PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 29, 2025 9:52 AM

PLUS ID: 2025-09-03

State Strategy Level: 1 & Out of Play

PLUS Application Type - Site Plan Review

Title: 1035 Industrial Drive
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Review of 42.33 acre site for feasibility of placing 315,000 square feet of warehouse/light industrial use.

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): 2301200011

Project Location: 1035 Industrial Drive, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

Nicholas Ferrara IV
4048 New Castle Avenue
New Castle, DE 19720
Phone: (302) 658-5241
Email: n.ferrara4@greggoandferrara.com
Fax:

Equitable Owner/Developer Contact Information

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

,

Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Apex Engineering, Inc.
Stephen C. Woodin, P.E.
Phone: (302) 994-1900
Email: swoodin@apexengineeringinc.com
Fax: (302) 994-9099

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

Section III: Project Details

Project Area (Acres): **42.33**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2011-08-08**

Zoning Information

Present Zoning for this project area: **M-I (Manufacturing/Industrial)**
Proposed Zoning for this project: **M-I (Manufacturing/Industrial)**

Land Use Information

Present Use for this project area: **construction storage**
Proposed Use for this project: **Light industrial/warehousing**

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:
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **315,000**

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? Unknown
If yes, please provide a brief description of the conditional use justification:

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? **No**

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

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	18	Yes	8

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: **1.74**

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?
No

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:
Three (3) proposed infiltration / detention ponds, one (1) existing detention pond

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:
What kind of Open Space?
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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
5

Road Connectivity Details

Will this project connect to State maintained roads? **No**

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.
Westerly property line

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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?
No

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	No	
Type proposed	Internal		

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

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: 1035 Industrial Drive

Project ID (to be completed by OSPC): _____

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

N. Ferrara II — 9/2/2025

Signature of Property Owner — Date

Nicholas Ferrara IV for Parkway Gravel Inc.

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

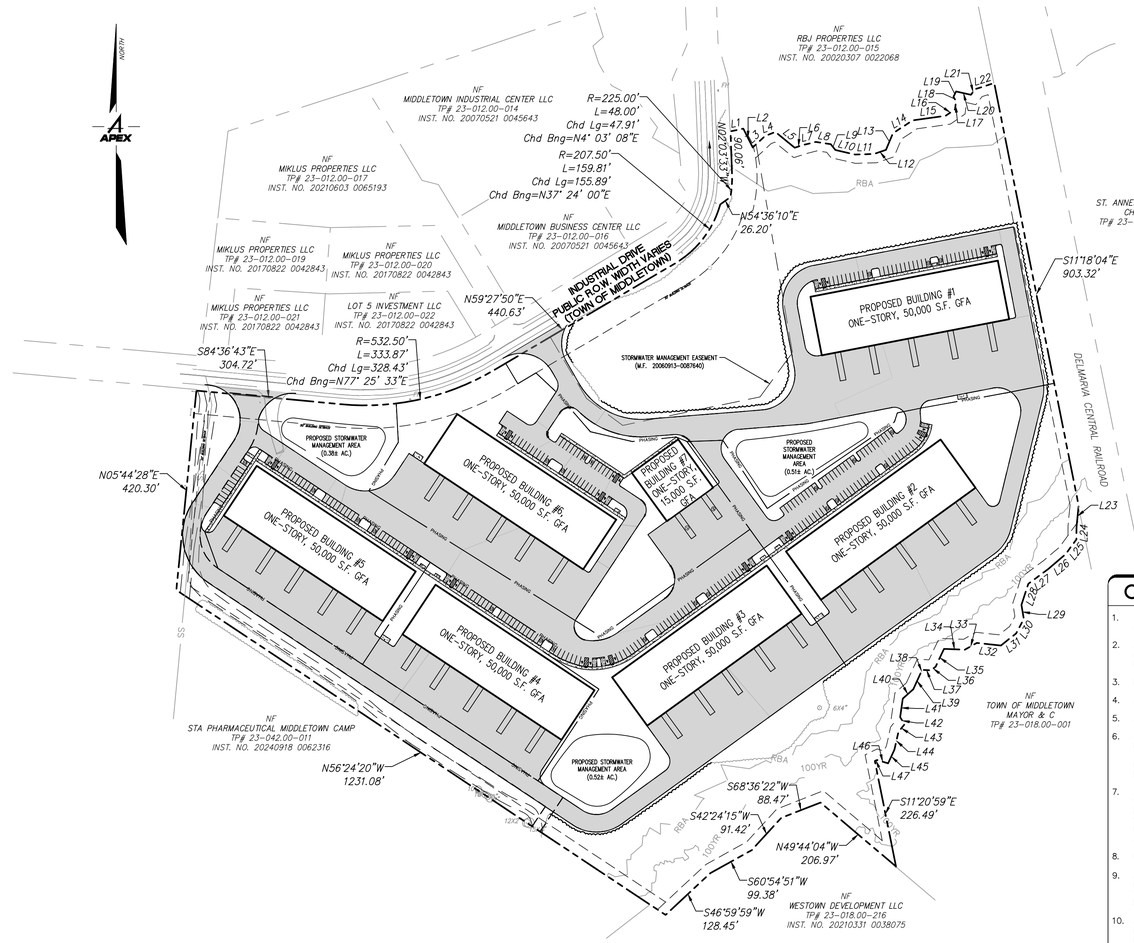
_____

Additional Owner (Please Print)

