

<p><b>Preliminary Land Use Service (PLUS)</b>                  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): <u>2015-02-04</u>                  Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>1</u></p>		
<p>1. Project Title/Name: <b>Milltown Square</b></p>		
<p>2. Location ( please be specific): <b>intersection of Limestone Rd. and Milltown Rd. - west corner</b></p>		
<p>3. Parcel Identification #: <b>08-038.00-002 etc.</b></p>		<p>4. County or Local Jurisdiction Name: where project is located: <b>New Castle County</b></p>
<p>5. If contiguous to a municipality, are you seeking annexation: <b>n/a</b></p>		
<p>6. Owner's Name: <b>Milltown, LLC</b></p>		
<p>Address: <b>4600 New Linden Hill Rd., Suite 103</b></p>		
<p>City: <b>Wilmington</b></p>	<p>State: <b>DE</b></p>	<p>Zip: <b>19808</b></p>
<p>Phone: <b>302.998.9463</b></p>	<p>Fax: <b>302.998.2926</b></p>	<p>Email: <b>delpain@msn.com</b></p>
<p>7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): <b>Milltown, LLC</b></p>		
<p>Address: <b>4600 New Linden Hill Rd., Suite 103</b></p>		
<p>City: <b>Wilmington</b></p>	<p>State: <b>DE</b></p>	<p>Zip: <b>19808</b></p>
<p>Phone: <b>302.998.9463</b></p>	<p>Fax: <b>302.998.2926</b></p>	<p>Email: <b>delpain@msn.com</b></p>
<p>8. Project Designer/Engineer: <b>Ramesh C. Batta Associates, P.A.</b></p>		
<p>Address: <b>4600 New Linden Hill Rd., Suite 103</b></p>		
<p>City: <b>Wilmington</b></p>	<p>State: <b>DE</b></p>	<p>Zip: <b>19808</b></p>
<p>Phone: <b>302.998.9463</b></p>	<p>Fax: <b>302.998.2926</b></p>	<p>Email: <b>rsevensky@rcbatta.com</b></p>
<p>9. Please Designate a Contact Person, including phone number, for this Project: <b>Robert Sevensky 302.998.9463</b></p>		

Information Regarding Site:	
10. Type of Review:	<input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	rezone 5.26 ac for 42,000 sf office building & 3.3 ac for 4 residential lots  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 +/-):	8.56 ac. Number of Residential Units: 4 Commercial square footage: 42,000 office
13. Present Zoning:	14. Proposed Zoning:
S Suburban	ST Suburban Transition & ON Office Neighborhood
15. Present Use:	16. Proposed Use:
residential (vacant)	single family residential and medical office
17. Water:	<input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)
Service Provider Name: Artesian Water Company	
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: New Castle County	
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): single family detached - custom homes	
20. Environmental impacts:	
How many forested acres are presently on-site? 4.89 acres How many forested acres will be removed? 3 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: n/a <input type="checkbox"/> Non-tidal Acres: n/a	
If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" 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? 200' (offsite)	
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: underground chambers, dry wells	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 3.25 Acres:	
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? landscaped areas, undisturbed areas, conservation easements	
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: 1556

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.

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. n/a

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: R. Sevensky phone number: 302.998.9463

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.

Robert A. Sevensky, R.L.A.  
Digitally signed by Robert A. Sevensky, R.L.A.  
DN: cn=Robert A. Sevensky, R.L.A., o=CBS, ou=Flamash  
Associates, P.A., email=rasevensky@cbsta.com  
Reason: authorized representative-owner to personally sign paper copy  
Date: 2015.01.06 14:59:30 -0500

1/6/2015

Signature of property owner

Date

Robert A. Sevensky, R.L.A.  
Digitally signed by Robert A. Sevensky, R.L.A.  
DN: cn=Robert A. Sevensky, R.L.A., o=CBS, ou=Flamash  
Associates, P.A., email=rasevensky@cbsta.com  
Reason: I am the author of this document  
Date: 2015.01.06 14:57:30 -0500

1/6/2015

Signature of Person completing form

Date

(If different than property owner)

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.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO:
• ELIMINATE THE LOTLINES BETWEEN INDIVIDUAL EXISTING TAX PARCELS 08-037.00-040 & 041 AND 08-038.00-002.
• REZONE 5.26 AC. OF TAX PARCELS 08-037.00-040 & 041 AND 08-038.00-002 FROM S (SUBURBAN) TO ON (OFFICE NEIGHBORHOOD).

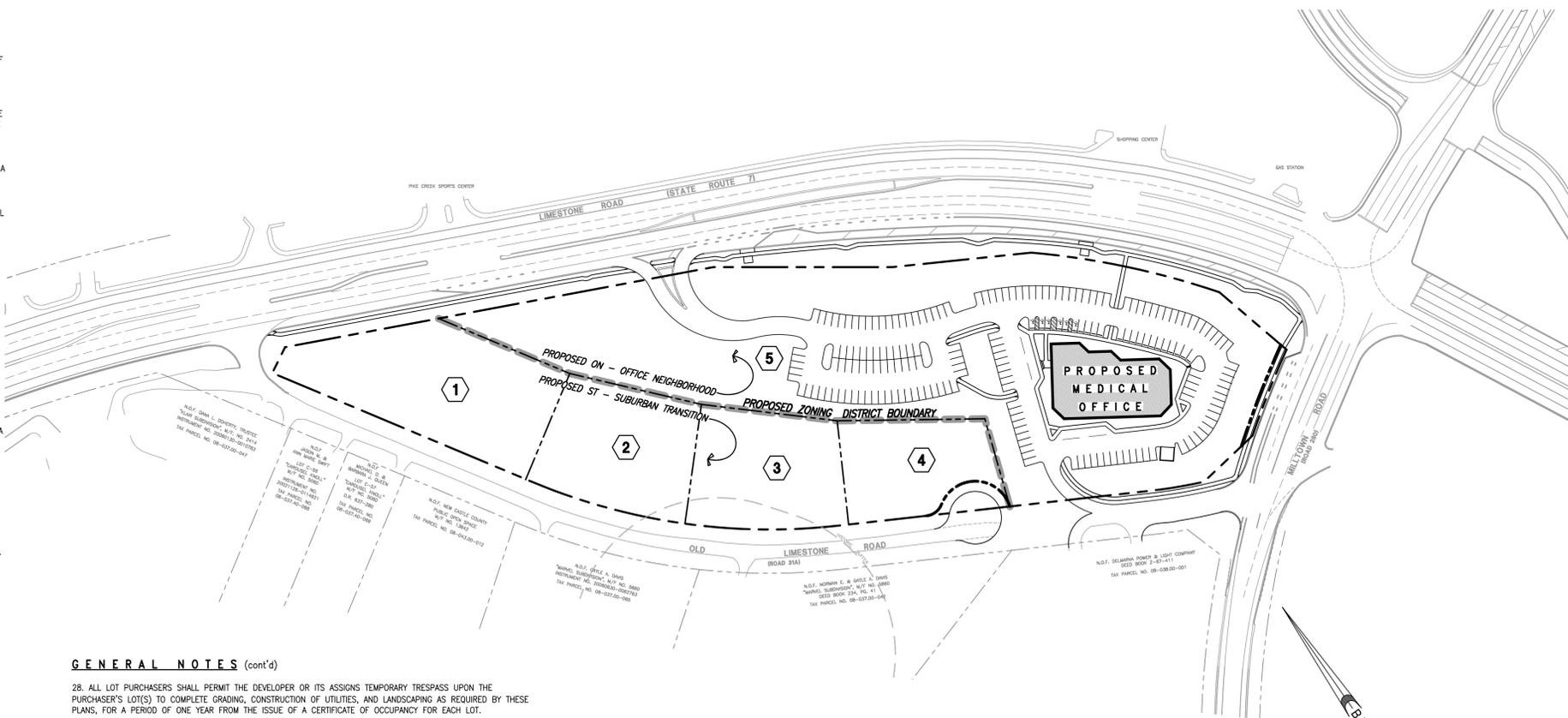
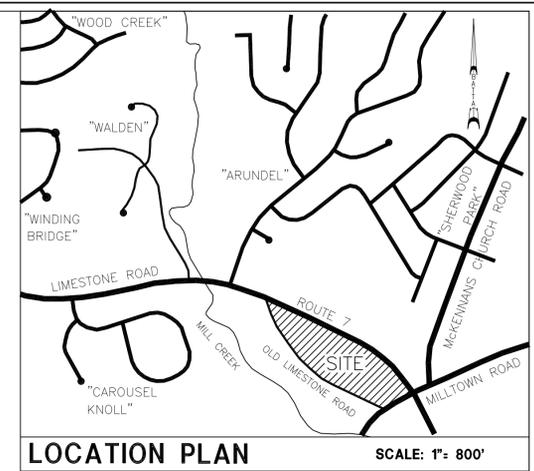
SUPERSEDES

