

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: **To construct a mixed use development (retail, office, & residential)**
 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 +/-): **6.78** Number of Residential Units: **67** Commercial square footage: **58,200**

13. Present Zoning:
OR - Office Regional

14. Proposed Zoning: **OR-office regional - lfg**

15. Present Use:
Office

16. Proposed Use:
Mixed Use Office, retail & residential

17. Water: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: **Artesian Water Company**

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: **New Castle County**

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
Standard apartment and townhouse units

20. Environmental impacts:
None

How many forested acres are presently on-site? **0** How many forested acres will be removed? **0**

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? Yes No

Are the wetlands: Tidal Acres:
 Non-tidal Acres:

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corps of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: **Underground infiltration/detention**

23. Is open space proposed? Yes No If "Yes," how much? **1.8** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Passive recreation**

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes 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. 1894 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. Existing 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 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

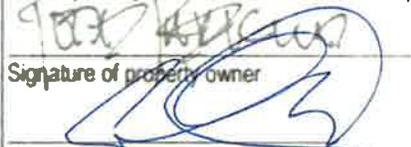
Has this site been evaluated for historic and/or cultural resources? Yes No

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: 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

8.28.14
Date

8.28.14
Date

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

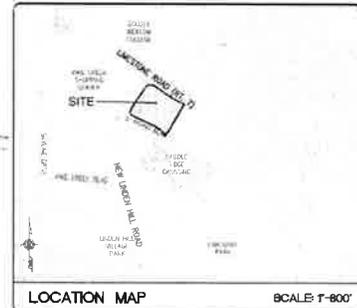
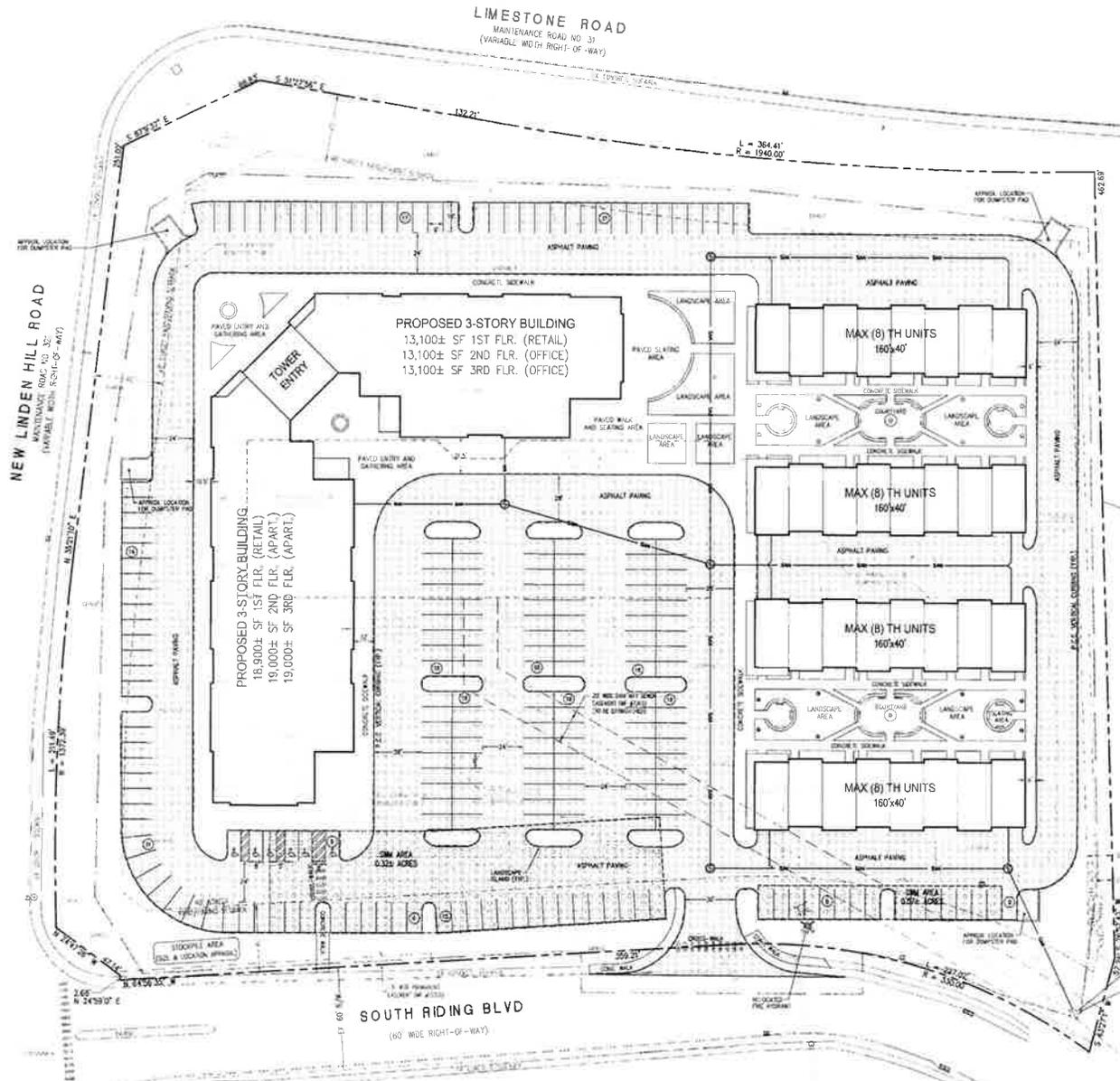
Date

