

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

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

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

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2015-07-04

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

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

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

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

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

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

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

Address: **328 Milford Harrington Highway**

City: **Milford**

State: **DE**

Zip: **19963**

Phone: **302-422-3350**

Fax: **302-422-3006**

Email: **see below**

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

Address: **328 Milford Harrington Highway**

City: **Milford**

State: **DE**

Zip: **19963**

Phone: **302-422-3350**

Fax: **302-422-3006**

Email: **dsilicato@silicatodev.com**

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

Address: **144 South Governors Ave**

City: **Dover**

State: **DE**

Zip: **19901**

Phone: **302-674-9280**

Fax: **302-674-1099**

Email: **shl@cabe.com**

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

302-674-9280

| | |
|--|---|
| Information Regarding Site: | |
| 10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision | |
| 11. Brief Explanation of Project being reviewed: See note 2, Page 3 If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. | |
| 12. Area of Project (Acres +/-): 30.65 Number of Residential Units: NA Commercial square footage: 228,000 sq. ft. | |
| 13. Present Zoning: C-3, Employment/Regional Retail | 14. Proposed Zoning: Same |
| 15. Present Use: Vacant | 16. Proposed Use: Technology Center |
| 17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 19. If residential, describe style and market segment you plan to target (Example- Age restricted): NA | |
| 20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? NA 0 acres To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: NA <input type="checkbox"/> Non-tidal Acres: NA If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>300 +/- ft.</u> | |
| 21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 22. List the proposed method(s) of stormwater management for the site: Existing collection system and stormwater ponds | |
| 23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? NA | |
| 24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: **Approx. 250 trips/day**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **20%**

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

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

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

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

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

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

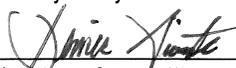
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: Steven H. Lewandowski, P.E. phone number: 302-674-9280

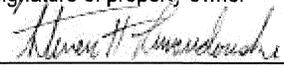
31. Are any federal permits, licensing, or funding anticipated? Yes No

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



 Signature of property owner

6-30-15
 Date



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

6-30-15
 Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact the Office of State Planning at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

NOTES:

1. Parcel Identification #:

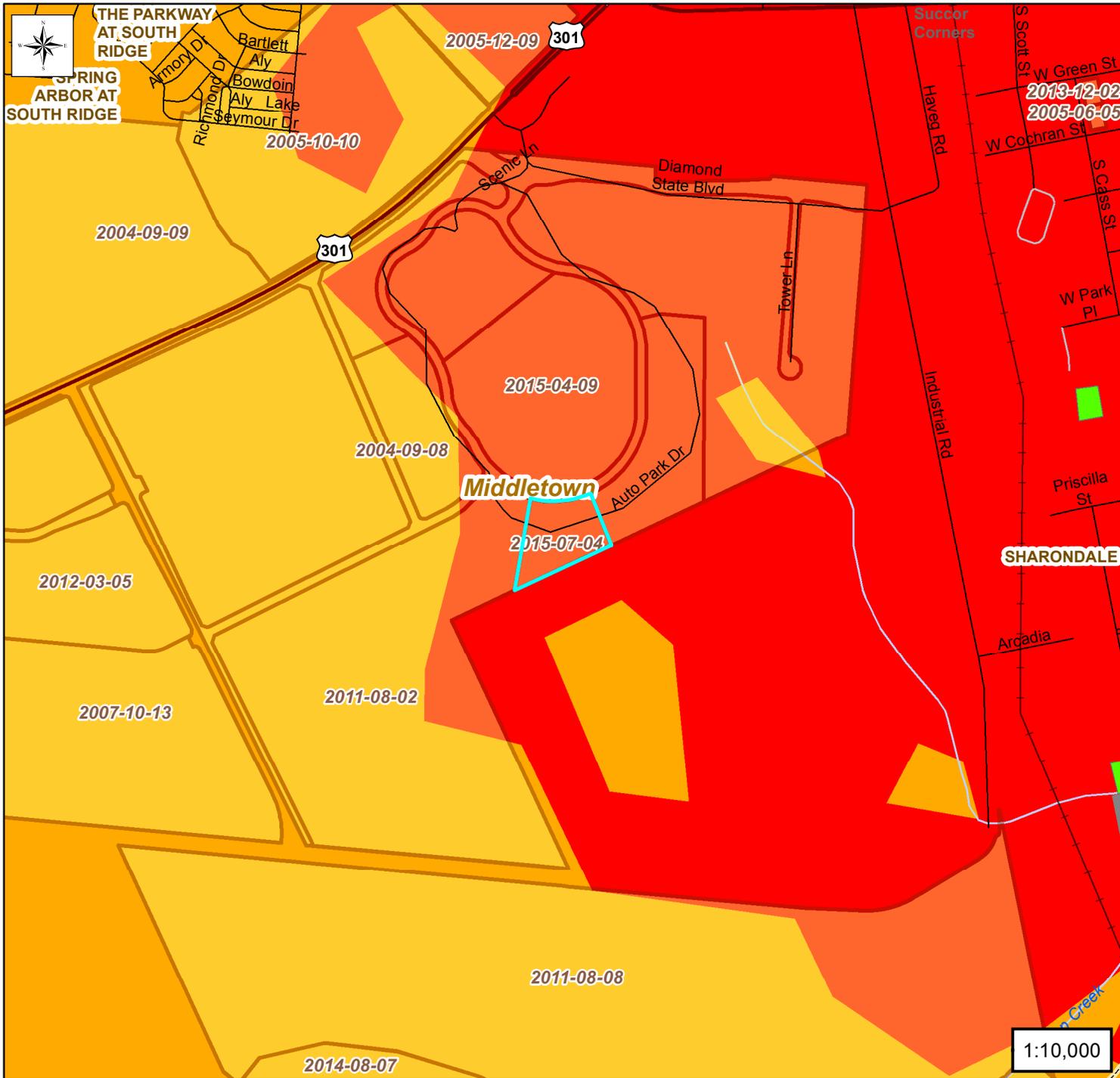
23-010.00-045, 23-010.00-046, 23-010.00-047,
 23-040.00-007, 23-010.00-044

2. Brief Explanation of Project being reviewed:

Approximate 228,000 sq. ft. technology center containing dedicated space for companies/lessees to keep and operate information technology infrastructure including servers and storage equipment. Project includes a proposed power generation facility containing natural gas fueled combined heat and power system and solar system.

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Middletown Technology Center
2015-07-05