THIS PLAN DOES NOT SUPERSEDE ANY PLAN, AS THERE IS NO PRIOR PLAN RECORDED (MICROFILM OR INSTRUMENT) FOR THIS SITE.

GENERAL NOTES

- 1. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM 'BOUNDARY SURVEY PLAN', PREPARED BY RAMESH C. BATA ASSOCIATES, P.A., PLAN NUMBER C-17705, DATED NOVEMBER 7, 2006.
2. BASE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY RAMESH C. BATA ASSOCIATES, P.A. REFER TO TOPOGRAPHIC SURVEY PLAN, PREPARED BY THIS OFFICE, PLAN NO. C-17706, DATED NOVEMBER 7, 2006.
3. THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER 'REPORT OF THE NONEXISTENCE OF WETLANDS', PREPARED BY CLEMMYS ENVIRONMENTAL SERVICES, LLC, ORIGINALLY DATED OCTOBER 9, 2006, AND REVISED \_\_\_\_\_.

APPLICATION NO. 2014-0468-S
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN WITH REZONING
FOR
MILLTOWN SQUARE
MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE



GENERAL SITE DATA table containing tax parcel numbers, source of title, horizontal and vertical datums, site area, current zoning, proposed zoning, water supply, sanitary sewer, and owner/applciant information.

ZONING & LAND DEVELOPMENT SUMMARY table detailing requirements for Office Neighborhood and Suburban Transition zones, including lot area, width, street yard, and building height.

GENERAL NOTES (cont'd) table listing notes 28 through 31 regarding lot purchasers, lots 1-4, and building permits.

OFFSITE TRANSPORTATION IMPROVEMENTS

- BASED ON DELDOT'S REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED \_\_\_\_\_, 201\_, AND RECOMMENDATIONS TO NEW CASTLE COUNTY DEPARTMENT OF LAND USE IN A LETTER DATED \_\_\_\_\_, 201\_, THE FOLLOWING IMPROVEMENTS (SUBJECT TO CHANGES/MODIFICATIONS PER DELDOT) WILL BE INCORPORATED INTO THE DEVELOPMENT DESIGN:
1. THE DEVELOPER WILL ADD A RIGHT-TURN LANE TO WESTBOUND MILLTOWN ROAD ONTO OLD LIMESTONE ROAD.

ESTIMATE OF PROPOSED SANITARY SEWER FLOWS table with columns for USE, RATE, AVERAGE DAILY FLOW, and PEAK FLOW.

CERTIFICATION OF OWNERSHIP

MANAGING PARTNER, CERTIFY THAT MILLTOWN SQUARE, IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN...

CERTIFICATION OF ACCURACY

RAMESH C. BATA, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE...

CERTIFICATION OF PLAN APPROVAL

APPROVED \_\_\_\_\_ Date \_\_\_\_\_ General Manager for Department of Land Use of New Castle County

SHEET INDEX

- SHEET 1 COVER SHEET / INDEX PLAN
SHEET 2 EXISTING CONDITIONS/SITE CONSTRAINTS/DEMOLITION PLAN
SHEET 3 LAND DEVELOPMENT PLAN
SHEET 4 'SCHEMATIC' PRE-BULK EROSION AND SEDIMENT CONTROL PLAN