Published January 2022

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77° 57' 56"E	27.36
L2	S26° 31' 37"E	44.19
L3	N46° 52' 56"E	34.37
L4	N67° 47' 00"E	24.44
L5	S50° 29' 59"E	52.32
L6	N71° 36' 56"E	16.76
L7	N76° 03' 37"E	28.67
L8	S81° 40' 33"E	32.13
L9	S38° 16' 18"E	15.51
L10	S76° 58' 20"E	42.52
L11	N88° 21' 42"E	39.60
L12	N70° 56' 36"E	26.44
L13	N22° 49' 14"E	37.46
L14	N56° 30' 15"E	49.25
L15	N81° 56' 37"E	70.56
L16	N55° 38' 39"E	23.44
L18	N31° 08' 47"W	10.71
L19	N26° 22' 17"E	12.39
L17	N7° 29' 24"E	17.50
L20	S77° 16' 23"E	31.80
L21	N37° 49' 22"E	15.08
L22	N72° 10' 46"E	41.66
L23	S5° 44' 02"W	44.83
L24	S0° 23' 32"W	26.43

LINE TABLE		
LINE	BEARING	LENGTH
L25	S36° 07' 19"W	38.85
L26	S49° 41' 50"W	47.80
L27	S53° 26' 30"W	51.69
L28	S17° 54' 55"W	46.34
L29	S9° 11' 56"E	29.85
L30	S27° 50' 30"W	34.51
L31	S51° 31' 44"W	40.61
L32	N83° 53' 11"W	50.86
L33	S60° 24' 11"W	28.91
L34	N87° 41' 25"W	43.63
L36	S51° 08' 45"W	12.49
L35	S25° 13' 50"W	41.13
L37	N87° 06' 49"W	18.57
L38	S24° 49' 23"W	5.60
L39	S24° 49' 23"W	39.59
L40	S48° 21' 04"W	28.17
L41	S8° 14' 55"W	39.30
L42	S32° 23' 01"E	17.64
L43	S38° 54' 04"W	20.79
L44	S12° 28' 15"W	37.82
L45	S24° 50' 31"W	31.69
L46	N73° 16' 03"W	24.37
L47	S64° 27' 41"W	5.07

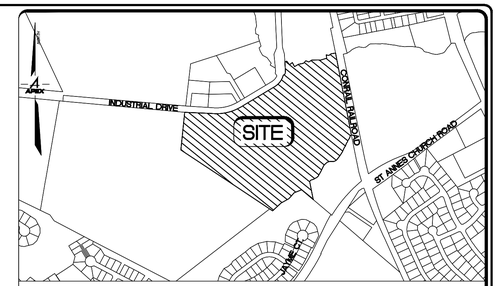


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
IPS	IRON PIPE	IPS
IPF	IRON PIPE	IPS
CMF	CONCRETE MONUMENT	CMS
DHF	DRILL HOLE	DHS
NF	SURVEY NAIL	NS
WL	WETLANDS	N/A
100YR	100-YEAR FLOOD LINE	N/A
N/A	LIMIT OF DISTURBANCE	LOD
	SANITARY SEWER MANHOLE	
FH	FIRE HYDRANT	FH
FDC	FIRE DEPARTMENT CONNECTION	FDC
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
	IMPERVIOUS PAVEMENT	
	STRUCTURE/BUILDING	
12	POSTAL ADDRESS	201
12	PARKING STALL COUNT	12

