PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 26, 2026 11:00 AM

PLUS ID: 2026-07-02

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: Eden Square Shopping Center
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
This plan proposes eight (8) new buildings (1 apartment building, 2 restaurant buildings, and 5 commercial retail buildings) with associated parking and pedestrian improvements to existing shopping center.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1003900028

Project Location: 100 Eden Circle, Bear, DE 19701

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

Section II: Project Contact Information

Owner Contact Information

Eden Investments LLC
1072 Madison Avenue, Suite B3
Lakewood, NJ 08701
Phone: 908-875-5200
Email: yehuda@lenoxgrp.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
Becker Morgan Group, Inc.
Connor Rock
Phone: 302-369-3700
Email: crock@beckermorgan.com
Fax: 302-734-7965

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

Section III: Project Details

Project Area (Acres): **35.66**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

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: **Commercial Regional**
Proposed Zoning for this project: **Commercial Regional**

Land Use Information

Present Use for this project area: **Commercial Retail**
Proposed Use for this project: **Mixed Use**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **99**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		99	

Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **236,348**

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:
Luke Rudowsky (732-877-9250)

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: **Other Artesian Water Company**
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?
Yes

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?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **No**
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?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
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:

4 Stormwater Detention Ponds, 2 Groundwater Recharge Areas

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? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
135
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)?
3%

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

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?
No

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

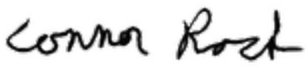
If yes, please provide details regarding known historic/cultural resources near the project site.

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

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: Eden Square Shopping Center

Project ID (to be completed by OSPC): _____

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

_____ 6/30/26

Signature of Property Owner Date

Eden Investments LLC - Sharon Dachs Member

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

± 475' TO
PULASKI HWY / BEAR CORBITT RD

± 1,375' TO
PULASKI HWY / STATE ROUTE 1

PULASKI HIGHWAY - US ROUTE 40
DEDICATED TO PUBLIC USE
RIGHT OF WAY WIDTH VARIES
NC-00032 - OTHER PRINCIPAL ARTERIALS

N 52° 44' 17" E 149.92'
S 37° 12' 09" E 14.53'
N 56° 39' 50" E
610.11'
S 52° 14' 06" E

LANDS N/F
STATE OF DELAWARE
T.P. 10-039.00-022
ZONING - CR

LANDS N/F
STATE OF DELAWARE
T.P. 10-039.00-023
ZONING - CR

LANDS N/F
STATE OF DELAWARE
T.P. 10-039.00-033
ZONING - CR

LANDS N/F
CHRISTINA SCHOOL DISTRICT
MICROFILM REF: 011411
T.P. 10-039.00-024
ZONING - OR

N 52° 33' 40" E 25.73'
N 52° 33' 40" E 151.93'
N 37° 27' W 150.00'
N 07° 18' 46" E 145.42'
S 47° 51' 33" E 90.00'
N 49° 30' 43" W 90.00'
1029.50'

15' STREET B.R.L.
25' STREET P.S.L.
20' SIDE B.R.L.
5' SIDE P.S.L.
RECHARGE AREA WRPA
EDEN CIRCLE
FIRE LANE
LANE

EX. SWM FACILITY ± 0.21 AC
EX. SWM FACILITY ± 0.57 AC
EX. SWM FACILITY ± 0.39 AC
EX. SWM FACILITY ± 0.18 AC

EX. BLDG.: BANK
± 5,000 S.F.
F.F. EL.: ± 82.00'

E EX. BUILDING: RESTAURANT
± 2,600 S.F.
F.F. EL.: ± 81.00'

1 **PR. BUILDING: RESTAURANT**
± 2,500 S.F.
F.F. EL.: T.B.D.

2 **PR. BUILDING: RESTAURANT**
± 2,000 S.F.
F.F. EL.: T.B.D.

3 **PR. BLDG.: COMMERCIAL RETAIL**
± 4,200 S.F.
F.F. EL.: T.B.D.

4 **PR. BLDG.: COMMERCIAL RETAIL**
± 12,000 S.F.
F.F. EL.: T.B.D.

5 **PR. BLDG.: COMMERCIAL RETAIL**
± 4,200 S.F.
F.F. EL.: T.B.D.

7 **PR. BLDG.: COMMERCIAL RETAIL**
± 7,200 S.F.
F.F. EL.: T.B.D.

8 **PROPOSED BUILDING: APARTMENT**
± 31,775 S.F. FOOTPRINT
± 127,100 S.F. G.F.A.
F.F. EL.: T.B.D.

A EXISTING BUILDING: COMMERCIAL RETAIL
± 62,200 S.F. FOOTPRINT
± 67,645 S.F. GFA
F.F. EL.: ± 78.00'

6 **PR. BUILDING: COMMERCIAL RETAIL**
± 3,600 S.F.
F.F. EL.: T.B.D.