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.**

SITE DATA :

1. PURPOSE OF PLAN: TO DEVELOP THE EXISTING BUILDING AND SUBMIT A MAJOR USE (OFFICE, OFFICE AND RESIDENTIAL) DEVELOPMENT.
2. BOUNDARY SURVEY: PLANNED BY JAMES W. COOPER, INC. DATE: 11/11/2014. PLANNED BY: 11/11/2014.
3. PROPERTY ADDRESS: 1475 BARTON LANE WILMINGTON, DE 19804.
4. THE PROJECT NAME: LINDEN HILL STATION.
5. OWNER: CDA ENGINEERING INC.
6. ARCHITECT: CDA ENGINEERING INC.
7. DESIGN: CDA ENGINEERING INC.
8. DATE OF SUBMIT: 08/06/2014.
9. DATE OF ISSUE: 08/06/2014.
10. MAINTENANCE: 11/11/2014.
11. AREA: 1475 BARTON LANE WILMINGTON, DE 19804.
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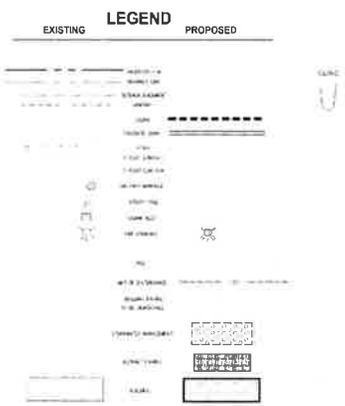


ISSUE NUMBER: 0001
 EXPLORATORY PLAN SUBMISSION: 8.6.14

CDA ENGINEERING INC
 CIVIL/SITE ENGINEERING AND LAND PLANNING
 8 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804
 Tel: 302.998.9362 Fax: 302.561.1214 cdaengineering.com

ZAK
 CD
 14,184.00
 1" = 30'
 AUGUST 6, 2014

APPLICATION No. # 2014-
LINDEN HILL STATION
 RECORD MAJOR
 LAND DEVELOPMENT PLAN
 EXPLORATORY MAJOR
 LAND DEVELOPMENT PLAN