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT SEVEN (7) WAREHOUSE FACILITIES TOTALING 315,000 S.F. OF GROSS FLOOR AREA AND ALL SITE APPURTENANCES ASSOCIATED.
2. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXISTS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH DELAWARE STATE FIRE REGULATIONS.
3. NO SUBDIVISION OF LAND IS PROPOSED BY THIS PLAN. ALL INTERNAL ROADS WILL BE PRIVATE.
4. ALL UTILITIES ON SITE WILL BE PRIVATE.
5. ALL ROADS WILL BE DESIGNED TO TOWN OF MIDDLETOWN STANDARDS.
6. THE DEVELOPER SHALL PRESERVE TREES ON SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION.
7. A WETLANDS INVESTIGATION WAS CONDUCTED BY WATERSHED ECO DATED NOVEMBER 2021. WETLANDS WERE FOUND TO EXIST PER 1987 COE WETLAND DELINEATION MANUAL (Y-87-1). A PHASE 1 & 2 BOG TURTLE SURVEY WAS PERFORMED BY WATERSHED ECO LLC, A QUALIFIED BOG TURTLE SURVEYOR, IN MAY 2025. 5.5± ACRES OF THE COMBINED WETLANDS WAS IDENTIFIED AS A LOW QUALITY POTENTIAL BOG TURTLE HABITAT. NO BOG TURTLES OR SIGN OF BOG TURTLE ACTIVITY WAS OBSERVED.
8. NO DEBRIS SHALL BE BURIED ONSITE.
9. A 20' WIDE UTILITY EASEMENT, 10' RESPECTIVELY ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, WATER, OR ELECTRIC IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
10. 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.
11. ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWN OF MIDDLETOWN THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
12. THE TOWN OF MIDDLETOWN AND DELDOT HAVE ESTABLISHED A TRANSPORTATION IMPROVEMENT DISTRICT ALONG SR 299 WITHIN THE TOWN OF MIDDLETOWN BASED ON THE EAST MIDDLETOWN MASTER TRANSPORTATION PLAN. THIS COMPREHENSIVE PLAN WAS PREPARED BY DELDOT IN CONJUNCTION WITH THE TOWN OF MIDDLETOWN TO IDENTIFY FUTURE TRANSPORTATION NEEDS WITHIN THE SR 299 STUDY AREA. PROPERTY OWNERS WITHIN THE DISTRICT SHALL BE REQUIRED, AS A CONDITION OF RECORDATION, TO ENTER INTO A RECOUPMENT AGREEMENT WITH DELDOT AND THE TOWN OF MIDDLETOWN FOR THE PAYMENT OF FAIR SHARE CONTRIBUTIONS TO FUND THE DESIGN AND CONSTRUCTION OF THE PLANNED TRANSPORTATION IMPROVEMENTS.
13. A LANDSCAPE PLAN PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF MIDDLETOWN, IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
14. SITE LIGHTING SHALL BE HIGH PRESSURE SODIUM OR LED TYPE FIXTURES.
15. THE DEVELOPER SHALL CONSTRUCT 6-FOOT WIDE CONCRETE SIDEWALKS AS SHOWN ON PLAN.
16. THIS SITE IS NOT LOCATED WITHIN THE DESIGNATED WATER RESOURCE PROTECTION AREA AS SHOWN ON WATER RESOURCE PROTECTION AREA MAP FOR NEW CASTLE COUNTY MAP #3 OF 3, DATED 1987 AND LAST REVISED MARCH 2022.



LOCATION MAP SCALE 1"= 800'

SITE DATA

1. OWNER INFORMATION: PARKWAY GRAVEL INC
   C/O EMORY HILL RE SERVICES
   10 CORPORATE CIR STE 100
   NEW CASTLE, DE 19720
2. PROPERTY ADDRESS: 1035 INDUSTRIAL DR
   MIDDLETOWN, DE 19709
3. TAX PARCEL NUMBER: 23-012.00-011
4. AREA OF PARCEL: 42.33± ACRE
5. SOURCE OF TITLE: 20180703 00332700
6. ZONING/USE: MI (MANUFACTURING INDUSTRIAL)

   AREA REGULATIONS

FRONT YARD	50' MIN.
SIDE YARD:	20' MIN.
REAR YARD	20' MIN.
BUILDING HT.	5 STORIES OR 60' MAX.

7. WATER SUPPLY: TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH, AND TOWN OF MIDDLETOWN. ARTESIAN WATER 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.
8. 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 REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED.
9. ELECTRIC: TOWN OF MIDDLETOWN. SUBJECT TO THE TOWN'S APPROVAL.
10. DATUM: NAD 83 (HORIZONTAL), NAVD 88 (VERITCAL)
11. CRITICAL NATURAL AREA: NO PORTION OF THIS SITE IS LOCATED WITHIN A CRITICAL NATURAL AREA ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS.
12. FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. #10003C0315L EFFECTIVE DATE JANUARY 22, 2020. THIS SITE FALLS WITHIN ZONE AE WHICH HAS BEEN DETERMINED TO BE LOCATED INSIDE THE 100-YR FLOODPLAIN.
13. PARKING RATIONALE (MANUFACTURING OR INDUSTRIAL ESTABLISHMENT):
    REQUIRED:
    1 SPACE/TWO (2) EMPLOYEES (MAX SHIFT) x 252 EMPLOYEES = 126 SPACES
    + 1 SPACE/200 SF OF SALES FLOOR AREA x 31,500 = 158 SPACES

    TOTAL REQUIRED: 284 SPACES

    PROVIDED: 306 SPACES (INCLUDES 10 HANDICAP SPACES, ALL OF WHICH ARE VAN ACCESSIBLE)

    BICYCLE PARKING:
    REQUIRED: 20 SPACES
    PROVIDED: 30

    LOADING:
    REQUIRED: EACH BUILDING - TWO (2) PER 8,000 TO 20,000 S.F. FLOOR AREA/ + ONE (1) ADDITIONAL BERTH EACH 20,000 S.F. UP TO 60,000 S.F.
    TOTAL REQUIRED = 20 SPACES
    PROVIDED: 31 SPACES
14. UTILITIES: EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATIONS AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555).
15. SUPERSEDURE: THIS PLAN SUPERSEDES THE PLAN OF 'INDUSTRIAL DRIVE RAIL-ROAD SPUR' DATED 3/07/2017 AND RECORDED ON 10/02/2017 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20171002-0051015.
16. TOTAL GROSS FLOOR AREA:

    EXISTING
    0 S.F.

    PROPOSED
    315,000 S.F.

SITE DATA (CONT'D)

17. DATE OF SURVEY: TOPOGRAPHIC SURVEY HEREON BASED ON FIELD SURVEY IN APRIL 2025 BY APEX ENGINEERING, INCORPORATED

    BENCHMARK: BENCHMARK: IRON PIPE FOUND, ELEVATION 36.60
    N: 523117.784
    E: 570361.813
18. SANITARY SEWER: TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH AND THE TOWN OF MIDDLETOWN.
19. SEWER FLOW DATA:
    EXISTING
    NO PUBLIC SEWER IS ON SITE.