B EXISTING BUILDING: COMMERCIAL RETAIL
± 32,178 S.F.
F.F. EL.: ± 77.33'

C EXISTING BUILDING: COMMERCIAL RETAIL
± 93,225 S.F.
F.F. EL.: ± 81.00' - 76.60'

EXISTING GROUNDWATER RECHARGE AREA
± 1.94 AC

EXISTING GROUNDWATER RECHARGE AREA
± 1.49 AC

EXISTING STORMWATER MANAGEMENT FACILITY
± 0.62 AC

LANDS N/F
EDEN INVESTMENTS LLC
MICROFILM REF: 202104130043239
T.P. 10-039.00-038
ZONING - NCap

BENCH MARK
IRON ROD W/ CAP
ELEV.: 75.63'
N: 594259.94
E: 588771.65

150' RADIUS CLASS A WELLHEAD WRPA
PER MICROFILM: 11931
TOTAL AREA ON-SITE: 1.12 AC.
R = 150'

RADIUS: 7789.44'
ARC LENGTH: 172.11'
CHD. BRG: S 10° 50' 00" E
CHD. LENGTH: 172.10'

724.05'
602.06'
S 12° 16' 14" E
S 55° 11' 31" W
1235.08'
N 27° 34' 32" W

20' REAR B.R.L.
5' REAR P.S.L.
ZONING - CR (NCC)
ZONING - NC21 (NCC)
ZONING - NCap (NCC)
ZONING - OR (NCC)

KOREAN WAR VETERANS MEMORIAL HIGHWAY - DE ROUTE 1
DEDICATED TO PUBLIC USE
RIGHT OF WAY WIDTH VARIES
NC-00067 - OTHER EXPRESSWAY & FREEWAY

NORFOLK SOUTHERN RAILROAD

SPRINGFIELD BOULEVARD
DEDICATED TO PUBLIC USE / RIGHT OF WAY WIDTH VARIES
NC-00381 - MAJOR COLLECTOR

FCM
FIRC
FIRC-DIST

KEY MAP - EDEN SQUARE SHOPPING CENTER

C-201 | C-202
C-203 | C-204
C-205 | C-206

SCALE: 1" = 800'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950
Newark 302.369.3700

Maryland
Salisbury 410.546.9100

Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

OVERALL SITE PLAN

0 30 60 120

SCALE: 1" = 60'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-200

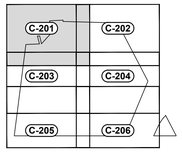
PROJECT NO.: 2025299.00
DATE: 04/13/2026
SCALE: 1" = 60'
DRAWN BY: C.T.R. | PROJ. MGR.: A.P.C.

SHEET
C-200

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KEY MAP - EDEN SQUARE SHOPPING CENTER



SCALE: 1" = 800'