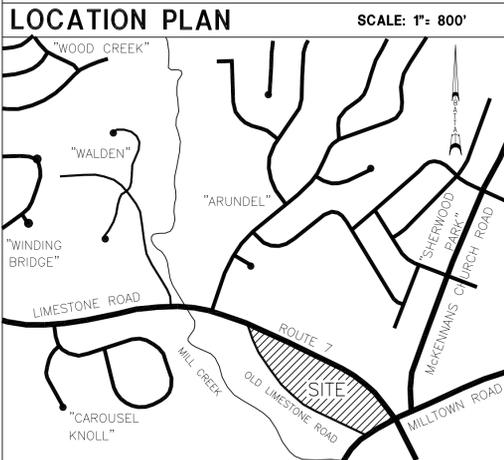
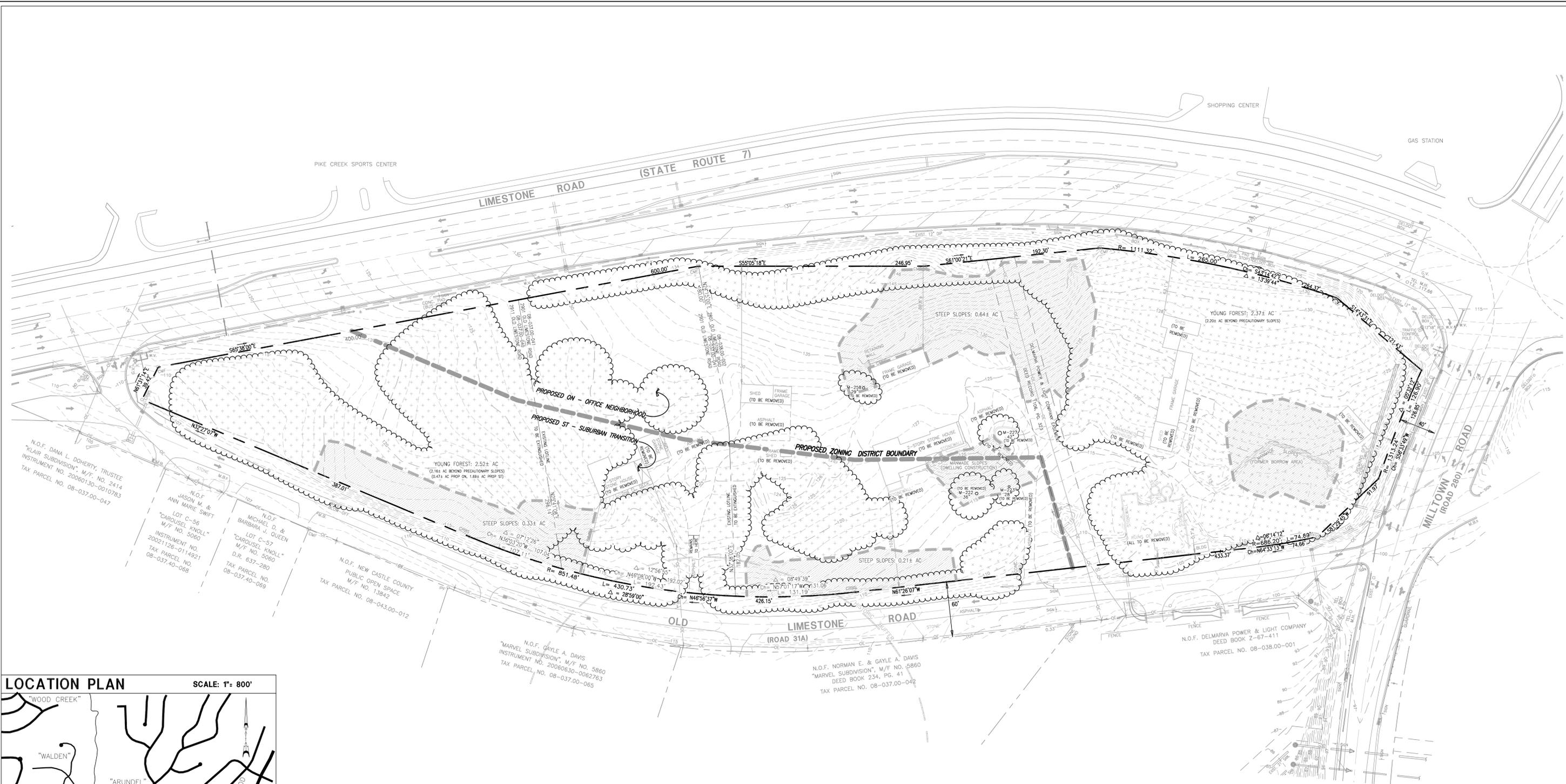


RAMESH C. BATA ASSOCIATES, P.A. CONSULTING ENGINEERS \* PLANNERS \* LAND SURVEYORS \* LANDSCAPE ARCHITECTS. 4600 NEW LINDEN HILL ROAD SUITE 103 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808

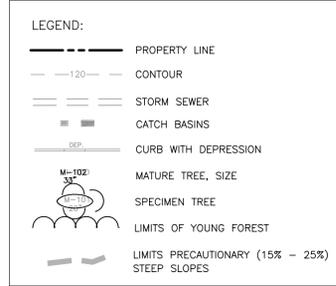
COVER SHEET / INDEX PLAN APPLICATION NO. 2014-0468-S EXPLORATORY MAJOR LAND DEVELOPMENT PLAN WITH REZONING MILLTOWN SQUARE MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE SCALE: 1" = 100' DECEMBER 8, 2014

Table with columns for NO., DATE, REVISION (COMMENT), and BY.

Table with columns for APPROVED BY, PROJECT NUMBER (90223-2), PLAN NUMBER (C-19293), and SHEET (1 of 4).



• THIS PLAN DOES NOT INCLUDE NECESSARY PRECAUTIONS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATION, SAFETY AND HEALTH ACT OF 1970, AND ALL RULES AND REGULATIONS APPLICABLE THEREIN.  
 • THE CONTRACTOR MUST CONTACT MISS UTILITY AT 1-800-282-8555 FOR EXISTING UTILITY LOCATION MARKOUT A MINIMUM OF 72 HOURS (3 BUSINESS DAYS) PRIOR TO COMMENCEMENT OF ANY EXCAVATION. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY REPAIR OF DAMAGE TO EXISTING UTILITIES DUE TO CONSTRUCTION ACTIVITIES OR NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED PROMPTLY AT THE EXPENSE OF THE CONTRACTOR.  
 • EXISTING UTILITIES SHOWN ARE IN ACCORDANCE WITH THE INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL UTILITIES, INCLUDING THE ONES FOUND IN THE FIELD DURING CONSTRUCTION, IF ANY, AND TO ALLOW FOR SUCH UTILITIES. DESIGN ADJUSTMENT, IF REQUIRED, DUE TO THE EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE REPORTED TO THE ENGINEER FOR NECESSARY PLAN REVISIONS.  
 • PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.  
 • THE CONTRACTOR MUST BE FAMILIAR WITH ALL PLANS PREPARED FOR THIS PROJECT TO DETERMINE THE FULL EXTENT OF THE SCOPE OF DEVELOPMENT AND CONSTRUCTION.