    PROPOSED
    WAREHOUSE
    315,000 S.F. @ 0.1 GPD/SF = 31,500 GPD
21. 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 REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED.
22. SITE AREA:

	EXISTING:		PROPOSED:	
BUILDING	0.00±AC.	(0.00%)	7.23±AC.	(17.08%)
IMPERVIOUS	0.85±AC.	(2.00%)	14.45±AC.	(34.14%)
OPEN AREA	41.48±AC.	(98.00%)	20.65±AC.	(48.78%)
TOTAL	42.33± AC.	(100.00%)	42.33± AC.	(100.00%)

23. MONUMENTATION:
    EXISTING: 8 TOTAL (5 PIPES, 3 MONUMENTS)
    PROPOSED: 8 TOTAL
24. FIRE HYDRANTS:
    EXISTING: 2
    PROPOSED: 3 (5 TOTAL)

INDEX OF SHEETS

1	INDEX SHEET
2-4	SITE PLANS

NOTE: THESE PLANS ARE 'NOT FOR CONSTRUCTION' UNLESS EXECUTED BY THE DESIGN ENGINEER AND STAMPED APPROVED BY THE DELEGATED AGENCY.

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN C. WOODIN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWN OF MIDDLETOWN SUBDIVISION REGULATIONS AND ZONING CODE.

STEPHEN C. WOODIN DATE
REGISTRATION #17263

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT PARWAY GRAVEL INC. IS OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE RECORD MAJOR LAND DEVELOPMENT PLAN HEREOF WAS MADE AT ITS DIRECTION; THAT I ACKNOWLEDGE TEH SAME TO BE ITS ACT AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND ZONING CODE OF THE TOWN OF MIDDLETOWN.

XXXXXXXXXX C/O PARKWAY DATE
GRAVEL, INC.

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE MAYOR KENNETH L. BRANNER, JR.

FOR MAYOR & COUNCIL OF THE TOWN OF MIDDLETOWN

REV.	DATE	COMMENT	CHECKED

TOWN OF MIDDLETOWN PROJECT NO. ____.

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
1035 INDUSTRIAL DRIVE

TOWN OF MIDDLETOWN NEW CASTLE COUNTY DELAWARE

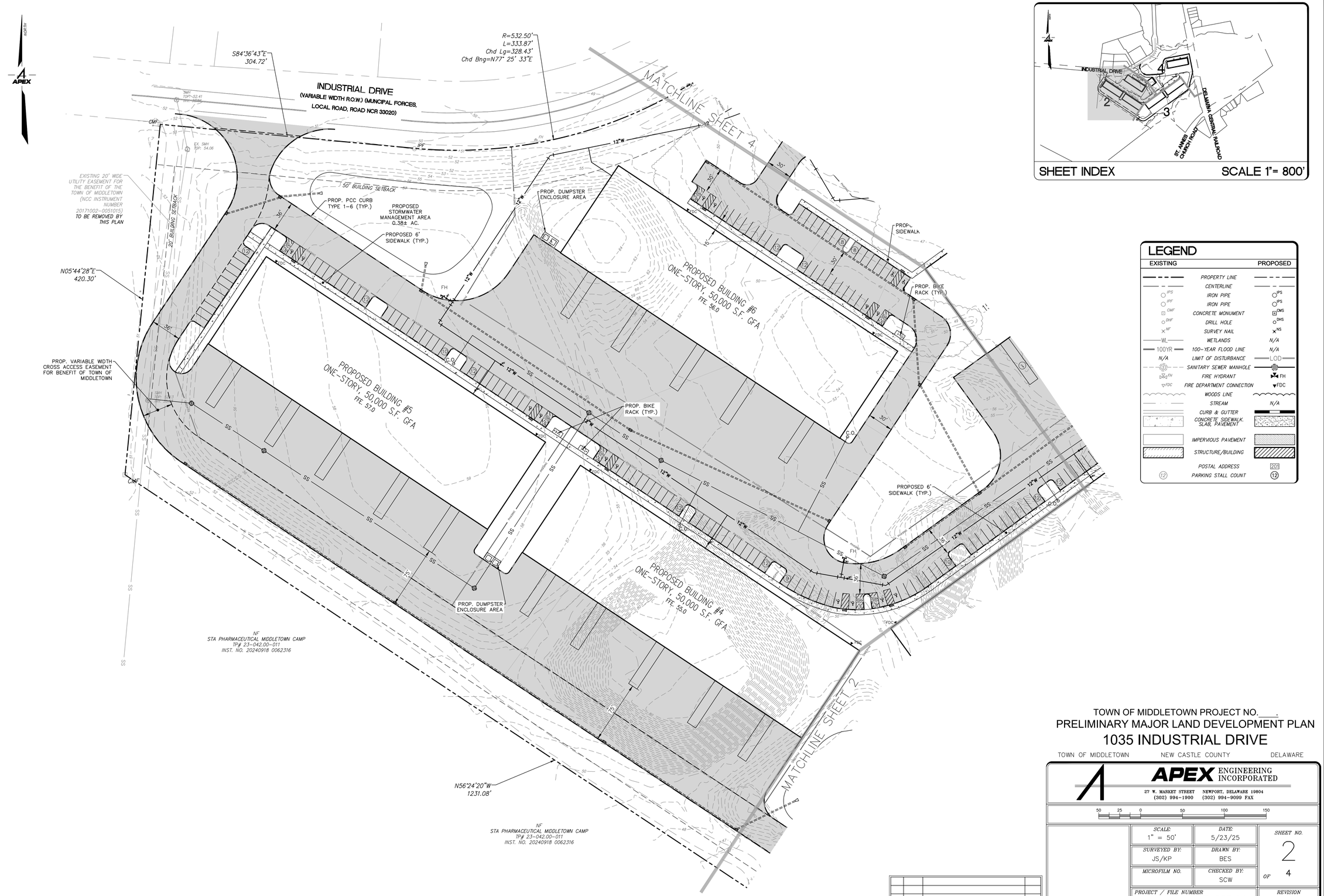
APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