PULASKI HIGHWAY - US ROUTE 40
RIGHT OF WAY WIDTH VARIES
NC-00032 - OTHER PRINCIPAL ARTERIALS

± 475' TO
PULASKI HWY / BEAR CORBITT RD

± 1,375' TO
PULASKI HWY / STATE ROUTE 1

PULASKI HIGHWAY - US ROUTE 40
DEDICATED TO PUBLIC USE
RIGHT OF WAY WIDTH VARIES
NC-00032 - OTHER PRINCIPAL ARTERIALS

EX. UTILITY POLE (TYP.)
N 52° 44' 17" E
149.92'
FCM
S 37° 12' 09" E
14.53'
N 56° 39' 50" E
FIRC-DIST
EX. RIGHT-OF-WAY
15' STREET B.R.L.
25' STREET P.S.L.
1050.00'
5' SIDE P.S.L.
20' SIDE B.R.L.
EX. PYLON SIGN
EXISTING
SWM FACILITY
± 0.21 AC
EXISTING
SWM FACILITY
± 0.57 AC
EXISTING
SWM FACILITY
± 0.39 AC
EXISTING
SWM FACILITY
± 0.18 AC
EDEN CIRCLE
EDEN CIRCLE
FIRE LANE
LANE
EX. BUILDING:
BANK
± 5,000 S.F.
F.F. EL.: ± 82.00'
EX. ADA PARKING SPACE (TYP.)
LANDS N/F
STATE OF DELWARE
T.P. 10-039.00-022
ZONING - CR
LANDS N/F
STATE OF DELWARE
T.P. 10-039.00-023
ZONING - CR
7' RECHARGE AREA WRPA I
N 37° 14' 57" W
145.48'
N 52° 33' 40" E
25.73'
FCM
N 49° 50' 43" W
90.60'
S 47° 57' 33" E
99.09'
N 07° 18' 46" E
151.93'
FIRC
N 52° 33' 40" E
1029.50'
40' WIDE UTILITY
EASEMENT (M.F. 11931)
20' WIDE UTILITY
EASEMENT (M.F. 11931)
PR. CURB RAMP (TYP.)
EX. CONCRETE
SIDEWALK (TYP.)
PR. STRIPED CROSSWALK (TYP.)
PR. P.C.C. SIDEWALK (TYP.)
EX. CONCRETE
VERTICAL CURB (TYP.)
PR. PAVEMENT MILL
& OVERLAY (TYP.)
PR. FULL-DEPTH
PAVEMENT (TYP.)
EX. TREE (TYP.)
EX. PAVED PARKING (TYP.)
EX. CONCRETE
VERTICAL CURB (TYP.)
EX. "FIRE LANE" STRIPING (TYP.)
EX. LIGHT POLE (TYP.)
EX. TREE LINE (TYP.)
EX. FENCE (TYP.)
EX. SIGN (TYP.)
EX. STRIPED
CROSSWALK (TYP.)
EX. ADA PARKING
SPACE (TYP.)
EX. CONCRETE
SIDEWALK (TYP.)
PR. 9' X 18'
ACCESSIBLE
PARKING SPACE
PR. 9' X 18'
PARKING SPACE
PR. DELDOT TYPE
1-6 P.C.C. CURB (TYP.)
PR. P.C.C. SIDEWALK (TYP.)
PR. 8' X 21' PARALLEL
PARKING SPACE (TYP.)
PR. DUMPSTER ENCLOSURE (TYP.)
PR. BUILDING:
1 RESTAURANT
± 2,500 S.F.
F.F. EL.: T.B.D.
PR. BUILDING:
2 RESTAURANT
± 2,000 S.F.
F.F. EL.: T.B.D.
LANDS N/F
CHRISTINA
SCHOOL DISTRICT
MICROFILM REF: 011411
T.P. 10-039.00-024
ZONING - OR
ZONING - OR (NCC)
ZONING - CR (NCC)

0 15 30 60
SCALE: 1" = 30'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950
Newark 302.369.3700
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Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600
www.beckermorgan.com

PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER:STATE_C-201

PROJECT NO.:	2025299.00
DATE:	04/13/2026
SCALE:	1" = 30'
DRAWN BY: C.T.R.	PROJ. MGR.: A.P.C.

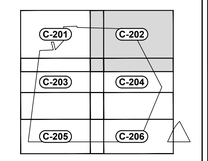
SHEET

C-201

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KEY MAP - EDEN SQUARE SHOPPING CENTER



SCALE: 1" = 800'

PULASKI HIGHWAY - US ROUTE 40
DEDICATED TO PUBLIC USE
RIGHT OF WAY WIDTH VARIES
NC-00032 - OTHER PRINCIPAL ARTERIALS

PULASKI HIGHWAY - US ROUTE 40
DEDICATED TO PUBLIC USE
RIGHT OF WAY WIDTH VARIES
NC-00032 - OTHER PRINCIPAL ARTERIALS

EX. RIGHT-OF-WAY
15' STREET B.R.L.
25' STREET P.S.L.
610.11'
FCM
S 62°14'06" E
EX. CONCRETE PAD
EX. BUILDING: BANK
± 5,000 S.F.
F.F. EL.: ± 82.00'
EX. BUILDING: RESTAURANT
± 2,600 S.F.
F.F. EL.: ± 81.00'
EX. CONCRETE SIDEWALK (TYP.)
20' SIDE B.R.L.
5' SIDE P.S.L.
FIRE LANE
EX. ADA PARKING SPACE (TYP.)
EX. PAVED PARKING (TYP.)
EDEN CIRCLE
EXISTING SWM FACILITY
± 0.18 AC
EX. TREE (TYP.)
EX. CURB RAMP
EX. SIGN (TYP.)
EX. CONCRETE VERTICAL CURB (TYP.)
PR. 9' X 18' PARKING SPACE
9' (TYP.)
R = 5' (TYP.)
R = 3.3'
PR. BUILDING: RESTAURANT
② ± 2,000 S.F.
F.F. EL.: T.B.D.
PR. P.C.C. SIDEWALK (TYP.)
R = 15' (TYP.)
R = 30' (TYP.)
PR. DELDOT TYPE 1-6 P.C.C. CURB (TYP.)
PR. FULL-DEPTH PAVEMENT (TYP.)
PR. PAVEMENT MILL & OVERLAY (TYP.)
PR. DUMPSTER ENCLOSURE (TYP.)
PR. STRIPED CROSSWALK (TYP.)
EX. PAVED PARKING (TYP.)
EX. LIGHT POLE (TYP.)
20' WIDE UTILITY EASEMENT (M.F. 11931)
EX. STRIPED CROSSWALK (TYP.)
EX. PARKING SPACE STRIPING (TYP.)
EX. ADA PARKING SPACE (TYP.)
EX. CONCRETE SIDEWALK (TYP.)
35.1'
Ⓒ EXISTING BUILDING: COMMERCIAL RETAIL
± 93,225 S.F.
F.F. EL.: ± 81.00' - 76.60'
EX. LOADING AREA
40.0'
65.0'
EX. CONCRETE VERTICAL CURB (TYP.)
EX. TREE LINE (TYP.)
LANDS N/F
STATE OF DELAWARE
T.P. 10-039.00-033
ZONING - CR
EX. BOLLARD (TYP.)
EX. FENCE (TYP.)
EX. CONCRETE PAD

