Preliminary Land Use Service

Application Form

Submitted By: Anonymous user
Submitted Time:
February 22, 2022 11:55 AM

PLUS ID: 2022-03-06

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Middletown Storage
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Mixed use retail and storage facilities

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 2300100141

Project Location: 0 Summit Bridge Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Reybold Venture Group IX LLC, c/o Jerome Heisler
116 E Scotland Dr
Bear, DE 19701
Phone: (302) 832-7100
Email: jeromeheisler4@gmail.com
Fax: (302) 392-3038

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

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Phone: ( ) -
Email:
Fax: ( ) -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Ryan Musacchio
Phone: (302) 369-3700
Email: rmusacchio@beckermorgan.com
Fax: (302) 734-7965

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **13.12**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C-3**
Proposed Zoning for this project: **C-3**

Land Use Information

Present Use for this project area: **Vacant Lot**
Proposed Use for this project: **Mixed use retail and self storage facility**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **113,125**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? Yes
If yes, please provide a brief description of the conditional use justification:
recieved approval from Town of Middletown for conditional use: self storage facility in C-3 zone

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Jerome Heisler

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	2.95	Yes	1.44

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.79**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Yes

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended detention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5.8**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No**
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
2,485
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
10

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
Connection has been proposed to adjacent shopping center

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
Yes

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Internal, Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

PLUS

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Middletown Storage

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 2-22-22

Signature of Property Owner Date

_____ _____

Signature of Additional Owner (if applicable) Date

OSPC

Published January 2022

NEW CASTLE COUNTY TAX ASSESSMENT MAP

VICINITY MAP

SCALE: 1" = 2000'

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	
WIRE FENCE	x x x	x x x
CHAINLINK FENCE	x x x	
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.50 T.C. 25.00 B.C. / 25.15 / N/A
BENCH MARK		
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	

FIRE MARSHAL GENERAL NOTES

1. 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.
2. LOCK BOXES SHALL BE PROVIDED AND INSTALLED ADJACENT TO THE MAIN ENTRANCE DOOR TO ALL BUILDINGS OR AS DIRECTED BY THE FIRE MARSHAL.
3. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET.
4. ANY NATURAL OF LP GAS BOTTLES, METERS, REGULATORS, ETC. MUSH HAVE IMPACT PROTECTION.
5. ANY GAS FIRED HVAC EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
6. FIRE DEPARTMENT CONNECTION TO BE 4" SIAMESE IN ACCORDANCE WITH DELAWARE STATE FIRE MARSHAL AND TOWN OF MIDDLETOWN STANDARDS.
7. THE PROPOSED BUILDING ARE REQUIRED TO BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
8. PROPOSED STANDPIPES ARE REQUIRED FOR BOTH OF THE 2-STORY SELF STORAGE BUILDINGS.
9. FIRE HYDRANT FLOW TEST DATA: TEST PERFORMED: 11/22/2021

STATIC PRESSURE:	62 PSI
RESIDUAL PRESSURE:	50 PSI
FLOW RATE:	840 GPM
FLOW RATE @ 20PSI:	1,750 GPM
LOCATION:	CORNER OF ASH BLVD. (BURGER KING)

PURPOSE OF PLAN

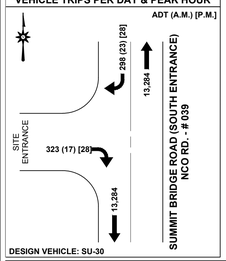
1. **TO CONSTRUCT TWO SELF STORAGE BUILDING (87,970 G.F.A.) AND ASSOCIATED PARKING AND UTILITIES.**
2. **TO CONSTRUCT RETAIL BUILDINGS (25,155 G.F.A.) AND ASSOCIATED PARKING AND UTILITIES.**
3. **TO CONSTRUCT SHARED ACCESS BETWEEN MIDDLETOWN STORAGE PROJECT AND SUMMIT PLAZA SHOPPING CENTER**

SITE DATA

1.	OWNER OF RECORD:	REYBOLD VENTURE GROUP IX LLC 116 E SCOTLAND DRIVE BEAR, DE 19701 (302) 832-7100
2.	SITE ADDRESS:	0 SUMMIT BRIDGE ROAD MIDDLETOWN, DE 19709
3.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. THE TOWER AT STAR CAMPUS 100 DISCOVERY BOULEVARD, SUITE 102 NEWARK, DE 19713 (302) 369-3700
4.	PROPERTY MAP NUMBER:	23-001.00-141
5.	ZONING CLASSIFICATION:	EXISTING: C-3 (EMPLOYMENT / REGIONAL RETAIL) PROPOSED: C-3 (EMPLOYMENT / REGIONAL RETAIL)
6.	DEED SUMMARY:	20201112-0101626
7.	MICROFILM #:	20010406-0024238
8.	PRESENT USE:	OPEN SPACE / VACANT
9.	PROPOSED USE:	MIXED USE RETAIL AND STORAGE FACILITY
10.	TOTAL SITE AREA:	13.12 ACRES
11.	PROPOSED BUILDING:	TYPE / FOOTPRINT / G.F.A. RETAIL: 25,155 S.F. 25,155 S.F. SELF STORAGE: 43,985 S.F. 87,970 S.F. TOTAL: 69,140 S.F. 113,125 S.F. *APPROXIMATELY 1,000 S.F. OF OFFICE SPACE WITHIN THE SELF STORAGE BUILDING (500 S.F. IN EACH BUILDING)
12.	LOT COVERAGE:	PERMITTED: 80% PROPOSED: 42%
13.	PARKING CALCULATIONS:	ADJACENT SHOPPING CENTER (16,715 S.F.) REQUIRED: 60 ([16,715 /1000]*3 + [18/2]) EXISTING: 125 PROVIDED: 122 HANDICAP PARKING SPACES: 4 LOADING SPACES: 2 BICYCLE SPACES: 18 (16 REQUIRED) SELF STORAGE OFFICE(1,000 S.F.) & RETAIL/SHOPPING CENTER (25,155 S.F.) REQUIRED: 1000 S.F. STORAGE, 22,200 S.F. RETAIL AND 12 EMPLOYEES (1000/1000)*3.5 + (22,200/1000)*3 + (16/2) = 79 SPACES PROVIDED: 122 H.C. PARKING REQUIRED: 5 H.C. PARKING PROVIDED: 5 H.C.VAN PROVIDED: 2 LOADING SPACES: 5 (3 REQUIRED) BICYCLE SPACES: 18 (16 REQUIRED)
14.	SETBACKS:	C-3 (EMPLOYMENT / REGIONAL RETAIL) RIGHT-OF-WAY: 15 FEET NON RESIDENTIAL: 15 FEET RESIDENTIAL: 100 FEET
15.	LOD AREA BREAKDOWN:	EXISTING / PROPOSED IMPERVIOUS: ± 0.06 AC. ± 4.76 AC. WOODS: ± 1.44 AC. ± 0.00 AC. OPEN AREA: ± 9.06 AC. ± 5.80 AC. TOTAL: ± 10.56 AC. ± 10.56 AC.
16.	NUMBER OF LOTS:	EXISTING: 1 PROPOSED: 1
17.	WETLANDS	± 0.79 ACRES FEDERAL NONTIDAL 404 WETLANDS EXIST ON THIS PROPERTY
18.	FIRE HYDRANTS:	EXISTING: 0 PROPOSED: 2
19.	BUILDING HEIGHT:	PERMITTED: 4 STORY / 50FT PROPOSED: 2 STORY & 1 STORY
20.	SOURCE OF WATER:	TOWN OF MIDDLETOWN
21.	SOURCE OF SEWER:	TOWN OF MIDDLETOWN
22.	SOURCE OF GAS:	CHESAPEAKE UTILITIES
23.	SOURCE OF ELECTRIC:	TOWN OF MIDDLETOWN
24.	SURVEY BENCHMARK:	MAG NAIL SET VERTICAL: N.A.V.D. 88 HORIZONTAL: NAD 83 DELAWARE STATE PLANE
25.	MONUMENTATION:	EXISTING: 0 PROPOSED: R.O.W MONUMENTS SHALL BE PLACED ALONG ONE SIDE OF ALL PUBLIC ROADS OF EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE PERMANENT REFERENCE FOR RE-ESTABLISHING THE CENTERLINE AND R.O.W. LINE
26.	TOTAL DISTURBED AREA:	± 10.56 ACRES
27.	BUILDING CONST. TYPE:	TYPE II
28.	SANITARY SEWER FLOW:	AVERAGE DAILY FLOW: 649 GPD [1,000 (0.2 GPD / S.F.)] + [25,135 (0.025 GPD / S.F.)] PEAK DAILY FLOW: 2,596 GPD = 649 GPD * 4 (PEAKING FACTOR)
29.	PROXIMITY TO T.I.D.:	ADJACENT TO EASTOWN T.I.D.(MIDDLETOWN)
30.	STATE INVESTMENT LEVEL:	LEVEL 1 (2020)

TRAFFIC GENERATION DIAGRAM

"VEHICLE TRIPS PER DAY & PEAK HOUR"



DESIGN VEHICLE: SU-30

ROAD TRAFFIC DATA:

NCO RD.- # 039 (SUMMIT BRIDGE ROAD)) - SPEED LIMIT = 45 MPH
AADT = 26,568 Trips (from 2019 Deldot Traffic Summary)
10 YEAR PROJECTED AADT: (1.01*10) x AADT = 29,348 TRIPS
10 YEAR PROJECTED AADT + SITE ADT: 31,833 TRIPS

DIRECTIONAL SPLIT: 60% / 40%
PEAK HOUR : 11.32% = 3,603 TRIPS (Design Hourly Volume (DHV))
9.79% TRUCKS 3116
PEAK HOUR TRUCKS: 11.32% = 353 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL (10TH EDITION)

ITE: 820 - SHOPPING CENTER (25,160 S.F.)
SITE ADT = LN(T) = 0.68LN(25.16) + 5.57 = 2,352 TRIPS)
A.M. PEAK HR. TRIPS = 0.50(25.16) + 151.78 = 164 (62% IN / 38% OUT) (102 IN / 62 OUT)
P.M. PEAK HR. TRIPS = LN(T) = 0.74LN(25.16) + 2.89 = 196 (48% IN / 52% OUT) (94 IN / 102 OUT)