**GENERAL SITE DATA:**

TAX PARCEL NO: 08-037.00-040 (2911 OLD LIMESTONE RD)  
 (& ADDRESS) 08-037.00-041 (2901 OLD LIMESTONE RD)  
 08-038.00-002 (2801 OLD LIMESTONE RD)  
 INSTR. NO. 20100224-0009368

SOURCE OF TITLE: NAD 83  
 HORIZONTAL DATUM: NAVD 88  
 VERTICAL DATUM: 8.56± ACRES  
 SITE AREA: 5.43± ACRES (PARCEL 002)  
 1.61± ACRES (PARCEL 040)  
 1.52± ACRES (PARCEL 041)  
 S (SUBURBAN)

CURRENT ZONING: ON (OFFICE NEIGHBORHOOD) 5.26± ACRES  
 PROPOSED ZONING: ST (SUBURBAN TRANSITION) 3.30± ACRES  
 ARTESIAN WATER COMPANY  
 NEW CASTLE COUNTY  
 MILLTOWN, L.L.C.  
 4600 NEW LINDEN HILL ROAD  
 WILMINGTON, DE 19808

WATER SUPPLY:  
 SANITARY SEWER:  
 OWNER/APPLICANT:

**PROTECTED LAND / NATURAL RESOURCES SUMMARY:**

**SITE TOTAL:**  
 AREA OF PRECAUTIONARY (15-25%) STEEP SLOPES: 1.18± ACRES  
 AREA OF YOUNG FOREST: 4.89± ACRES  
 (YOUNG FOREST BEYOND PRECAUTIONARY STEEP SLOPES: 4.36± ACRES)

**PROPOSED 'ON' AREA:**  
 AREA OF PRECAUTIONARY (15-25%) STEEP SLOPES: 0.64± ACRE  
 AREA OF YOUNG FOREST: 2.84± ACRES  
 (YOUNG FOREST BEYOND PRECAUTIONARY STEEP SLOPES: 2.67± ACRES)

**PROPOSED 'ST' AREA:**  
 AREA OF PRECAUTIONARY (15-25%) STEEP SLOPES: 0.54± ACRE  
 AREA OF YOUNG FOREST: 2.05± ACRES  
 (YOUNG FOREST BEYOND PRECAUTIONARY STEEP SLOPES: 1.69± ACRES)



**EXISTING CONDITIONS/SITE CONSTRAINTS/DEMOLITION PLAN**  
**APPLICATION NO. 2014-0468-S**  
**EXPLORATORY**  
**MAJOR LAND DEVELOPMENT PLAN WITH REZONING**  
**MILLTOWN SQUARE**

MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE  
 SCALE: 1" = 50'  
 DECEMBER 8, 2014

GRAPHIC SCALE IN FEET

**BATA**

**RAMESH C. BATA ASSOCIATES, P.A.**  
 CONSULTING ENGINEERS \* PLANNERS \* LAND SURVEYORS \* LANDSCAPE ARCHITECTS

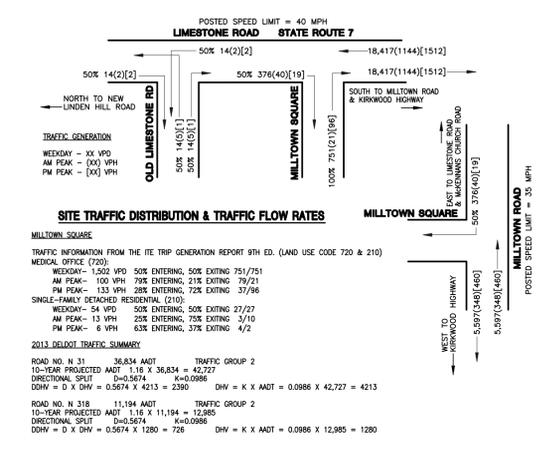
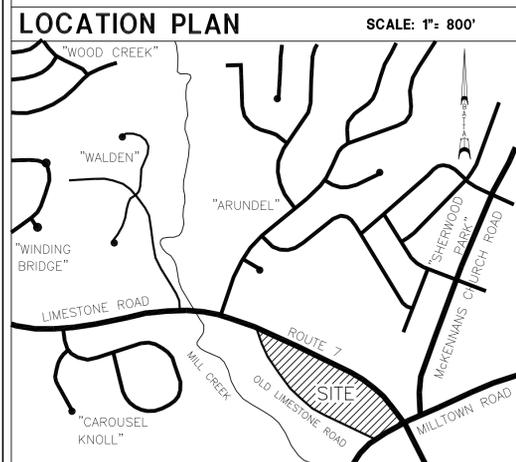
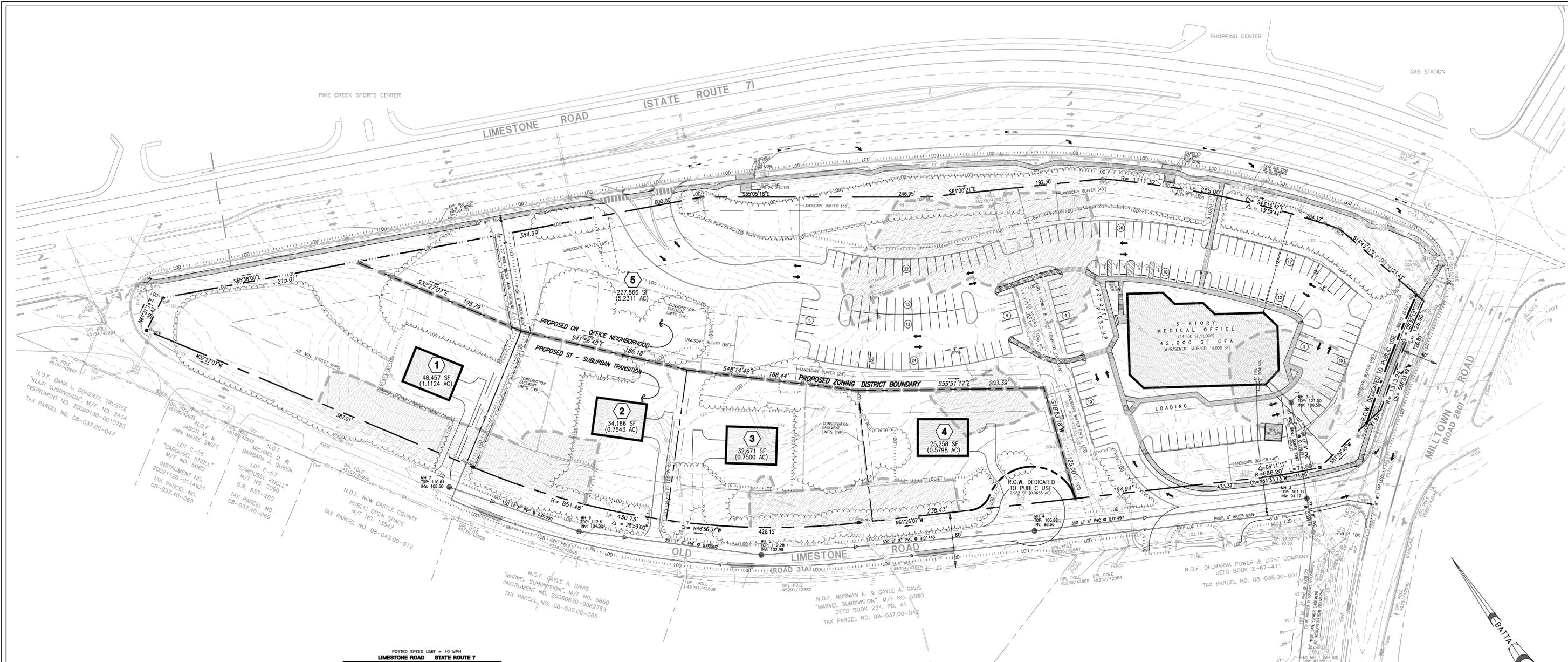
4600 NEW LINDEN HILL ROAD SUITE 103 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808 PHONE: (302) 988-9463 FAX: (302) 988-2926

20169 OFFICE CIRCLE SUITE 112 GEORGETOWN PROFESSIONAL PARK GEORGETOWN, DELAWARE 19947 PHONE: (302) 856-2581 FAX: (302) 856-0974

APPROVED BY: PROJECT NUMBER: 90223-2 PLAN NUMBER: C-19293 SHEET: 2 OF 4

NO.	DATE	REVISION (COMMENT)	BY

RAMESH C. BATA ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN AND/OR ELECTRONIC FILE WITHOUT WRITTEN AUTHORIZATION.