0 15 30 60

SCALE: 1" = 30'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950
Newark 302.369.3700

Maryland
Salisbury 410.546.9100

Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-201

PROJECT NO.:	2025299.00
DATE:	04/13/2026
SCALE:	1" = 30'
DRAWN BY: C.T.R.	PROJ. MGR.: A.P.C.

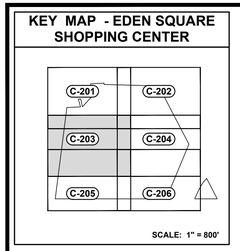
SHEET

C-202

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KEY MAP - EDEN SQUARE SHOPPING CENTER



SCALE: 1" = 800'

LANDS N/F
CHRISTINA SCHOOL DISTRICT
MICROFILM REF: 011411
T.P. 10-039.00-024
ZONING - OR

EX. TREE (TYP.)
EX. PAVED PARKING (TYP.)
FIRE LANE
EX. "FIRE LANE" STRIPING (TYP.)
EX. LIGHT POLE (TYP.)
20' WIDE UTILITY EASEMENT (M.F. 11931)
EX. SIGN (TYP.)
EX. STRIPED CROSSWALK (TYP.)
EX. ADA PARKING SPACE (TYP.)
EX. CONCRETE SIDEWALK (TYP.)
EX. CONCRETE VERTICAL CURB (TYP.)
EX. TREE LINE (TYP.)
EX. FENCE (TYP.)
EX. BOLLARD (TYP.)
EX. TREE (TYP.)
EX. WALL
EX. CONCRETE PAD
EX. CONCRETE SIDEWALK (TYP.)
RECHARGE AREA WRPA
ZONING - OR (NCC)
ZONING - CR (NCC)
5' SIDE P.S.L.
20' SIDE B.R.L.

A
EXISTING BUILDING:
COMMERCIAL RETAIL
± 67,645 S.F.
F.F. EL.: ± 78.00'

PR. PAVEMENT MILL & OVERLAY (TYP.)
PR. FULL-DEPTH PAVEMENT (TYP.)
PR. 9' X 18' ACCESSIBLE PARKING SPACE
PR. 9' X 18' PARKING SPACE
PR. DELDOT TYPE 1-6 P.C.C. CURB (TYP.)
PR. P.C.C. SIDEWALK (TYP.)
PR. 8' X 21' PARALLEL PARKING SPACE (TYP.)
PR. DUMPSTER ENCLOSURE (TYP.)
PR. 9' X 20' PARKIKNG SPACE (TYP.)
PR. LOADING AREA (TYP.)
PR. 9' X 20' ACCESSIBLE PARKING SPACE (TYP.)
PR. CURB RAMP (TYP.)
PR. CONCRETE PAD
PR. BICYCLE RACK (TYP.)
PR. STRIPED CROSSWALK (TYP.)
PR. PAVERS
PR. 12' X 20' ACCESSIBLE PARKING SPACE
PR. 9' X 18' PARKING SPACE
PR. DELDOT TYPE 1-6 P.C.C. CURB (TYP.)
PR. FULL-DEPTH PAVEMENT (TYP.)
EX. STRIPED CROSSWALK (TYP.)
EX. SIGN (TYP.)
EX. CURB RAMP
EX. LIGHT POLE (TYP.)
20' WIDE UTILITY EASEMENT (M.F. 11931)
20' WIDE UTILITY EASEMENT PER FUTURE PLAT

1 PR. BUILDING: RESTAURANT
± 2,500 S.F.
F.F. EL.: T.B.D.

2 PR. BUILDING: RESTAURANT
± 2,000 S.F.
F.F. EL.: T.B.D.

3 PR. BLDG.: COMMERCIAL RETAIL
± 4,200 S.F.
F.F. EL.: T.B.D.

4 PR. BLDG.: COMMERCIAL RETAIL
± 12,000 S.F.
F.F. EL.: T.B.D.

5 PR. BLDG.: COMMERCIAL RETAIL
± 4,200 S.F.
F.F. EL.: T.B.D.

6 PR. BUILDING: COMMERCIAL RETAIL
± 3,600 S.F.
F.F. EL.: T.B.D.

7 PR. BLDG.: COMMERCIAL RETAIL
± 7,200 S.F.
F.F. EL.: T.B.D.

8 PROPOSED BUILDING: APARTMENT
± 31,775 S.F. FOOTPRINT
± 127,100 S.F. G.F.A.
F.F. EL.: T.B.D.
OUTDOOR APARTMENT AREA (1,886 S.F.)
OUTDOOR APARTMENT AREA (1,886 S.F.)