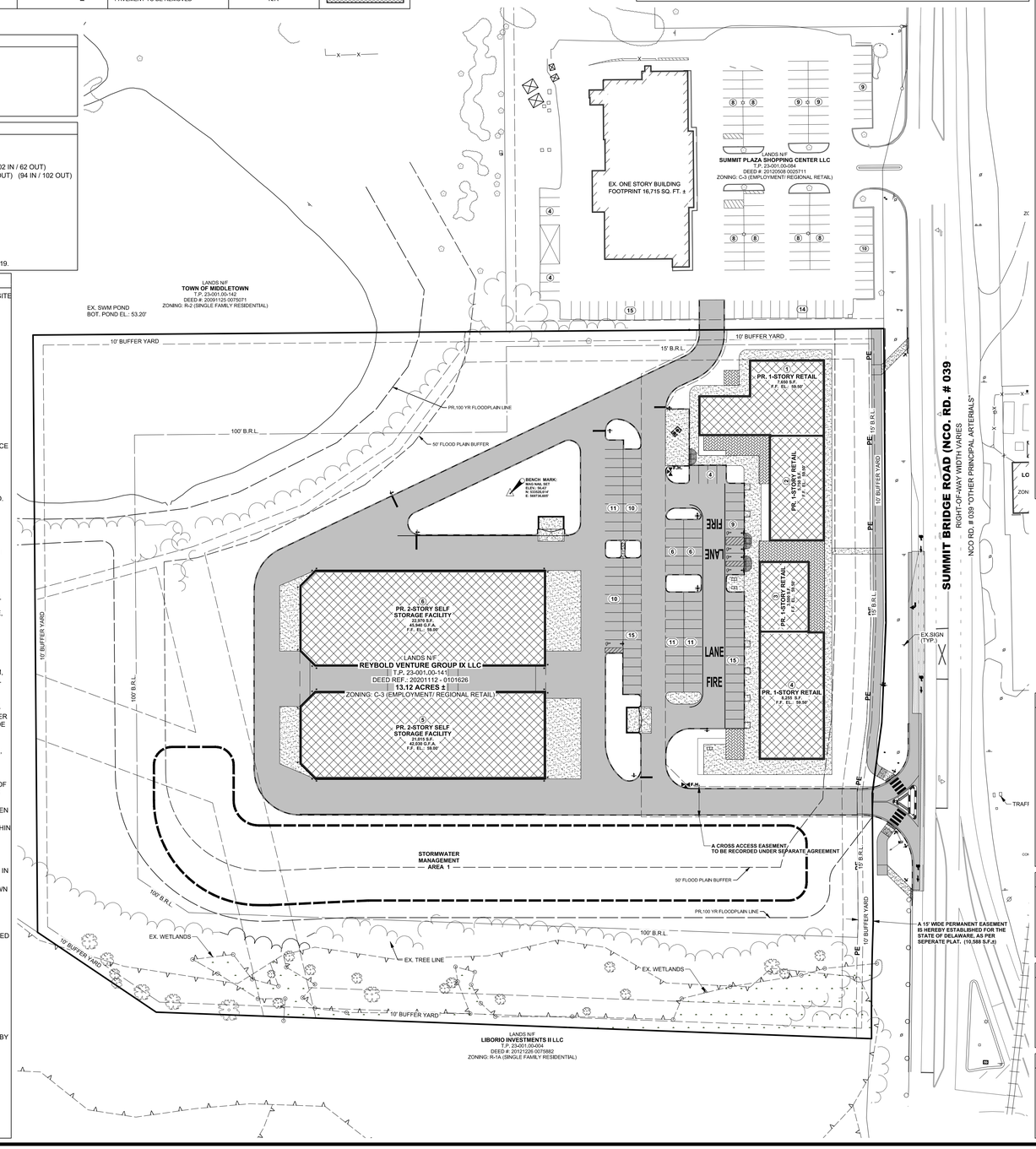
ITE: 151 - MINI-WAREHOUSE (87,970 S.F.)
SITE ADT = 133 TRIPS (WEIGHTED AVERAGE RATE)
A.M. PEAK HR. TRIPS = 9 (60% IN / 40% OUT) (5 IN / 4 OUT)
P.M. PEAK HR. TRIPS = 15 (47% IN / 53% OUT) (7 IN / 8 OUT)

TOTAL:
ADT = 2,352 + 133 = 2,485 TRIPS
A.M. PEAK HR. = 164 + 9 = 173 TRIPS (107 IN / 66 OUT)
P.M. PEAK HR. = 196 + 15 = 211 (101 IN / 110 OUT)

DIRECTIONAL DISTRIBUTION + ENTRANCE ASSIGNMENT:
PER MIDDLETOWN SELF - STORAGE TOA PREPARED BY RK&K IN JULY 2019.

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON WAS PREPARED BY TRANSITIONS ENGINEERING SURVEY AND FORESITE ASSOCIATES, INC. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE GROUND COORDINATES NAD 83 (2011).
2. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
3. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED CAD FILES RECIEVED FROM TRANSITIONS ENGINEERING SURVEY AND FORESITE ASSOCIATES INC. AND SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
4. PROJECT BENCHMARK DESCRIPTION: A MAG NAIL WAS SET ALONG SUMMIT BRIDGE ROAD. NORTHING IS 534117.6037 AND EASTING IS 570346.1508 AND BASED ON NAD83 2011. THE ELEVATION OF THE MONUMENT IS 60.36' BASED ON NAVD 88.
5. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
6. FEMA: THIS SITE IS LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP 10003C0305L, PANEL 305 OF 475, DATED JANUARY 22, 2020. BASE FLOOD ELEVATION: 56.00'
7. WRPA: THIS SITE IS LOCATED WITHIN A DESIGNATED WATER RESOURCE PROTECTION AREA AS SHOWN ON WATER RESOURCE PROTECTION AREA MAP IN NEW CASTLE COUNTY (MAP 3 OF 3) DATED 1987 AND LAST REVISED MARCH 2017. THE SITE IS LOCATED WITHIN THE RECHARGE AREAS.
8. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
9. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
10. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
11. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
12. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE TOWN OF MIDDLETOWN, DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES.
13. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE TOWN OF MIDDLETOWN AND THE STATE OF DELAWARE STANDARDS, MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS.
14. WATER SUPPLY: TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH, AND THE TOWN OF MIDDLETOWN.THE TOWN OF MIDDLETOWN OWNS THE WATER MAIN AND SERVICE CONNECTION UP TO THE SHUT OFF VALVE, LOCATED AT THE PROPERTY LINE. THE TOWN OF MIDDLETOWN HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE WATER METER. THE WATER METER PIT OR VAULT, ON SITE WATER MAIN AND SERVICE LINES, AND ON SITE HYDRANTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
15. SANITARY SEWER: TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DIVISION OF PUBLIC HEALTH AND THE TOWN OF MIDDLETOWN.
16. STORM DRAINAGE: ALL ON-SITE DRAINAGE FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, STORM DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, ETC.) 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 MANAGEMENT REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED.
17. ELECTRIC: TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE TOWN OF MIDDLETOWN ELECTRICAL DEPARTMENT.
18. A 20' UTILITY EASEMENT, 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE SHALL BE CREATED, WHENEVER POSSIBLE, WHERE SANITARY SEWER, STORM SEWER, WATER OR ELECTRIC IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
19. 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 ANY LOT LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE IS EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
20. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDING, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES. AN SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANTS MATERIAL AS DESIGNATED ON THIS PLAN OF THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AN PROPERLY PROTECTED DURING CONSTRUCTION.
21. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
22. ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS ,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 INSTALLATION ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
23. A LANDSCAPE PLAN PREPARED BY BECKER MORGAN GROUP, INC., LAST DATED 08/18/2021 OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF MIDDLETOWN, IS HEREBY CONSIDERED A PART OF THE RECORD SITE PLAN.
24. FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED OF RESTRICTIONS, DATED 1/14/2000 AND OF THE RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DEED # 20201112-0101626 AND BK 2786 PG 218
25. SITE LIGHTING SHALL BE HIGH PRESSURE SODIUM TYPE FIXTURES OR LED LIGHTS.
26. WETLANDS SHOWN HERON WERE FIELD DELINEATED BY JAMES C. McCULLEY IV ON AUGUST 2018 AND FIELD LOCATED FORESITE ASSOCIATES ON OCTOBER 2018. SEE WETLANDS REPORT DATED OCTOBER 10,2018 AND PREPARED BY WATERSHED ECO LLC.
27. THE DEVELOPER SHALL CONSTRUCT 6-FOOT WIDE CONCRETE SIDEWALK AS SHOWN ON PLAN
28. 48-HOUR NOTICE MUST BE GIVEN TO THE TOWN OF MIDDLETOWN PRIOR TO ANY CONSTRUCTION STARTING.
29. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN'S "MANUAL OF CONSTRUCTION SPECIFICATIONS AND DETAILS FOR ROAD AND UTILITIES."
30. DURING UTILITY INSTALLATION, THE CONTRACTOR SHALL INSTALL TRACER WIRE IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN "S "MANUAL OF CONSTRUCTION SPECIFICATIONS AND DETAILS FOR ROADS AND UTILITIES".
31. ALL SITE IMPROVEMENT INCLUDING LANDSCAPING, PERMANENT SITE STABILIZATION, AND PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE IN PLACE AND APPROVED PRIOR TO THE ISSUANCE OF THE CERTIFICATION OF OCCUPANCY.
32. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF TOWN OF MIDDLETOWN, ITS AGENTS AND ASSIGNS IS HERBY 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.
33. PRELIMINARY MAJOR LAND DEVELOPMENT PLAN WAS GRANTED BY MAYOR AND COUNCIL ON AUGUST 6, 2018 MEETING. CONDITIONAL USE APPROVAL WAS GRANTED BY MAYOR AND COUNCIL ON OCTOBER 1, 2018 MEETING.



SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊡ FCM	◉ SCM
IRON PIPE	⊚ FIP	◉ SIP
IRON PIPE W/ CAP	⊚ FIPC	
IRON ROD	⊚ FIR	◉ SIR
IRON ROD W/ CAP	⊚ FIRC	◉ SIRC
DRILL HOLE	⊗ FDH	⊗ SDH
STONE	⊙ FSTONE	
PK NAIL	⊕ FPK	◔ SPK

SHEET INDEX

C-001	COVER SHEET
C-101	EXISTING CONDITION / DEMOLITION PLAN
C-201	SITE PLAN
C-301	UTILITY PLAN
C-302	UTILITY SCHEDULES
C-401	GRADING PLAN
C-500	SEDIMENT AND STORMWATER MANAGEMENT COVER SHEET
C-501	PRE-CONSTRUCTION SEDIMENT & STORMWATER MANAGEMENT PLAN
C-502	CONSTRUCTION SEDIMENT & STORMWATER MANAGEMENT PLAN
C-503	POST-CONSTRUCTION S.W.M. PLAN, FACILITY #1, (DRY ED POND)
C-504	POST-CONSTRUCTION S.W.M. PLAN, FACILITY NOTES & DETAILS
C-505 - C-509	EROSION AND SEDIMENT CONTROL DETAILS
C-600 - C-609	ENTRANCE PLANS
C-701	SANITARY SEWER PROFILE SHEET
C-901 - C-904	CONSTRUCTION DETAILS
L-101	LANDSCAPE PLAN

CERTIFICATION OF OWNERSHIP

I, JEROME HEISLER HEREBY CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT ACTIVITIES SHALL BE DONE PURSUANT TO THE APPROVED PLANS, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

REYBOLD VENTURE GROUP IX LLC — DATE

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT ACTIVITIES SHALL BE DONE PURSUANT TO THE APPROVED PLANS, AND IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

SUMMIT PLAZA SHOPPING CENTER LLC — DATE

CERTIFICATION OF PLAN ACCURACY

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER (LAND SURVEYOR) 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 IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

CHRISTOPHER D. DUKE — P.E. NO. 16378 — DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

MIDDLETOWN STORAGE

0 SUMMIT BRIDGE ROAD
MIDDLETOWN HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

COVER SHEET

0 30 60 120

SCALE: 1" = 60'

ISSUE BLOCK		
3	1/25/22	REVISED PER TOWN OF MIDDLETOWN COMMENTS
2	1/21/22	REVISED PER DELDOT COMMENTS
1	8/13/21	REVISED PER TOWN OF MIDDLETOWN COMMENTS
MARK	DATE	DESCRIPTION

LAYER STATE: C-001

PROJECT NO.: 2020181.00
DATE: 01/25/2022
SCALE: 1" = 60'
DRAWN BY: R.J.M. | PROJ. MGR.: C.D.D.

