PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
November 5, 2025 2:54 PM

PLUS ID: 2025-12-01

State Strategy Level: 1

PLUS Application Type - Rezoning

Title: Talleyville Towne Shoppes
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
To rezone tax parcels 06-051.00-083, 06-051.00-056 & 06-051.00-072 from ON to CN to be consistent with the rest of the Talletville Shopping center

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 06-051.00-083 0605100056 0605100072

Project Location: Silverside Road and Concord Pike

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

RTP Holdings Inc.
4013 Concord Pike
Wilmington, DE 19803
Phone: (302) 478-8539
Email: concordpikeliq@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,

Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Apex Engineering, Inc.
Stephen G. Davies
Phone: (302) 994-1900
Email: sdavies@apexengineeringinc.com
Fax: (302) 994-9099

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **1.01**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **ON**
Proposed Zoning for this project: **CN**

Land Use Information

Present Use for this project area: **shopping Center**
Proposed Use for this project: **Shopping Center**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **9,450**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Ralph Pepe (302) 478-8539

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands
Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands
Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact
Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation
Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
N/A

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:
What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
None

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	Yes	No	Yes
Type existing	Internal, Within Right-of-Way		Within Right-of-Way
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

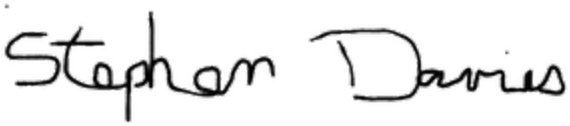
If yes, please provide details regarding known historic/cultural resources near the project site.
The Grange building. It was located between the north and south bound lanes of Concord Pike. The current owner, (at his own expense) moved the building to another parcel in the shopping center that he already owned, and renovated it.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

PLUS

Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Talleyville Towne Shoppes

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Ralph T. Pepe

Signature of Property Owner

11-18-25

Date

Ralph T. Pepe for RTP Holdings, INC

Property Owner (Please Print)

N/A

Signature of Additional Owner (if applicable)

