

GENERAL NOTES

- CONSTRUCTION AND MATERIALS FOR THIS CONTRACT SHALL CONFORM TO THE TOWN OF MIDDLETOWN DETAILS AND SPECIFICATIONS MANUAL AND WITH THE LATEST STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2001 AND ALL AMENDMENTS THERETO.
- A 24 HOUR MINIMUM NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING INTERIOR CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND ACCEPTANCE OF ALL WORK AND STREETS WITHIN THE PUBLIC RIGHT-OF-WAY BY THE DELAWARE STATE DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF MIDDLETOWN UPON COMPLETION OF CONSTRUCTION.
- UTILITY LOCATIONS HAVE BEEN SHOWN IN ACCORDANCE WITH THE INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY AND ALLOW FOR ACTUAL UTILITY LOCATIONS PRIOR TO ANY WORK WHICH MAY BE AFFECTED BY CHANGES IN UTILITY LOCATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGE DONE TO EXISTING UTILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE REQUIRED TO MARK UTILITY LOCATIONS THREE CONSECUTIVE WORKING DAYS PRIOR TO PERFORMING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT EXISTING STREETS ARE KEPT FREE OF MUD AND OTHER DEBRIS AND SHALL MECHANICALLY BROOM STREETS IF NECESSARY.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE THAT IS DESIGNATED ON SHOWN TO BE REPLACED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPES UNTIL COMPLETION OF CONSTRUCTION. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY EXCAVATION OF ADEQUATE TEMPORARY COVER.
- CLEARING, GRADING AND GRADING LIMITS SHALL EXTEND BEYOND THE RIGHT-OF-WAY LIMITS SHOWN ON THESE PLANS AND THE GENERAL DEVELOPMENT PLANS AND ALLOW FOR PLACEMENT OF ALL UTILITIES.
- ALL DISTURBED AREAS OUTSIDE OF PAVED AREAS MUST BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH PER THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK OR IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- ALL TEMPORARY SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SET FORTH IN THE TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS, LATEST EDITION.
- PLACEMENT OF STREET NAME SIGNS, SUBDIVISION SIGNAGE AND TRAFFIC CONTROL SIGNAGE REQUIRED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BUREAU OF TRAFFIC GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES, JUNE 1993, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFER TO THE DIVISION OF HIGHWAYS STANDARD DETAIL BOOK FOR DETAILS OF THE VARIOUS STRUCTURES SHOWN ON THESE PLANS LABELED AS STANDARD AND NOT FURTHER DETAILED ON THE PLAN.
- ALL STORM SEWER LOCATED OUTSIDE THE LIMITS OF DEDICATED RIGHT-OF-WAY SHALL CONTAIN A MINIMUM TEN FEET WIDE EASEMENT ON EACH SIDE OF THE CENTERLINE OF THE PIPE.
- A SIGHT TRIANGLE SHALL BE MAINTAINED FREE OF ALL OBSTRUCTIONS AT ALL INTERSECTIONS. THE SIGHT TRIANGLE SHALL BE ESTABLISHED BY EXTENDING A LINE 75' IN EACH DIRECTION ALONG THE CENTERLINE OF STREETS FROM THE CENTER OF THE INTERSECTION. DELDOT SHALL HAVE AUTHORITY TO REMOVE ALL SUCH OBSTRUCTIONS.
- THE DELDOT STREET RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS, INCLUDING TREES, UNLESS STRUCTURES HAVE BEEN SPECIFICALLY APPROVED BY DELDOT. DELDOT SHALL HAVE FULL AUTHORITY TO REMOVE UNAUTHORIZED OBSTRUCTIONS.
- ALL STEEL USED IN CATCH BASINS SHALL BE 60 KSI.
- ALL CATCH BASINS SHALL BE FABRICATED AS DETAILED ON THESE PLANS, OR OTHERWISE APPROVED BY THE ENGINEER.
- THE LAYOUT CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE PLANS AND SHALL PROVIDE ADEQUATE CONSULTANTS, INC. A COPY OF SAID VERIFICATION PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY. MERESTONE CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DESIGN CHANGES WARRANTED RESULTING FROM ERRORS OR OMISSIONS CONTAINED ON THESE PLANS.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.
- ALL STONE, WITH THE EXCEPTION OF CHECK DAMS, MUST BE UNDERLAIN WITH A GEOTEXTILE FABRIC.
- THE DEVELOPER SHALL CONSTRUCT CONCRETE SIDEWALKS AS SHOWN ON THE PLAN.
- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, PERMANENT SITE STABILIZATION, AND PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE IN PLACE AND APPROVED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

EROSION & SEDIMENT CONTROL NOTES

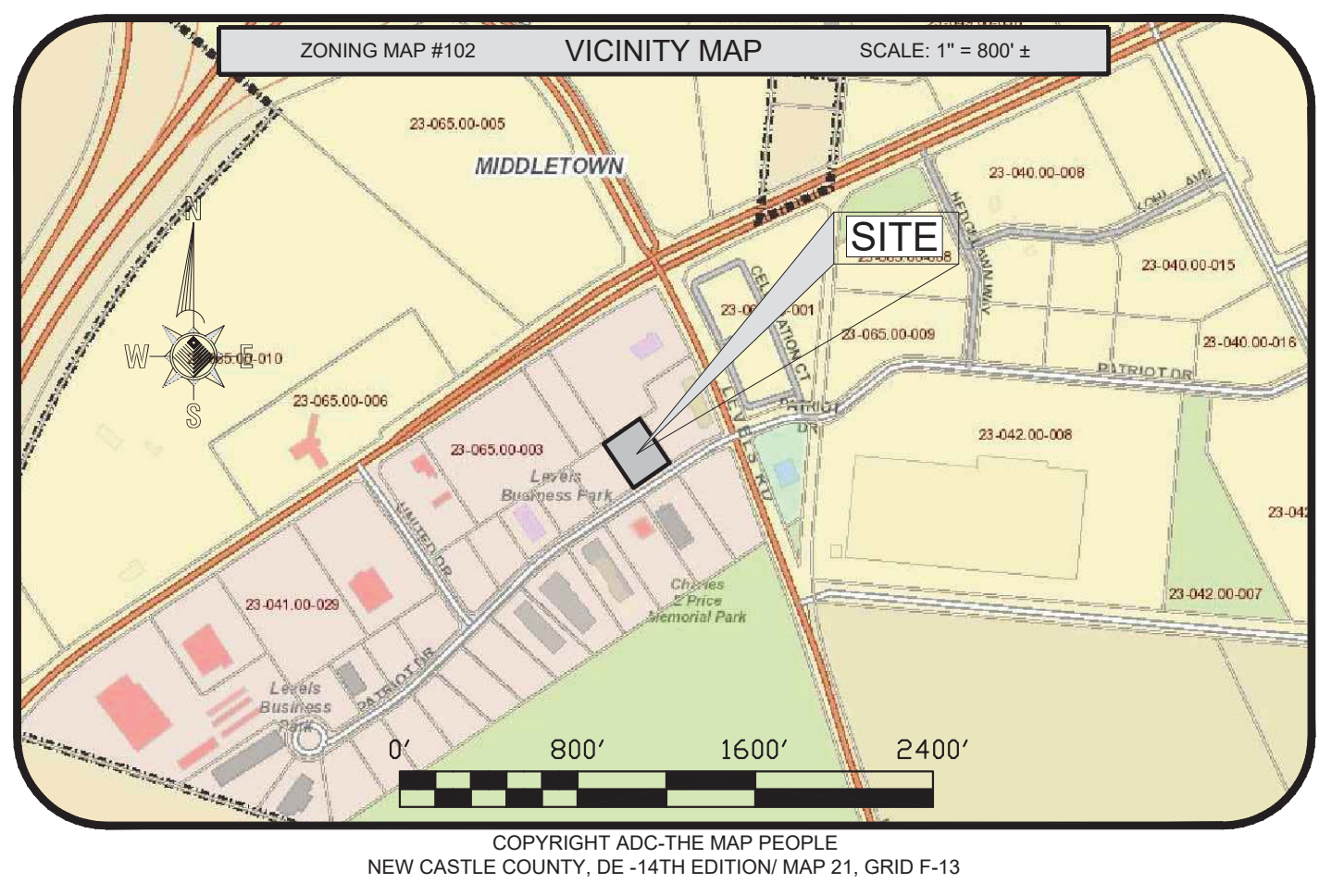
- THE TOWN OF MIDDLETOWN SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION UNDER A PERMISSIBLE PERMIT FOR THIS PROJECT IS A (TO BE FILLED IN ONCE RECEIVED). THE PERMITTEE OF RECORD SHALL NOT BE RELEASED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY THE DEPARTMENT.
- THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHOULD CALL MISS UTILITY AT 811 OR 1-800-282-8556 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO HAVE ALL EXISTING UTILITIES MARKED ON SITE.
- BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
- DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
- THE TOWN OF MIDDLETOWN MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCE.