SHEET
C-001

F:\AutoCAD\Projects\2020\2020181\DWG\2020181.00-SITE-C3D18-DE.dwg, Jan 25, 2022 - 3:57pm

DE PLUS - PreCheck

2/9/2022, 9:16:47 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

DE_StateParcels - State Parcels

Class A Wellhead

2017 Wetlands (not regulatory)

Wetland mapping is supported with funding provided by the Environmental Protection Agency., Maxar

ArcGIS Web AppBuilder

FEMA | Wetland mapping is supported with funding provided by the Environmental Protection Agency. | State of Delaware, DNREC, Division of Watershed Stewardship, Drainage | Delaware Division of Historical and Cultural Affairs | Maxar |

Preliminary Land Use Service (PLUS)

PLUS 2022-03-06
Middletown Storage

Legend

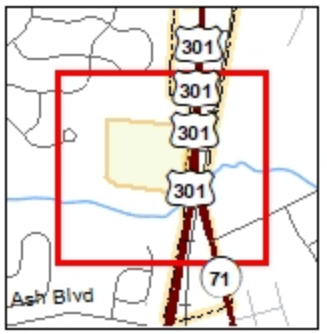
PLUS Project Areas

Comp Plans

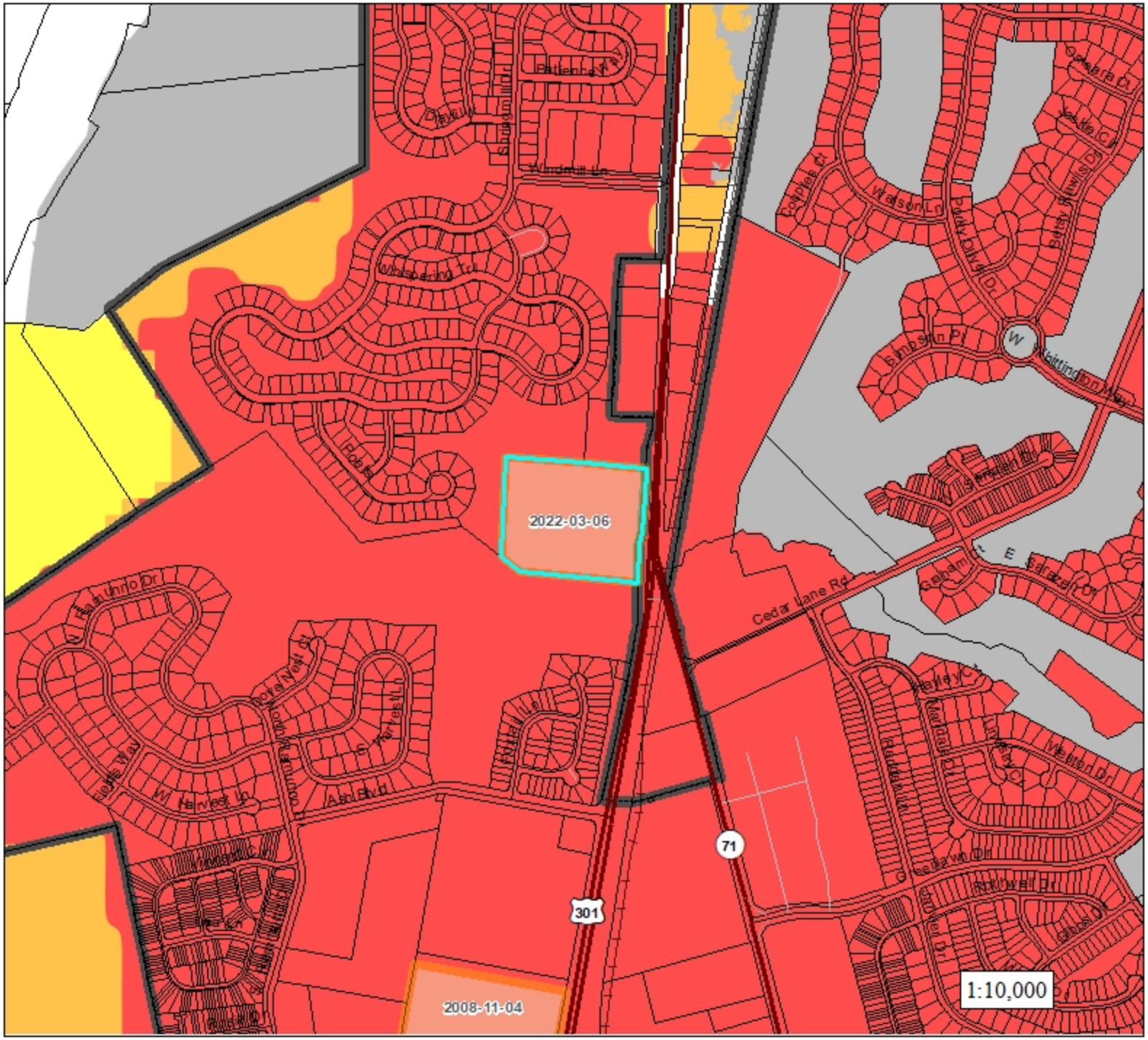
All Other PLUS Reviews

Municipal Boundaries

Location Map



Preliminary Land Use Service (PLUS)



PLUS 2022-03-06
Middletown Storage

Legend

PLUS Project Areas

Comp Plans

All Other PLUS Reviews

2020 State Strategies

1

2

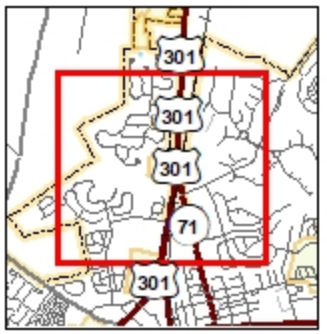
3

4

Out of Play

Municipal Boundaries

Location Map



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

MEMORANDUM

TO: Sireen Muhtaseb, New Castle Review Coordinator

FROM: Troy Brestel, Project Engineer TEB

DATE: February 14, 2020

SUBJECT: **Middletown Storage (Protocol Tax Parcel #2300100141)**
Results of Traffic Operational Analysis

We have reviewed the traffic operational analysis (TOA) and associated work for the proposed Middletown Storage development in the Town of Middletown, New Castle County. The analysis was prepared by Rummel, Klepper & Kahl (RK&K) during the fall of 2019. The analysis evaluated the traffic impacts of installing a new traffic signal at a proposed access location along Summit Bridge Road, to be shared by the proposed development and the existing Summit Plaza shopping center, north of the intersection of Summit Bridge Road and Broad Street (Delaware Route 71).

After extensive review by both DelDOT's Development Coordination and Traffic Sections of the initial analysis and associated work, it was determined that installation of a signal at the access location mentioned above would not be appropriate at the current time, and that a rights-in, rights out access to the proposed development on Summit Bridge Road, along with interconnection to the Summit Plaza shopping center, would be acceptable. The access needs to be designed in accordance with the current version of DelDOT's Development Coordination Manual.

A copy of the analysis and associated work that RK&K prepared has been uploaded to the Planning and Development Coordination Application (PDCA).

If you have any additional questions or comments, please let me know.

TB:km
cc: Jerome Heisler, Reybold Venture Group
James Burnett, Rummel, Klepper & Kahl, Inc.
Pamela Steinebach, Assistant Director, Project Development North, DOTS
J. Marc Coté, Assistant Director, Development Coordination
T. William Brockenbrough, Jr., County Coordinator, Development Coordination
Peter Haag, Chief Traffic Engineer, Traffic, DOTS
Matthew Vincent, Canal District Public Works Engineer, Canal District, DOTS
Pao Lin, Subdivision Manager, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

www.WatershedEco.com
Creating Value

January 20, 2021

Foresite Associates, Inc.
208 Delaware Street
New Castle, Delaware 19720

Attention: Mr. Andrew Hayes P.E.

Subject: Forest Stand Delineation for Middletown Self Storage
Tax Parcel No. 23-001.00-141

Dear Drew:

Watershed Eco, LLC. conducted a detailed forest stand delineation within the 13.12 acres subject property on January 12, 2021 to accurately characterize and define limits of forest cover to assist with site planning associated with future development of the property. Since the Town of Middletown does not have specific forest conservation regulations, the Town requested we utilize Delaware Department of Natural Resources and Environmental Control (DNREC) definition which is defines forest cover as "a biological community dominated by trees and other woody plants covering a land area of one contiguous acre or greater, and that have at least 100 trees per acre with at least 50% of those trees having a two inch or greater diameter at 4.5 feet above the ground and larger".

Methods:

A site plan showing property boundaries, roads and other points of reference was used in conjunction with aerial photographs to estimate probable forest types and data points within the subject property. This plan was taken into the field during data collection where data point locations were adjusted based on actual observed field conditions. The data collected was then compared to the site conditions observed on historical aerial imagery from 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, 2017, and 2019.

The forest stand delineations were based on visual observation of the on-site forest cover. Watershed Eco established 1/10th acre sample plot locations to accurately characterize the existing forest community. All trees within the plots were identified to species, diameter measured at breast height (DBH), and cataloged by size. A detailed list of understory trees, shrubs, herbaceous plants, vines, and invasive species was also collected. In addition, canopy coverage, understory, herbaceous ground cover, invasive ground cover, number of shrubs, and downed-woody debris was estimated at the center point of each plot as well as the four outer edges of the plot. The number of standing dead trees >6" DBH within the plot was also counted. Basal area was calculated utilizing a 10-factor wedge prism. Forest types were determined based on species composition and size and the areas were corroborated by comparison to historical

aerial photos. Forest data points and limits of forest stand boundaries were located by sub-meter global positioning systems for mapping purposes.

Site History –

The 1937 aerial photo depicts the northern and central portions of the site in agricultural use with a swale near the western boundary and young woodlands in the south. A structure appears north of the woodlands along Summit Bridge Road.

Figure 1: 1937 Aerial Photo

The 1954 aerial photo depicts the majority of the site remains in agricultural production. Widening of Summit Bridge Road and straightening of the stream along the southern boundary are apparent.

Figure 2: 1954 Aerial Photo

The 1968 aerial photo depicts similar conditions to 1954, however, the structure appears to have been removed from the northern woods line.

Figure 3: 1961 Aerial Photo

The 1968 aerial photo depicts the majority of the site remaining in agricultural use. Woody vegetation is colonizing along the swale in the southwestern portion of the property. Land disturbance is apparent along the stream channel on the adjacent property to the south.

Figure 4: 1968 Aerial Photo

The 1992 aerial photo depicts construction of a convenience store north of the subject property. The subject property remains in agricultural use and the woody vegetation along the swale has been removed.

Figure 5: 1992 Aerial Photo

The 1997 aerial photo depicts similar conditions as the 1992 imagery within the subject property.

Figure 6: 1997 Aerial Photo

The 2002 aerial photo depicts construction of the adjacent stormwater pond in the northwest corner and construction within the ditch in the western portion of the subject property. Grading activity is evident on the central portion of the subject property. Surrounding land use has changed to residential development north and south of the subject property.

Figure 7: 2002 Aerial Photo

The 2007 aerial photo depicts similar conditions to the 2002 aerial. The homes within the residential subdivision to the northwest have been constructed.

Figure 8: 2007 Aerial Photo

The 2012 aerial photo depicts similar conditions to the 2007 aerial imagery. The western portion of the property appears to have been left fallow with pioneering old field vegetation.

Figure 9: 2012 Aerial Photo

The 2017 aerial photo depicts the majority of the subject property is fallow field. The western portion of the property appears to be colonized by woody vegetation with pioneering old field vegetation in the central and eastern portions of the property.

Figure 10: 2017 Aerial Photo

The 2019 aerial photo depicts the majority of the subject property is fallow field. The western portion of the property appears to be colonized by woody vegetation with old field vegetation in the central and eastern portions of the property.

Figure 11: 2019 Aerial Photo

Field Investigation –

The site was investigated on January 12, 2021 by William S. Twupack, a Maryland Department of Natural Resources (DNR) Qualified Forest Professional. The investigation included a visual review of the different vegetation communities within the subject property and measuring the diameter at breast height (dbh) within established 1/10th acre forest stand data plots. A handheld GPS was used to locate sample plots and accurately map the existing limits of forest cover within the subject property.

Results –

The site consisted of the following vegetation communities:

Old Field/Scrub-Shrub Vegetation –fallow field and dense scrub-shrub vegetation were observed in the north-central and eastern portions of the property. Common sapling trees observed included Bradford pear (Pyrus calleryana), sweetgum (*Liquidambar styraciflua*), white mulberry (Morus alba), eastern red cedar (*Juniperus virginiana*), black cherry (*Prunus serotina*), pin oak (*Quercus palustris*), persimmon (*Diospyros virginiana*), and staghorn sumac (Rhus typhina). Shrub/herbaceous species included Russian olive (*Eleagnus anustifolia*), multiflora rose (*Rosa multiflora*), Northern Arrowwood (*Viburnum dentatum*), old field blackberry (*Rubus allegheniensis*), deer-tongue panic grass (*Dicanthelium clandestinum*), Virginia broomsedge (*Andropogon virginicus*), soft rush (*Juncus effusus*), ground ivy (*Glechoma hederacea*), Chinese bush clover (*Lespedeza cuneata*), poison ivy (*Toxicodendron radicans*), goldenrod (*Solidago spp.),* Japanese stiltgrass, dogbane (*Apocynum cannibinum*), and Japanese honeysuckle (*Lonicera japonica).*

Stormwater Management Facility-A maintained stormwater management facility was observed in the northwestern portion of the property. This open water pond outfalls and drain southerly across the subject property via a man-made drainage swale. Common vegetation observed within the swale included black willow (*Salix nigra*), boxelder (*Acer negundo),* broad-leaf cattail (*Typha lattifolia*), soft rush, and spike rush (*Eleocharis palustris*).