**LEGEND:**

---	PROPERTY LINE	---	CURB WITH DEPRESSION
---	CONTOUR	○	SPOT ELEVATION
---	POLE WITH GUY WIRE	○	WATER VALVE
---	OVERHEAD ELECTRIC	○	FIRE METER
---	SANITARY SEWER	○	GAS VALVE
○	SANITARY MANHOLE	○	SIGN
---	WATER LINE	○	LIGHT POLE
---	GAS LINE	○	CONCRETE MONUMENT FOUND
---	STORM SEWER	○	IRON PIPE FOUND
---	CATCH BASINS		

**GENERAL SITE DATA:**

TAX PARCEL NO: 08-037-00-040 (2911 OLD LIMESTONE RD) & ADDRESS: 08-037-00-041 (2901 OLD LIMESTONE RD) 08-038-00-002 (2801 OLD LIMESTONE RD)

SOURCE OF TITLE: INSTR. NO. 20100224-0009368

HORIZONTAL DATUM: NAD 83

VERTICAL DATUM: NAVD 88

SITE AREA: 8.56± ACRES (PARCEL 002) 1.61± ACRES (PARCEL 040) 1.52± ACRES (PARCEL 041)

CURRENT ZONING: S (SUBURBAN)

PROPOSED ZONING: ON (OFFICE NEIGHBORHOOD) 5.26± ACRES ST (SUBURBAN TRANSITION) 3.30± ACRES

WATER SUPPLY: ARTESIAN WATER COMPANY

SANITARY SEWER: NEW CASTLE COUNTY

OWNER/APPLICANT: MILLTOWN, L.L.C. 4600 NEW LINDEN HILL ROAD WILMINGTON, DE 19808

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- AREA OF YOUNG FOREST: 2.05± ACRES
- (YOUNG FOREST BEYOND PRECAUTIONARY STEEP SLOPES: 1.69± ACRES)

**ZONING & LAND DEVELOPMENT SUMMARY:**

**ON - OFFICE NEIGHBORHOOD:**

DISTRICT AND BULK REQUIREMENTS

- MINIMUM LOT AREA: 1 ACRE
- MINIMUM LOT WIDTH: 100'
- MINIMUM STREET YARD: 15'
- MINIMUM SIDE YARD: 15'
- MINIMUM REAR YARD: 35'
- MINIMUM PAVING STREET YARD: 40'
- MINIMUM PAVING OTHER YARD: 10'
- MAXIMUM BUILDING HEIGHT: 35'
- MINIMUM OSR/LSR: 0.35

**LAND DEVELOPMENT SUMMARY**

- PROPOSED USE: MEDICAL OFFICE
- SITE AREA: 5,262.8 AC.
- R.O.W. DEDICATION: 0.0317 AC.
- LOT 5 AREA: 5,231.1
- PROPOSED BLDG. GFA: 42,000 S.F.\*
- PROPOSED BLDG. FOOTPRINT: 14,000 S.F.
- PARKING REQUIRED: 189
- PARKING PROPOSED: 192 (112 & 80)

\* - WITH 14,000 S.F. BASEMENT FOR STORAGE ONLY; NO PARKING AND/OR SANITARY SEWER ALLOCATION IS PROVIDED FOR BASEMENT STORAGE.

**ST - SUBURBAN TRANSITION:**

DISTRICT AND BULK REQUIREMENTS

- MINIMUM LOT AREA: 5,500 SF
- MINIMUM LOT WIDTH: 50'
- MINIMUM STREET YARD: 20'
- MINIMUM SIDE YARD: 6'
- MINIMUM REAR YARD: 25'
- MAXIMUM BUILDING HEIGHT: 35'

**LAND DEVELOPMENT SUMMARY**

- PROPOSED USE: SINGLE FAMILY (DETACHED)
- SITE AREA: 3,295.1 AC.
- R.O.W. DEDICATION: 0.0885 AC.
- AREA IN LOTS: 3,226.6 AC.
- PROPOSED LOTS: 4
- AVERAGE LOT AREA: 0.8067 AC.\*\*

\*\* - LOTS ARE SIZED TO ACCOMMODATE RESOURC PROTECTION WITH CONSERVATION EASEMENTS ON LOT.

**LAND DEVELOPMENT PLAN**  
**APPLICATION NO. 2014-0468-S**  
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**MILLTOWN SQUARE**