SEQUENCE OF CONSTRUCTION

- CONTACT THE TOWN TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO INITIAL CONSTRUCTION ACTIVITIES.
- BEFORE ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER, DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
- STAKE/IDENTIFY LIMITS OF DISTURBANCE IN THE FIELD.
- NOTIFY THE TOWN OF MIDDLETOWN FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER DISTURBANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION AND UTILITY INSTALLATION.
- THE INITIAL ACTIVITY AT THE SITE SHALL BE THE INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE. INSTALL PERIMETER SILT FENCE AS SHOWN ON THE BULK GRADING PLANS.
- SCHEDULE FOR PERIMETER CONTROL INSPECTION BY CCR RESPONSIBLE FOR SITE. BULK GRADING SHALL NOT PROCEED UNTIL AUTHORIZED BY THE CCR.
- UPON ACCEPTANCE OF PERIMETER CONTROL, PROCEED WITH BULK GRADING OPERATIONS. THIS INCLUDES THE CONSTRUCTION OF SWALES, CHECK DAMS AND INLET PROTECTION. NO WORK SHALL BE DONE OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE BULK GRADING PLANS.
- THE CONTRACTOR SHOULD AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- CONTRACTOR SHALL USE METHODS OUTLINED IN DIRECT DETAIL DE-C-1.8 IN AFFECTED AREAS. SHOULD DUST CONTROL BECOME A PROBLEM.
- CONSTRUCT BUILDING, INSTALL UTILITIES, INSTALL SIDEWALKS AND CURBS
- FINAL GRADE ENTRANCE AND PARKING, PLACE STONE BASE AND CONSTRUCT CURBING.
- UPON COMPLETION OF PAVING AND STABILIZATION OF ALL DISTURBED AREAS, REMOVE ACCUMULATED SEDIMENT FROM ROADS, DRAINAGE PIPES AND SWALES.
- SCHEDULE FINAL INSPECTION WITH THE TOWN AND/OR THE RESPONSIBLE CCR.
- EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED ONLY AFTER AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
- UPON APPROVAL FROM THE TOWN AND/OR THE CCR REMOVE THE REMAINING SEDIMENT CONTROL DEVICES.
- PERMANENTLY STABILIZE AREAS DISTURBED DURING THE REMOVAL OF THE SEDIMENT CONTROL DEVICES.
- THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE. ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN UNIMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN.

MIDDLETOWN GENERAL NOTES:

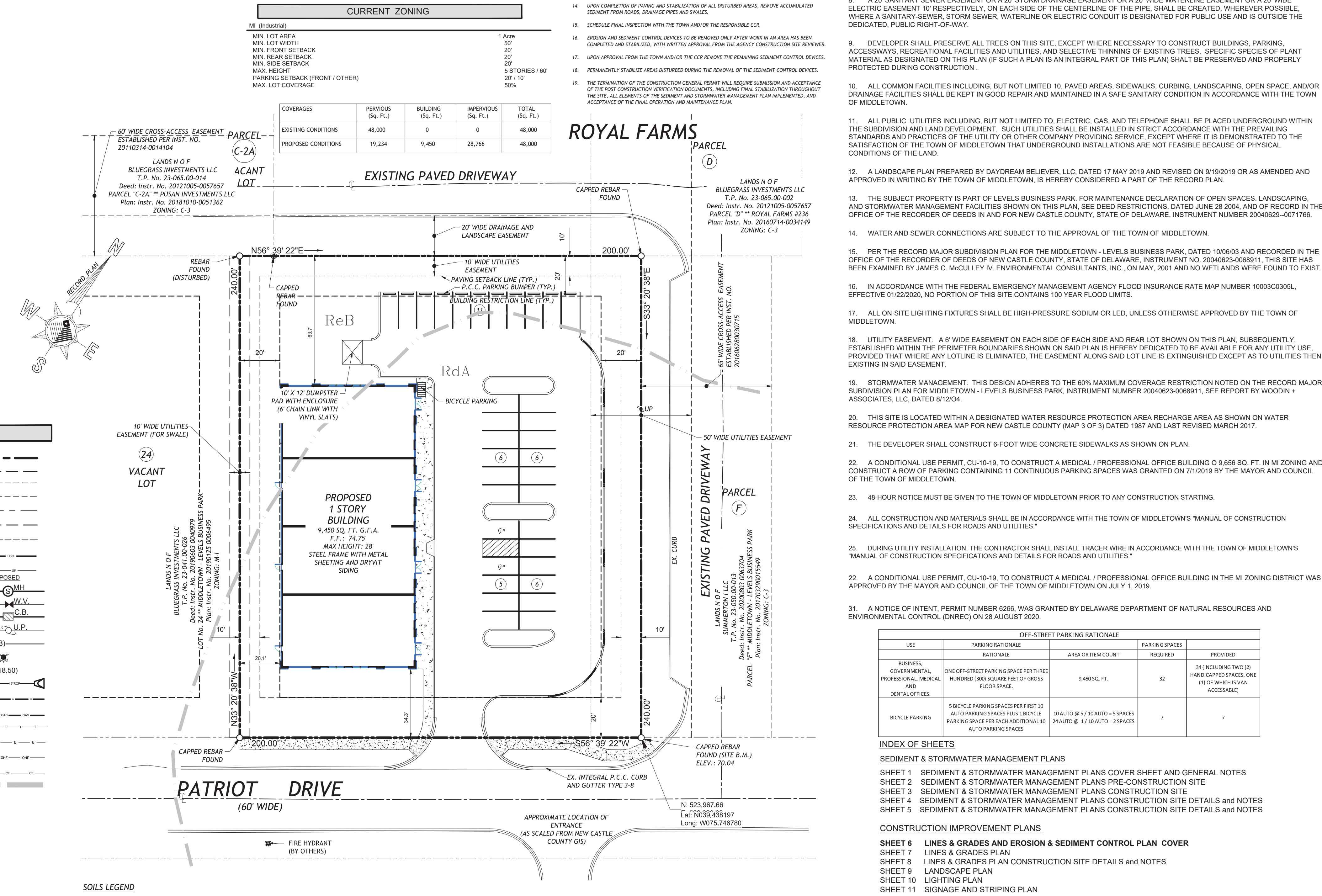
- PARKING REQUIRED: 32 SPACES
- PARKING PROPOSED: 34 SPACES (2 H.C. SPACES, INCLUDING 1 DESIGNATED VAN ACCESSIBLE)
- UTILITIES: WATER SUPPLY: ARTESIAN WATER CO. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH, AND ARTESIAN WATER CO. ARTESIAN WATER COMPANY OWNS THE WATER MAIN AND SERVICE CONNECTION UP TO THE WATER SHUT-OFF VALVE, LOCATED AT THE PROPERTY LINE. THE TOWN OF MIDDLETOWN HAS OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE WATER METER. THE WATER METER FIT OR VALVE, ON-SITE WATER MAIN AND SERVICE LINES, AND ON-SITE HYDRANTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. 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. 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 EROSION AND SEDIMENT CONTROL HANDBOOK REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED.
- ELECTRIC: TOWN OF MIDDLETOWN. SUBJECT TO THE TOWN'S APPROVAL.
- POSTAL ADDRESS: 105 PATRIOT DRIVE, MIDDLETOWN, DE 19709
- NO DEBRIS SHALL BE BURIED ON SITE.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS. SEE WATER DISTRIBUTION / FIRE LANE DESIGNATION PLAN PREPARED BY WOODEN + ASSOCIATES, LLC, DATED SEPTEMBER 1, 2005.
- A 20' SANITARY SEWER EASEMENT OR A 20' STORM DRAINAGE EASEMENT OR A 20' WIDE WATERLINE EASEMENT OR A 20' WIDE ELECTRIC EASEMENT 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A SANITARY SEWER, STORM SEWER, WATERLINE OR ELECTRIC CONDUIT IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE THE DEDICATED, PUBLIC RIGHT-OF-WAY.
- 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 (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN.
- 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.
- A LANDSCAPE PLAN PREPARED BY DAYDREAM BELIEVER, LLC, DATED 17 MAY 2019 AND REVISED ON 9/19/2019 OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF MIDDLETOWN, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THE SUBJECT PROPERTY IS PART OF LEVELS BUSINESS PARK, FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED RESTRICTIONS, DATED JUNE 28 2004, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE. INSTRUMENT NUMBER 20040629-0071768.
- WATER AND SEWER CONNECTIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN OF MIDDLETOWN.
- PER THE RECORD MAJOR SUBDIVISION PLAN FOR THE MIDDLETOWN - LEVELS BUSINESS PARK, DATED 10/06/03 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20040623-0089911, THIS SITE HAS BEEN EXAMINED BY JAMES C. McCULLEY IV, ENVIRONMENTAL CONSULTANTS, INC., ON MAY, 2001 AND NO WETLANDS WERE FOUND TO EXIST.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1000300305L, EFFECTIVE 01/22/2020, NO PORTION OF THIS SITE CONTAINS 100 YEAR FLOOD LIMITS.
- ALL ON-SITE LIGHTING FIXTURES SHALL BE HIGH-PRESSURE SODIUM OR LED, UNLESS OTHERWISE APPROVED BY THE TOWN OF MIDDLETOWN.
- UTILITY EASEMENT: 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 LOTLINE IS ELIMINATED, THE EASEMENT ALONG SAID LOTLINE IS EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- STORMWATER MANAGEMENT: THIS DESIGN ADHERES TO THE 60% MAXIMUM COVERAGE RESTRICTION NOTED ON THE RECORD MAJOR SUBDIVISION PLAN FOR MIDDLETOWN - LEVELS BUSINESS PARK, INSTRUMENT NUMBER 20040623-0089911, SEE REPORT BY WOODEN + ASSOCIATES, LLC, DATED 8/12/04.
- THIS SITE IS LOCATED WITHIN A DESIGNATED WATER RESOURCE PROTECTION AREA RECHARGE AREA AS SHOWN ON WATER RESOURCE PROTECTION AREA MAP FOR NEW CASTLE COUNTY (MAP 3 OF 3) DATED 1987 AND LAST REVISED MARCH 2017.
- THE DEVELOPER SHALL CONSTRUCT 6-FOOT WIDE CONCRETE SIDEWALKS AS SHOWN ON PLAN.
- A CONDITIONAL USE PERMIT, CU-10-19, TO CONSTRUCT A MEDICAL / PROFESSIONAL OFFICE BUILDING 0,956 SQ. FT. IN MI ZONING AND CONSTRUCT A ROW OF PARKING CONTAINING 11 CONTINUOUS PARKING SPACES WAS GRANTED ON 7/1/2019 BY THE MAYOR AND COUNCIL OF THE TOWN OF MIDDLETOWN.
- 48-HOUR NOTICE MUST BE GIVEN TO THE TOWN OF MIDDLETOWN PRIOR TO ANY CONSTRUCTION STARTING.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN'S MANUAL OF CONSTRUCTION SPECIFICATIONS AND DETAILS FOR ROADS AND UTILITIES.
- 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.
- A CONDITIONAL USE PERMIT, CU-10-19, TO CONSTRUCT A MEDICAL / PROFESSIONAL OFFICE BUILDING IN THE MI ZONING DISTRICT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MIDDLETOWN ON JULY 1, 2019.
- A NOTICE OF INTENT, PERMIT NUMBER 6266, WAS GRANTED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) ON 28 AUGUST 2020.



CURRENT ZONING

MI (Industrial)	1 Acre
MIN. LOT AREA	50'
MIN. LOT WIDTH	20'
MIN. FRONT SETBACK	20'
MIN. REAR SETBACK	20'
MIN. SIDE SETBACK	20'
MAX. HEIGHT	5 STORIES / 60'
PARKING SETBACK (FRONT / OTHER)	20' / 10'
MAX. LOT COVERAGE	50%

COVERAGES	PERVIOUS (SQ. FT.)	BUILDING (SQ. FT.)	IMPERVIOUS (SQ. FT.)	TOTAL (SQ. FT.)
EXISTING CONDITIONS	48,000	0	0	48,000
PROPOSED CONDITIONS	19,234	9,450	28,766	48,000



LEGEND

- PROPERTY LINE
- BUILDING RESTRICTION LINE
- PAVING RESTRICTION LINE
- EASEMENT LINE
- CENTERLINE
- FRONT WHEEL TRACK
- REAR WHEEL TRACK
- LIMIT OF DISTURBANCE
- SILT FENCE
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- ELECTRIC
- CONTOUR
- HYDRANT
- SPOT ELEVATIONS
- CULVERT (W.F.E.S.)
- WATER LINE
- GAS LINE
- TELECOM LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- CONSTRUCTION FENCE
- SOILS LINE
- CAPPED REBAR SET
- CAPPED REBAR FOUND
- REBAR FOUND
- CONCRETE MONUMENT FOUND
- STONE CHECK DAM
- FLOW ARROW
- UTILITY POLE
- CLEAN OUT
- SITE LIGHT
- NUMBER OF PARKING STALLS IN ROW
- HANDICAP MARKER
- SIGN
- 4"x8" ALUM. BOX DOWNSPOUT
- EXISTING CONCRETE WALK
- PROPOSED CONCRETE WALK
- STABILIZED CONSTRUCTION ENTRANCE
- PR. CURB WITH CURB OPENINGS

SOILS LEGEND

- ReB REYBOLD-QUEPONCO COMPLEX, 0 TO 2% SLOPES, HYDROLOGIC SOILS GROUP B
- RdA REYBOLD SILT LOAM, 2 TO 5% SLOPES, HYDROLOGIC SOILS GROUP B

APPROVAL FOR GRADING

I, ROBERT STELLA, HEREBY GRANT MY APPROVAL TO CONDUCT ANY NECESSARY GRADING ON LOT #24, MIDDLETOWN - LEVELS BUSINESS PARK, WITHIN THE 10' WIDE UTILITY EASEMENT (FOR SWALES), NEEDED TO PROVIDE ADEQUATE DRAINAGE WHILE DEVELOPING LOTS 25, MIDDLETOWN - LEVELS BUSINESS PARK.