xxx xxx 0 xxx xxx xxx

SCALE: 1" = 150'	DATE: 5/23/25	SHEET NO. 1 OF 4
SURVEYED BY: JS/KP	DRAWN BY: BES	
MICROFILM NO.	CHECKED BY: SCW	
PROJECT / FILE NUMBER 24158000PLOT-PRELIM	REVISION	

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PATH: U:\APEX DRAWINGS\2024



SHEET INDEX SCALE 1"= 800'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
IPS	IRON PIPE	IPS
IPF	IRON PIPE	IPS
CMF	CONCRETE MONUMENT	CMS
DHF	DRILL HOLE	DHS
NF	SURVEY NAIL	NS
WL	WETLANDS	N/A
100YR	100-YEAR FLOOD LINE	N/A
N/A	LIMIT OF DISTURBANCE	LOD
SMH	SANITARY SEWER MANHOLE	
FH	FIRE HYDRANT	FH
FDC	FIRE DEPARTMENT CONNECTION	FDC
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
	IMPERVIOUS PAVEMENT	
	STRUCTURE/BUILDING	
	POSTAL ADDRESS	201
12	PARKING STALL COUNT	12

TOWN OF MIDDLETOWN PROJECT NO.____.

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

1035 INDUSTRIAL DRIVE

TOWN OF MIDDLETOWN NEW CASTLE COUNTY DELAWARE

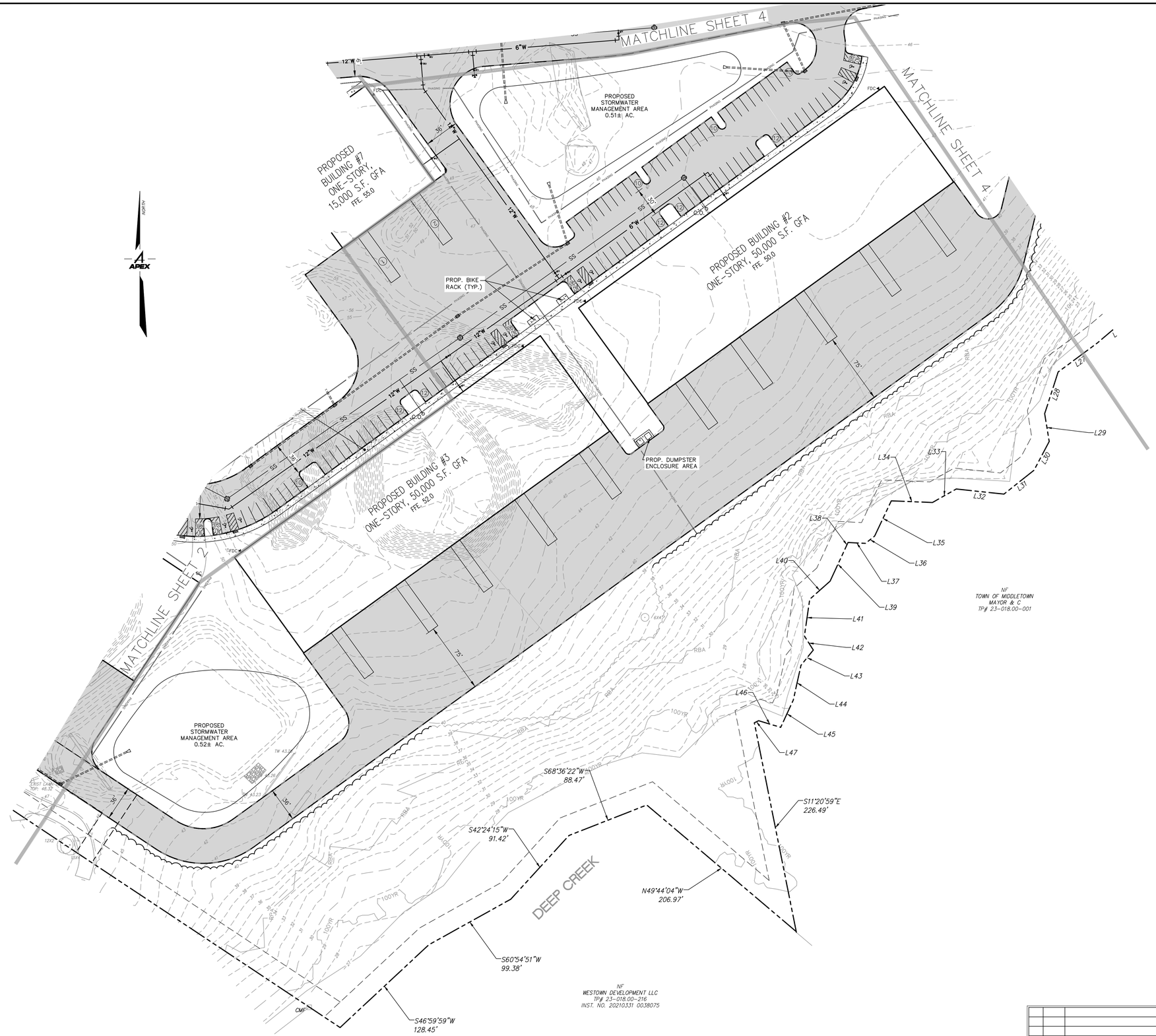
APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