LANDS N/F
CHRISTINA SCHOOL DISTRICT
MICROFILM REF: 011411
T.P. 10-039.00-024
ZONING - OR

0 15 30 60
SCALE: 1" = 30'

BECKER MORGAN GROUP

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North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

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PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

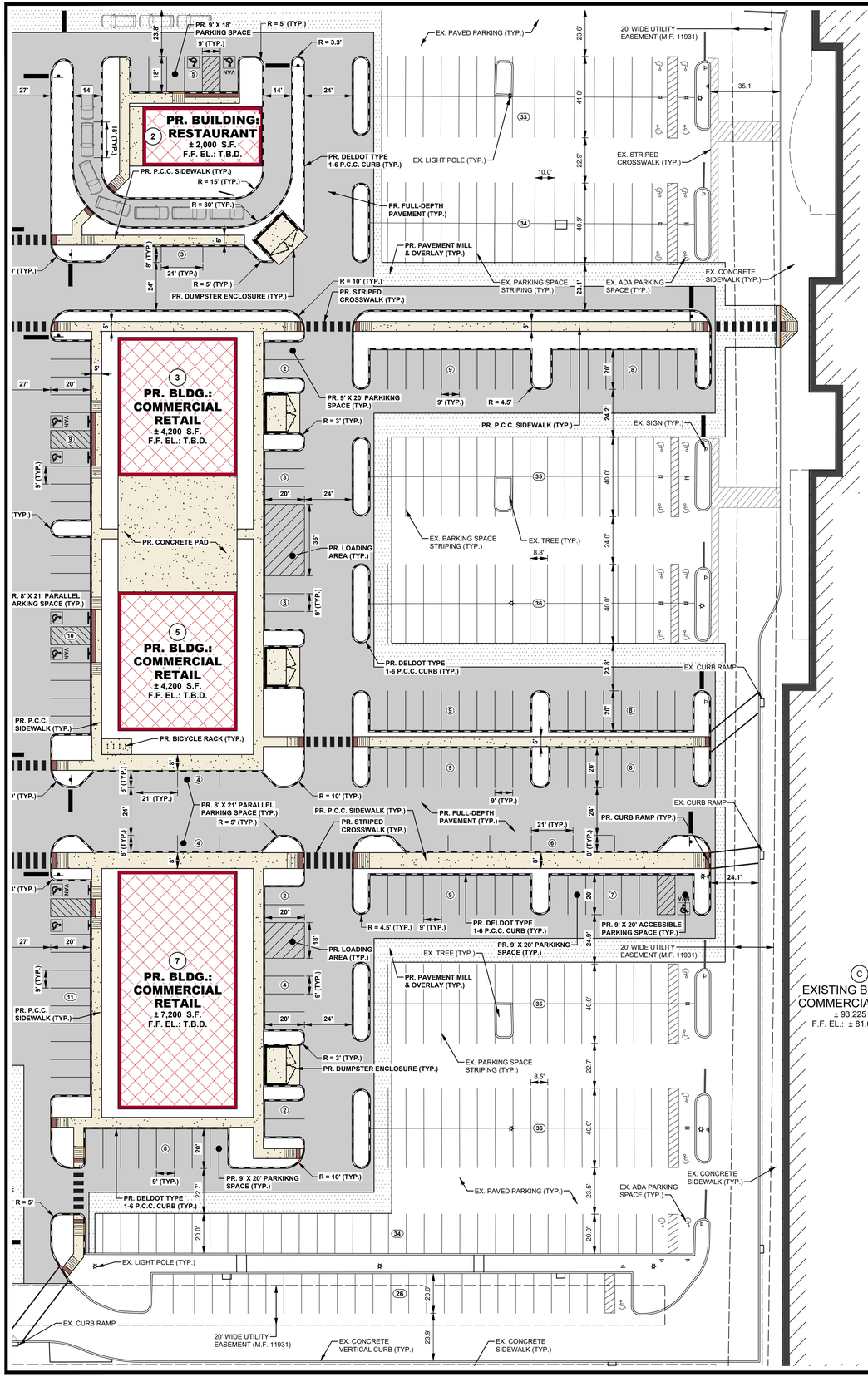
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DATE:	04/13/2026
SCALE:	1" = 30'
DRAWN BY: C.T.R.	PROJ. MGR.: A.P.C.