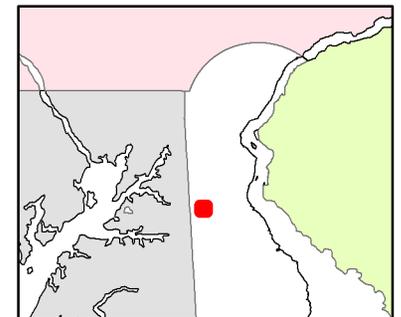


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



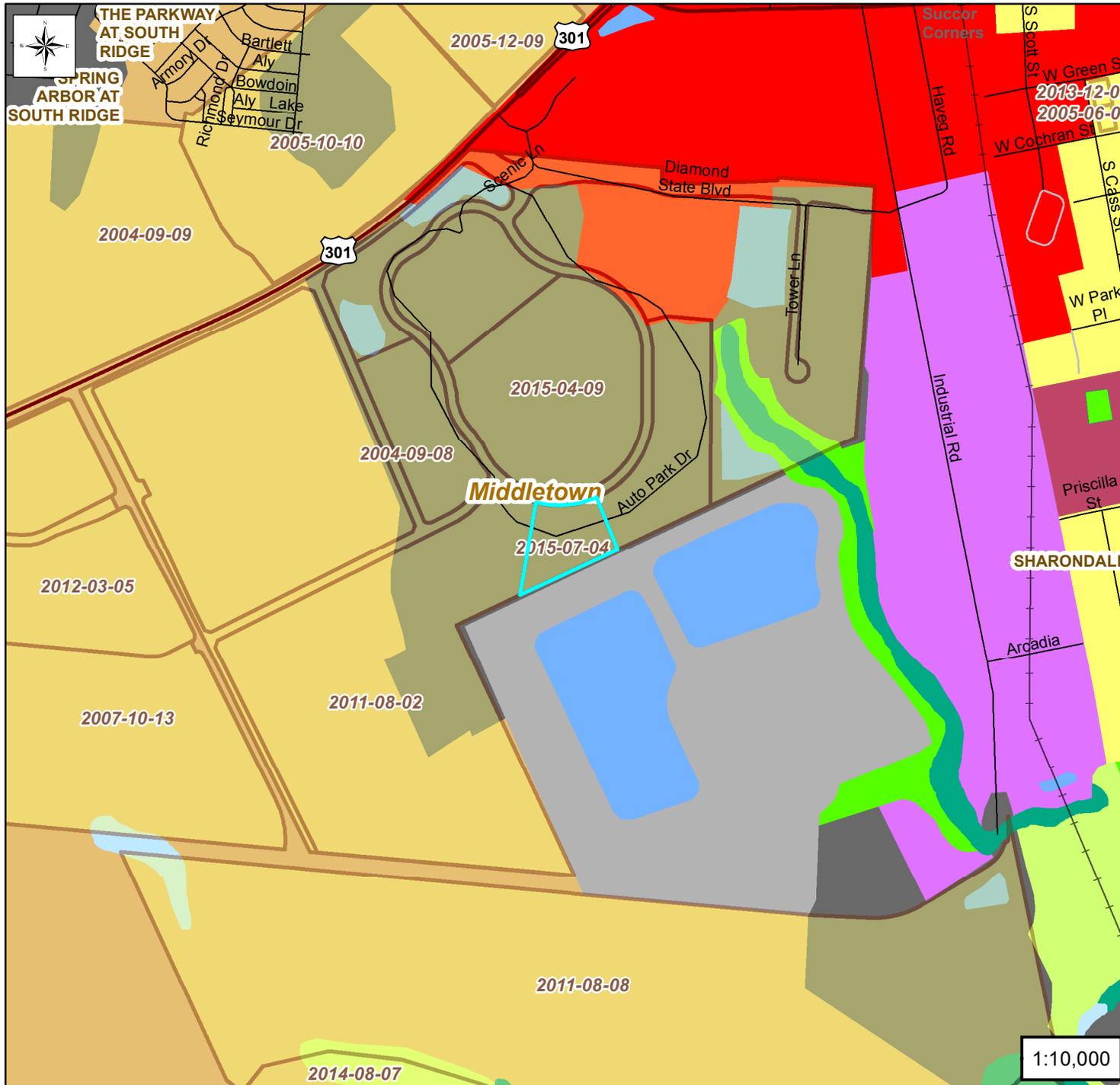
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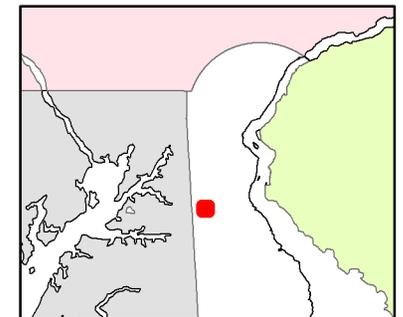
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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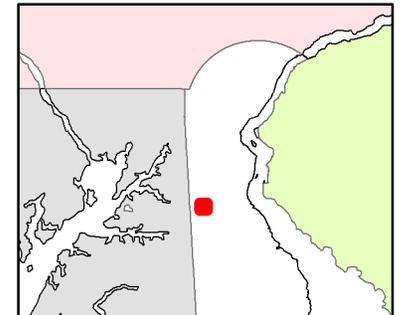
Middletown Technology Center
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Legend

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

Location Map



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