

<p>Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661</p>		
<p>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.</p>		
<p>Please complete this PLUS application in its entirety. All questions <u>must</u> 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 <u>before</u> 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.</p>		
<p>PLUS Number (to be completed by OSPC): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____</p>		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #: 06-051.00-112; 06-051.00-054; 06-052.00-268; 06-052.00-267; 06-052.00-002; 06-052.00-003		
4. County or Local Jurisdiction Name: where project is located:		
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Residential Partners X Concord LLC		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email: cdeascanis@cdaengineering.com
9. Please Designate a Contact Person, including phone number, for this Project:		

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: **8,807 ADT**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **10%**

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. **Maintain ex connections to adjacent streets/development**

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

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

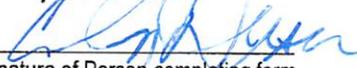
Person to contact to arrange visit: **Colm DeAscanis** phone number: **302.998.9202**

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

12/22/15
 Date


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

12/22/15
 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 Dorothy.morris@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 Dorothy 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.

PURPOSE NOTE

TO DEMOLISH EXISTING OFFICE BUILDINGS AND CONSTRUCT A MIXED USE (SHOPPING CENTER, OFFICE, AND RESIDENTIAL) DEVELOPMENT.

SITE DATA

- 1. OWNER INFORMATION: RESIDENTIAL PARTNERS X CONCORD, LLC
2. TAX PARCEL NUMBERS: 06-051-00-112 INST # 20150603-0028040...
3. LOTS: 6: 1 EXISTING PARCELS, 1: PROPOSED PARCEL
4. AREA OF PARCELS: LOT 1 (06-051-00-112) 6.134 AC, LOT 2 (06-051-00-054) 19.024 AC, LOT 3 (06-052-00-268) 6.504 AC, LOT 4 (06-052-00-287) 2.671 AC, LOT 5 (06-052-00-002) 7.334 AC, LOT 6 (06-052-00-003) 8.462 AC

5. SOURCE OF TITLE: INST. # 20050919-009288, 20050919-009289, AND 20150603-0027449

6. ZONING: OR-OFFICE REGIONAL

Table with columns: LOT AREA, WIDTH, STREET YARD, SIDE YARD, REAR YARD, PAVING STREET/ OTHER YARD, BUILDING SETBACK

* IF THERE ARE SINGLE-FAMILY DETACHED OR SINGLE-FAMILY ATTACHED DWELLINGS WITHIN THE HUNDRED (100) FEET OF A PROPERTY LINE OF THE PARCEL TO BE DEMOLISHED WITH A BUILDING OVER 8 FT 100 FEET, THE REQUIRED FRONT, STREET, SIDE OR REAR YARDS ADJACENT TO THOSE DWELLINGS SHALL BE AT A MINIMUM EQUAL TO THE HEIGHT OF THE PROPOSED BUILDING.

7. DATE OF SURVEY: ALTA/ACSM LAND TITLE SURVEY PERFORMED BY HOWARD ROBERTSON, DATED OCTOBER 12, 2005.

8. GROSS FLOOR AREA: EXISTING: 553,440 SF TOTAL, PROPOSED: 857,308 SF TOTAL

USE OF AREA BREAKDOWN: NON-RESIDENTIAL: 398,916 SF EX. OFFICE (TO REMAIN), 3,006 SF EX. MAINTENANCE BUILDING (TO REMAIN), 60,000 SF NEW OFFICE, 28,186 SF NEW RETAIL/SHOPPING CENTER

9. PARKING: REQUIRED: 172 SPACES (GENERAL SHOPPING CENTER + 4.5 SPACES/1,000 SF), 741 SPACES (211,508 SF GENERAL OFFICE + 3.5 SPACES/1,000 SF), 853 SPACES (211,508 SF GENERAL OFFICE + 4.5 SPACES/1,000 SF), 798 SPACES (341 APARTMENTS + 2.25 SPACES)

10. AREA BREAKDOWN: BUILDING COVERAGE: 6,414 AC (150%), 4,784 AC (145%), IMPROVEMENT SURFACES: 13,944 AC (130%), 12,424 AC (100%), OPEN SPACE: 13,944 AC (130%), 12,424 AC (100%), TOTAL: 41,852 AC (100%), 41,464 AC (100%)

11. SEWER: NEW CASTLE COUNTY - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT.

12. WATER SUPPLY: UNITED WATER - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE STATE DEPARTMENT OF PUBLIC HEALTH.

13. FLOODPLAIN: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA ADOPTED TO THE MPA MAP # 1 OF 3, DATED DECEMBER 2011.