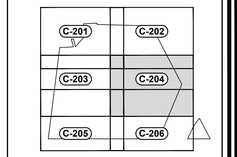
SHEET
C-203

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KEY MAP - EDEN SQUARE SHOPPING CENTER



SCALE: 1" = 800'

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PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

LAYER:STATE_C201

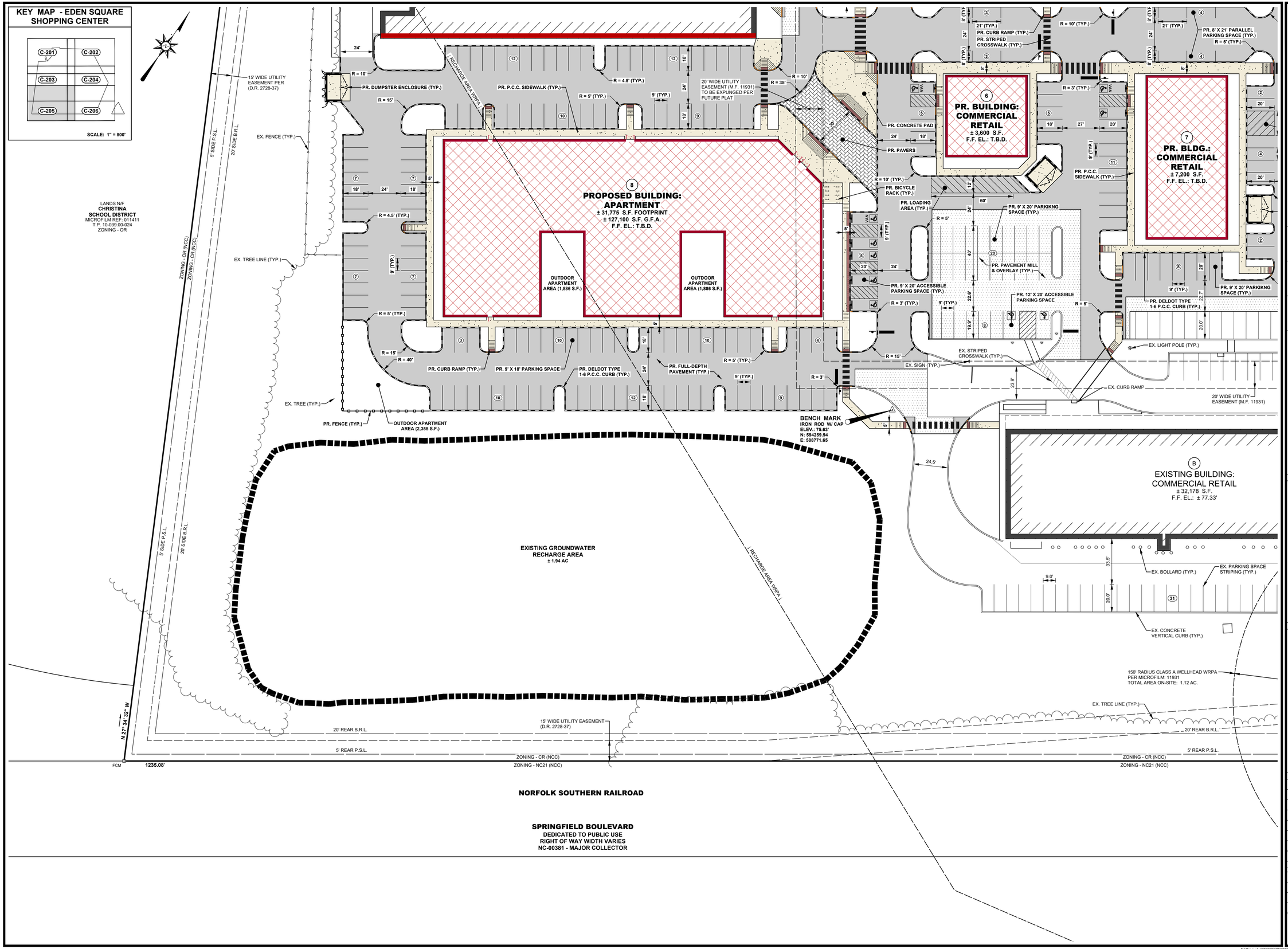
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SCALE:	1" = 30'
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SHEET

C-204

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PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-201