Mid-Successional Woodlands – The southern portion of the property was dominated by deciduous bottomland species consisting of red maple (*Acer rubrum),* and sweetgum in the (12-18" DBH range). Other canopy species observed outside the plot included pin oak, American sycamore (*Platanus occidentalis*), willow oak (*Quercus phellos*). Understory trees consisted of persimmon, white mulberry, black cherry and sweetgum. Common shrub/herbaceous species consisted of European privet (Ligustrum vulgare), wineberry (*Rubus phoenicolasius.),* Northern arrowwood, multiflora rose, common periwinkle (*Vinca minor*), common greenbrier (*Smilax rotundofolia*), Japanese stiltgrass (*Microstegium vimineum*), deer-tongue panic grass, and Japanese honeysuckle. Fox grape *(Vitis labrusca)* was observed within the vine layer. Detailed information for this stand is provided on Datasheet FS1-1. Aerial imagery suggests that this area has been wooded since 1937. Large soil piles were observed along the stream channel as evidence of past site disturbance in this area. Larger trees >16" DBH were located during a prior study by Watershed Eco, LLC. in 2018 and are shown on Figure 13 and identified in Table 2. Based on the GPS data this stand is approximately 0.77 acres in size within the subject property.

Early-Successional Woodlands-The western portion of the property was dominated by pioneering sweetgum in the 2-6" DBH range. Other tree species observed within this young stand included red maple, persimmon, black cherry, eastern red cedar, and Bradford pear. Shrub/herbaceous species consisted of Russian olive, American holly (Ilex opaca), multiflora rose, common greenbrier, Japanese stiltgrass, field garlic (*Allium canadense*), and Japanese honeysuckle. Scattered areas of fox grape were observed within the stand. Based on aerial imagery this area was left fallow between 2012 and 2017. Detailed information for this stand is

provided on Datasheet FS2-1. Approximately 1.65 acres is located within the subject property and this stand extends off-site to the west.

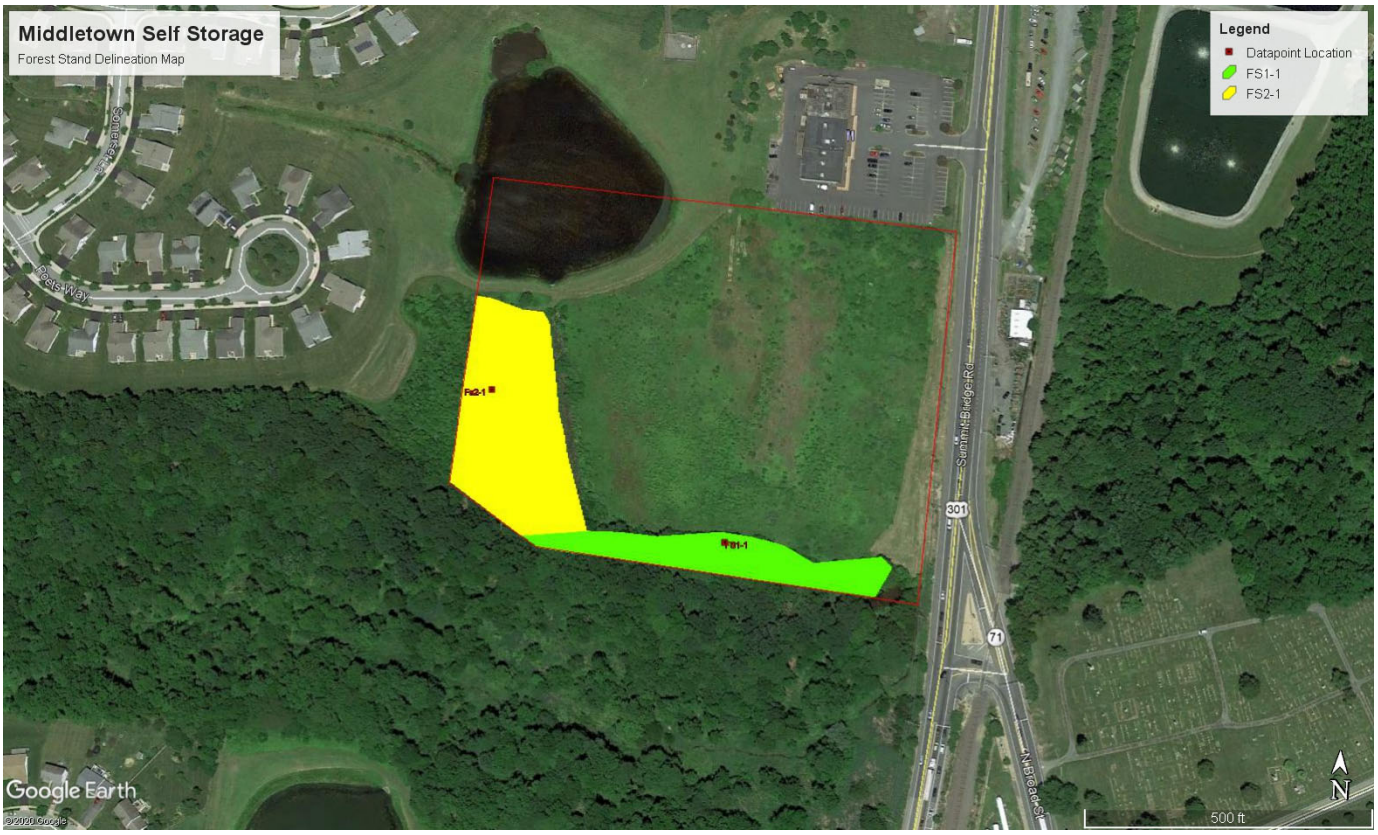


Figure 12: Forest Stand Delineation Mapping

Table 1. Land Use Summary Table

Land Use ID	Stand Type	Acreage	Structural Diversity Rating
FS1	Mid-Successional Red Maple/Sweetgum Forest	0.77	Low
FS2	Early-Successional Sweetgum Forest	1.65	Moderate
Old Field	Sapling Sweetgum/Bradford Pear	9.64	N/A
SWM Pond	Open water pond and drainage	1.06	N/A

Table 2. Trees >16" DBH

Tree ID Number	DBH (inches)	Common Name	Scientific Name
1	18	Sweetgum	*Liquidambar styraciflua*
2	20	Pin Oak	*Quercus palustris*
3	21	Sugar Maple	*Acer saccharum*
4	16	Sweetgum	*Liquidambar styraciflua*
5	23	Pin Oak	*Quercus palustris*
6	19	Sweetgum	*Liquidambar styraciflua*
7	20	Red Maple	*Acer rubrum*
8	26	Sweetgum	*Liquidambar styraciflua*
9	26	Sycamore	*Platanus occidentalis*
10	38	Sycamore	*Platanus occidentalis*
11	22	Sweetgum	*Liquidambar styraciflua*
12	22	Pin Oak	*Quercus palustris*
13	30	Red Maple	*Acer rubrum*
14	20	Red Maple	*Acer rubrum*
15	22	Southern Red Oak	*Quercus falcata*
16	42	Red Maple	*Acer rubrum*
17	30	Southern Red Oak	*Quercus falcata*
18	32	Willow Oak	*Quercus phellos*
19	26	Red Maple	*Acer rubrum*
20	20	Sweetgum	*Liquidambar styraciflua*
21	30	White Oak	*Quercus alba*
22	38	Willow Oak	*Quercus phellos*

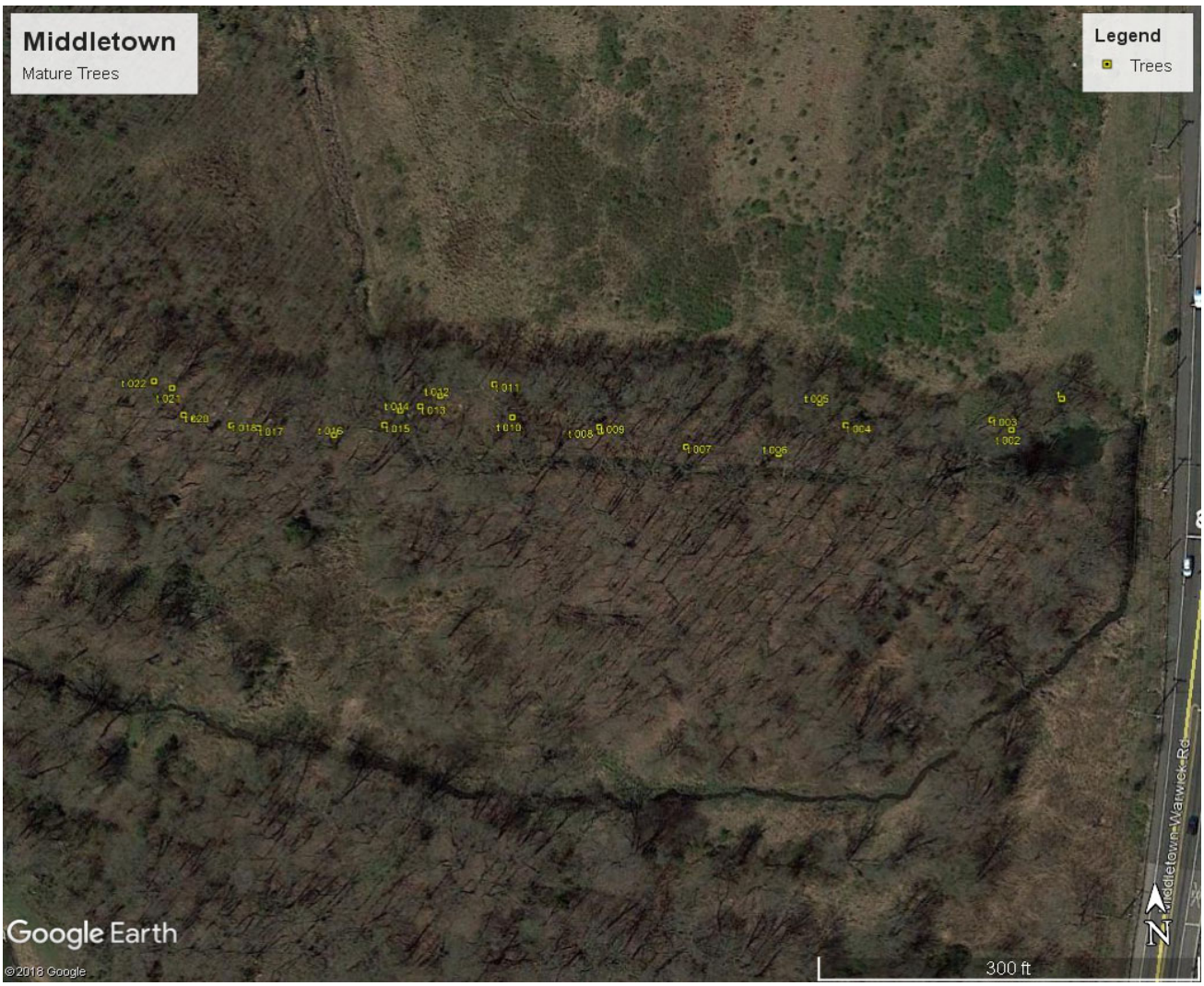


Figure 13: Mature Tree Mapping

Conclusions –

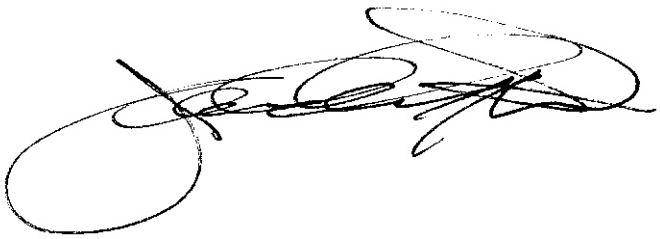
Watershed Eco, LLC. conducted a thorough field survey of the subject property in January 2021 using standard professional environmental practices. A total of two, 1/10th acre sample plot locations were established to accurately characterize the existing forest community.