14. WATER RESOURCES: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER INVENTORY OF NATURAL AREAS.

15. CRITICAL NATURAL AREA: THIS IS A DEVELOPED SITE WITH NO DISTURBANCE PROPOSED OUTSIDE CURRENT DEVELOPED LIMITS. NO WETLANDS WERE PRESENT BASED ON FIELD INVESTIGATION BY CDA ENGINEERING, INC. IN NOVEMBER 2014.

16. WETLANDS: NO WETLANDS SHALL BE BASED ON THE SITE.

17. DEBRIS DISPOSAL: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.

18. DRAINAGE: STREET NAME AND POSTAL ADDRESSES IN ACCORDANCE WITH THE US POSTAL POLICY AND AS APPROVED BY COUNTY DEPARTMENT OF POLICE (COMMUNICATIONS) FOR ALL RETAIL, OFFICE, AND APARTMENTS.

19. POSTAL ADDRESS: ## SILVERSIDE ROAD WILMINGTON, DE 19810 (TP # XX-XXX-00-XXX)

20. POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED POSTAL SERVICE.

21. COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING LIST APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE, PRIVATE STREETS, ETC) SHOWN ON THIS PLAN, SEE THE MAINTENANCE DECLARATION DATED AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____

22. FIRE PROTECTION: ALL FIRE LINES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS.

23. SEWER MAINTENANCE: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

24. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE FOLLOWING RECORD PLANS: WF# 7817, DATED APRIL 26, 1985, RECORDED JUNE 5, 1985; WF# 1859, DATED DECEMBER 21, 1971, RECORDED MARCH 15, 1972; WF# 1854, DATED JANUARY 24, 1972, RECORDED MARCH 21, 1972; INSTR. # 20150603-0028040, DATED APRIL 20, 2015, RECORDED JUNE 2, 2015

25. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

26. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LIA, AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____

27. MCC ACCESS: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

28. CROSS-EASEMENTS: DECLARATION OF RECIPROCAL EASEMENT, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT DEED RECORD NO. VOLUME 87, PAGE 353, FOR INGRESS AND EGRESS OVER TRAVELMARKS OVER SECTIONS 1 AND 3 OF CONCORD PLAZA.

29. LANDSCAPE: A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

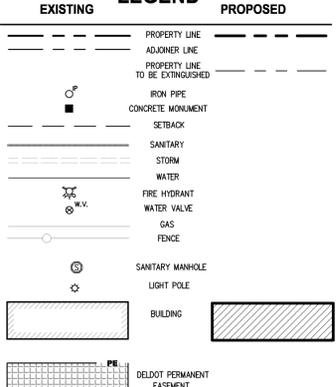
30. SEWELINKS: UNLESS OTHERWISE SPECIFIED IN THIS PLAN, SEWELINKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SEWELINKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

31. EXISTING VARIANCES: 7127-A A DECISION FILED MARCH 7, 1985 AND BOARD OF ADJUSTMENT GRANTED VARIANCES FROM THE SIDE AND REAR YARD SETBACKS AND IS ASSOCIATED WITH ALL 4 SUBJECT TAX PARCELS 7995-A A DECISION FILED MAY 22, 1987 AND BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM THE MAXIMUM ALLOWABLE BUILDING COVER AND IS ASSOCIATED WITH TAX PARCEL 06-051-00-112 8486-A A DECISION FILED SEPTEMBER 12, 1988 AND BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM PARKING REQUIREMENTS AND IS ASSOCIATED WITH TAX PARCELS 06-051-00-112 92-1029-A A DECISION FILED FEBRUARY 18, 1991 AND BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM THE MAXIMUM ALLOWABLE BUILDING COVERAGE.

32. ACCESS EASEMENT: FOR PARCELS 06-051-00-054 A PERPETUAL CROSS ACCESS EGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED BY THIS PLAN. THE EXACT LOCATION OF SAID EASEMENT IS TO BE DETERMINED BY SLOTTED AT A LATER DATE.