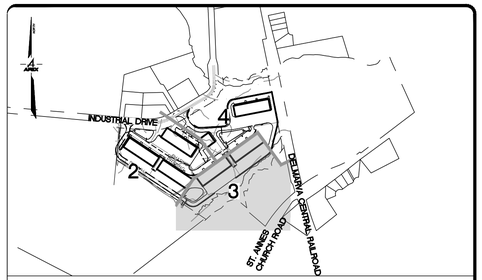
50 25 0 50 100 150

	SCALE: 1" = 50'	DATE: 5/23/25	SHEET NO. 2 OF 4
	SURVEYED BY: JS/KP	DRAWN BY: BES	
	MICROFILM NO.	CHECKED BY: SCW	
	PROJECT / FILE NUMBER 24158000PLOT-PRELIM		REVISION

REV.	DATE	COMMENT	CHECKED

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SHEET INDEX SCALE 1"= 800'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
IPS	IRON PIPE	IPS
IPF	IRON PIPE	IPS
CMF	CONCRETE MONUMENT	CMS
DHF	DRILL HOLE	DHS
NF	SURVEY NAIL	NS
WL	WETLANDS	N/A
100YR	100-YEAR FLOOD LINE	N/A
N/A	LIMIT OF DISTURBANCE	LOD
S	SANITARY SEWER MANHOLE	
FH	FIRE HYDRANT	FH
FDC	FIRE DEPARTMENT CONNECTION	FDC
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
	IMPERVIOUS PAVEMENT	
	STRUCTURE/BUILDING	
	POSTAL ADDRESS	201
12	PARKING STALL COUNT	12

TOWN OF MIDDLETOWN PROJECT NO.____.

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

1035 INDUSTRIAL DRIVE

TOWN OF MIDDLETOWN NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

50 25 0 50 100 150

SCALE: 1" = 50'	DATE: 5/23/25	SHEET NO. 3 OF 4
SURVEYED BY: JS/KP	DRAWN BY: BES	
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PROJECT / FILE NUMBER 24158000PLOT-PRELIM		REVISION

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NORTH

APEX

R=225.00'
L=48.00'
Chd Lg=47.91'
Chd Bng=N4° 03' 08"E

R=207.50'
L=159.81'
Chd Lg=155.89'
Chd Bng=N37° 24' 00"E

N02°03'33"W 90.06'

N54°36'10"E 26.20'

IPF

BENCHMARK
TOP EL. 36.60
FOUND IRON PIPE

NF
MIDDLETOWN BUSINESS CENTER LLC
TP# 23-012.00-016
INST. NO. 20070521 0045643

INDUSTRIAL DRIVE
(VARIABLE WIDTH R.O.W.) (MUNICIPAL FORCES)
LOCAL ROAD, ROAD NCR 35020)

N59°27'50"E 440.63'

50' BUILDING SETBACK

36" RCP
INV.=24.89

EX. CB
TOP: 45.85
INV. 38.35

EX. CB
TOP: 46.14
INV. 37.89

EXISTING STORMWATER MANAGEMENT EASEMENT
(M.F. 20060913-0087640)

36" RCP
INV.=24.84

EX. CB
TOP: 38.58
INV. 26.93

PROPOSED
METER PIT

PROP. PCC CURB
TYPE 1-6 (TYP.)

PROPOSED 6'
SIDEWALK (TYP.)

PROP. BIKE
RACK (TYP.)

PROPOSED BUILDING #7
ONE-STORY,
15,000 S.F. GFA
FFE. 55.0

PROPOSED BUILDING #1
ONE-STORY, 50,000 S.F. GFA
FFE. 50.0

PROPOSED
STORMWATER
MANAGEMENT AREA
0.51± AC.