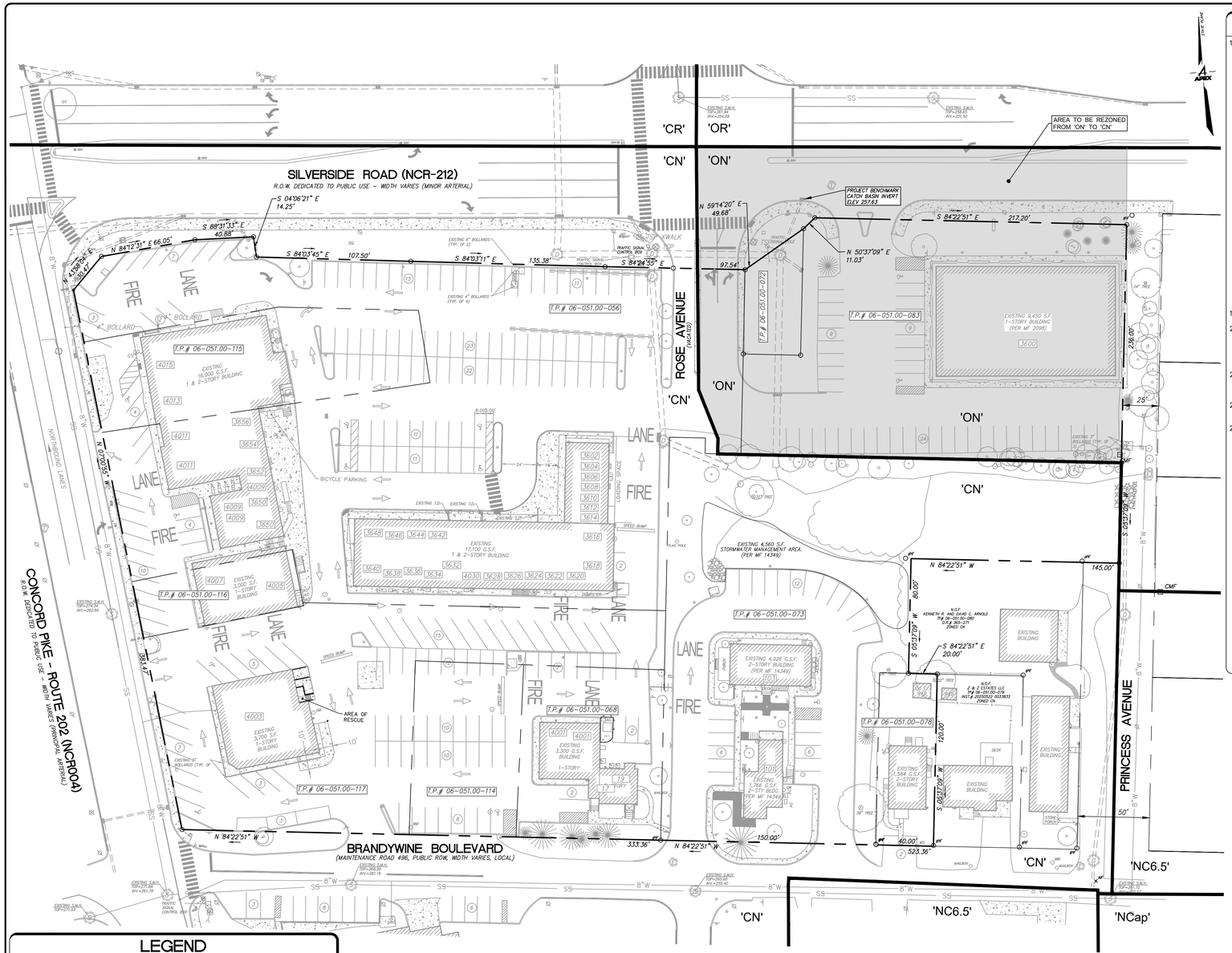
Date

N/A

Additional Owner (Please Print)

OSPC

Published January 2022



SITE DATA CONTINUED

18. RESTRICTIONS:
THE FOLLOWING COMMON AREAS ARE TO BE MAINTAINED ACCORDING TO THE PROVISIONS OF COUNTY ORDINANCE NO. 73-103, SECTION 7-23 (ALSO REFERRED TO AS SECTION 20-70 (C)(D) OF SUB-DIVISION REGULATIONS: A) LANDSCAPE AREAS, B) PAVED AREAS, C) CURBING D) SIDEWALKS, AND E) STORMWATER MANAGEMENT FACILITIES.

DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON MICROFILM 7155 OR THE LANDSCAPE PLAN DATED FEBRUARY 16, 1983, REVISED MARCH 8, 1983, PREPARED BY HILLCREST ASSOCIATES, INC. SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECOCURRENCE OF NATURAL VEGETATION.

FOR RESTRICTIONS BINDING THE PARCELS SHOWN ON THIS PLAN, SEE THE DECLARATION OF RESTRICTIONS BY RALPH PEPE, CONCORD PIKE LIQUORS, INC., RANCH HOUSE SOUTH, INC., ABD ABJMP ASSOCIATES, INC., DATED APRIL 8, 1982, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DEED RECORD C, VOLUME 118, PAGE 259.

FOR CROSS EASEMENT DECLARATION BINDING THE PARCELS SHOWN ON THIS PLAN, SEE CROSS EASEMENT DECLARATION BY CONCORDIA HOLDING CORPORATION, CONCORD PIKE LIQUORS, INC., RANCH HOUSE SOUTH, INC., JACOB GETTY AND ELIZABETH GETTY, HIS WIFE, RALPH T. PEPE, PHILIMENA ERNEST AND JOSEPH ERNEST, HER HUSBAND, AND THOMAS PEPE, TRUSTEE, DATED APRIL 26 1984, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN DEED RECORD S, VOLUME 126, PAGE 243.

FOR DECLARATION OF MAINTENANCE AND SERVICE BINDING THE PARCELS SHOWN ON THIS PLAN, SEE DECLARATION OF MAINTENANCE AND SERVICE BY CONCORDIA HOLDING CORPORATION, CONCORD PIKE LIQUORS, INC., RANCH HOUSE SOUTH, INC., AND JACOB GETTY AND ELIZABETH GETTY, HIS WIFE, DATED SEPTEMBER 1, 1983, AND OF RECORD IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN DEED RECORD R, VOLUME 123, PAGE 140.

ON OCTOBER 13, 1983, THE NEW CASTLE COUNTY BOARD IF ADJUSTMENT GRANTED A VARIANCE TO ALLOW CONSTRUCTION OF THE BUILDING DEPICTED AS "UNDER CONSTRUCTION" 36' FROM ROSE AVE ON MICROFILM #7155 RE. APPLICATION 6619-A.