33. LIMITS OF DISTURBANCE: 14.84 ACRES

LEGEND



KEY MAP

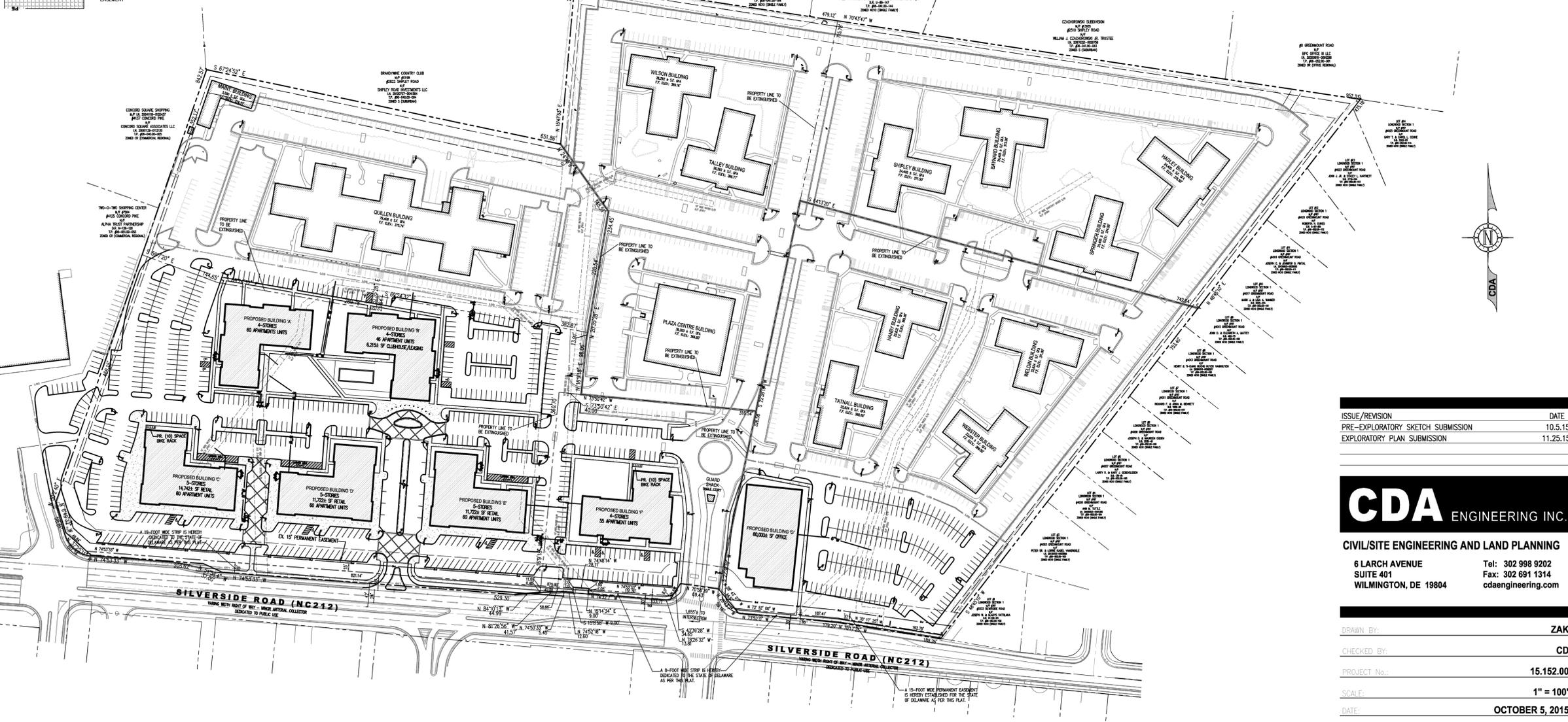
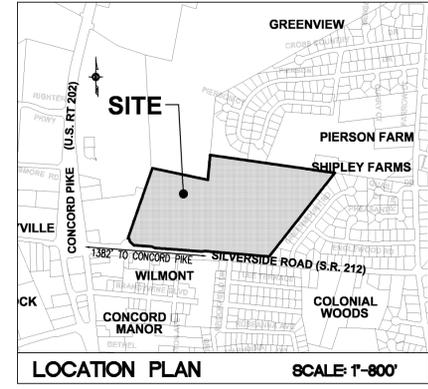
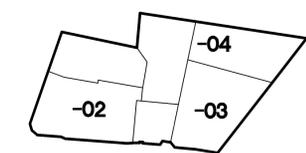
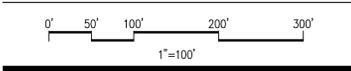


Table with columns: ISSUE/REVISION, DATE. Rows: PRE-EXPLORATORY SKETCH SUBMISSION (10.5.15), EXPLORATORY PLAN SUBMISSION (11.25.15)

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING
6 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804
Tel: 302.998.9202 Fax: 302.691.1314 cdaengineering.com

Table with columns: DRAWN BY, CHECKED BY, PROJECT No., SCALE, DATE, CAD FILE. Values: ZAK, CD, 15.152.00, 1"=100', OCTOBER 5, 2015



APPLICATION No. # 2015-0715

CONCORD PLAZA

RECORD MAJOR LAND DEVELOPMENT PLAN

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: EXP-01

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

RESIDENTIAL PARTNERS X CONCORD LLC. DATE

CERTIFICATION OF PLAN ACCURACY

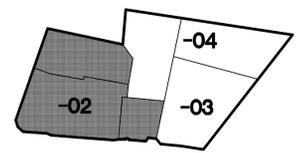
I, COLMCILLE DEASCANIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION SHOWN ON THIS PLAN IN REFERENCE TO THE PROPOSED SUBDIVISION AND ASSOCIATED IMPROVEMENTS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