PROPOSED BUILDING #2
ONE-STORY, 50,000 S.F. GFA
FFE. 50.0

PROP. DUMPSTER
ENCLOSURE AREA

S11°18'04"E 903.32'

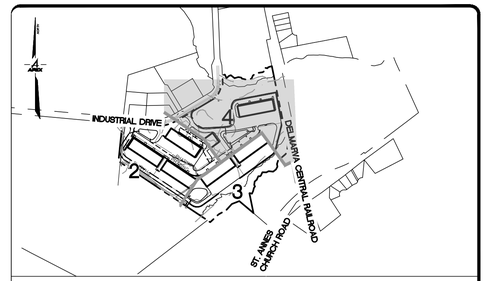
NF
ST. ANNES EPISCOPAL
CHURCH
TP# 23-013.00-029

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26

MATCHLINE SHEET 2

MATCHLINE SHEET 3

MATCHLINE SHEET 3



SHEET INDEX SCALE 1"= 800'

LEGEND

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	CENTERLINE	
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FH	FIRE HYDRANT	FH
FDC	FIRE DEPARTMENT CONNECTION	FDC
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
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PRELIMINARY MAJOR LAND DEVELOPMENT PLAN

1035 INDUSTRIAL DRIVE

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PUBLIC PRE CHECK Results for State Parcel(s): 2301200011

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: 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

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

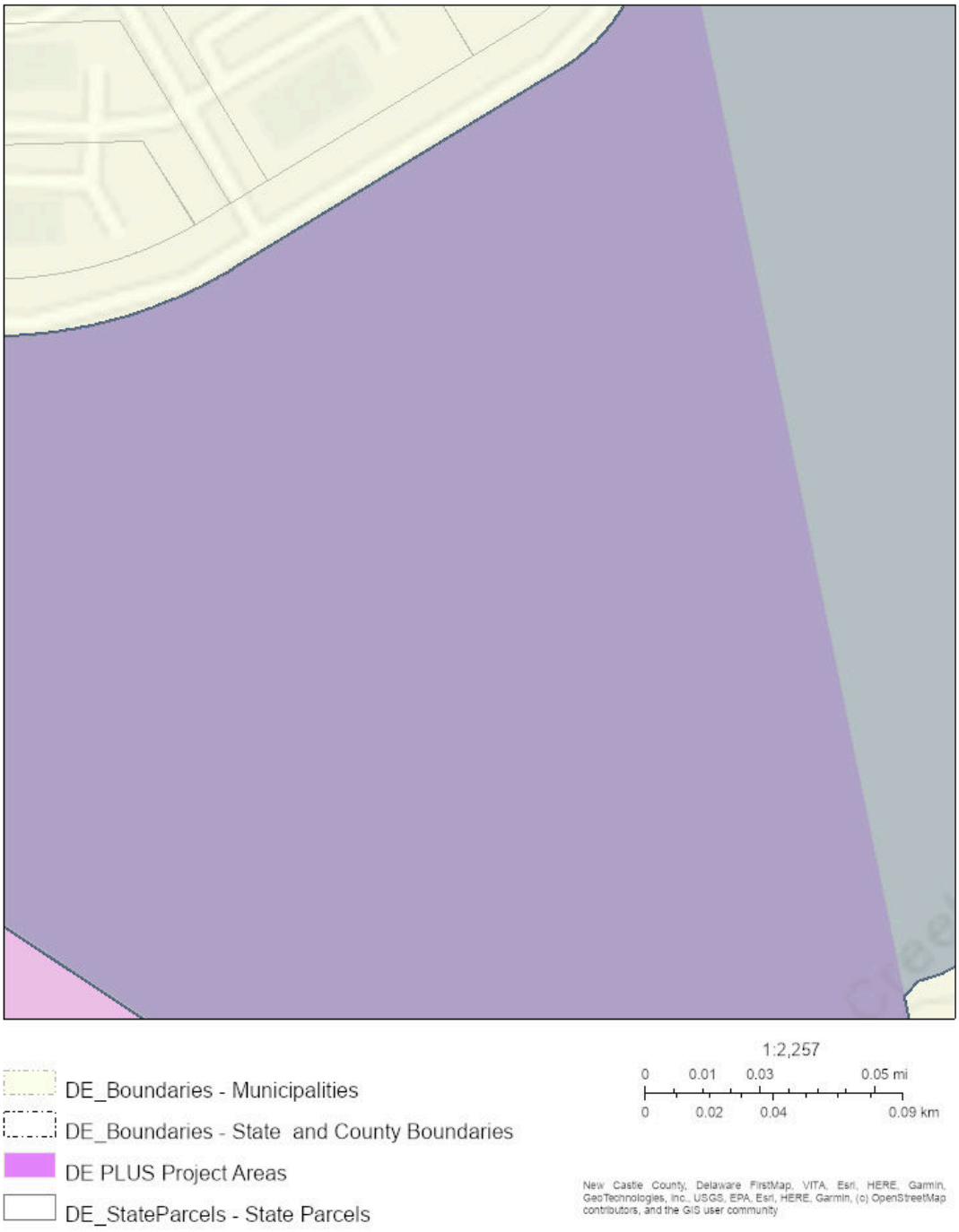
Bay Area No Build Line: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,897,044.25 ft²

Sep 5 2025 11:58:29 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	1,253,154.09	N/A
DE_StateParcels - State Parcels	1	1,897,044.25	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	611,477.23	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	6	1,897,044.94	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	8	189,358.33	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	3	N/A	203.90
Transect	0	N/A	0
Cross Sections	9	N/A	2,113.76
Stream Centerline Segments	1	N/A	699.19
FEMA Flood Maps	4	1,897,045.41	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2021-05-06	2,513.58
2	2011-08-08	1,250,640.50