ROBERT STELLA
(FOR FINANCIAL & CONSULTING SERVICES, INC.)

DATE: 3/23/2021

CERTIFICATIONS

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDERS) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

MICHAEL J. FOGARTY
(FOR PATRIOT REALTY LLC)

DATE: 3-5-21

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

MICHAEL J. EARLY, P.L.S.
DE LICENSE #504

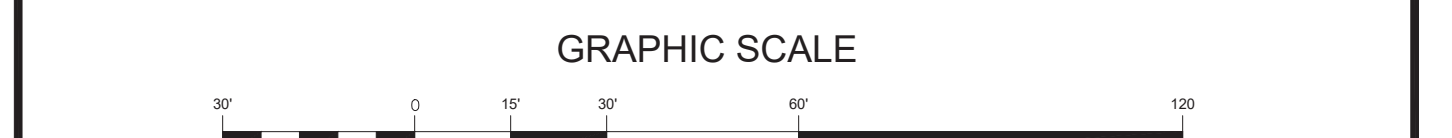
DATE: 3/1/2021

PLAN DATA

- PARCEL IDENTIFICATION No. * 23-04100-027
 - ZONING DISTRICT * MI
 - PROPOSED LAND USE * MEDICAL / PROFESSIONAL OFFICE SPACE
 - SEWAGE DISPOSAL * TOWN OF MIDDLETOWN
 - WATER SUPPLY * ARTESIAN WATER CO.
 - OWNER * PATRIOT REALTY LLC
22 BERNARD BLVD
HOCKESSIN, DE 19707
 - LOT AREAS * EXISTING PROPERTY
GROSS SITE = 48,000 S.F. (1,1019 ACRES)
 - DATUM * HORIZONTAL: NAD 83 (NA2011) EPOCH 2010.00
VERTICAL: NAVD 88 * BENCH MARK: CAPPED REBAR FOUND AT SOUTHEAST CORNER OF PARCEL. ELEVATION = 70.04'
 - EXISTING LAND USE * VACANT LOT #25, MIDDLETOWN - LEVELS BUSINESS PARK, APPROVED FOR DEVELOPMENT OF SUBJECT PROPERTY WITH 13,328G.F.A. (2,312 S.F., 2ND STORY OFFICE) WAREHOUSE / OFFICE SPACE ALONG WITH ASSOCIATED PARKING AND RELATED SITE IMPROVEMENTS. RECORD MINOR LAND DEVELOPMENT PLAN NO. 200601260009130, APPROVED 1/23/06 AND RECORDED 1/26/06.
 - PROPOSED LAND USE * DEVELOP SUBJECT PROPERTY WITH 9,450 G.F.A. MEDICAL / PROFESSIONAL OFFICE SPACE, ALONG WITH ASSOCIATED PARKING AND RELATED SITE IMPROVEMENTS.
 - SOURCE OF TITLE * INSTRUMENT NO. 20181022 0053992
 - RECORD PLAN * INSTRUMENT NO. 200601260009130
 - MONUMENTATION: EXISTING: (0)
PROPOSED: (0)
 - FIRE HYDRANTS: EXISTING: (1)
PROPOSED: (0)
- THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN OF LOT 25, MIDDLETOWN-LEVELS BUSINESS PARK, DATED 08/19/05, AND RECORDED 01/26/06 IN OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20060126-0009130.
- SOURCE OF PLAN:** TO DEVELOP SUBJECT PROPERTY WITH 9,450 G.F.A. MEDICAL / PROFESSIONAL OFFICE SPACE, ALONG WITH ASSOCIATED PARKING AND RELATED SITE IMPROVEMENTS.

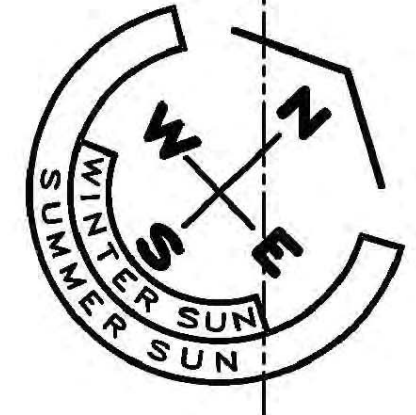
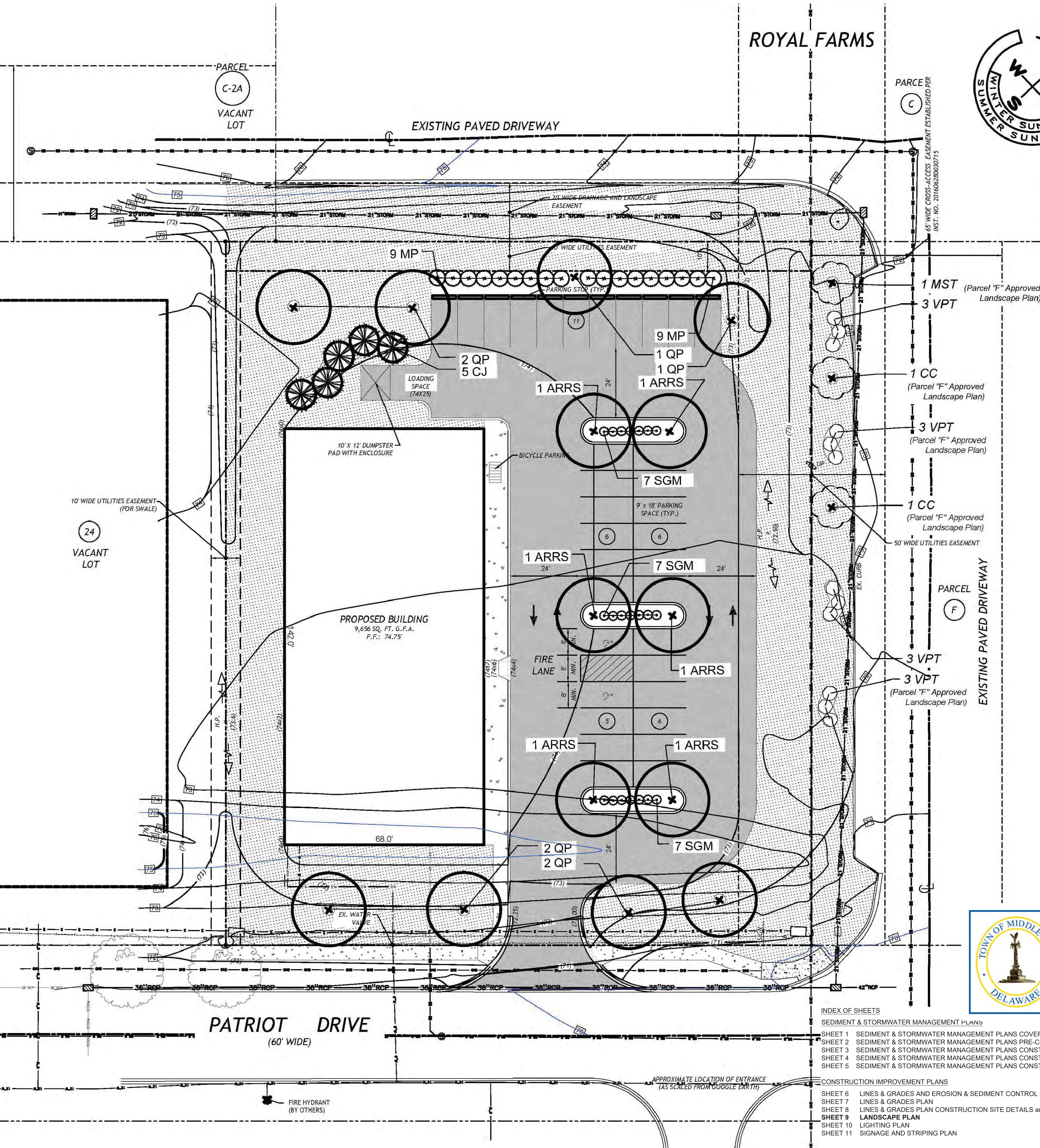
LINE & GRADES AND EROSION & SEDIMENT CONTROL PLAN COVER