COLMCILLE DEASCANIS REGISTRATION #13049 DATE

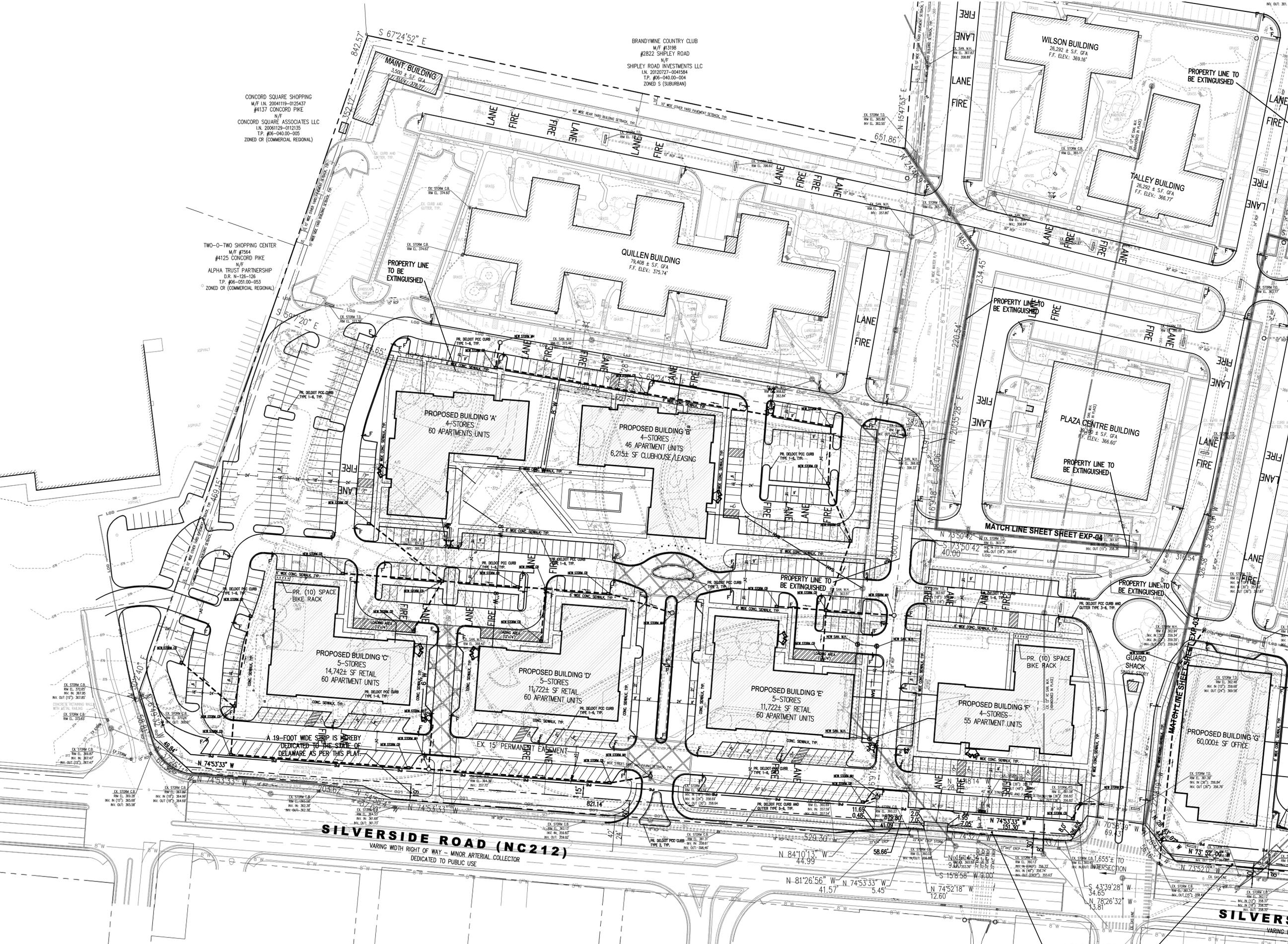
CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY



KEY MAP

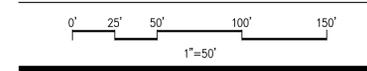


ISSUE/REVISION	DATE
PRE-EXPLORATORY SKETCH SUBMISSION	10.5.15
EXPLORATORY PLAN SUBMISSION	11.25.15

CDA ENGINEERING INC.