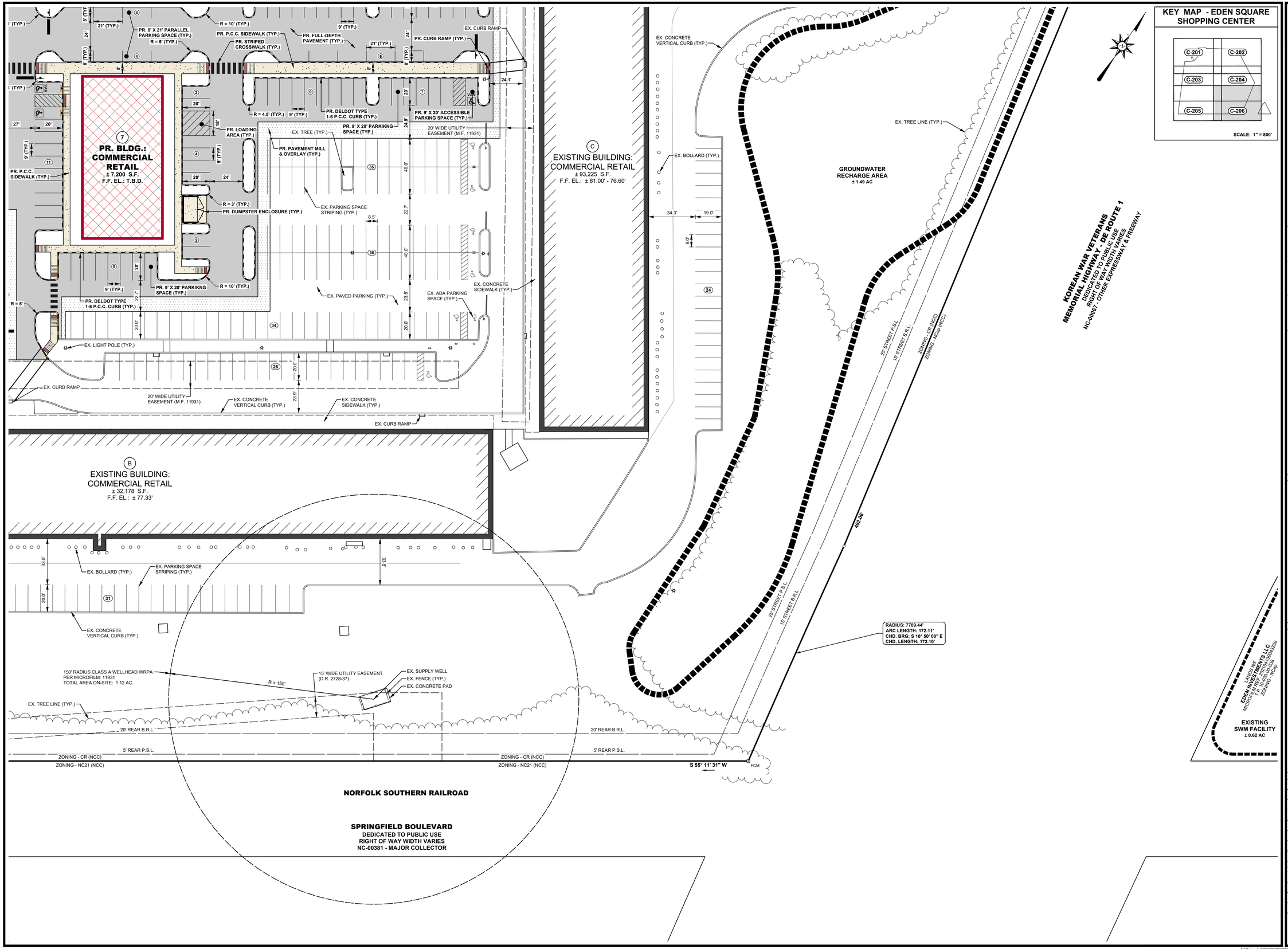
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SHEET

C-205

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Wilmington 910.341.7600

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PROJECT TITLE

APPLICATION No.: 2026-0337-S

EDEN SQUARE SHOPPING CENTER

MAJOR LAND REDEVELOPMENT PLAN

100 EDEN CIRCLE, BEAR, 19701
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-201

PROJECT NO.:	2025299.00
DATE:	04/13/2026
SCALE:	1" = 30'
DRAWN BY: C.T.R.	PROJ. MGR.: A.P.C.