% UNIT MIX BREAKDOWN

% BREAKDOWN TOTAL	RESIDENTIAL: 30% NON-RESIDENTIAL: 70%
% BREAKDOWN NON-RESIDENTIAL	OFFICE: 45% RETAIL: 55%

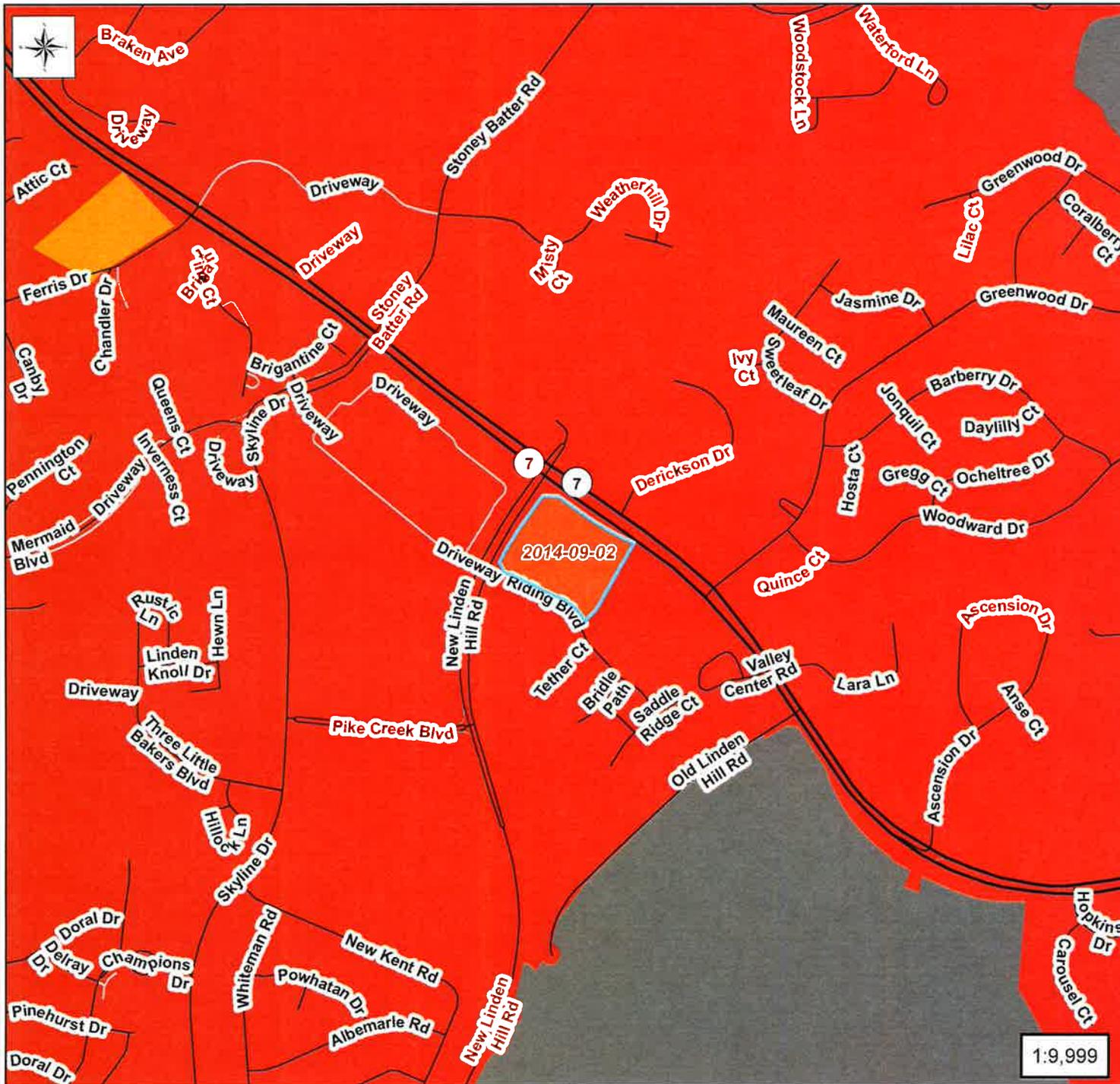
CERTIFICATION OF PLAN ACCURACY
 I, the undersigned, a duly licensed Professional Engineer, certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Delaware.

CERTIFICATION OF OWNERSHIP
 I, the undersigned, certify that I am the owner of the property described herein, and that I have the authority to execute this plan.

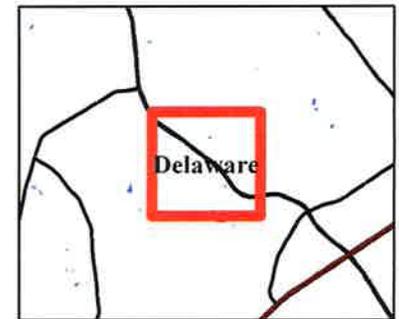
CERTIFICATION OF PLAN APPROVAL
 I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Delaware, and that I have approved this plan for submission to the appropriate authority.

