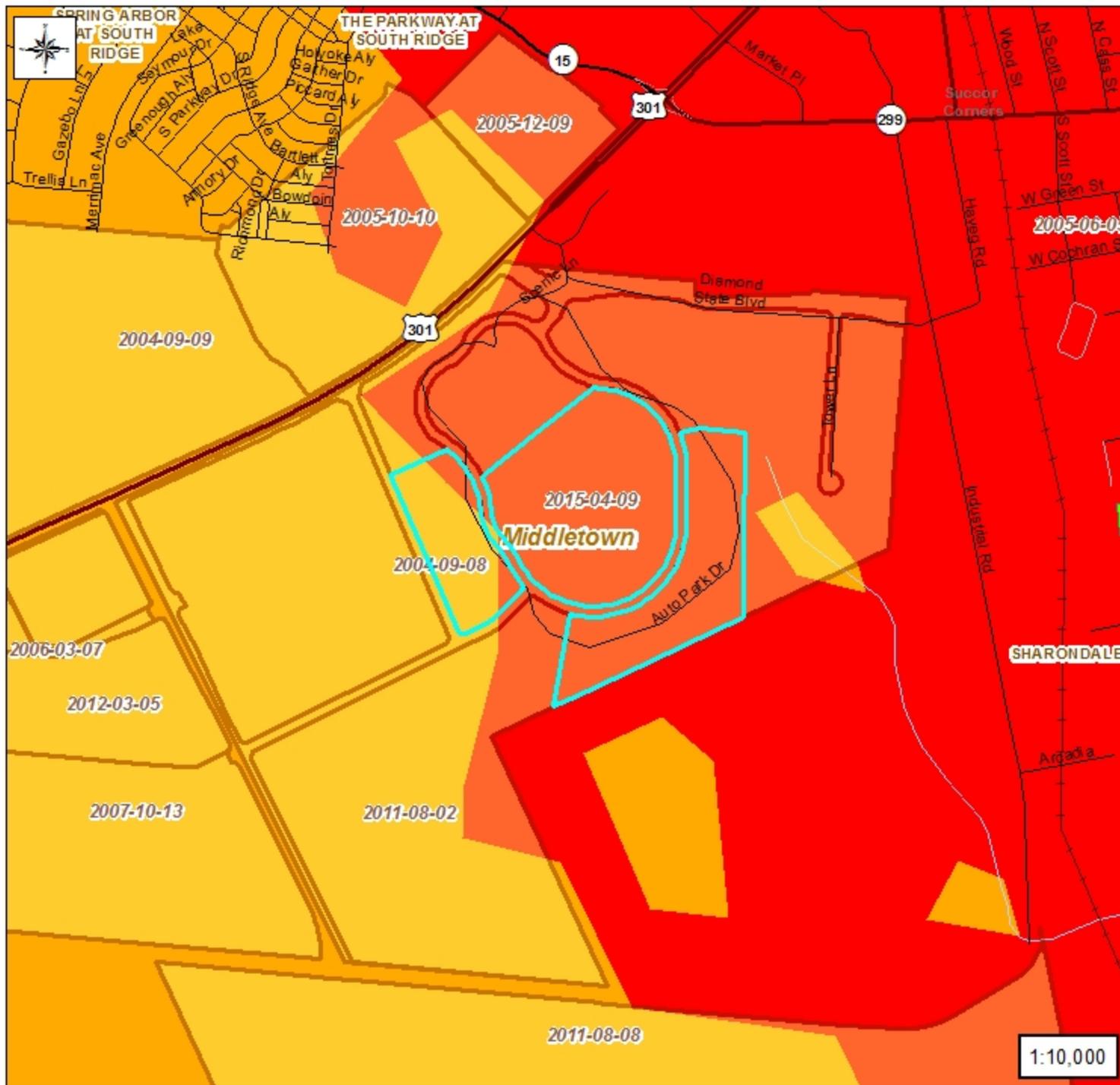
9. Please Designate a Contact Person, including phone number, for this Project: **Steven H. Lewandowski, P.E.**

302-674-9280

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: See Note 2, Page 3 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 +/-): 48.84 Number of Residential Units: NA Commercial square footage: 180,000 sq. ft.	
13. Present Zoning: C-3, Employment/Regional Retail	14. Proposed Zoning: Same
15. Present Use: Vacant	16. Proposed Use: Technology Center
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Company Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. 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 Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): NA	
20. Environmental impacts: No wetlands on-site. Nearest wetlands are approx. 300 ft from proposed disturbance How many forested acres are presently on-site? How many forested acres will be removed? NA 0 acres 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: NA <input type="checkbox"/> Non-tidal Acres: NA If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>300 ft</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: Existing collection system and stormwater ponds	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? NA	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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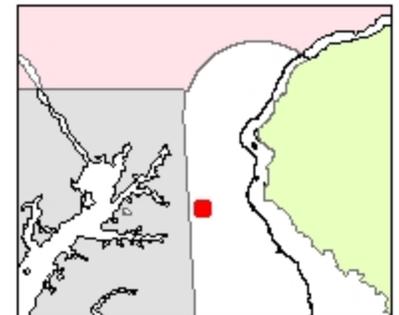
Middletown Technology Center
2015-04-09



Legend

- 2010 State Strategies
 - Level 1 (Red)
 - Level 2 (Orange)
 - Level 3 (Yellow)
 - Level 4 (Light Yellow)
- Out of Play (Grey)
- Agriculture Districts (Green with white border)
- Agriculture Setbacks (Light Green)
- State Forests (Dark Green)
- Publicly Accessible Lands (Light Green)
- PLUS Project Areas (Orange outline)