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 6 LARCH AVENUE
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 WILMINGTON, DE 19804
 Tel: 302 998 9202
 Fax: 302 691 1314
 cdaengineering.com

DRAWN BY:	ZAK
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SCALE:	1" = 50'
DATE:	OCTOBER 5, 2015
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APPLICATION No. # 2015-0715

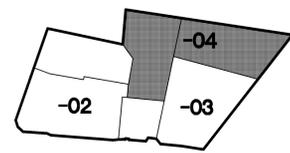
CONCORD PLAZA

RECORD MAJOR
 LAND DEVELOPMENT PLAN

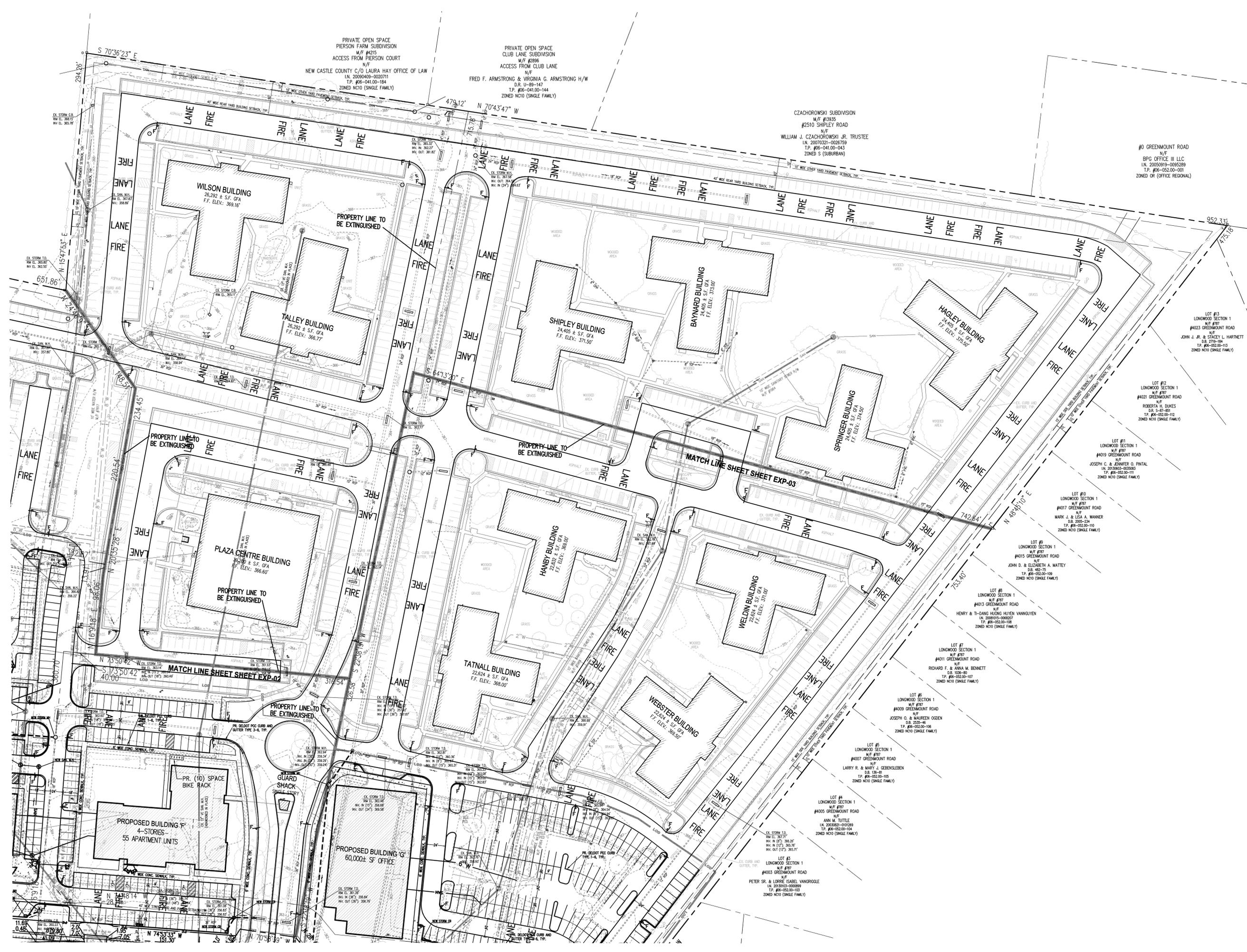
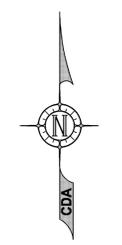
BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

EXPLORATORY MAJOR
 LAND DEVELOPMENT PLAN

DRAWING NUMBER: **EXP-02**



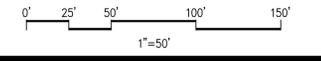
KEY MAP



ISSUE/REVISION	DATE
PRE-EXPLORATORY SKETCH SUBMISSION	10.5.15
EXPLORATORY PLAN SUBMISSION	11.25.15

CDA ENGINEERING INC.
 CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE
 SUITE 401
 WILMINGTON, DE 19804
 Tel: 302 998 9202
 Fax: 302 691 1314
 cdaengineering.com