Based on the field data collected and forest structural analysis the site contains approximately 2.42 acres of low and medium priority forest cover consisting of two separate forest stands. The remainder of the site consists of old field and scrub-shrub vegetation and a stormwater management facility. Almost the entire site has been disturbed since at least 1937, initially through agricultural practices including plowing and ditching followed by site grading.

If you have any questions, please feel free to give me a call.

302-750-6595
Jim@WatershedEco.com

Sincerely,



James C. McCulley IV, PWS#000471
Environmental Scientist

Forest Stand Delineation

Field Sampling Data Sheet

PROPERTY	Property Name:	Middletown Self Storage-Reybold Venture Group, LLC.
	Prepared by:	W.Twupack
	Stand #:	FS1
	Plot #:	1
	Plot Size:	0.1 Ac
	Date of Survey:	1/12/2021

TREE SPECIES

Tree Species	NUMBER OF TREES PER SIZE CLASS															
(note dominant & co-dominant** species)*	2-5.9" DBH			6-11.9" DBH			12-17.9" DBH			18-29.9" DBH			>30" DBH			Totals
Crown Position	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	
*Liquidambar styraciflua**			5	9			2									16
*Acer rubrum***			2		1											3
Prunus serotina				1												1
Morus alba			1													1
																0
																0
																0
																0
																0
																0
																0
Total	0	0	8	10	1	0	2	0	0	0	0	0	0	0	0	21
Number & Size Standing Dead Trees		0														

UNDERSTORY SPECIES

**Most common*

Herbaceous Species	Shrub Species	Vines Species
*Lonicera japonica**	*Ligustrum vulgare**	Vitis labrusca
Smilax rotundifolia	*Viburnum dentatum*	
*Microstegium vimineum**	*Rosa multiflora**	
Dicanthelium clandestinum	*Rubus phoenicolasius**	
Vinca minor		

OTHER

Basal Area (ft^2):	7 x 10 = 70
Specimen Trees:	0
Plot Succesional Stage/Age:	Mid-Succession
Stand Condition: (health, regeneration, disease, stress, etc.)	Good

FOREST STRUCTURE ANALYSIS

Sample Points	PC	N	S	E	W	Totals
Canopy Closure (Y/N)	Yes	Yes	Yes	Yes	Yes	100%
Understory Cover (3' - 20') (Y/N)	No	Yes	Yes	Yes	No	60%
Herbaceous Ground Cover (0-3') (Y/N)	Yes	Yes	Yes	Yes	Yes	100%
Invasive Plant Cover (Y/N)	Yes	Yes	Yes	Yes	Yes	100%
# Shrub Species	1	1	1	2	0	1
% Downed Woody Debris	Yes	No	No	No	No	20%

List of Major Invasive Species and Percent Cover: Lonicera japonica 30%, Vinca minor 10%, Microstegium vimineum 15%, Rubus phoenicolasius 5%, Rosa multiflora 10%

Comments: Forest plot located in the southern portion of the property abutting stream channel. Area has been disturbed based on large soil berm piles along stream corridor. Other species observed within the stand outside of the forest plot included Pin Oak, American Sycamore, Willow Oak, and Persimmon. Some beaver activity observed along stream channel.

FOREST STRUCTURE ANALYSIS

37.2" Radius (1/10 Acre) Within BAF-10 Plot

Forest Stand#_FS-1_____ Point Sample#_____Plot 1_____ Structural Diversity Value: ____7_____

The following parameters will be measured and evaluated at each site. Each parameter at point sample locations will be given a value of 3, 2, 1 or 0. Three represents the most valuable structure and 0 the least. Upon completion of the sampling, calculate the forest structure value for each stand. This analysis along with the other forest stand data will be used to determine retention potential of the stand.

To determine the total habitat value, use the following scale:

November to March ***(Leaf Off)***
Exclude Parameters 1 & 6

11-15 Priority Structural Diversity
6-10 Good Structural Diversity
0-5 Poor Structural Diversity

April to October ***(Leaf On)***
All Parameter Apply

15-21 Priority Structural Diversity
7-14 Good Structural Diversity
0-6 Poor Structural Diversity

---

1. Percent Canopy Closure (Trees >6" DBH)

70-100%	3
40-69%	2
10-39%	1
0-9%	0

2. Number of Shrubs per 1/100 Acre

6 or more	3
4-5	2
2-3	**1**
0-1	0

3. Number Dead Trees >6" DBH/ 1/10th Acre

3 or more	3
2	2
1	1
0	**0**

4. Percent Dead or Downed Woody Debris

15-100%	**3**
5-14%	2
0-1%	1
0	0

5. Size Class of Dominant Trees

Greater than 18"	3
6-17.9"	**2**
2-5.9"	1
0-1"	0

6. Percent Herbaceous Coverage

75-100%	3
25-74%	2
5-24%	1
0-4%	0

7. Number Tree Species >6" DBH

6 or more	3
4-5	2
2-4	**1**
0-1	0

Project/Site: Middletown Self Storage
County: New Castle
Investigator (s): WT
Sampling Date: 1/12/21

*Percent Canopy Closure and Percent Herbaceous Coverage were not included within the Structural Diversity scoring.

Forest Stand Delineation

Field Sampling Data Sheet

PROPERTY	Property Name:	Middletown Self Storage-Reybold Venture Group, LLC.
	Prepared by:	W.Twupack
	Stand #:	FS2
	Plot #:	1
	Plot Size:	0.1 Ac
	Date of Survey:	1/12/2021

TREE SPECIES

Tree Species	NUMBER OF TREES PER SIZE CLASS															
(note dominant & co-dominant** species)*	2-5.9" DBH			6-11.9" DBH			12-17.9" DBH			18-29.9" DBH			>30" DBH			Totals
Crown Position	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	Dom	CoD	Other	
*Liquidambar styraciflua**			74	3												77
Acer rubrum			7													7
Diospyros virginiana			2													2
																0
																0
																0
																0
																0
																0
																0
																0
Total	0	0	83	3	0	0	0	0	0	0	0	0	0	0	0	86
Number & Size Standing Dead Trees		0														

UNDERSTORY SPECIES

**Most common*

Herbaceous Species	Shrub Species	Vines Species
*Lonicera japonica**	*Eleagnus angustifolia**	Vitis labrusca
*Allium canadense**	*Ilex opaca*	
*Microstegium vimineum**	*Rosa multiflora**	
Smilax rotundofolia	*Rubus allegheniensis**	

OTHER

Basal Area (ft^2):	5 x 10 = 50
Specimen Trees:	0
Plot Succesional Stage/Age:	Early-Succession
Stand Condition: (health, regeneration, disease, stress, etc.)	Fair/Stand lacks species diversity

FOREST STRUCTURE ANALYSIS

Sample Points	PC	N	S	E	W	Totals
Canopy Closure (Y/N)	Yes	Yes	Yes	Yes	Yes	100%
Understory Cover (3' - 20') (Y/N)	No	No	No	No	No	0%
Herbaceous Ground Cover (0-3') (Y/N)	Yes	Yes	Yes	Yes	Yes	100%
Invasive Plant Cover (Y/N)	Yes	No	Yes	No	Yes	60%
# Shrub Species	0	1	1	1	1	1
% Downed Woody Debris	No	No	No	No	No	0%

List of Major Invasive Species and Percent Cover: Lonicera japonica 15%, Eleagnus angustifolia 20%, Microstegium vimineum 20%, Rosa multiflora 10%

Comments: Forest plot located in the western portion of the property. Other species observed within the stand outside of the forest plot included black cherry, Bradford Pear, and Eastern Red Cedar. Based on aerial imagery this area was left fallow around 2013.

FOREST STRUCTURE ANALYSIS

37.2" Radius (1/10 Acre) Within BAF-10 Plot

Forest Stand#_FS-2_____ Point Sample#_____Plot 1_____ Structural Diversity Value: ____1_____

The following parameters will be measured and evaluated at each site. Each parameter at point sample locations will be given a value of 3, 2, 1 or 0. Three represents the most valuable structure and 0 the least. Upon completion of the sampling, calculate the forest structure value for each stand. This analysis along with the other forest stand data will be used to determine retention potential of the stand.

To determine the total habitat value, use the following scale:

November to March ***(Leaf Off)***
Exclude Parameters 1 & 6

11-15 Priority Structural Diversity
6-10 Good Structural Diversity
0-5 Poor Structural Diversity

April to October ***(Leaf On)***
All Parameter Apply

15-21 Priority Structural Diversity
7-14 Good Structural Diversity
0-6 Poor Structural Diversity

---

1. Percent Canopy Closure (Trees >6" DBH)

70-100%	3
40-69%	2
10-39%	1
0-9%	0

2. Number of Shrubs per 1/100 Acre

6 or more	3
4-5	2
2-3	1
0-1	**0**

3. Number Dead Trees >6" DBH/ 1/10th Acre

3 or more	3
2	2
1	1
0	**0**

4. Percent Dead or Downed Woody Debris

15-100%	3
5-14%	2
0-1%	1
0	**0**

5. Size Class of Dominant Trees

Greater than 18"	3
6-17.9"	2
2-5.9"	**1**
0-1"	0

6. Percent Herbaceous Coverage

75-100%	3
25-74%	2
5-24%	1
0-4%	0

7. Number Tree Species >6" DBH

6 or more	3
4-5	2
2-4	1
0-1	**0**

Project/Site: Middletown Self Storage
County: New Castle
Investigator (s): WT
Sampling Date: 1/12/21

*Percent Canopy Closure and Percent Herbaceous Coverage were not included within the Structural Diversity scoring.

Scrub-shrub vegetation along Middletown Warwick Road in the eastern portion of the property facing.

View looking north at Old field area with scattered trees in the east-central portion of the property.

View looking north at old field and scrub-shrub vegetation in the central portion of the property.

View looking east at old field area with scattered trees in the south-central portion of the property.

Pioneering forest cover (left) in the south-central portion of the property abutting stormwater drainage channel.

View looking south from outfall of stormwater management facility. Pioneering forest cover to (right) of photo.

Typical forest cover observed in the southern portion of the property abutting stream channel.

Forest cover at Datapoint FS1-1 in the southern portion of the property, facing south.

Pioneering forest cover in the west-central portion of the property at Datapoint FS2-1.

Maintained lawn area surrounding stormwater pond in the northwestern portion of the property looking west.

Old field area in the north-central portion of the property looking southeast.

View looking west at forest cover in the southwestern portion of the property.

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Natural Resources

Tawes State Office Building
Annapolis, Maryland 21401

Sarah J. Taylor-Rogers, Ph.D.
Secretary

Stanley K. Arthur
Deputy Secretary

July 31, 2001

William S. Twupack
Frederick Ward Associates
P.O. Box 727
5 South Main St.
Bel Air, MD 21014-0727

Dear Mr. Twupack:

The Maryland Department of Natural Resources has reviewed your application for qualified professional status for the purpose of developing Forest Stand Delineations and Forest Conservation Plans. We are happy to inform you that you meet the requirements of COMAR 08.19.06.01 for qualified professional status.

Your name will be included on a list of qualified professionals to be sent to the jurisdictions with authority to review Forest Stand Delineations and Forest Conservation Plans.

Participation by professionals like you is key to successful implementation of the Forest Conservation Act. Thank you for submitting your application.

Sincerely,

Steven W. Koehn

Steven W. Koehn, Acting
Director/State Forester

Telephone:_____
DNR TTY for the Deaf: (410) 260-8835

Wetlands/Waters Delineation Report for

Middletown Property

Completed: October 10, 2018

Fieldwork: August 23 and 28, 2018

Prepared by:
Watershed Eco LLC
James C. McCulley IV, PWS
#000471

P.O. Box 1225
Middletown, Delaware 19709
www.WatershedEco.com

A. Site Description, Landscape Setting

This site lies on the west side of Summit Bridge Road at the intersection with Broad Street (Route 71), just south of the existing shopping center in Middletown, Delaware at approximate Latitude and Longitude: 39.463663, -75.722464. The site is surrounded by residential and commercial uses.