19. LIMIT OF DISTURBANCE: THERE IS NO DISTURBANCE PROPOSED BY THIS PLAN.

20. NONCONFORMITIES: THE LOCATION OF THE EXISTING PAVING, SIGNAGE, LANDSCAPING AND SIDEWALKS IDENTIFIED ON THIS PLAN DO NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. THESE ITEMS MAY OR MAY NOT HAVE NONCONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.

21. 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.

22. FIRE NOTE: ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

23. SUPERSEDURE NOTE: THIS PLAN SUPERSEDES, IN PART THE FOLLOWING:

THE RECORDED PLAN FOR WILMONT DATED 1925 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 596.

THE RECORD RESUBDIVISION PLAN FOR THE PROPERTY OF DANIEL C. LICKLE DATED MAY 17, 1972 AND RECORDED ON SEPTEMBER 5, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 2098.

THE RECORD RESUBDIVISION PLAN FOR THE GRANGE DATED SEPTEMBER 28, 2000 AND RECORDED ON NOVEMBER 9, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 14349.

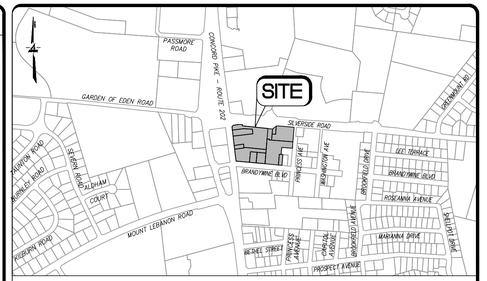
THE RECORD RESUBDIVISION PLAN OF TALLEYVILLE TOWNE SHOPPES DATED OCTOBER 26, 1983 AND RECORDED ON JUNE 6, 1984 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 7155.

THE RECORD MINOR LAND DEVELOPMENT PLAN OF TALLEYVILLE TOWNE SHOPPES EXTENSION DATED NOVEMBER 8, 1988 AND RECORDED ON JUNE 23, 1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 9877.

THE RECORD RESOLUTION FOR THE VACATION OF A PORTION OF ROSE AVENUE/NEW CASTLE COUNTY TALLEYVILLE TOWNE SHOPPES DATED MARCH 11, 2019 AND RECORDED APRIL 12, 2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT 20190412-0026578.

THE RECORD RESUBDIVISION PLAN OF TALLEYVILLE TOWNE SHOPPES DATED JULY 13, 2020 AND RECORDED JULY 23, 2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT 20200723-0060550.

THE RECORD RESUBDIVISION PLAN OF TALLEYVILLE TOWNE SHOPPES DATED JUNE 19, 2023 AND RECORDED SEPTEMBER 28, 2023 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT 20230928-0065182.



LOCATION MAP ZONING MAP 9 SCALE: 1"=800'

SITE DATA

1. PURPOSE: THE PURPOSE OF THIS PLAN IS TO REZONE TAX PARCELS 06-051.00-072, 06-051.00-083 AND A PORTION OF TAX PARCEL 06-051.00-056 FROM 'ON' TO 'CN'. NO DEVELOPMENT IS PROPOSED BY THIS PLAN.
2. TAX PARCEL PROPERTY INFORMATION: SEE CHART
3. DATUM: NAVD88
4. BENCHMARK: INVERT OF CATCH BASIN LOCATED ON SILVERSIDE ROAD BETWEEN THE ENTRANCES ELEVATION 257.63
5. DATE OF SURVEY: MAY 2013 BY APEX ENGINEERING INCORPORATED. UPDATED OCTOBER 2019.
6. ZONING/USE: 'ON' 'CN'

	OFFICE NEIGHBORHOOD (MIXED USE)		COMMERCIAL NEIGHBORHOOD (SHOPPING CENTER/RETAIL)	
BULK AREA RESTRICTIONS:				
LOT AREA:	1 ACRE MIN.		LOT AREA:	1,800 S.F. MIN.
LOT WIDTH:	100' MIN.		LOT WIDTH:	100' MIN.
STREET YARD:	15' MIN.		STREET YARD:	15' MIN.
SIDE YARD:	15' MIN.		SIDE YARD:	15' MIN.*
REAR YARD:	35' MIN.		REAR YARD:	20' MIN.
BUILDING HEIGHT:	35' MAX.		BUILDING HEIGHT:	35' MAX.
PAVING (STREET/OTHER)	40'/10' MIN.		PAVING (STREET/OTHER)	40'/10' MIN.