PREPARED FOR
PATRIOT REALTY, LLC
FOR PROPERTY KNOWN AS
LOT 25 * MIDDLETOWN - LEVELS BUSINESS PARK
ALSO KNOWN AS
105 PATRIOT DRIVE
SITUATE IN
TOWN OF MIDDLETOWN
NEW CASTLE COUNTY - STATE OF DELAWARE



1/29/2021	REVISE PER REVIEWER'S EMAIL COMMENTS	PMH	<p>MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS</p> <p>5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PH: 302-992-7900</p> <p>33516 CROSSING AVENUE, UNIT 1 LEWES, DE 19958 PH: 302-226-6880</p>
1/7/2021	REVISE PER REVIEWER'S COMMENTS	PMH	
10/23/2020	REVISE LIGHTING PLAN	PMH	
6/24/2020	REVISE PER REVIEWER'S COMMENTS	PMH	
12/10/2019	REVISE PER REVIEWER'S COMMENTS	PMH	
DATE	REVISION	CHKD	

DRAWN BY: PMH DATE: 25 JANUARY 2019 SHEET# 6 OF 11
PLAN #: 24502 - 329822



LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
CENTERLINE	---
LIMIT OF DISTURBANCE	---
SANITARY SEWER	SS (S) MH
WATER LINE	W (S) MH
STORM SEWER	S.S. (S) MH
ELECTRIC	E (S) U.P.
CONTOUR	20 (S)
HYDRANT	x18.50
SPOT ELEVATIONS	X (18.50)
CULVERT (W.F.E.S.)	---
WATER LINE	---
GAS LINE	---
TELECOM LINE	---
ELECTRIC LINE	---
OVERHEAD ELECTRIC LINE	---
CAPPED REBAR SET	○
CAPPED REBAR FOUND	○
REBAR FOUND	○
CONCRETE MONUMENT FOUND	○
UTILITY POLE	○
CLEAN OUT	○
SITE LIGHT	○
NUMBER OF PARKING STALLS IN ROW	○
HANDICAP MARKER	○
SIGN	○
EXISTING CONCRETE WALK	---
PROPOSED CONCRETE WALK	---

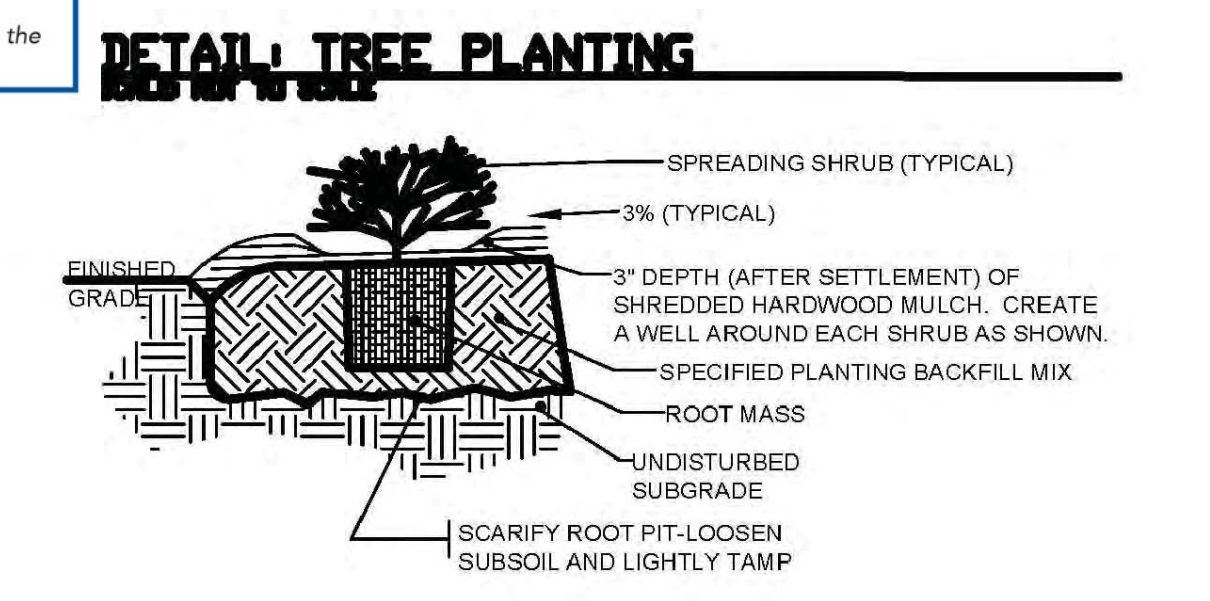
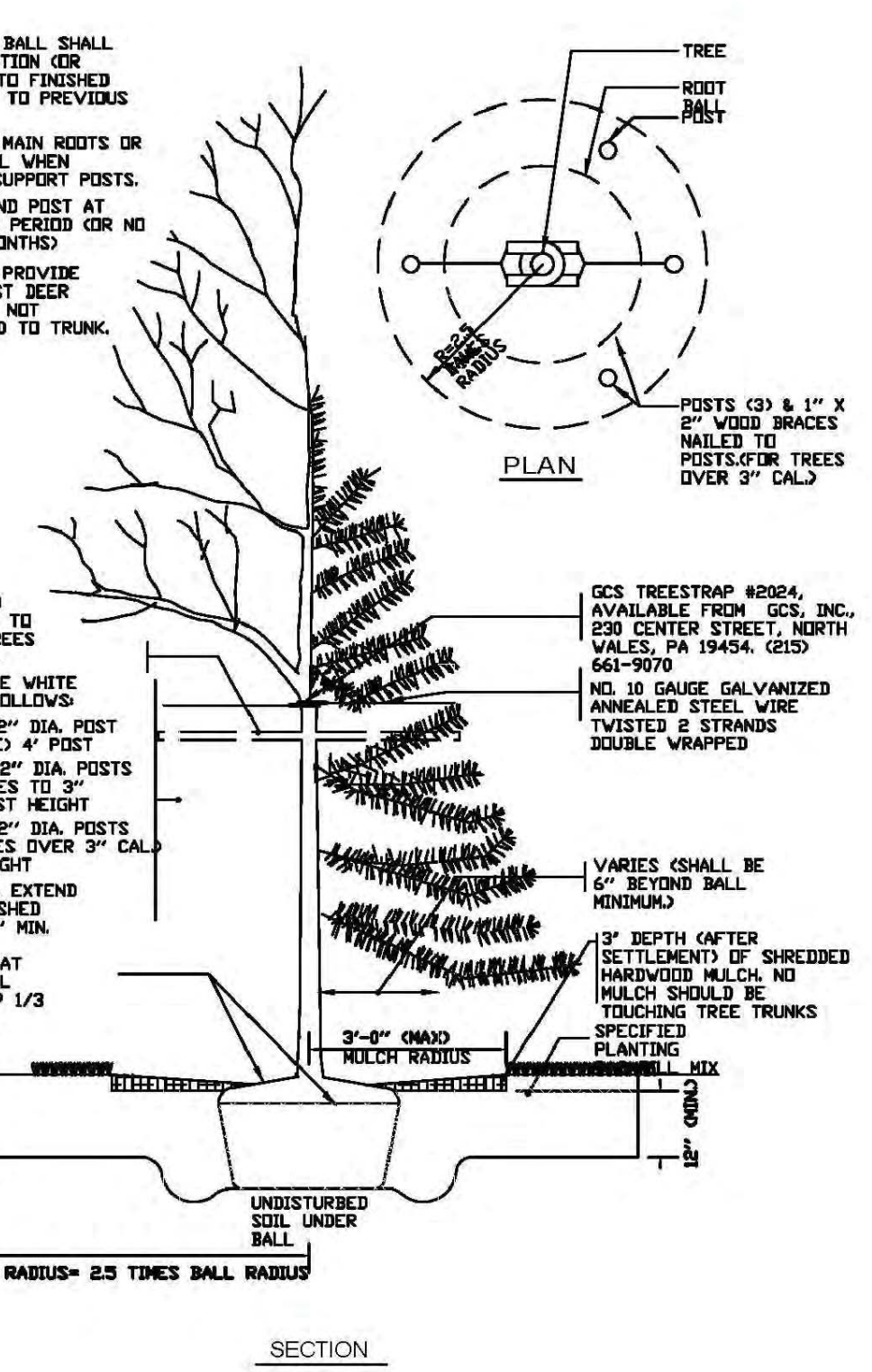
- ### LANDSCAPE NOTES
- MULCH ALL TREE PITS, PLANT BEDS, AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH (AFTER SETTLEMENT) OF MULCH OR AS NOTED.
 - THIS DRAWING TO BE USED FOR LANDSCAPE DEVELOPMENT PURPOSES ONLY.
 - ALL TREE STAKING, GUYING, AND WRAPPING SHALL BE REMOVED AFTER ONE YEAR.
 - ALL SHRUB, FLOWER, AND GROUND COVER BEDS SHALL BE PITCHED OR CROWNED TO ASSURE A MINIMUM GRADE PITCH OF 3% FOR POSITIVE SURFACE DRAINAGE.
 - ALL PROPOSED LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS DETAILING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANYWAY NEGATE HIS GUARANTEE OBLIGATION.
 - ALL AREAS BEYOND THE LIMIT OF LAWN/GRASS/COVER THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AND TO COMPLY WITH STANDARDS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - ALL TREES ADJACENT TO CURBS (OR EDGE OF PAVEMENT) SHALL BE PLACED 5'-0" AWAY FROM THE CURB FACE MEASURED TO THE CENTERLINE OF THE TREE TRUNK. IF PLACED IN THE MEDIAN ISLAND, THEY SHALL BE CENTERED IN THE SPACE BETWEEN THE CURBS OR AS NOTED ON THE LANDSCAPE PLAN. ALL TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED AT 6' INITIALLY.
 - NO PLANT MATERIAL ABOVE 24" WILL BE INSTALLED WITHIN ANY APPROVED SIGHT TRIANGLE.
 - PLANT BACKFILL MIX SHALL CONTAIN THE FOLLOWING:
 - 1 PART AMENDED TOPSOIL (SCREENED) WITH FERTILIZATION AS REQUIRED BELOW:

AMENDED TOPSOIL: SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OF SLAG AND SHALL BE FREE OF STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS AND EXTRANEOUS MATTER, AND SHALL NOT BE MOVED, PLACED OR USED WHILE IN FROZEN OR MUDDY CONDITION. TOPSOIL SHALL HAVE AN ACIDITY RANGE OF PH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 5% ORGANIC MATTER AS DETERMINED BY THE "WALKLEY-BLACK METHOD" (COLORIMETRIC VERSION). SUFFICIENT LIMESTONE SHALL BE ADDED TO TOPSOIL USED TO BRING SOIL TO RANGE OF PH 6.0 TO 6.5. THERE SHALL BE A MINIMUM OF 2" OF TOPSOIL (AFTER SETTLEMENT) IN ALL PLANT BEDS, OR GROUND COVER AREAS AND 3" IN ALL FINE LAWN, SEEDING AREAS OR AS CALLED FOR.

FERTILIZATION: 1. FOR TREES, SHRUBS AND ALL GROUND COVER (HERBACEOUS AND CONIFEROUS); "TERRA-SORB" AG AT THE RATE OF 32 OZ PER CUBIC YARD OF SOIL MIX.
 2. FOR TREES AND SHRUBS (EXCLUDING CONIFEROUS GROUND COVER), PHC HEALTHY START 3-4-3 ORGANIC FERTILIZER/STABILIZER, SHALL BE APPLIED AT 1/2 LB. PER TRUNK DIAMETER (CAL. INCH) FOR TREES.
 FOR SHRUBS USE THE FOLLOWING TABLE:

PLANT SIZE	RATE CUPS	LBS	#PLANT BAG
1 GALLON	1/2	1/4	100
5 GALLON	1	1/2	50
15 GALLON	2	1	25
24" BALLBOX	3	1 1/2	18
36" BALLBOX	5	2 1/2	10
42" BALLBOX	6	3	8
54" BALLBOX	8	4	6
72" BALLBOX	10	5	5

- ### PLANTING NOTES
- CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO SLIGHTLY ABOVE TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.
 - REMOVE HOSE AND POST AT END OF GUARANTEE PERIOD OR NO LONGER THAN 12 MONTHS.
 - CONTRACTOR TO PROVIDE PROTECTION AGAINST BEER RUB/ROT WHICH IS NOT DIRECTLY ATTACHED TO TRUNK (AS APPROVED)



- CROWN OF ROOT MASS TO BE SLIGHTLY ABOVE EXISTING GRADE. IF DRAINAGE IS QUESTIONABLE NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DECISION.
- FOR BARE ROOT SHRUBS: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3 RETAINING NORMAL PLANT SHAPE. (BARE ROOT PLANTS ONLY)
- FOR CONTAINER SHRUBS: REMOVE POT, CHECK ROOT SYSTEM. IF THERE ARE ANY SIGNS OF BEING ROOT BOUND, SLASH ROOT MASS (WITH A SHARP KNIFE) VERTICALLY IN 4 EQUIDISTANT LOCATIONS.
- FOR BALLED AND BURLAPPED SHRUBS: REMOVE COLLAR ROPES AND TOP 1/3 OF BURLAP. 5. CROWN OR SLOPE ALL SHRUB BEDS TO ASSURE A MIN. PITCH OF 3%.

Certification of Construction Plan Approval
 Date: 03-26-2021
 This stamp does not relieve the professional of their liability to the design and function.
 Plans are valid five years from the approval date.

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	SEDIMENT & STORMWATER MANAGEMENT PLANS COVER SHEET AND GENERAL NOTES
SHEET 2	SEDIMENT & STORMWATER MANAGEMENT PLANS PRE-CONSTRUCTION SITE
SHEET 3	SEDIMENT & STORMWATER MANAGEMENT PLANS CONSTRUCTION SITE
SHEET 4	SEDIMENT & STORMWATER MANAGEMENT PLANS CONSTRUCTION SITE DETAILS AND NOTES
SHEET 5	SEDIMENT & STORMWATER MANAGEMENT PLANS CONSTRUCTION SITE DETAILS AND NOTES
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SHEET 7	CONSTRUCTION IMPROVEMENT PLANS COVER
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SHEET 9	CONSTRUCTION IMPROVEMENT PLANS COVER
SHEET 10	CONSTRUCTION IMPROVEMENT PLANS COVER
SHEET 11	CONSTRUCTION IMPROVEMENT PLANS COVER

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
ARRS	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 - 2.5" CAL.	B&B	
CJ	5	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CRYPTOMERIA	6 - 7' HT.	HEAVY FULL TO GROUND	10' O.C.
MP	18	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 - 3.5' HT.	5 GAL. CONT.	5' O.C.
SGM	21	SPHAGNUM 'GREEN MOUND'	GREEN MOUND SPHAGNUM	12 - 18" HT.	3 GAL. CONT.	3' O.C.
QP	8	QUERCUS PHELLLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	2 - 2.5" CAL.	B&B	
PARCEL "F" APPROVED LANDSCAPE PLAN						
CC		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	6 - 7' HT.	B&B	
MST		MALUS 'SUGAR TYME'	SUGAR TYME CRABAPPLE	7 - 8' HT.	B&B	
VPT		VIBURNUM Plicatum tomentosum	DOUBLEFILE VIBURNUM	36 - 42" HT.	7 GAL. CONT.	