Location Map

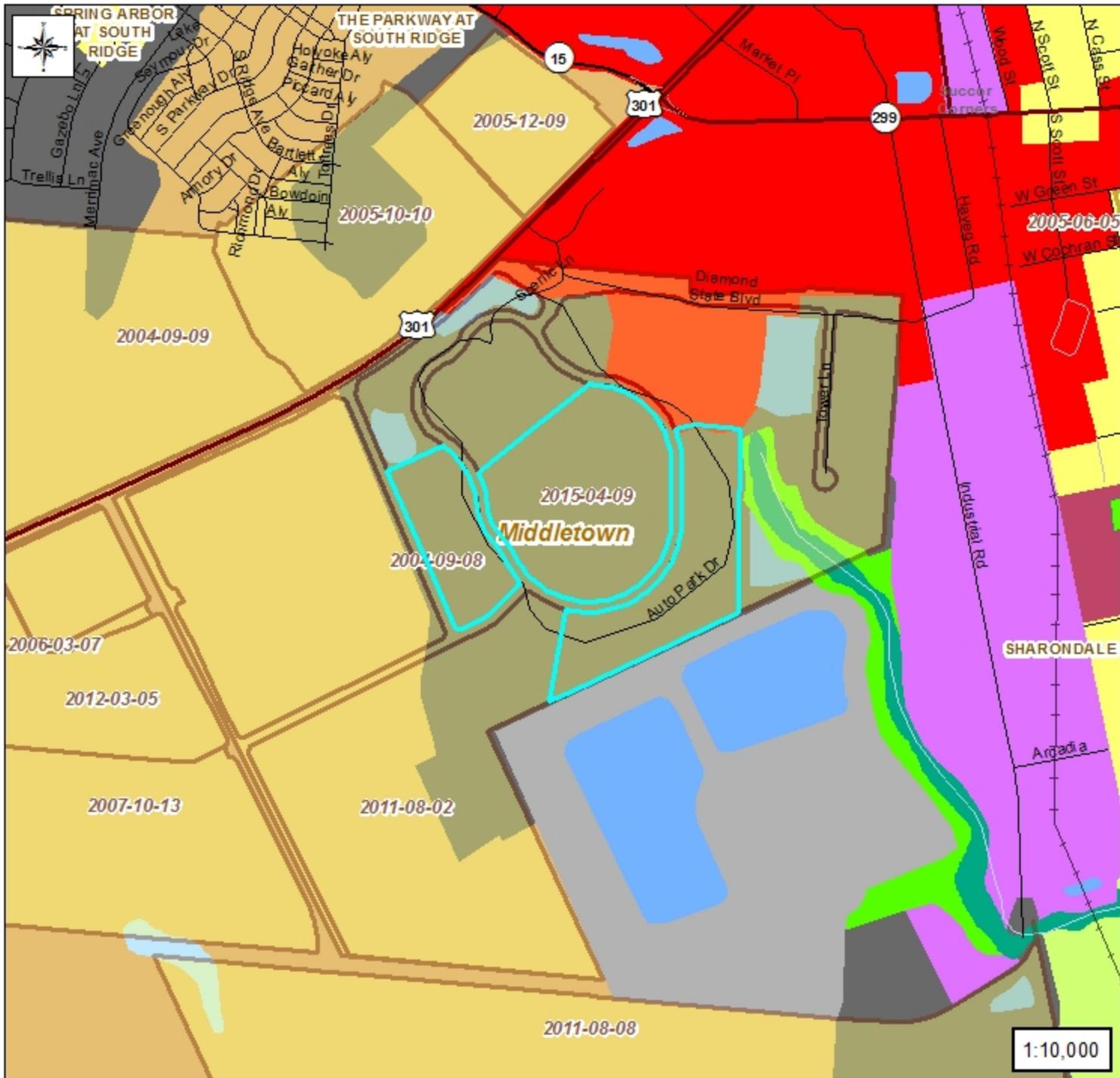


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Mapping provided by the Delaware Office of State Planning Coordination
www.stateplanning.delaware.gov

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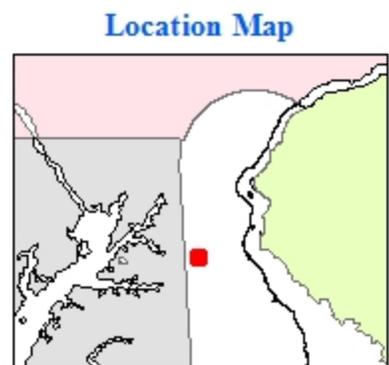


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Legend

2007 Land Use

- Single Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Institutional/Governmental
- Parks, Pasture, Cropland
- Deciduous Forest
- Wood Forest
- Man-made Reservoirs and Impoundments
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrubland and Transitional
- Agriculture Districts
- Agriculture Setbacks
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas



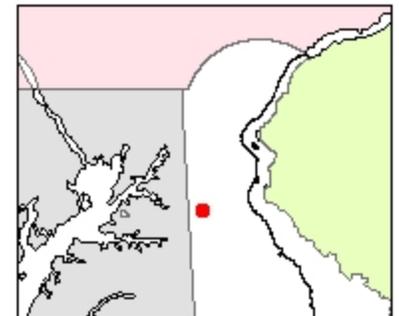
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**Middletown Technology
Center
2015-04-09**



Location Map



2007-10-13

1:6,000



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