Preliminary Land Use Service (PLUS)

Linden Hill Station
2014-09-02



Location Map



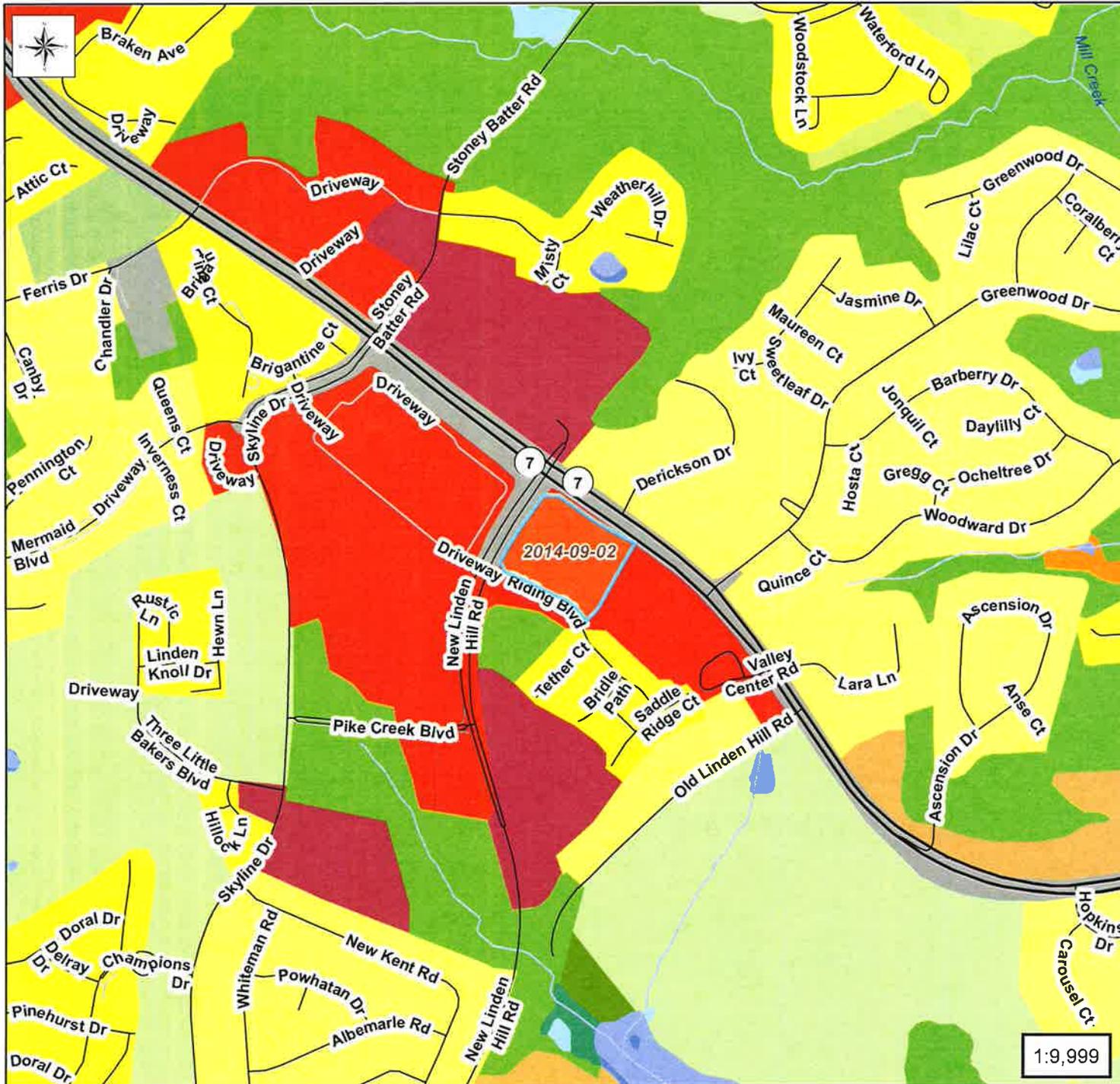
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Linden Hill Station
2014-09-02