LANDSCAPE LEGEND

	PROPOSED DECIDUOUS SHADE TREE
	PROPOSED DECIDUOUS ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	PROPOSED SHRUBS
	PROPOSED FINE LAWN

DAYDREAM BELIEVER, LLC
 LANDSCAPE CONSULTANT
 31056 HARBOR DRIVE
 LONG BEACH, CALIFORNIA 90806
 310-446-3099 Fax: 310-445-3908

BULK TABLE	ZONE M1	REQUIRED/ALLOWED	PROVIDED
PARKING ISLANDS	1 ISLAND PER 12 PARKING SPACES		
	34 PARKING SPACES/12 = 3 ISLANDS		5
SHADE TREES	1 TREE PER 200 SF OF INTERIOR GREEN SPACE 2,900 sf /200=14 SHADE TREES		14 SHADE TREES

LANDSCAPE PLAN

PREPARED FOR
PATRIOT REALTY, LLC
 FOR PROPERTY KNOWN AS
LOT 25 * MIDDLETOWN - LEVELS BUSINESS PARK
 ALSO KNOWN AS
105 PATRIOT DRIVE
 SITUATE IN
 TOWN OF MIDDLETOWN
 NEW CASTLE COUNTY - STATE OF DELAWARE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

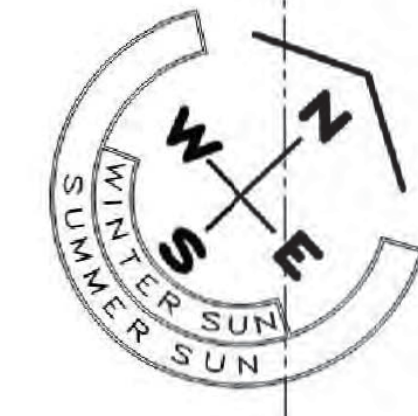
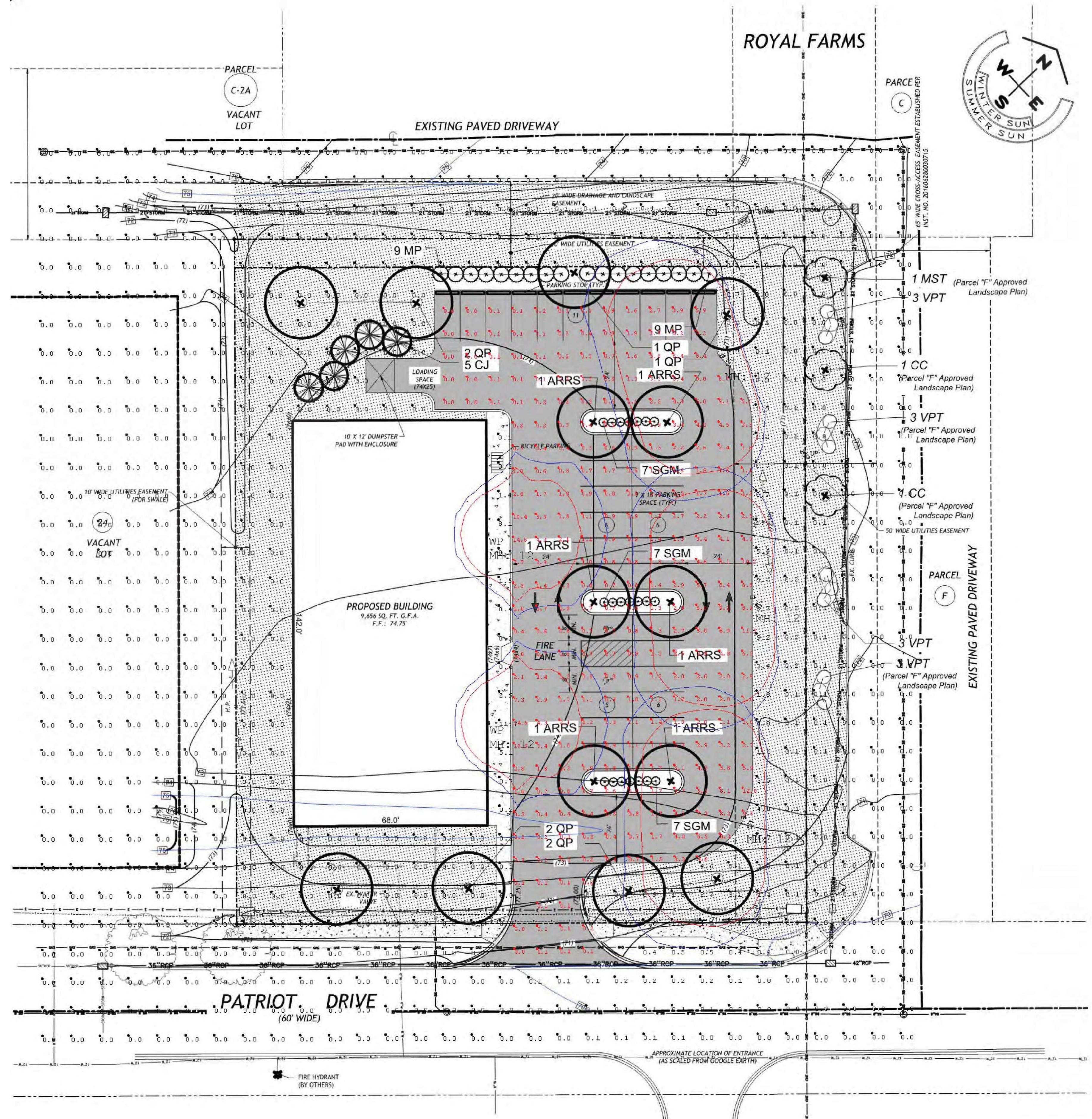
MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

DATE	REVISION	CHKD	DRAWN BY	DATE	SHEET#
1/29/2021	REVISE PER REVIEWERS EMAIL COMMENTS	PMH	AMC	17 MAY 2019	L-101
10/23/2020	REVISE LIGHTING PLAN	PMH	AMC		
9-19-19	Rev. per Town Engineer Comments	AMC	AMC		

5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808
 PH: 302-992-7900
 FAX: 302-992-7911

33516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958
 PH: 302-226-5880 * FAX: 302-992-7911

