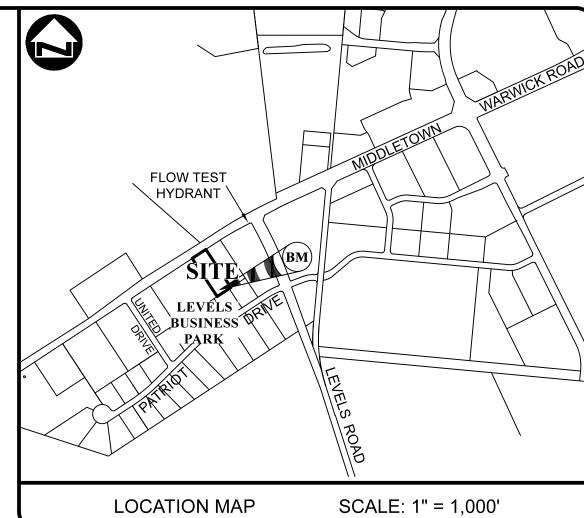


PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING

FEMA MAP NO. 10003C0300K & 10003C0305L

& 10003C0315L SCALE: 1" = 1,000'

**AUTHORIZED PERSON** 



MIDDLETOWN GENERAL NOTES: See Note this Sheet

2. Town of Middletown Project #: XXXX 23-065.00-014 3. Tax Parcel No.:

4. Source of Title: M/F #20181010-0051362

NAVD88 (Vertical)

1. Purpose of Plan:

DE State Plane NAD83 (Horizontal) 7. Project Benchmark: Ex. Sanitary Manhole (See Location Map)

8. Topography was field generated by The Pelsa Company during the winter of 2018

Site Area (Existing): 0.0000 acres a. Building Cover:

b. Other Impervious 0.0973 acres c. Woods: 0.0000 acres d. Open Area: 1.3973 acres e. Total Acreage: 10. Site Area (Proposed): 0.2273 acres a. Building Cover:

b. Other Impervious 0.8989 acres c. Woods: 0.0000 acres d. Open Area: 0.3684 acres e. Total Acreage: 1.4946 acres

11. Land Use: Existing Undeveloped commercial lot (grass)

See Area and Setback Requirements, this sheet 12. Area Regulations: 13. Property Owner/Developer 205 Cunane Circle

Newark, DE 19702 (302) 399-3643 PH

Water Supply: Artesian Water Company owns the watermain and service connection up to the shut off valve, located at the limit of the easement. The Town of Middletown has ownership and maintenance responsibility for the water meter. Water meter pits or vaults, on-site watermain, service lines, and on-site hydrants outside of public watermain easements are to be owned and maintained by the property owner. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware Division of Public Health, Artesian Water Company and the Town of Middletown.

Sanitary Sewer: Town of Middletown within the existing public sanitary sewer easement, as shown on the plan. All other on-site sanitary sewer shall be privately owned and privately maintained. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware State Division of Public Health and the Town of Middletown.

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 privately 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.

Electric: Town of Middletown. Subject to the Town's approval.

15. Fire Hydrants: Proposed 16. Monuments: Existing

17. No debris shall be buried on site.

9,900 x

0.025 =

248 x 4 = 990 0.002

Phone Number

18. 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. See Fire Marshal Record Type Plan prepared by Woodin + Associates, L.L.C., approved <u>xx/xx/25</u> or as amended and approved in writing by the Town of Middletown.

Parking Parking 19. A 20' utility easement, 10' respectively, on each side of the centerline of the pipe, or utility lines shall be created, wherever possible, where a sanitary sewer, storm sewer, watermain or electrical line is designated for public use and is outside the dedicated public right-of-way.

> 20. 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 where any lot line is eliminated, the easement along said lot line is extinguished except as to utilities then existing in said easement.

21. Developer shall preserve all trees on this site, except where necessary to construct buildings, parking, accessways, recreational facilities and utilities, and selective thinning of existing trees. Specific species of plant material as designated on this plan or the Landscape Plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction.

22. 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

23. Stormwater Management: This design provides full on-site stormwater management as required by the restriction noted on the Record Major Subdivision Plan for Middletown-Levels Business Park,

24. All public utilities including, but not limited to, electric, gas, and 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 installations are not feasible because of physical conditions of the land.

Instrument Number 20040623-0068911, see report by Woodin + Associates, LLC, dated 8/12/04.

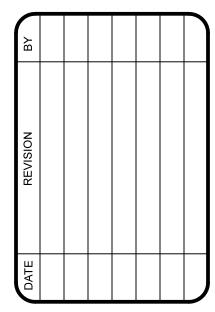
25. A Landscape Plan prepared by Designs, Etc., last dated XX/XX/25, or as amended and approved in writing by the Town of Middletown, is hereby considered a part of the Record Plan.

26. For maintenance declaration of open spaces, landscaping, and stormwater management facilities shown on this plan and within the Levels Business Park, see Deed Restrictions dated <u>06/28/04</u>, and of record in the Office of the Recorder of Deeds in and for New Castle county, State of Delaware, Instrument Number <u>20040629-0071766</u>.





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AND DIGITAL FILES ARE PROPRIETARY TO WOODIN + ASSOCIATES, LLC, AND SHALL NOT BE ALTERED OR REUSED ITHOUT WRITTEN PERMISSION					
JLB	JLB	ррн		12/17/24	1" = 80'
	DRAFT	APPROVED		DATE	SCALE
HEET			OF		
1				2	

THIS DRAWING, THE DESIGN