* 20' MIN. ADJACENT TO RESIDENTIAL USE OR DISTRICT

7. LOTS: EXISTING: 10 PROPOSED: 10 (NO PROPERTY LINE CHANGES PROPOSED BY THIS PLAN)
8. BUILDING GROSS FLOOR AREA: 60,926 G.S.F. (NO BUILDINGS PROPOSED BY THIS PLAN)
9. SITE AREA BREAKDOWN:

	EXISTING	PROPOSED
BUILDINGS	1.00 ACRES (17.2%)	1.00 ACRES (17.2%)
IMPERVIOUS SURFACE	3.60 ACRES (62.1%)	3.60 ACRES (62.1%)
OPEN SPACE	1.20 ACRES (20.7%)	1.20 ACRES (20.7%)
TOTAL	5.80 ACRES (100.0%)	5.80 ACRES (100.0%)

10. PARKING:
REQUIRED: 259 (60,926/1,000 x 4.25, PER UDC INCLUDING 7 ADA ACCESSIBLE PARKING SPACES)
EXISTING: 278 (INCLUDING 12 ADA ACCESSIBLE PARKING SPACES AND BICYCLE PARKING)
11. WATER SUPPLIER: CITY OF WILMINGTON – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
12. SANITARY 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. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. NO ADDITIONAL PROPOSED SEWER.

THERE IS NO INCREASE IN SEWER FLOW GENERATED BY THIS PLAN, NO DEVELOPMENT IS PROPOSED.

13. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
14. CRITICAL NATURAL AREA: NO PORTION OF THIS SITE IS WITHIN A CRITICAL NATURAL AREA PER STATE MAPPING.
15. FLOODPLAIN: THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP# 10003C0066K DATED JANUARY 20, 2020.
16. WATER RESOURCE PROTECTION AREA (W.R.P.A.): NO PORTION OF THIS SITE IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA ACCORDING TO MAP 1 OF 3 FOR CITY OF NEWARK, CITY OF WILMINGTON AND NEW CASTLE COUNTY, DELAWARE LAST UPDATED MARCH 2022.
17. WETLANDS: A WETLANDS INVESTIGATION WAS NOT CONDUCTED AS PART OF THIS APPLICATION SINCE THERE IS NO DEVELOPMENT BEING PROPOSED.

LEGEND

PROPERTY LINE	LIGHT POLE
IRON PIPE	ELECTRIC MANHOLE
IRON PIPE	TELEPHONE BOX
CONCRETE MONUMENT	TELEPHONE MANHOLE
DRILL HOLE FOUND	COMMUNICATIONS LINE (CABLE, FIBER OPTIC, OTHER)
SURVEY NAIL	GAS METER
WETLANDS BOUNDARY	GAS VALVE
SANITARY SEWER MANHOLE	GAS VENT
SANITARY SEWER	GAS LINE
CLEAN-OUT	GAS MANHOLE
DRAINAGE PIPE w/ SIZE & TYPE	FENCE
CATCH BASIN	EVERGREEN TREE
DRAINAGE MANHOLE	DECIDUOUS TREE
DOWNSPOUT	WOODS LINE
FIRE HYDRANT	STREAM
WATER VALVE	CURB & GUTTER
WATER METER	CONCRETE SIDEWALK, SLAB, PAVEMENT
WATER LINE W/SIZE	IMPERVIOUS PAVEMENT
ELECTRIC LINE (OVERHEAD)	STRUCTURE/BUILDING
ELECTRIC LINE (UNDERGROUND)	SIGN
UTILITY POLE w/ GUY WIRE	TRAFFIC SIGNAL
ELECTRIC BOX	PULL BOX
ELECTRIC METER	STREET ADDRESS
	'CN' / 'ON' ZONING BOUNDARY AND DESIGNATION

CERTIFICATION OF OWNERSHIP

I, RALPH PEPE, HEREBY CERTIFY THAT CONCORDIA HOLDING CORPORATION AND RTP HOLDINGS, INC, ARE THE OWNERS OF THE PROPERTIES WHICH ARE THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT THEIR DIRECTION AND THAT THEY AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

RALPH PEPE DATE

CERTIFICATION OF PLAN APPROVAL

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

APPROVED _____ BY _____
DATE GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVIES, 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 ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