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CHECKED BY:	CD
PROJECT No.:	15.152.00
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DATE:	OCTOBER 5, 2015
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APPLICATION No. # 2015-0715

CONCORD PLAZA

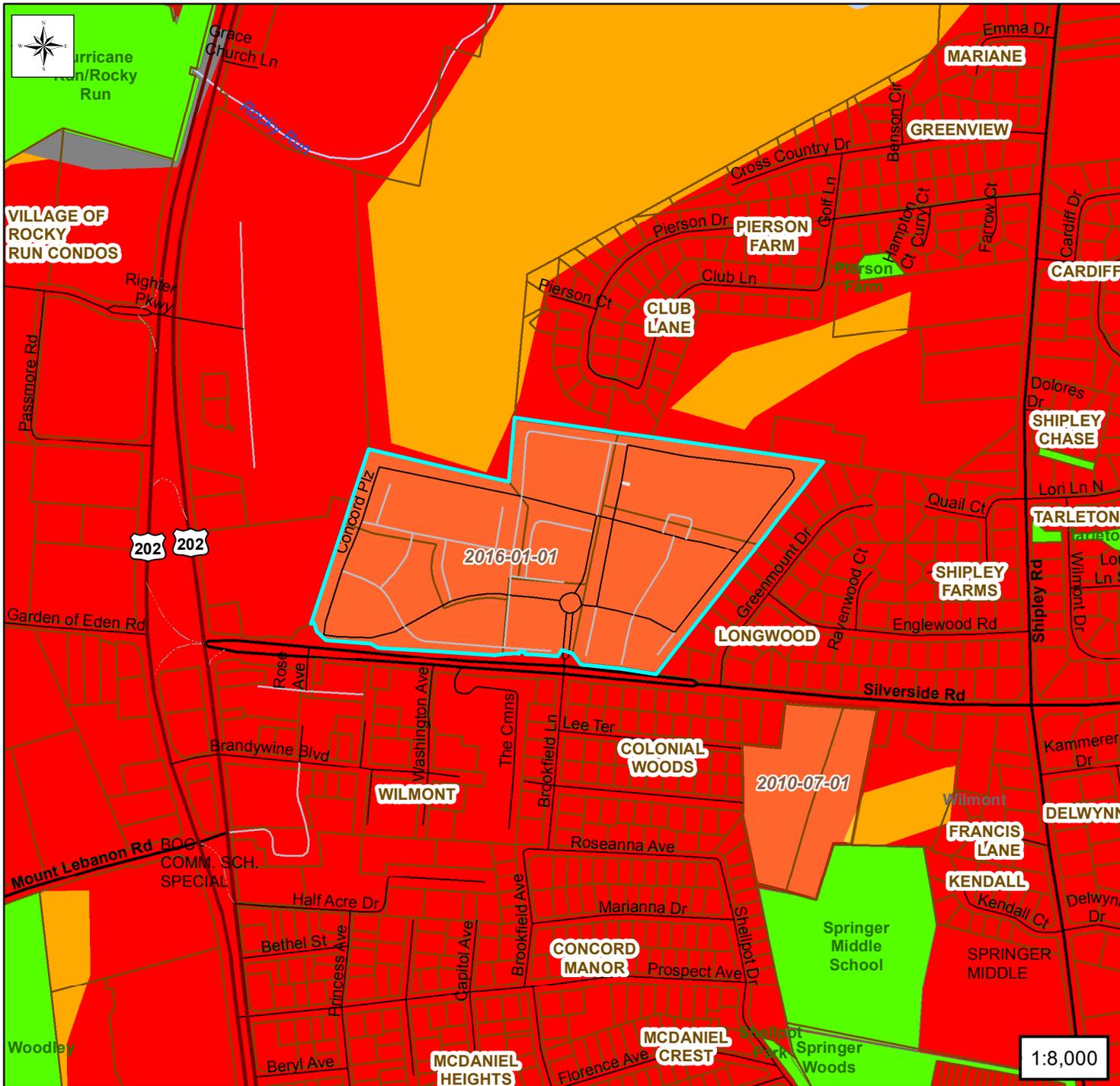
RECORD MAJOR LAND DEVELOPMENT PLAN

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

EXPLORARY MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: **EXP-04**

Preliminary Land Use Service (PLUS)