SHEET

C-206

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F:\Projects\2025\20252990010_Civil\DWG\2025299-SITE-C3D21.dwg, Jun 30, 2026 - 1:23pm

PUBLIC PRE CHECK Results for State Parcel(s): 1003900028

Wetlands: Issue Found

WRPA: Issues Found

Well Head Protection Areas: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - New Castle County: No Issues Found

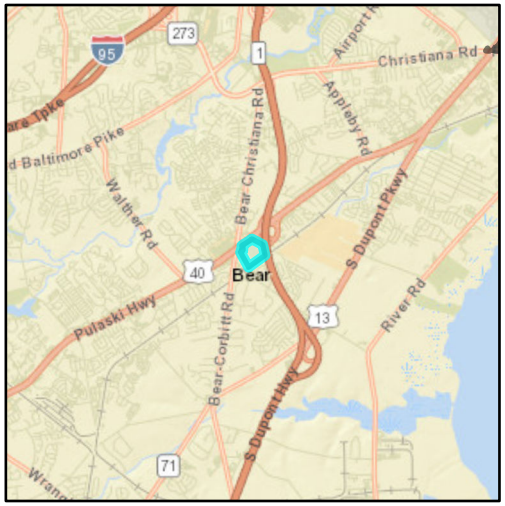
Preliminary Land Use Service (PLUS)

2026-07-02 Eden Square Shopping Center

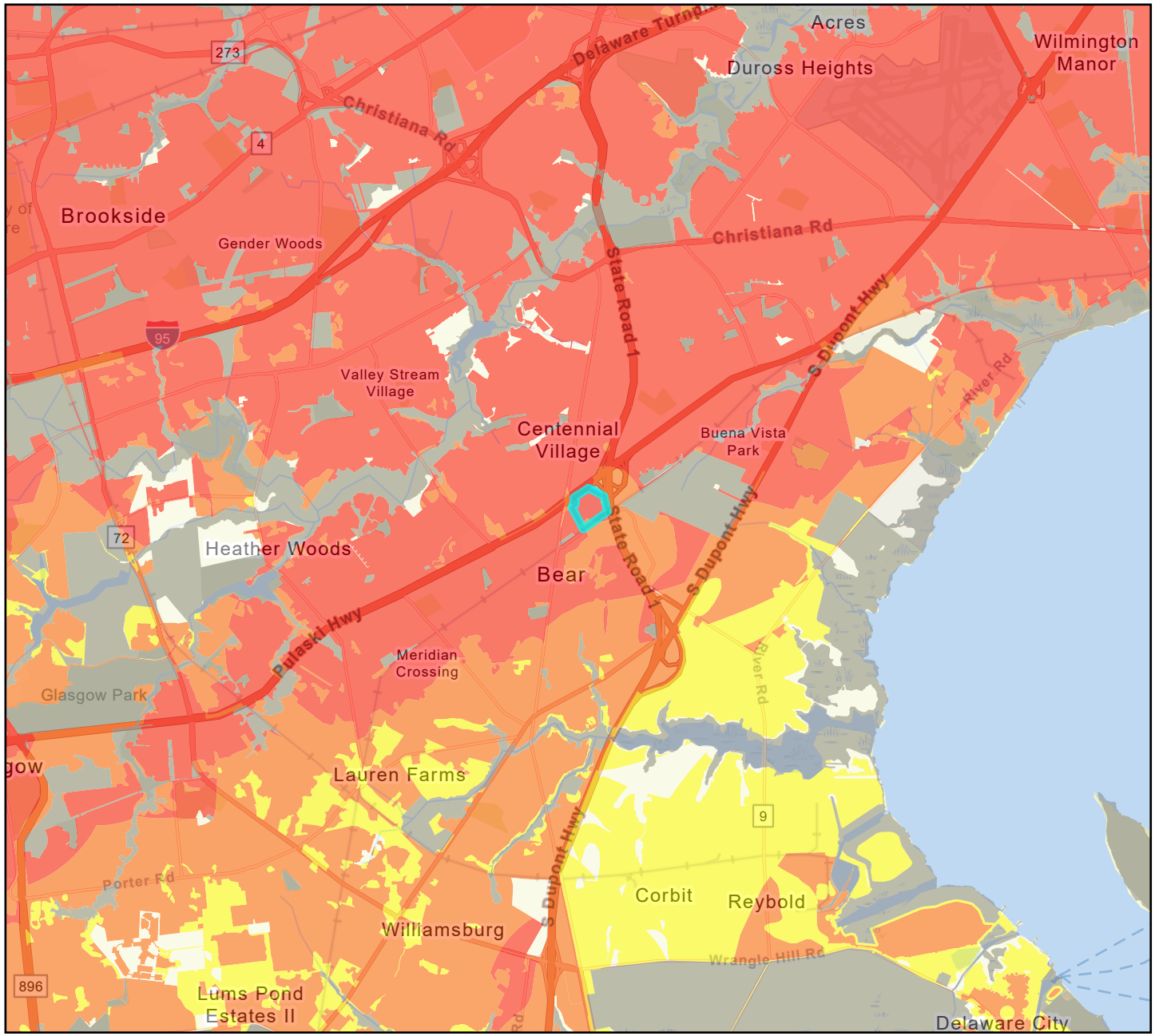


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-07-02 Eden Square Shopping Center



Legend

PLUS Project

Investment Level

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