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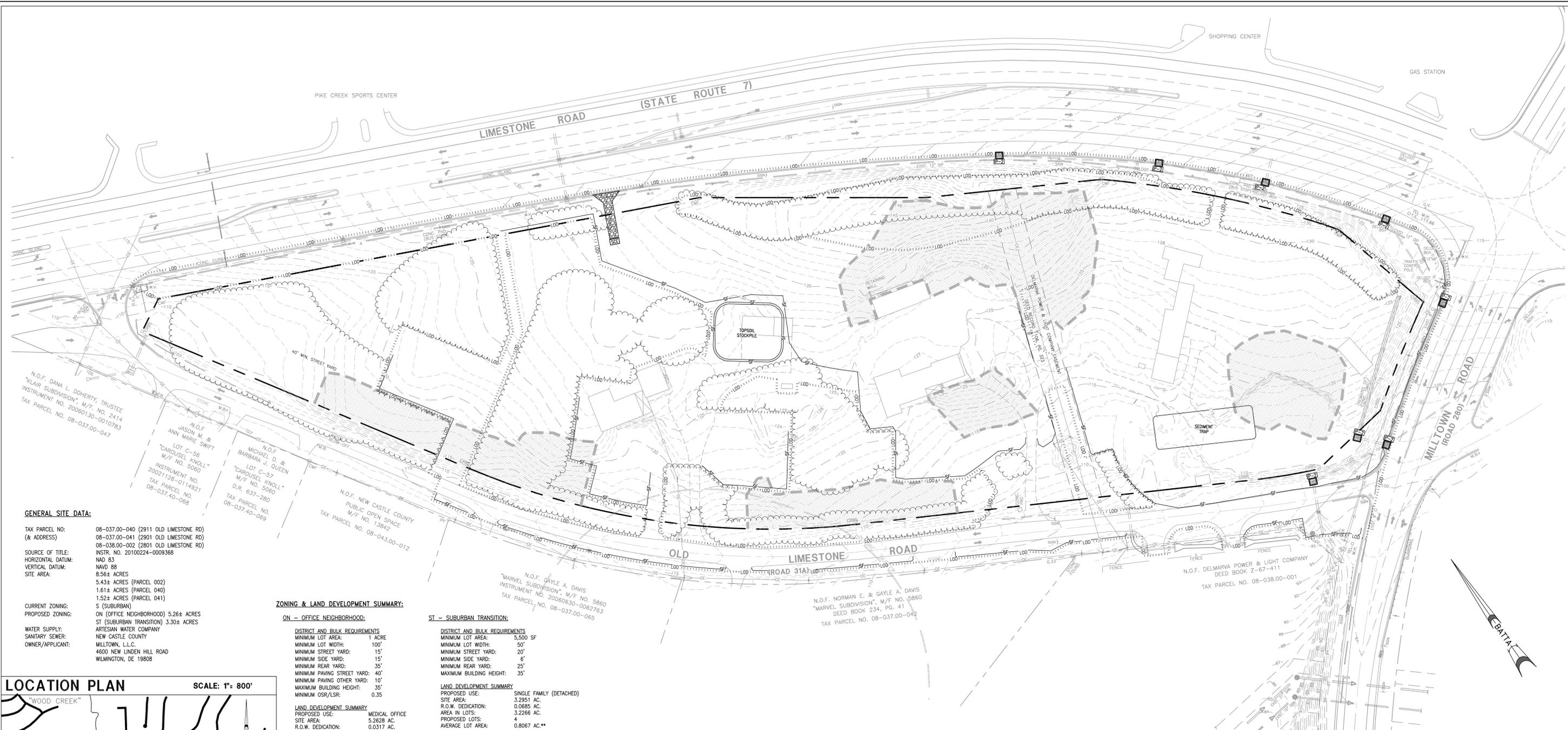
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 PHONE: (302) 856-2581 FAX: (302) 856-0974

APPROVED BY: [Signature] PROJECT NUMBER: 90223-2 PLAN NUMBER: C-19293 SHEET: 3 OF 4

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 SANITARY SEWER: NEW CASTLE COUNTY  
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 4600 NEW LINDEN HILL ROAD  
 WILMINGTON, DE 19808

**ZONING & LAND DEVELOPMENT SUMMARY:**

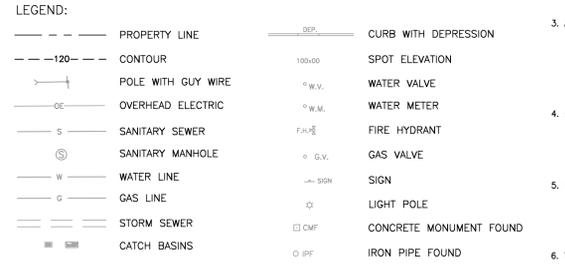
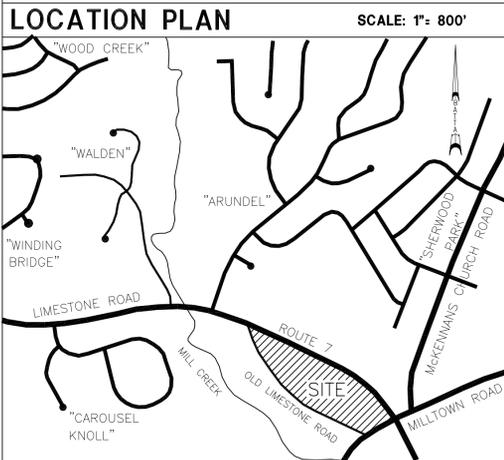
**ON - OFFICE NEIGHBORHOOD:**

DISTRICT AND BULK REQUIREMENTS  
 MINIMUM LOT AREA: 1 ACRE  
 MINIMUM LOT WIDTH: 100'  
 MINIMUM STREET YARD: 15'  
 MINIMUM SIDE YARD: 15'  
 MINIMUM REAR YARD: 35'  
 MINIMUM PAVING STREET YARD: 40'  
 MINIMUM PAVING OTHER YARD: 10'  
 MAXIMUM BUILDING HEIGHT: 35'  
 MINIMUM OSR/LSR: 0.35

**ST - SUBURBAN TRANSITION:**

DISTRICT AND BULK REQUIREMENTS  
 MINIMUM LOT AREA: 5,500 SF  
 MINIMUM LOT WIDTH: 50'  
 MINIMUM STREET YARD: 20'  
 MINIMUM SIDE YARD: 6'  
 MINIMUM REAR YARD: 25'  
 MAXIMUM BUILDING HEIGHT: 35'

**LAND DEVELOPMENT SUMMARY**  
 PROPOSED USE: MEDICAL OFFICE  
 SITE AREA: 5,2628 AC.  
 R.O.W. DEDICATION: 0.0317 AC.  
 LOT 5 AREA: 5,2311  
 PROPOSED BLDG. GFA: 42,000 S.F.\*  
 PROPOSED BLDG. FOOTPRINT: 14,000 S.F.  
 PARKING REQUIRED: 189  
 ( @ 4.5/1000 SF GFA )  
 PARKING PROPOSED: 192 (112 & 80)  
 \* - WITH 14,000 S.F. BASEMENT FOR STORAGE ONLY; NO PARKING AND/OR SANITARY SEWER ALLOCATION IS PROVIDED FOR BASEMENT STORAGE.



**CERTIFICATION OF PROFESSIONAL ENGINEER**

I, RAMESH C. BATTA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE WITH A BACKGROUND IN CIVIL ENGINEERING AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT ALL OF THE INFORMATION, INCLUDING TOPOGRAPHY, ON THESE DRAWINGS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. ADDITIONALLY THE DESIGN PRESENTED HEREON HAS BEEN PREPARED WITH ALL APPLICABLE REGULATIONS, CODES, STANDARDS, GUIDELINES AND POLICIES.