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2301200011	43.55	1,897,044.25

Delaware Ecological Network

#	ID	Area(ft²)
1	2,468.00	611,477.23

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	4,945.07
2	Reybold-Queponco complex, 0 to 2 percent slopes	56,751.04
3	Sassafras sandy loam, 15 to 25 percent slopes	95,571.94
4	Reybold silt loam, 0 to 2 percent slopes	169,365.72
5	Zekiah sandy loam, frequently flooded	202,021.02
6	Reybold silt loam, 2 to 5 percent slopes	1,368,390.16

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.57	166.99
2	0.05	258.96
3	3.44	1,625.37
4	1.40	33,097.51
5	0.77	33,581.89
6	1.34	36,406.64
7	3.21	39,291.70
8	1.03	44,929.28

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10003C	203.90

Cross Sections

#	DFIRM_ID	Length(ft)
1	10003C	2,113.76

Stream Centerline Segments

#	ID	Length(ft)
1	0	699.19

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	1,897,045.41

Preliminary Land Use Service (PLUS)

2025-09-03 1035 Industrial Drive



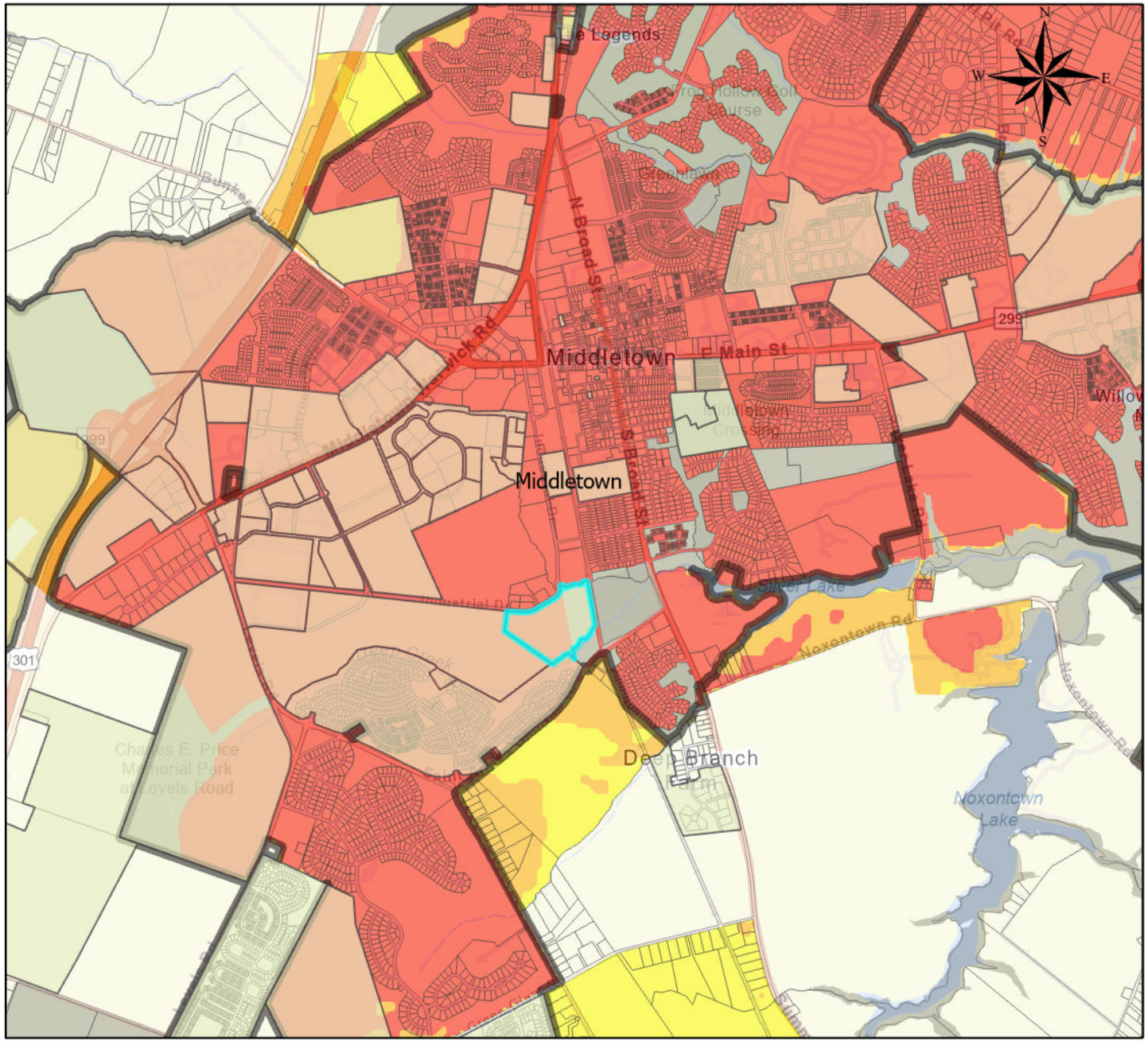
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-09-03 1035 Industrial Drive



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Municipal Boundary