Figure 1: Location Map

The site appears to have been disturbed in the past by stripping topsoil, ditching and construction of a pond. The southern portion along the creek is more natural woodlands with the remainder in scrub/shrub habitat.

The site drains south to an unnamed tributary to Drawyer Creek which flows east and offsite.

All portions of the site have been disturbed at some time in the past.

B. Site Alterations Current and Past Land Use

The 1937 aerial photo depicts the site in agricultural use with a ditch on the western portion and young woodlands in the south. A home appears north of the woodlands along Summit Bridge Road.

Figure 2: 1937 Aerial Photo

The 1954 aerial photo depicts widening of Summit Bridge Road and straightening of the stream along the southern boundary. The majority of the site remains in agriculture.

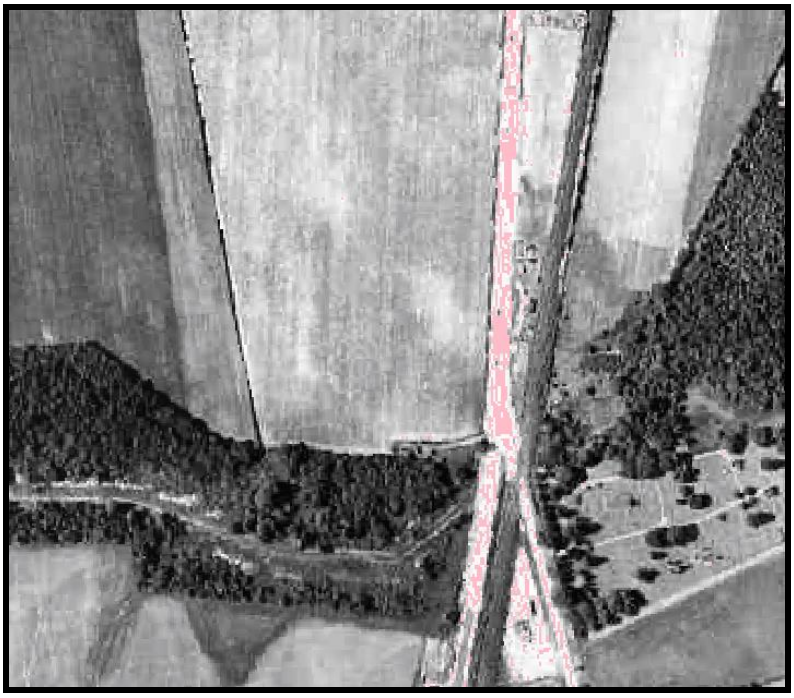


Figure 3: 1954 Aerial Photo

The 1968 aerial photo depicts similar conditions to 1954 with some additional stream work to the south, likely dredging.

Figure 4: 1968 Aerial Photo

The 1992 aerial photo depicts the adjacent shopping center and the Subject Property is still in agriculture.

Figure 5: 1992 Aerial Photo

The 2002 aerial photo depicts construction of the adjacent pond, work on the ditch in the west and the adjacent housing development under construction. Grading activity is evident on the central portion of the site.

Figure 6: 2002 Aerial Photo

The 2007 aerial photo depicts similar conditions to the 2002 aerial.

Figure 7: 2007 Aerial Photo

The 2013 aerial photo depicts similar conditions to the current site conditions.

Figure 8: 2013 Aerial Photo

B.1 Soils -

The mapped soils are shown below, the majority of the site is mapped as well drained soils with poorly drained soils along the western and southern boundary (see details in attached soil report).

Figure 9: Soils Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LO	Longmarsh and Indiantown soils, frequently flooded	0.1	0.9%
OtcA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	3.5	28.8%
RdA	Reybold-Queponco complex, 0 to 2 percent slopes	8.5	70.3%
Totals for Area of Interest		**12.1**	**100.0%**

Figure 10: Soil Chart

The soils found on the site have been disturbed and appear to be imported fill material in some areas. Hydric soils were found in the areas mapped as wetlands.

B.2 Hydrology –

The USGS Mapping indicates that the site occupies a flat spot on the landscape and drains to an unnamed tributary to Drawyer Creek. A ditch on the western portion of the property drains the storm water management pond to Summit Bridge Road where it connects to the unnamed tribu.

Figure 11: USGS Map

B.3 Vegetation -

The site consisted of the following vegetation communities:

Scrub/Shrub – Pokeweed, Blackberry, Autumn Olive, Multiflora Rose, Tree of Heaven, Mimosa, Tulip Poplar, Silver Maple, Japanese Honeysuckle and Staghorn Sumac.

Woodlands – Southern Red Oak, White Oak, Sweetgum, Red Maple, Black Cherry, American Holly, Poison Ivy, Virginia Creeper.

Wetlands – Cattail, Soft Rush, Spike Rush, Box Elder and Smartweed.

C. Results and Conclusions

Based on the site investigation and collected data, it was determined that Waters, including wetlands were found on the site. These features were associated with the drainage ditch below the pond to Summit Bridge Road and and the unnamed tributary.

Based on the above, it is the opinion of Watershed Eco, LLC and James C. McCulley IV, PWS #000471, that wetlands or other Waters of the United States exist on the site.

Additionally, the NWI Maps depict wetlands along the unnamed tributary.

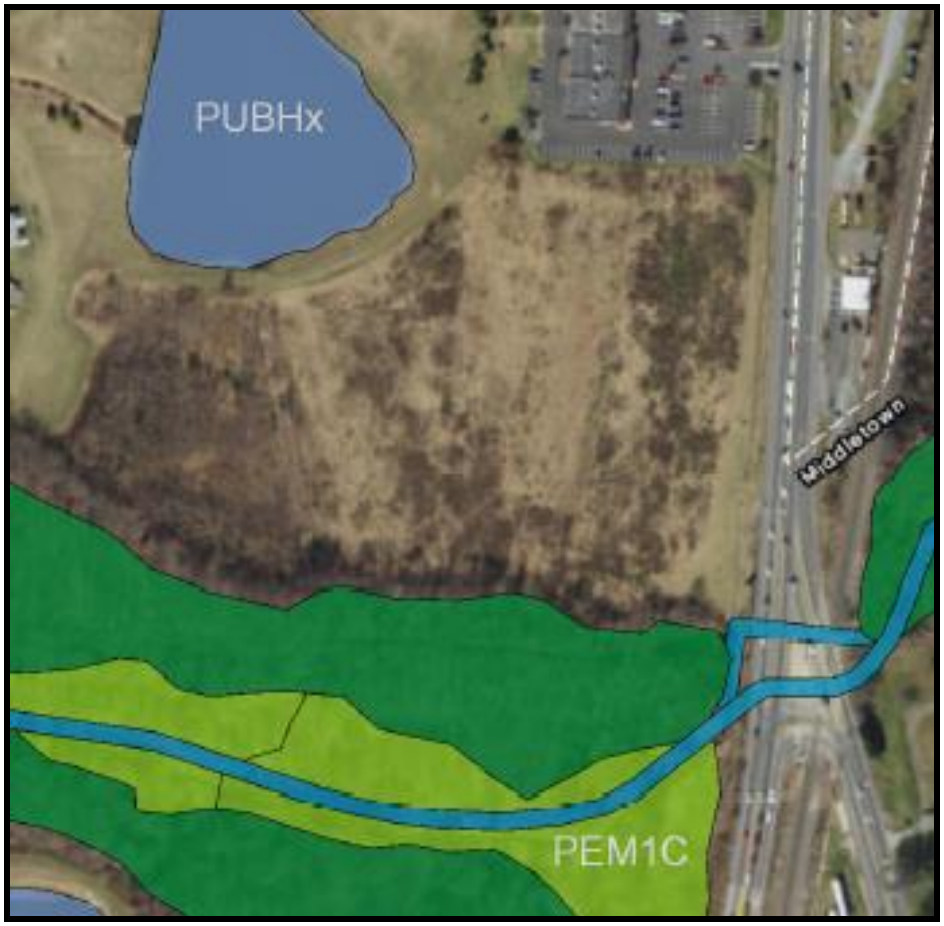


Figure 12: NWI Mapping

Watershed Eco flagged the wetlands encountered on the site and located the flags with handheld GPS (Figure 13).

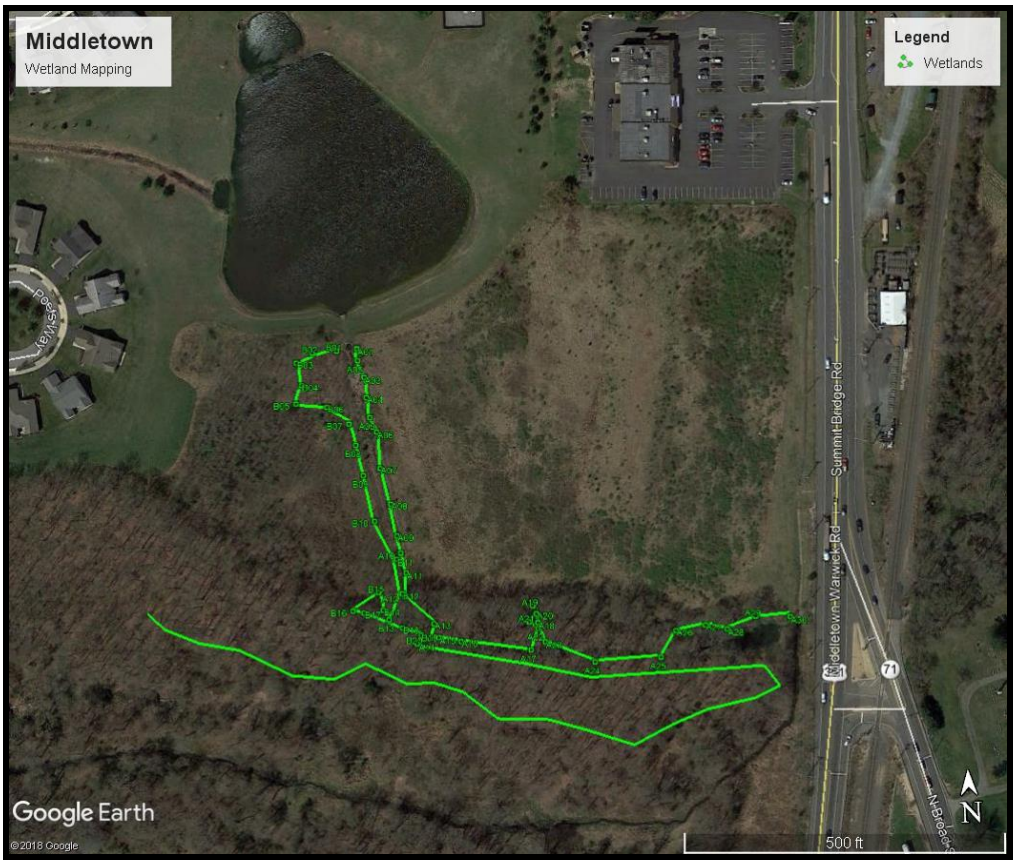


Figure 13: Wetland Mapping

D. Disclaimer Statement

This report documents the investigation, best professional judgment, and conclusions of the investigators. It should be considered a Preliminary Determination and used at your own risk until it has been approved in writing by the U.S. Army Corps of Engineers.