DATE: \_\_\_\_\_ RAMESH C. BATTA, P.E.  
 DELAWARE LICENSE NO. 4359

**GENERAL NOTES**

- A PRE-CONSTRUCTION MEETING (UNLESS WAIVED BY NEW CASTLE COUNTY) MUST BE HELD PRIOR TO COMMENCING CONSTRUCTION. CONTACT NEW CASTLE COUNTY ENGINEERING SECTION AT (395-5400) TO SCHEDULE MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- DNREC AND NEW CASTLE COUNTY (NCC) PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS OF LAND DISTURBING ACTIVITIES.
- ALL PERMETER CONTROLS MUST BE INSTALLED, STABILIZED, INSPECTED BY THE CCR, AND APPROVED BY NCC PRIOR TO BULK GRADING, BUILDING PERMIT ISSUANCE, OR ANY UTILITY INSTALLATION ON NONRESIDENTIAL PROJECTS. THE CCR IS REQUIRED TO SUBMIT A REPORT VERIFYING THAT THE PERMETER CONTROLS HAVE BEEN INSTALLED CORRECTLY AND ARE FUNCTIONING PROPERLY. PRIOR TO THIS PRE-BUILD INSPECTION NO DISTURBANCE MAY OCCUR ON-SITE OTHER THAN THOSE AREAS NECESSARY TO ESTABLISH THE PERMETER EROSION AND SEDIMENT CONTROLS. INSTALL THE PERMETER CONTROLS PURSUANT TO THIS PLAN. ALL PERMETER SEDIMENT CONTROLS, INCLUDING SOIL STOCKPILES, SHALL BE VEGETATIVELY STABILIZED.
- REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS ON THE APPROVED PLAN. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC. NECESSARY TO COMPLY WITH ALL APPLICABLE REGULATIONS, CODES, STANDARDS, GUIDELINES AND POLICIES.
- UNLESS OTHERWISE AUTHORIZED BY NCC, ALL WORK MUST BE DONE IN ACCORDANCE WITH THE LATEST APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER MANAGEMENT PRACTICES MAY BE REQUIRED AS DETERMINED NECESSARY BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE. IF NCC DETERMINES THE APPROVED PLAN TO BE DEFICIENT, THAT PLAN WILL BE VOIDED, THE SITE ISSUED A STOP WORK ORDER AND THE SUBMISSION OF A REVISED PLAN WILL BE REQUIRED FOR REVIEW AND APPROVAL BY NCC.
- THE CCR IS RESPONSIBLE TO REPORT THE CONDITIONS OF SITE WORK AS COMPARED TO THE LATEST APPROVED SEDIMENT AND STORMWATER PLAN. ANY DEVIATION FROM THE APPROVED PLANS REQUIRES WRITTEN APPROVAL FROM NCC.
- THE CCR WILL BE RESPONSIBLE FOR WEEKLY EROSION AND SEDIMENT CONTROL INSPECTIONS. THE CCR SHALL CONTACT, IN WRITING, NEW CASTLE COUNTY TO CONSIDER ANY REQUEST TO DEVIATE FROM THE REQUIRED FREQUENCY OF INSPECTIONS. APPROVAL OF SUCH A REQUEST SHALL BE AT THE DISCRETION OF NEW CASTLE COUNTY.
- THE CCR WILL ALSO BE RESPONSIBLE FOR INSPECTING THE CONSTRUCTION OF ANY PERMANENT STORMWATER MANAGEMENT FACILITY AND SUBMITTING AN APPROPRIATE INSPECTION CHECKLIST, SIGNED BY A P.E., FOR CERTIFICATION OF THAT WORK. IF THE SEQUENCE OF CONSTRUCTION CALLS FOR A PERMANENT STORMWATER MANAGEMENT FACILITY TO BE INSTALLED AS AN ELEMENT OF THE PERMETER CONTROLS, THAT CHECKLIST AND STORMWATER AS-BUILT WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL INSPECTION REPORTS FROM BOTH THE CCR AND THE COUNTY ENGINEER/INSPECTOR SHALL BE ELECTRONICALLY SUBMITTED WEEKLY TO ALL PARTIES INCLUDED ON THE CONSTRUCTION INFORMATION SHEET. THESE REPORTS SHALL INCLUDE A DATE BY WHICH ALL DEFICIENCIES MUST BE RESOLVED. FAILURE TO RESOLVE THE DEFICIENCIES INDICATED ON THE INSPECTION REPORT BY THE GIVEN DATE MAY RESULT IN ENFORCEMENT ACTION CONSIDERED APPROPRIATE BY THE DEPARTMENT.

- THE CCR AND NCC ENGINEER/E&S INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO ALL ELEMENTS OF SITE WORK WHICH REQUIRE INSPECTION. FAILURE TO PROVIDE THE APPROPRIATE NOTIFICATION MAY RESULT IN THE CONTRACTOR EXCAVATING SUFFICIENT MATERIAL TO VERIFY CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN. SHOULD ANY PART OF A STORMWATER MANAGEMENT BASIN EMBANKMENT NEED TO BE EXCAVATED THE ENTIRE EMBANKMENT MUST BE RECONSTRUCTED (IF APPLICABLE).
- AS-BUILT PLANS AND PHOTOGRAPHIC DOCUMENTATION (AND ALL APPLICABLE SUPPLEMENTARY DOCUMENTS) SHALL BE SUBMITTED FOR ALL PERMANENT STORMWATER MANAGEMENT FACILITIES.
- LIMITS OF DISTURBANCE MUST BE DELINEATED IN THE FIELD. TOTAL DISTURBED AREA = 5.8 ACRES IN 1 PHASE.
- ALL DISTURBED SOIL SURFACES, INCLUDING SOIL STOCKPILES AND PERMETER CONTROLS ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER PERMANENTLY OR TEMPORARILY WITHIN FOURTEEN (14) DAYS.
- ALL PROPOSED EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK 2003, OR AS AMENDED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL. MAINTENANCE MUST BE PERFORMED AFTER EACH INSPECTION AS NECESSARY. ANY ERODED AREAS SHALL BE STABILIZED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF ACCORDING TO PLAN.
- SHOULD QUESTIONS ARISE REGARDING THE MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES, THE SITE CONTRACTOR SHALL CONTACT THE CONSULTING ENGINEER EXPEDITIOUSLY FOR TECHNICAL ASSISTANCE.
- UPON RECEIPT OF TWO CONSECUTIVE UNSATISFACTORY CCR AND/OR NCC EROSION AND SEDIMENT CONTROL INSPECTION REPORTS, THE SITE MAY BE ISSUED A STOP WORK ORDER AND A SHOW CAUSE HEARING SCHEDULED.
- A CCR MAY BE REQUIRED FOR ALL RESIDENTIAL SITES WHICH RECEIVE TWO OR MORE CONSECUTIVE UNSATISFACTORY REPORTS FROM THE NCC PUBLIC WORKS INSPECTOR. THE SITE MAY BE ISSUED A STOP WORK ORDER AND A SHOW CAUSE HEARING IMMEDIATELY SCHEDULED.
- PURSUANT TO SECTION 8, PLAN APPLICATION AND APPROVAL PROCESS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, AS AMENDED, ALL APPROVED S&S PLANS EXPIRE THREE (3) YEARS FROM THE DATE OF PLAN APPROVAL OR DATE OF PLAN RECORDED IF NO PLAN APPROVALS ISSUED AFTER PLAN RECORDED DATE. UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT, ANY APPROVED S&S PLAN SUPERSEDED BY ANOTHER APPROVED S&S PLAN SHALL BE CONSIDERED EXPIRED AND WILL NOT BE RECOGNIZED UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT.
- THE APPROVED S&S PLAN INCORPORATES POLLUTION PREVENTION PRACTICES LISTED UNDER STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION SITE POLLUTION PREVENTION IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED DECEMBER 2003 AND ITS REVISIONS.
- NCC SHALL NOT RELEASE BUILDING PERMITS FOR THOSE LOTS WHICH ARE CONSTRAINED BY ANY TEMPORARY SEDIMENT CONTROL PRACTICES (I.E. SEDIMENT TRAPS) AND ON WHICH EROSION AND SEDIMENT CONTROLS HAVE NOT BEEN ESTABLISHED.