Location Map



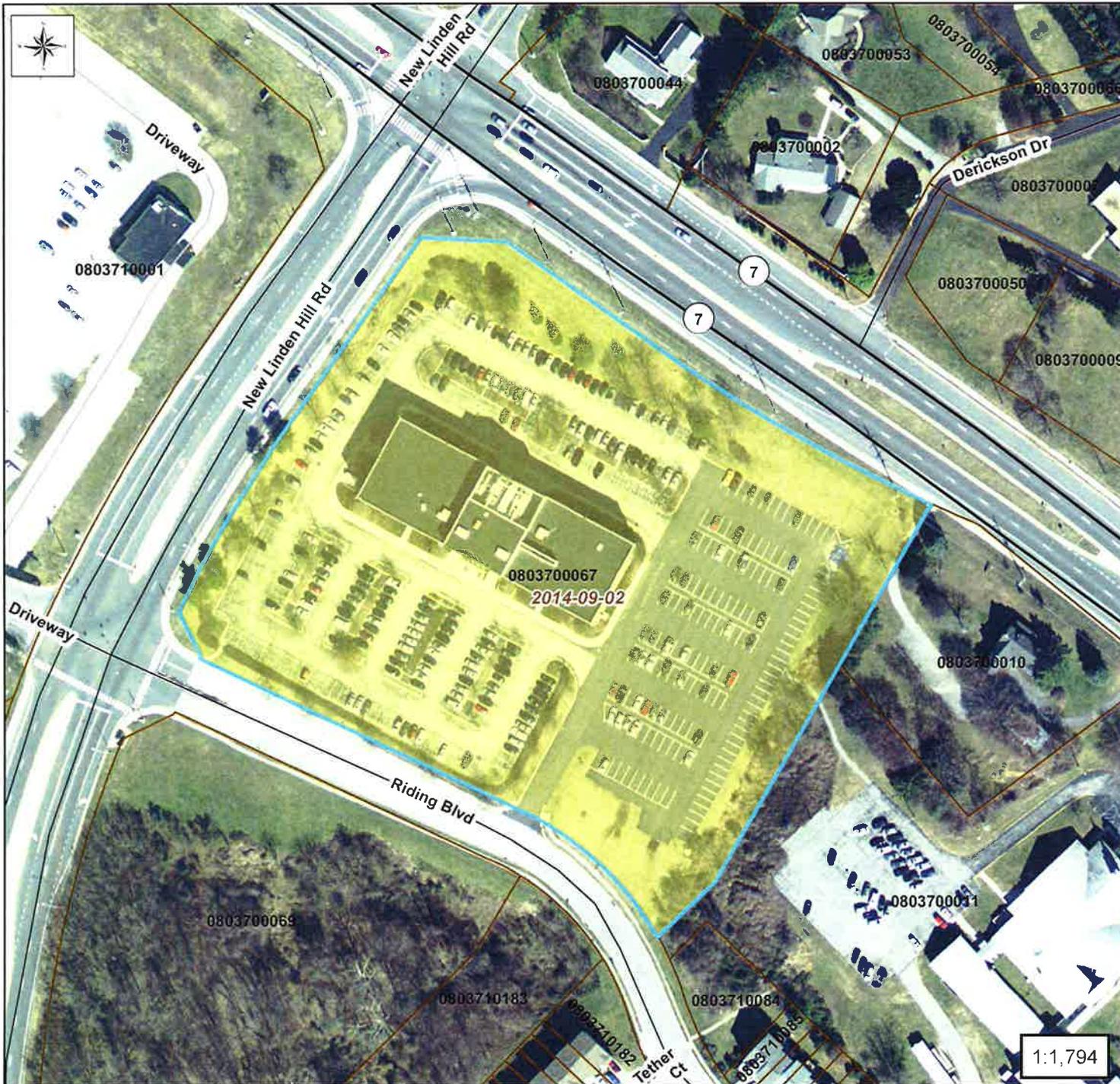
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Preliminary Land Use Service (PLUS)

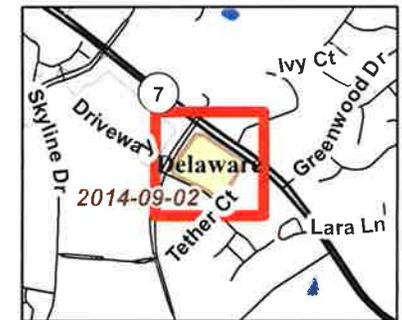
Linden Hill Station
2014-09-02



Legend

PLUS Project Areas

Location Map



1:1,794



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