STEPHEN G. DAVIES, P.E. DATE
REGISTRATION #7690

PROPERTY INFORMATION

TAX PARCEL	PROPERTY OWNER	PROPERTY ADDRESS	EXISTING ZONING	SOURCE OF TITLE	SITE AREA
06-051.00-056	CONCORDIA HOLDING CORPORATION C/O RALPH PEPE 401.3 CONCORD PIKE WILMINGTON, DE 19803	3602 SILVERSIDE ROAD WILMINGTON, DE 19810	CN & ON	D.R.# T-123-41	1.80 ACRES
06-051.00-068	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	19 BRANDYWINE BLVD. WILMINGTON, DE 19803	CN	20250806 0055537	0.28 ACRES
06-051.00-072	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	0 SILVERSIDE ROAD WILMINGTON, DE 19810	ON	20250808 0056456	0.07 ACRES
06-051.00-073	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	101 BRANDYWINE BLVD. WILMINGTON, DE 19803	CN	20250808 0056443	1.20 ACRES
06-051.00-078	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	105 BRANDYWINE BLVD. WILMINGTON, DE 19803	CN	20250807 0056264	0.11 ACRES
06-051.00-083	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	3600 SILVERSIDE ROAD WILMINGTON, DE 19810	ON	20250807 0056268	0.94 ACRES
06-051.00-114	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	15 BRANDYWINE BLVD. WILMINGTON, DE 19803	CN	20250807 0056253	0.22 ACRES
06-051.00-115	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	401.3 CONCORD PIKE WILMINGTON, DE 19803	CN	20250806 0055529	0.32 ACRES
06-051.00-116	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	4005 CONCORD PIKE WILMINGTON, DE 19803	CN	20250808 0056257	0.10 ACRES
06-051.00-117	RTP HOLDINGS INC. 401.3 CONCORD PIKE WILMINGTON, DE 19803	4003 CONCORD PIKE WILMINGTON, DE 19803	CN	20250806 0055533	0.76 ACRES

REV.	DATE	COMMENT	CHECKED

APPLICATION NO. 2025-0569

EXPLORATORY MINOR LAND DEVELOPMENT PLAN WITH REZONING FOR TALLEYVILLE TOWNE SHOPPES

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

40 20 0 40 80 120

SCALE: 1" = 40'	DATE: 9/02/2025
SURVEYED BY: J.S./K.P.	DRAWN BY: FEL/MKW/JAV
MICROFILM NO.	CHECKED BY: S.G.D.
PROJECT / FILE NUMBER: 98104006PLOTEXP(2025)	REVISION