NO.	DATE	REVISION (COMMENT)	BY

**RAMESH C. BATTA ASSOCIATES, P.A.**  
 CONSULTING ENGINEERS \* PLANNERS \* LAND SURVEYORS \* LANDSCAPE ARCHITECTS

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 WILMINGTON, DELAWARE 19808  
 PHONE: (302) 988-9463 FAX: (302) 988-2926

20169 OFFICE CIRCLE  
 SUITE 112  
 GEORGETOWN PROFESSIONAL PARK  
 GEORGETOWN, DELAWARE 19947  
 PHONE: (302) 856-2581 FAX: (302) 856-0974

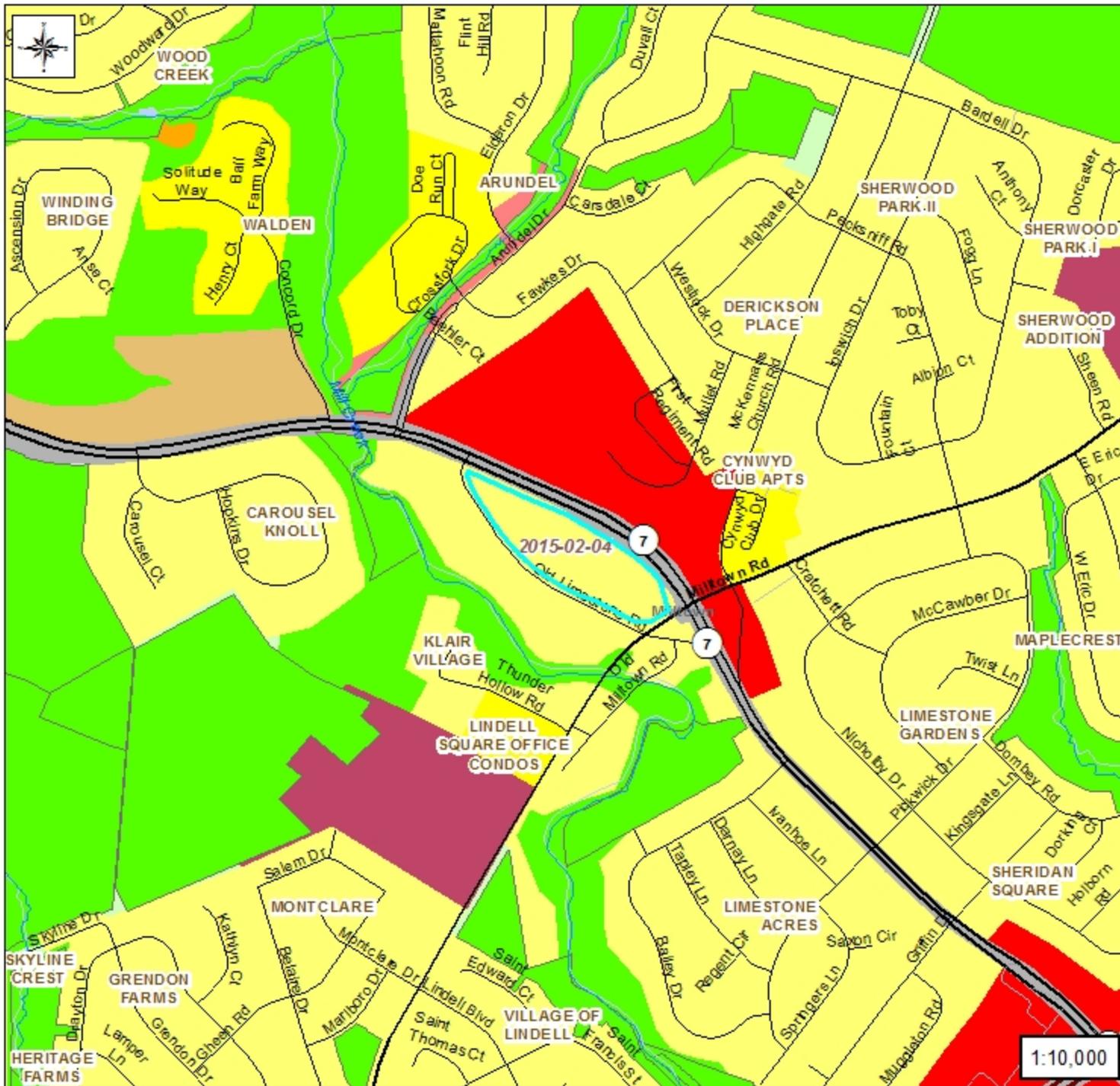
APPROVED BY: \_\_\_\_\_ PROJECT NUMBER: 90223-2 PLAN NUMBER: C-19293 SHEET: 4 OF 4

**'SCHEMATIC' PRE-BULK EROSION AND SEDIMENT CONTROL PLAN**  
 APPLICATION NO. 2014-0468-S  
**EXPLORATORY**  
**MAJOR LAND DEVELOPMENT PLAN WITH REZONING**  
**MILLTOWN SQUARE**  
 MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE  
 SCALE: 1" = 50'  
 DECEMBER 8, 2014



# Preliminary Land Use Service (PLUS)

Miltown Square  
2015-02-04



**Legend**

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

**2007 Land Use**

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Mixed Forest

## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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# Preliminary Land Use Service (PLUS)

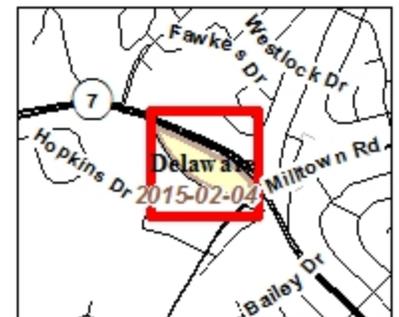
Miltown Square  
2015-02-04



**Legend**

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

## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
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