REPRESENTATIVE PHOTOS

Photo 1: Scrub Shrub Area

Photo 2: Outlet from Pond

Photo 3: Pond

Photo 4: Man Made Ditch

United States Department of Agriculture

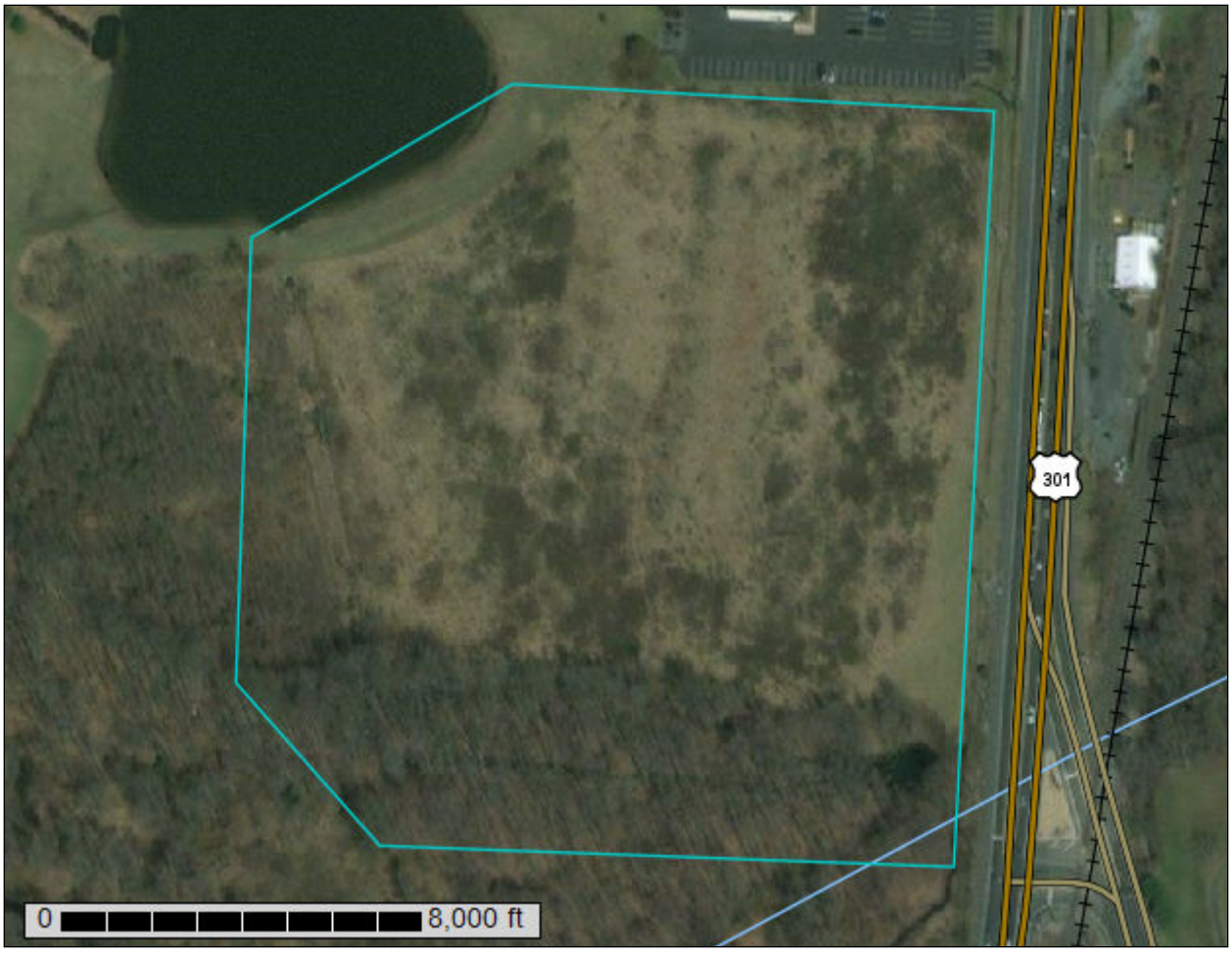
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for New Castle County, Delaware

Middletown



October 10, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: New Castle County, Delaware
Survey Area Data: Version 13, Sep 14, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2010—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LO	Longmarsh and Indiantown soils, frequently flooded	0.1	0.9%
OtcA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	3.5	28.8%
RdA	Reybold-Queponco complex, 0 to 2 percent slopes	8.5	70.3%
Totals for Area of Interest		**12.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

New Castle County, Delaware

LO—Longmarsh and Indiantown soils, frequently flooded

Map Unit Setting

National map unit symbol: 2p7dm
Elevation: 0 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Longmarsh and similar soils: 43 percent
Indiantown and similar soils: 37 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Longmarsh

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 19 inches: mucky loam
Cg1 - 19 to 34 inches: sandy loam
Cg2 - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Description of Indiantown

Setting

Landform: Flood plains

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 25 inches: mucky silt loam
Cg - 25 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Minor Components

Zekiah

Percent of map unit: 10 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Klej

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Manahawkin

Percent of map unit: 5 percent
Landform: Swamps, flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

OtcA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwn
Elevation: 0 to 100 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 46 to 68 degrees F
Frost-free period: 210 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Othello, drained, and similar soils: 48 percent
Othello, undrained, and similar soils: 28 percent
Minor components: 24 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Othello, Drained

Setting

Landform: Swales, depressions, flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Btg - 9 to 29 inches: silt loam
2BCg - 29 to 34 inches: sandy loam
2Cg - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Description of Othello, Undrained

Setting

Landform: Flats, drainageways, swales, depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: peat
A - 2 to 4 inches: silt loam
Eg - 4 to 10 inches: silt loam
Btg - 10 to 29 inches: silt loam
2BCg - 29 to 35 inches: sandy loam
2Cg - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Crosiadore

Percent of map unit: 7 percent
Landform: Depressions, fluviomarine terraces, flats
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: No

Mattapex

Percent of map unit: 7 percent
Landform: Broad interstream divides, swales, depressions, flats
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Talf, dip

Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Fallsington, undrained

Percent of map unit: 5 percent
Landform: Drainageways, swales, depressions, flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Kentuck, undrained

Percent of map unit: 5 percent
Landform: Depressions, flats, swales
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

RdA—Reybold-Queponco complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2p7g5
Elevation: 10 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 59 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Reybold and similar soils: 45 percent
Queponco and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Reybold

Setting

Landform: Flats, interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: High silt loamy eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 30 inches: silt loam
2BC - 30 to 39 inches: gravelly coarse sandy loam

2C - 39 to 80 inches: gravelly coarse sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Queponco

Setting

Landform: Flats, swales
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: High silt loamy eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: silt loam
Bt1 - 10 to 17 inches: silt loam
2Bt2 - 17 to 31 inches: loam
2CB - 31 to 36 inches: sandy loam
2C - 36 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Unicorn

Percent of map unit: 10 percent
Landform: Flats, swales

Hydric soil rating: No

Matapeake

Percent of map unit: 5 percent
Landform: Rises
Hydric soil rating: No

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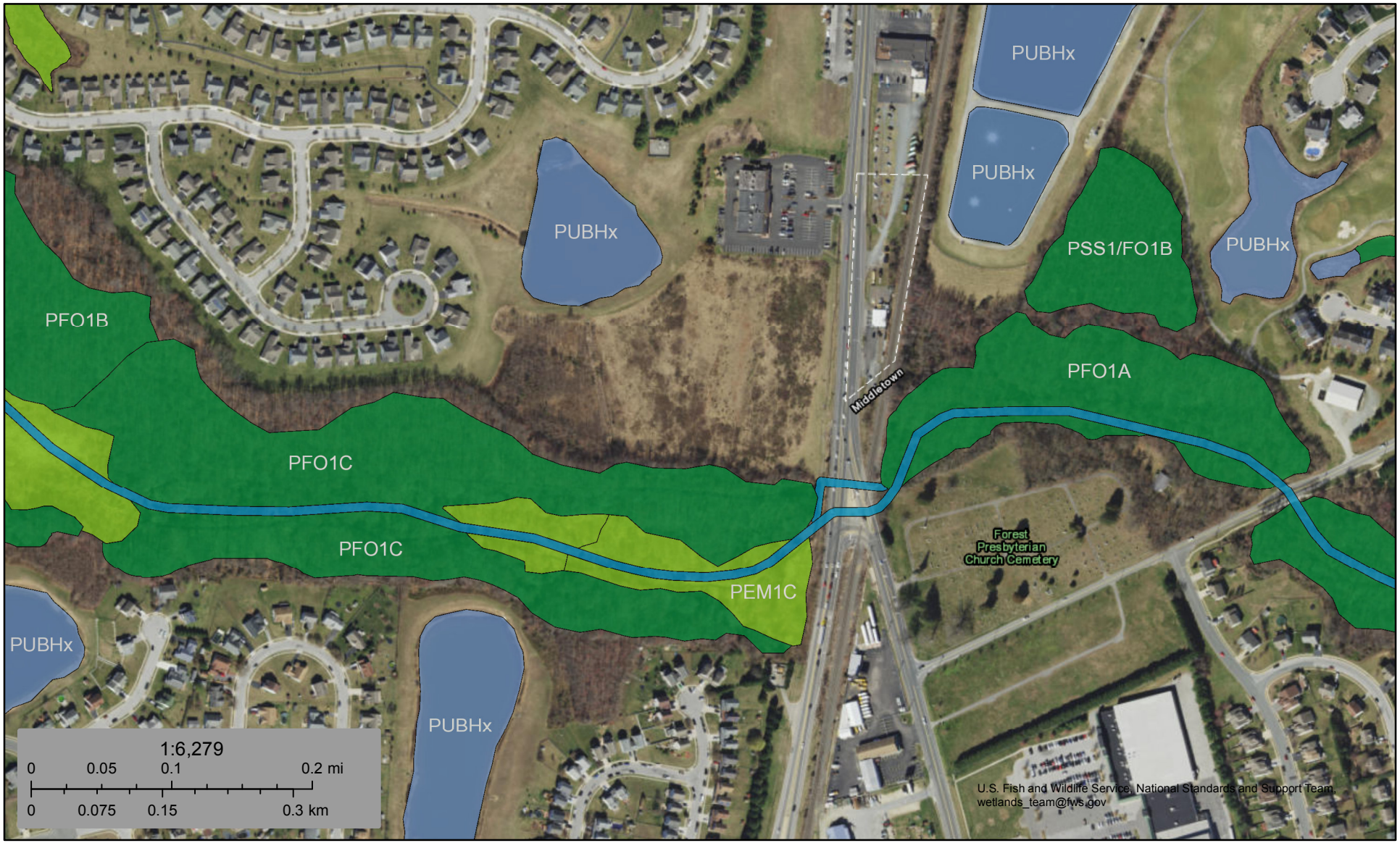
U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI



October 10, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish and Wildlife Service