DATE: 17 MAY 2019
 SHEET#: L-101
 PLAN #: 24602 - 329897
 SHEET# 9 OF 11



LEGEND	
PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
PAVING RESTRICTION LINE	---
EASEMENT LINE	---
CENTERLINE	---
FRONT WHEEL TRACK	---
REAR WHEEL TRACK	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
SANITARY SEWER	EXISTING: SS (MH) PROPOSED: SS (MH)
WATER LINE	EXISTING: W (W.V.) PROPOSED: W (W.V.)
STORM SEWER	EXISTING: S.C.B. PROPOSED: S.C.B.
ELECTRIC	EXISTING: E (U.P.) PROPOSED: E (U.P.)
CONTOUR	20' (8)
HYDRANT	X (18.50)
SPOT ELEVATIONS	X (18.50)
CULVERT (w/F.E.S.)	---
WATER LINE	---
GAS LINE	---
TELECOM LINE	---
ELECTRIC LINE	---
OVERHEAD ELECTRIC LINE	---
CONSTRUCTION FENCE	---
SOILS LINE	---
CAPPED REBAR SET	⊙
CAPPED REBAR FOUND	⊙
REBAR FOUND	⊙
CONCRETE MONUMENT FOUND	⊙
STONE CHECK DAM	⊙
FLOW ARROW	→
UTILITY POLE	⊙
CLEAN OUT	⊙
SITE LIGHT	⊙
NUMBER OF PARKING STALLS IN ROW	⊙
HANDICAP MARKER	⊙
SIGN	⊙
4"x6" ALUM. 'BOX' DOWNSPOUT	⊙
EXISTING CONCRETE WALK	---
PROPOSED CONCRETE WALK	---
STABILIZED CONSTRUCTION ENTRANCE	---
PR. CURB WITH CURB OPENINGS	---

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SHEET 6 LINES & GRADES AND EROSION & SEDIMENT CONTROL PLAN COVER

SHEET 7 LINES & GRADES PLAN

SHEET 8 LINES & GRADES PLAN CONSTRUCTION SITE DETAILS and NOTES

SHEET 9 LANDSCAPE PLAN

SHEET 10 LIGHTING PLAN

SHEET 11 SIGNAGE AND STRIPING PLAN

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	3	S	SINGLE	N.A.	0.900	PRV-C40-D-UNV-T4-BZ-HSS
⊙	2	WP	SINGLE	N.A.	0.900	WFLLED-100-GL-UNV

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT	illumiance	Fc	2.22	14.6	0.0	N.A.	N.A.
OUT TO ZERO	illumiance	Fc	0.22	11.7	0.0	N.A.	N.A.



LIGHTING PLAN

PREPARED FOR
PATRIOT REALTY, LLC
 FOR PROPERTY KNOWN AS
LOT 25 * MIDDLETOWN - LEVELS BUSINESS PARK
 ALSO KNOWN AS
105 PATRIOT DRIVE
 SITUATE IN
 TOWN OF MIDDLETOWN
 NEW CASTLE COUNTY - STATE OF DELAWARE

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

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DATE	REVISION	CHKD

LEGAL OWNER
PATRIOT REALTY LLC
 22 BERNARD BLVD
 HOCKESSIN, DE 19707

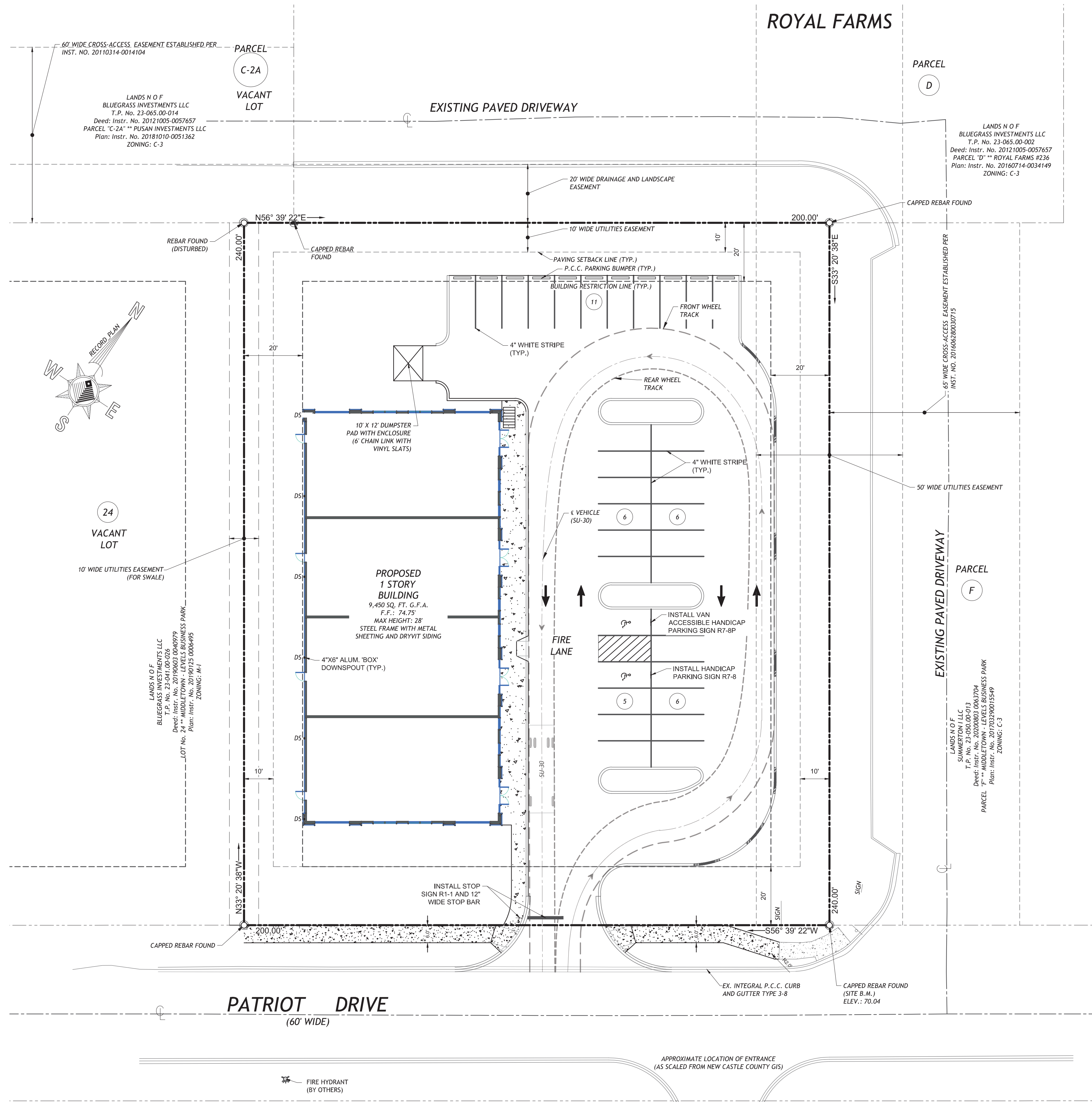
DRAWN BY: PMH
 DATE: 13 FEBRUARY 2020
 PLAN #: 24502 - 330043

5215 WEST WOODMILL DRIVE
 WILMINGTON, DE 19808
 PH: 302-992-7900

33516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DE 19958
 PH: 302-226-5880

SHEET #10 OF 11

ROYAL FARMS



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STRIPING & SIGNAGE PLAN

PREPARED FOR
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FOR PROPERTY KNOWN AS
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(IN FEET)
1 inch = 20 ft.

TOWN OF MIDDLETOWN DELAWARE

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10/23/2020	REVISE LIGHTING PLAN	PMH	5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PH: 302-992-7900	33516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958 PH: 302-226-5880
8/24/2020	REVISE PER REVIEWER'S COMMENTS	PMH		
DATE	REVISION	CHKD	DRAWN BY: PMH	DATE: 19 DECEMBER 2019
				SHEET#: 11 OF 11

K:\P\104502 - 105 Patriot Drive\DWG\2402 - 2402 - Striping and Signage Plan - Sheet 11 of 11 - 12/25/2019 12:27:18 AM DWG:DWG:DWG TO PDF (A) - MCH:TD (A) (0) - 26.00 (0) (0) (0) (1)