SHEET NO. 1 OF 1

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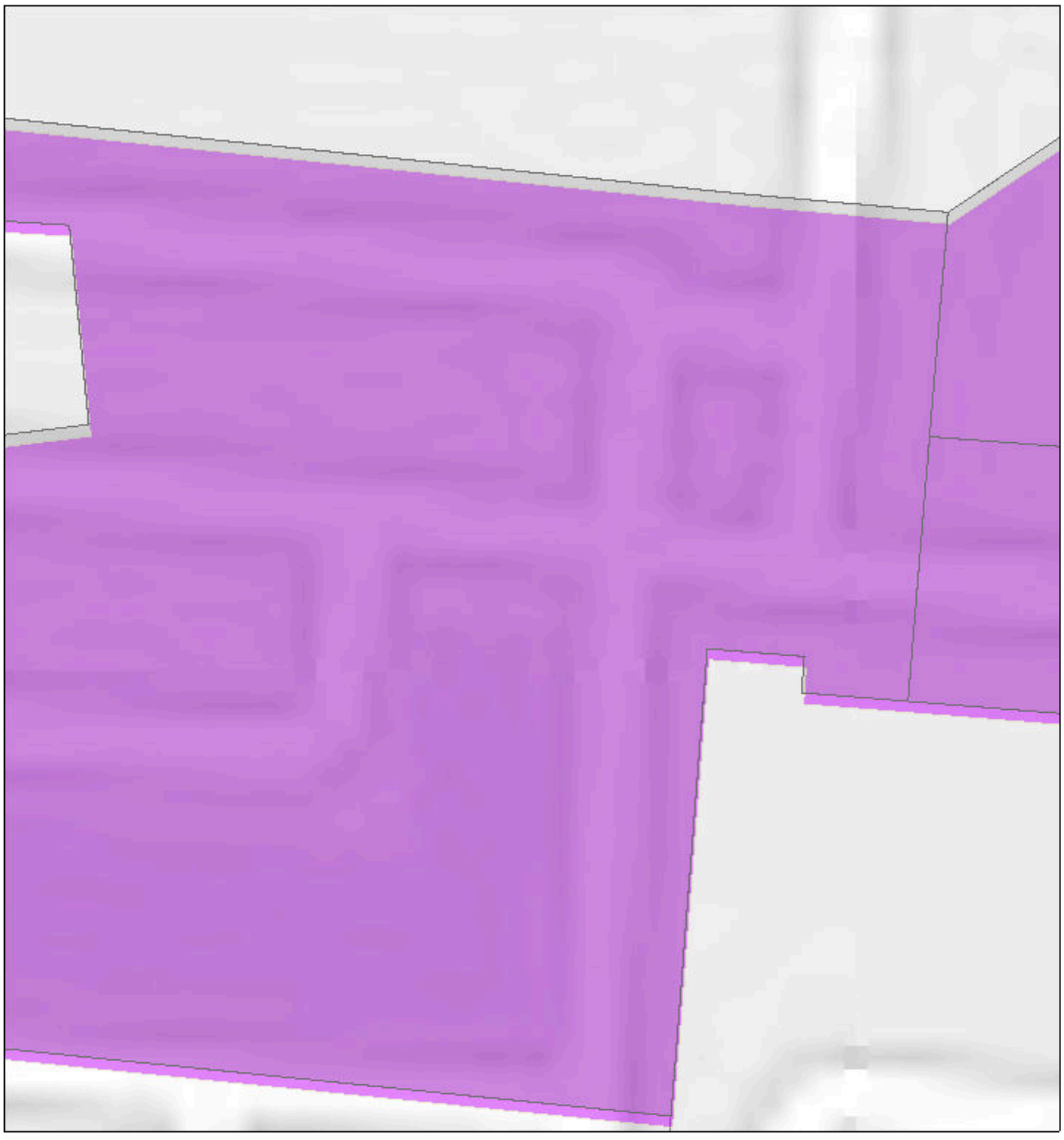
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Screening Report

Area of Interest (AOI) Information

Area : 118,784.65 ft²

Dec 3 2025 12:47:58 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	116,043.32	N/A
DE_StateParcels - State Parcels	3	118,784.57	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	2	118,784.65	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	118,784.65	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-12-01	116,043.32

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	0605100072	0.07	2,842.07
2	0605100083	0.81	35,276.11
3	0605100056	1.85	80,666.38

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Talleyville-Montalto-Urban land complex, 0 to 8 percent slopes	12,972.30
2	Urban land-Wheaton complex, 0 to 8 percent slopes	105,812.35

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	118,784.65

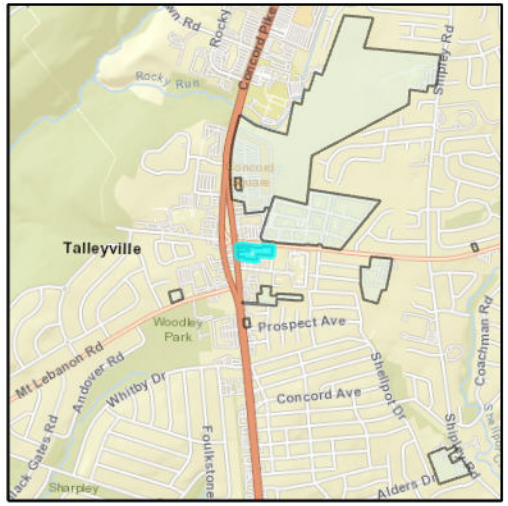
Preliminary Land Use Service (PLUS)