National Wetlands Inventory

USGS

October 10, 2018

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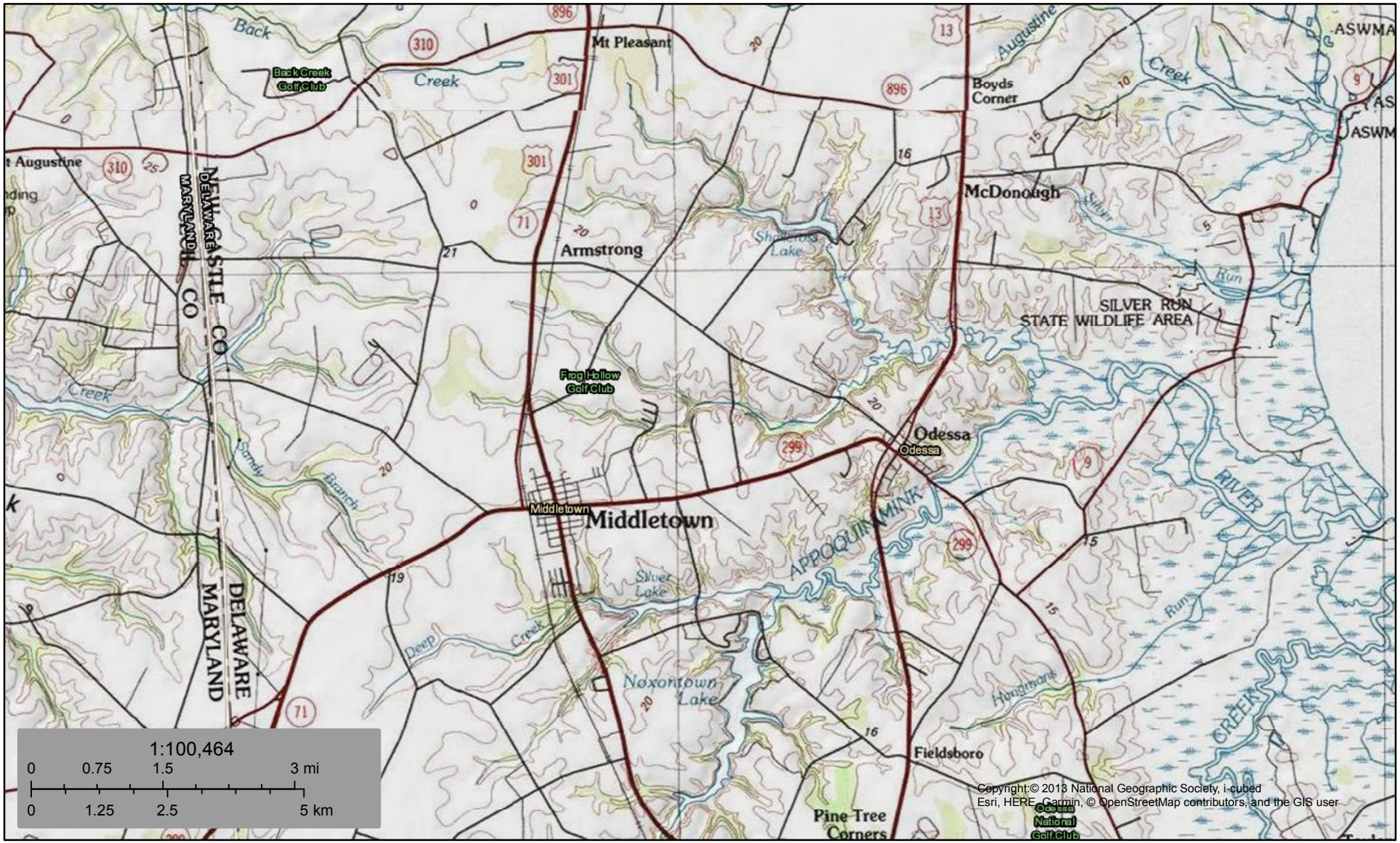
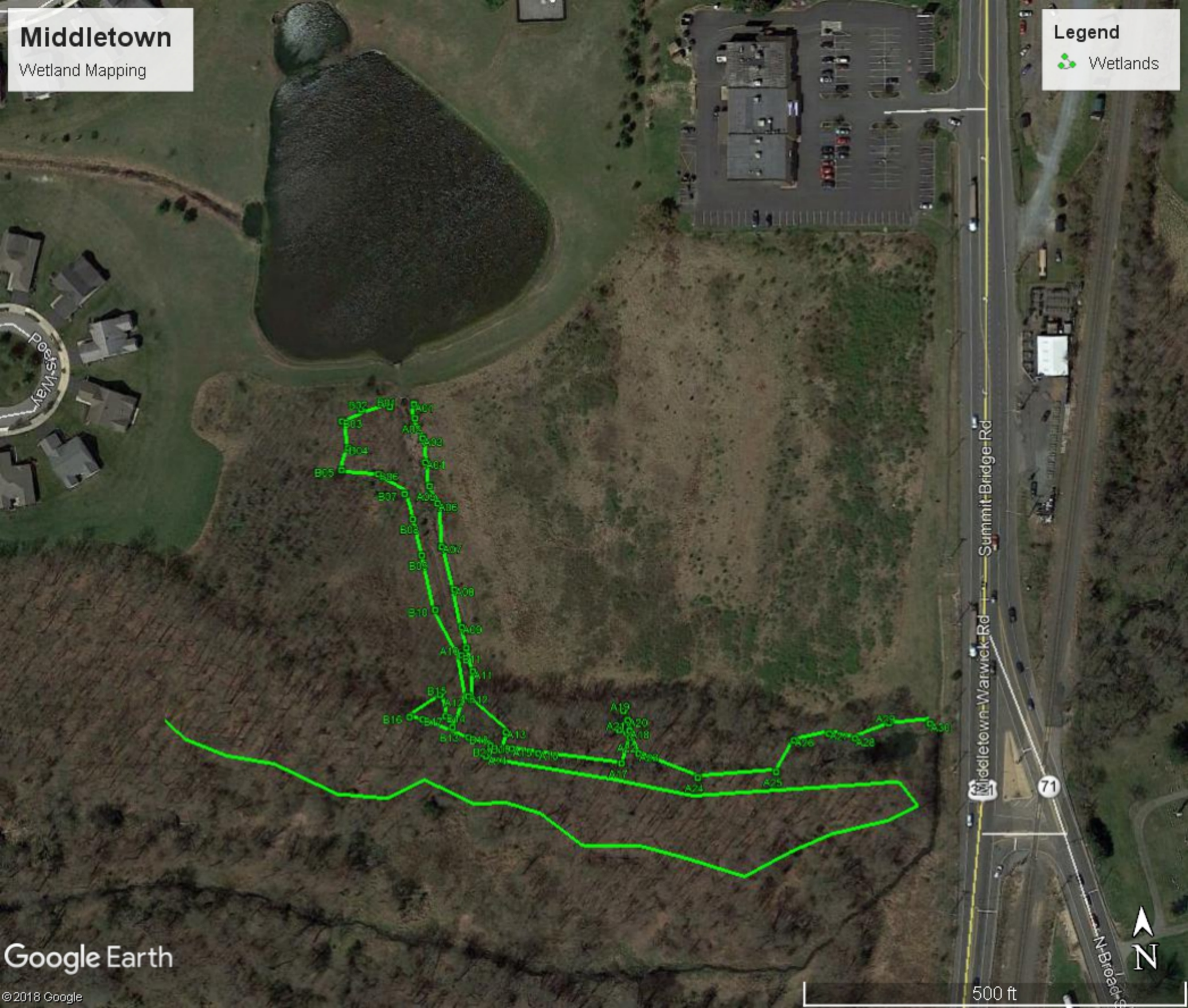
U.S. Fish and Wildlife Service

National Wetlands Inventory

USGS FAR



October 10, 2018


Middletown
Wetland Mapping
Legend
Wetlands
Summit Bridge Rd
Middletown-Warwick Rd
71
N
500 ft
Google Earth
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PUBLIC PRE CHECK Results for State Parcel(s): No Area(s) Selected.

Underground Storage Tanks: Failed to execute. Parameters are not valid.
ERROR 000735: Input Features: Value is required
WARNING 000725: Output Layer: Dataset f"memory\\{fl_name}" already exists.
Failed to execute (MakeFeatureLayer).

SIRB Project Areas: Failed to execute. Parameters are not valid.
ERROR 000735: Input Features: Value is required
WARNING 000725: Output Layer: Dataset f"memory\\{fl_name}" already exists.
Failed to execute (MakeFeatureLayer).

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

Delaware Ecological Network: No Issues Found

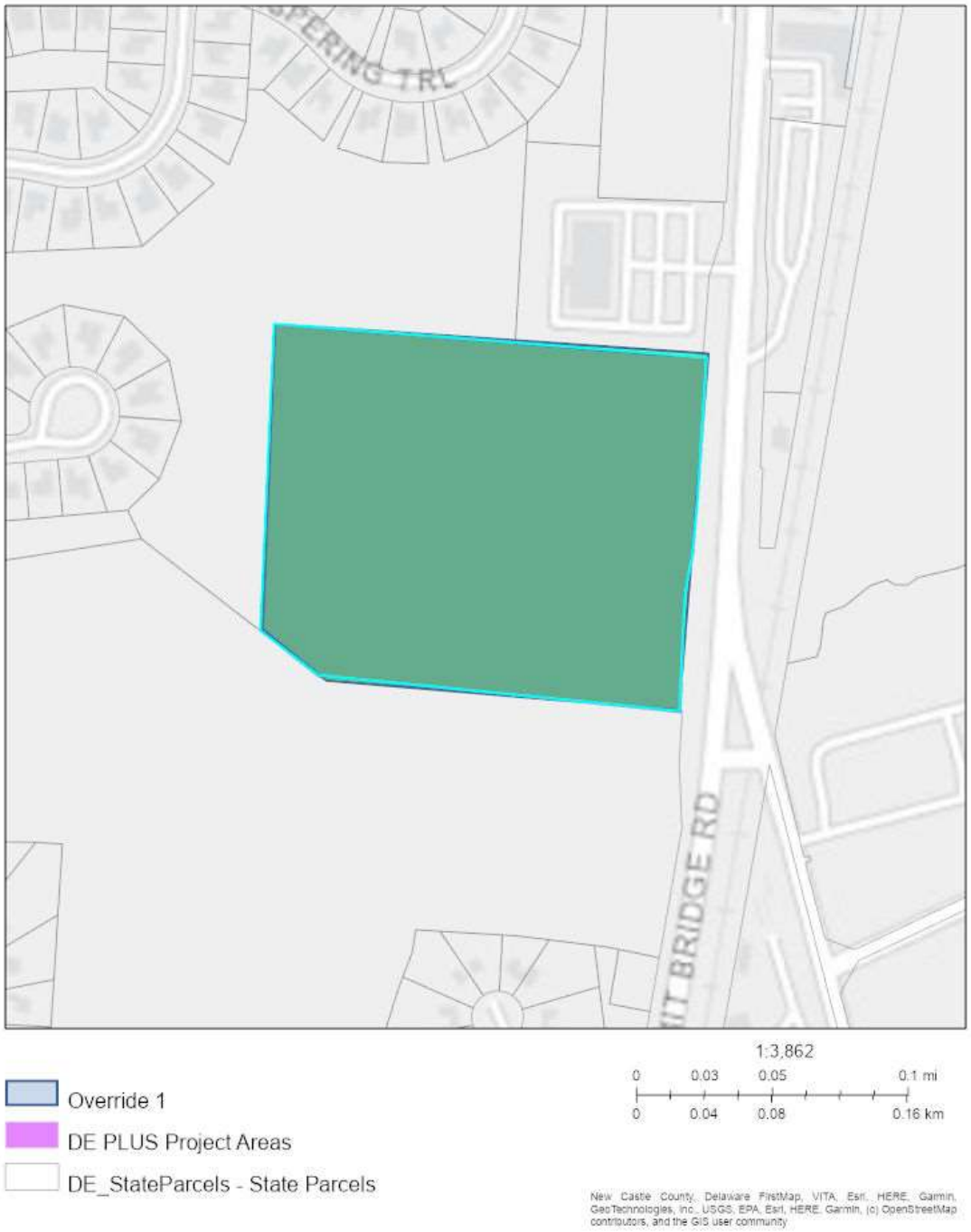
Ocean Area No Build Points: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 12.95 acres

Mar 4 2022 12:25:33 Eastern Standard Time



Summary

Name	Count	Area(acres)	Length(mi)
Existing PLUS ID	1	12.80	N/A
State Parcel ID	4	12.92	N/A
National Register Place	0	N/A	N/A
Historic District	0	0	N/A
Historic Marker	0	N/A	N/A
Ag. Preserve	0	0	N/A
SIRB Project Area	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Ecological Network	0	0	N/A
Conservation Fund	0	0	N/A
Bay Area No Build	0	N/A	0
Ocean Area No BUILD	0	N/A	N/A
Tax Ditch	0	0	N/A
Tax Ditch Segment	0	N/A	0
Well Head Protection	0	0	N/A
Wetland High Water	0	N/A	0
Wetland Marsh	0	0	N/A
Wetlands	2	1.87	N/A
Low Marsh	0	0	N/A
Recharge Areas	1	12.70	N/A
Watershed	0	N/A	0
Class A Wellhead (150 Ft)	0	0	N/A
Class A Wellhead	0	0	N/A
Kent Soils	0	0	N/A
New Castle Soils	2	12.95	N/A
Sussex Soils	0	0	N/A

Existing PLUS ID

#	PLUS ID	Area(acres)
1	*No Data*	12.80

State Parcel ID

#	PIN	Acres	Area(acres)
1	2300100141	12.86	12.80
2	2300100004	61.30	0.06
3	2300100084	2.87	0.05
4	2300100142	9.39	0.02

Wetlands

#	Type	Acres	Area(acres)
1	Freshwater Pond	2.90820436	1.08
2	Freshwater Forested/Shrub Wetland	23.2116454	0.79

Recharge Areas

#	ID	Area(acres)
1	69	12.70

New Castle Soils

#	Name	Area(acres)
1	B	9.14
2	C/D	3.81