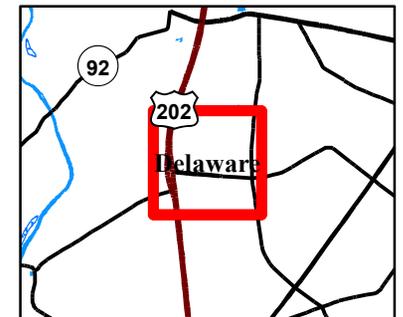
**Concord Plaza
2016-01-01**

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



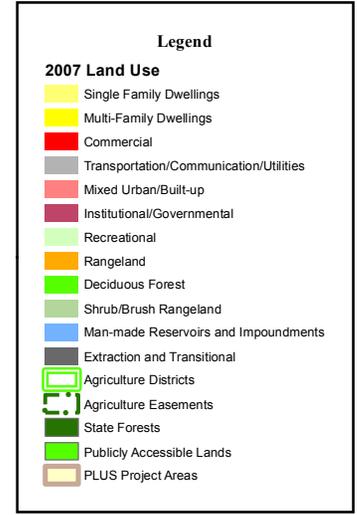
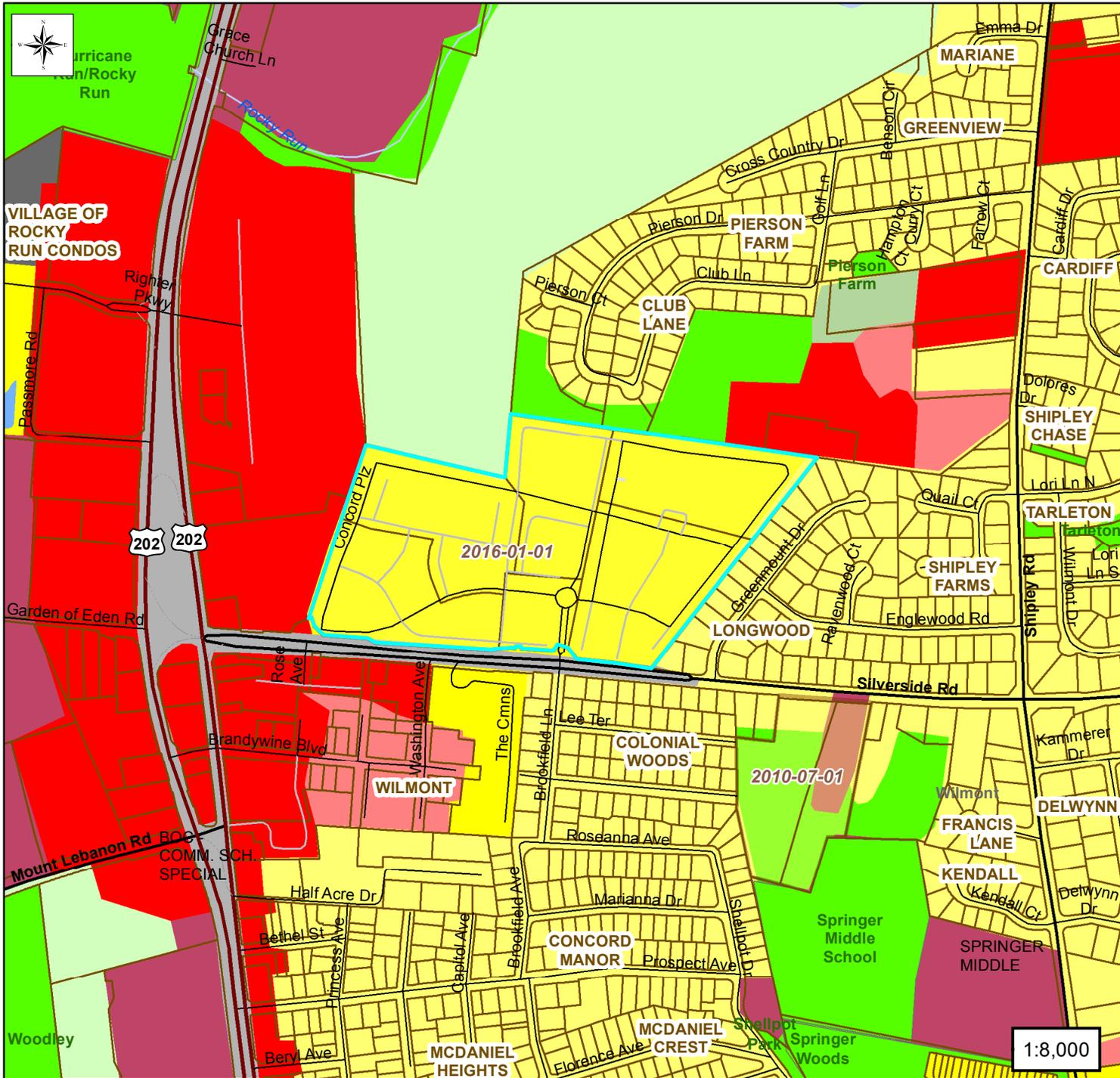
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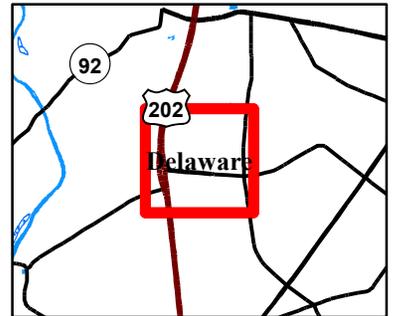
Mapping provided by the Delaware Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