2025-12-01 Talleyville Towne Shoppes



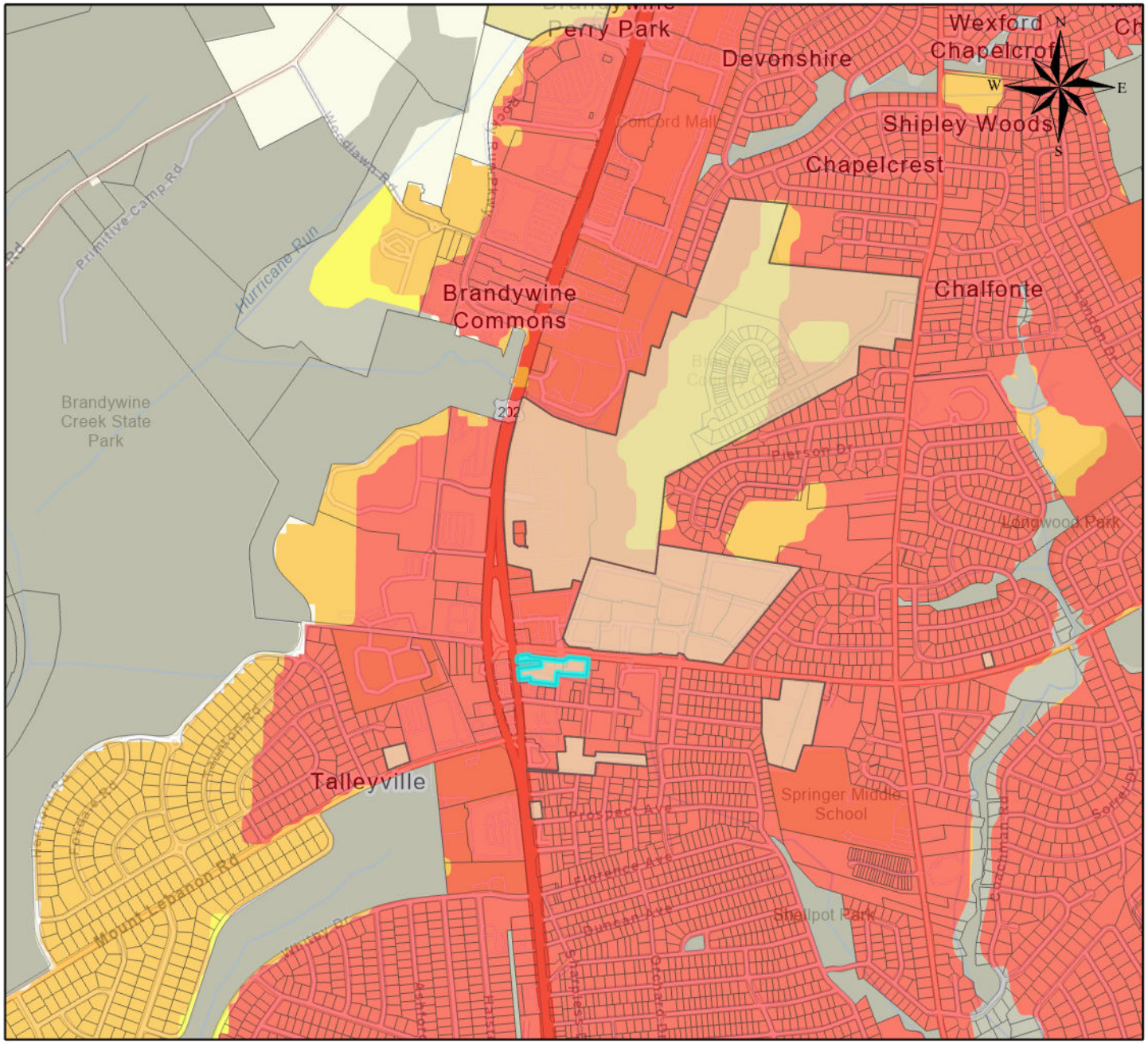
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