**Concord Plaza
2016-01-01**



Location Map

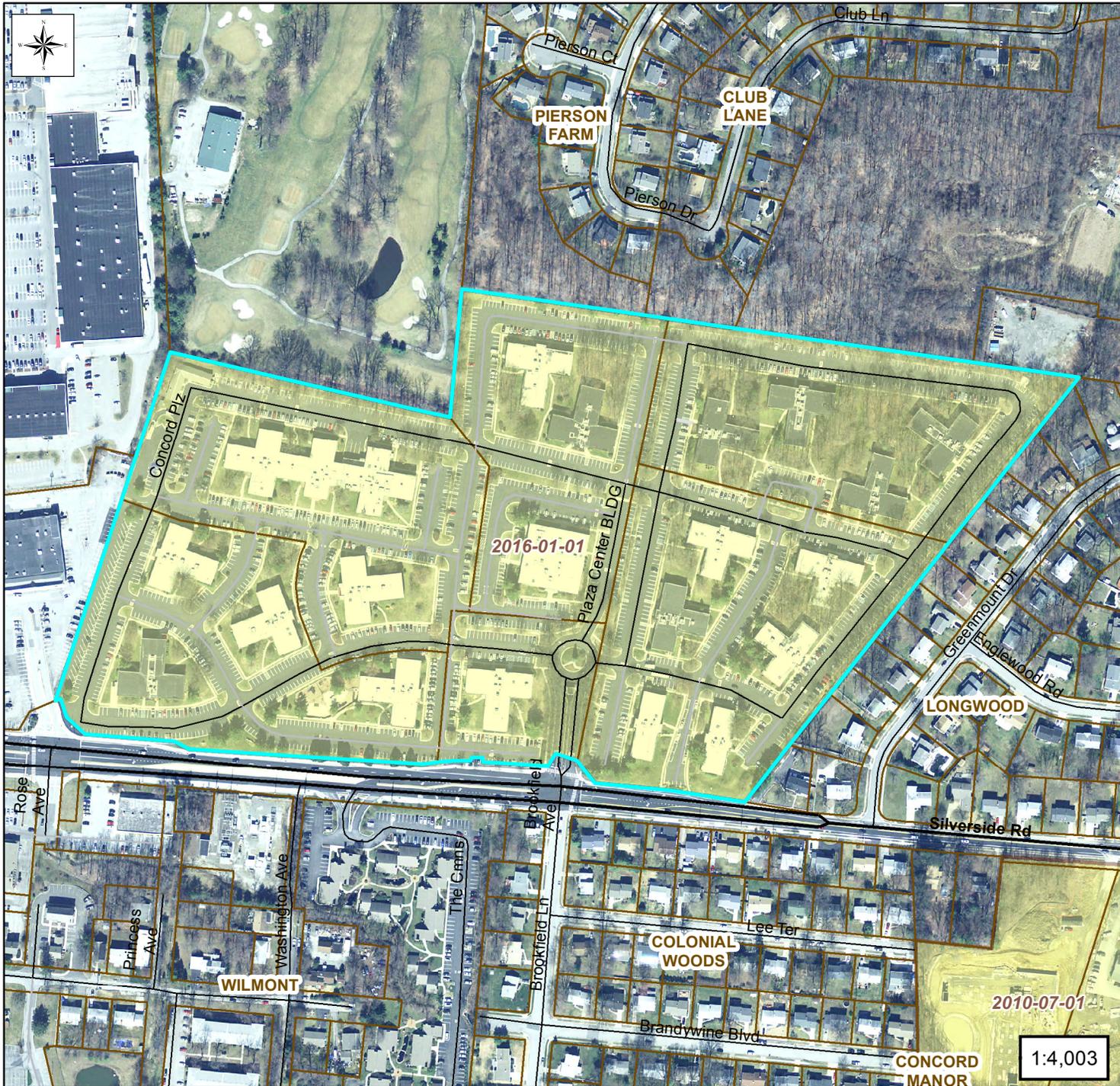


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Mapping provided by the Delaware Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)



**Concord Plaza
2016-01-01**

Legend

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

Location Map



1:4,003



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