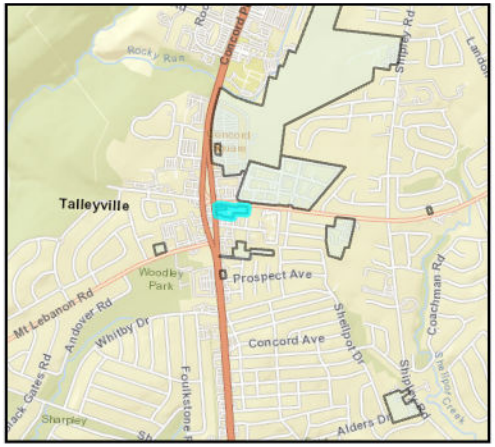
2025-12-01 Talleyville Towne Shoppes

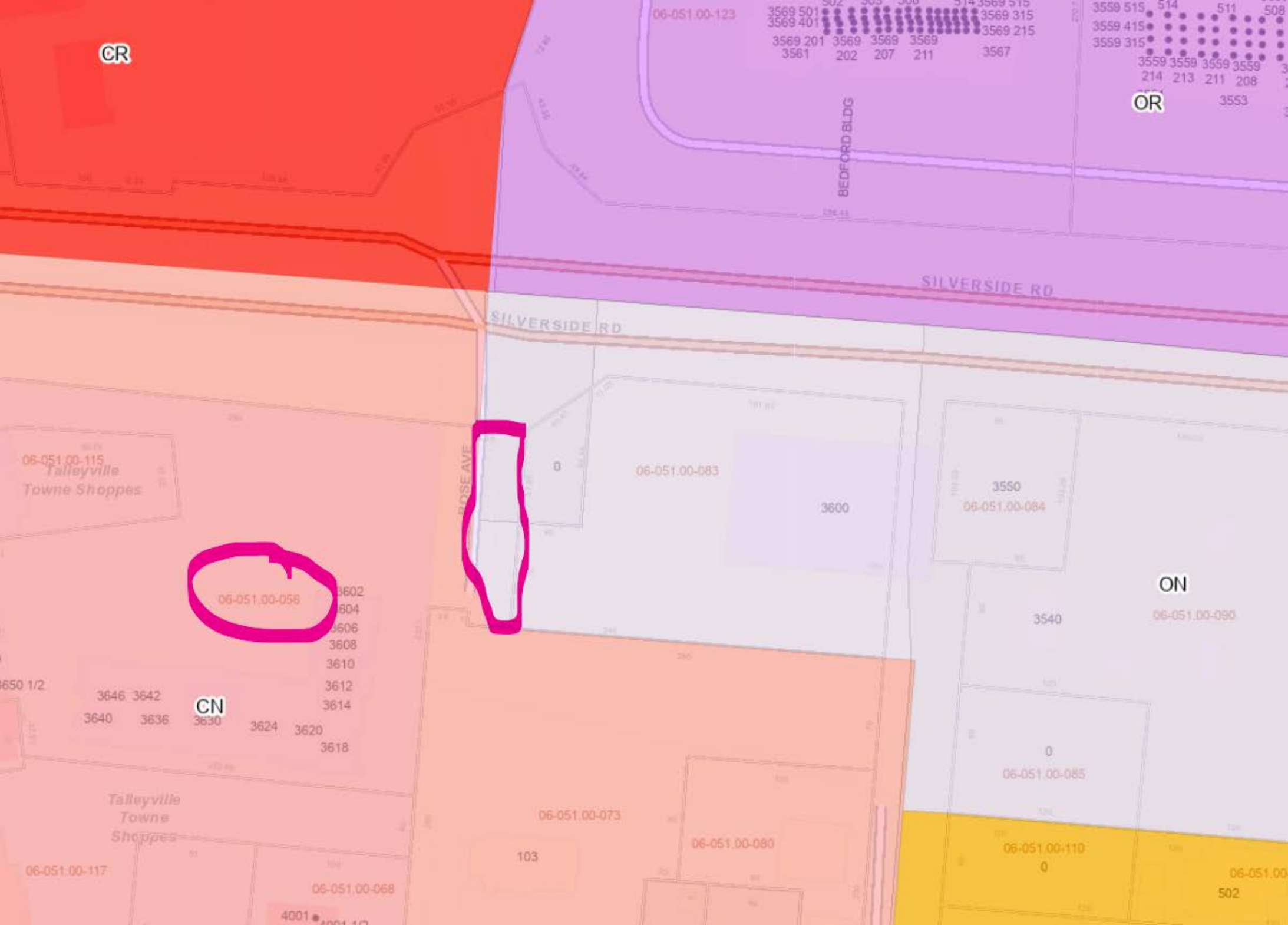


Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play




CR
OR
ON
CN
SILVERSIDE RD
SILVERSIDE RD
BEDFORD BLDG
ROSE AVE
06-051.00-123
3569 501
3569 401
3569 201
3561
3569
202
3569
207
3569
211
3567
3569 515
3569 315
3569 215
3559 515
3559 415
3559 315
514
511
508
3559
214
3559
213
3559
211
3559
208
3553
06-051.00-115
Talleyville
Towne Shoppes
0
06-051.00-083
3600
3550
06-051.00-084
06-051.00-056
3602
3604
3606
3608
3610
3612
3614
3618
3650 1/2
3646
3642
3640
3636
3630
3624
3620
3540
06-051.00-090
0
06-051.00-085
Talleyville
Towne
Shoppes
06-051.00-073
103
06-051.00-080
06-051.00-110
0
06-051.00-117
06-051.00-068
4001
502