PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
March 29, 2024 10:24 AM

PLUS ID: 2024-04-03

State Strategy Level: 2 & 3

PLUS Application Type – School Site Feasibility

Title: Delmar School District Site Evaluation No. 1
County: Sussex County **Municipality:** Delmar
Description of PLUS project/plan:
The Delmar School District is exploring options to build a new 5th and 6th grade campus with an elementary education wing and a district office building, along with associated parking, circulation, utilities and amenities.

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): 532-20.00-112.00, 532-20.00-111.00, and 532-13.00-86.02

Project Location: This site is within the Town of Delmar, located at 36903 Sussex Highway, Delmar, DE 19940

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

Section II: Project Contact Information

Owner Contact Information

Jeff Fleetwood, James Hartnett, Gale Ellitott
100 S. Pennsylvania Ave, 5353 Royal Mile Blvd., 15265 Caspian Cir.
Delmar, Milton, Salisbury, MD 21870
Phone: (410) 896-2777
Email: jfleetwood@townofdelmar.us
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
The Delmar School District

200 North 8th Street
Delmar, DE 19940
Phone: (302) 846-9544
Email: Monet.Smith@delmar.k12.de.us
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Jon Richard
Phone: (302) 734-7950
Email: jrichard@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): **54**
Type of Development: **Institutional**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **Highway / Regional Commercial (Delmar)**
Proposed Zoning for this project: **R-2: Residential District (Delmar)**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **A new 5th, 6th, and early education campus with district office for the Delmar School District**

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:
Type of Industrial:
Institution Type: **Educational**
Total Square footage: **95,000**

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:
Jon Richard, (302) 734-7950 ext. 246

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Unknown**
Who is the Water Service Provider:

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? **Unknown**
Who is the Wastewater Service Provider:
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)
Yes	4.8	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? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **1.73**

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
infiltration or 48 hour extended detention pond

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **30**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
Yes
Please describe anticipated community use
School

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Unknown**
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)?
40

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.
Old Stage Road

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Unknown	
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

Land Evaluation Form – Harnett Homes LLC

Yes — I give my permission to have my property evaluated. I recognize a
am NOT subject to or accepting any costs for the evaluation that v
my property and that I will be contacted for my approval before a
property. I also acknowledge that this endorsement DOES NOT inc
purchasing this property by the Delmar School District.

____ No — I DO NOT desire to have my property evaluated.

Tax Map #: 532-20.00-111.00

Contact Name: James Harnett

Address: 15265 Caspian Cir
Milton, DE 19968

Email Address: biggjim1@gmail.com
410-596-0524

Land Evaluation Form – Kyle Stevenson Trustee and et. al.

✓ Yes — I give my permission to have my property evaluated. I recognize and acknowledge that I am NOT subject to or accepting any costs for the evaluation that will be performed on my property and that I will be contacted for my approval before any entry on to the property. I also acknowledge that this endorsement DOES NOT indicate any offer of purchasing this property by the Delmar School District.

_____ No — I DO NOT desire to have my property evaluated.

Tax Map #: 532-13.00-86.02

Contact Name: Gale Elliott

Address: 5353 Royal Mile Blvd

Salisbury, MD 21801

Email Address: gelliott1942@gmail.com

Contact Telephone Number:

(Daytime) 410-726-2973

(Evening) Same

(Mobile) 410-726-0589 ~~Same~~ Everett (husband)

Land Evaluation Form – Town of Delmar

✓ Yes — I give my permission to have my property evaluated. I recognize and acknowledge that I am NOT subject to or accepting any costs for the evaluation that will be performed on my property and that I will be contacted for my approval before any entry on to the property. I also acknowledge that this endorsement DOES NOT indicate any offer of purchasing this property by the Delmar School District.

_____ No — I DO NOT desire to have my property evaluated.

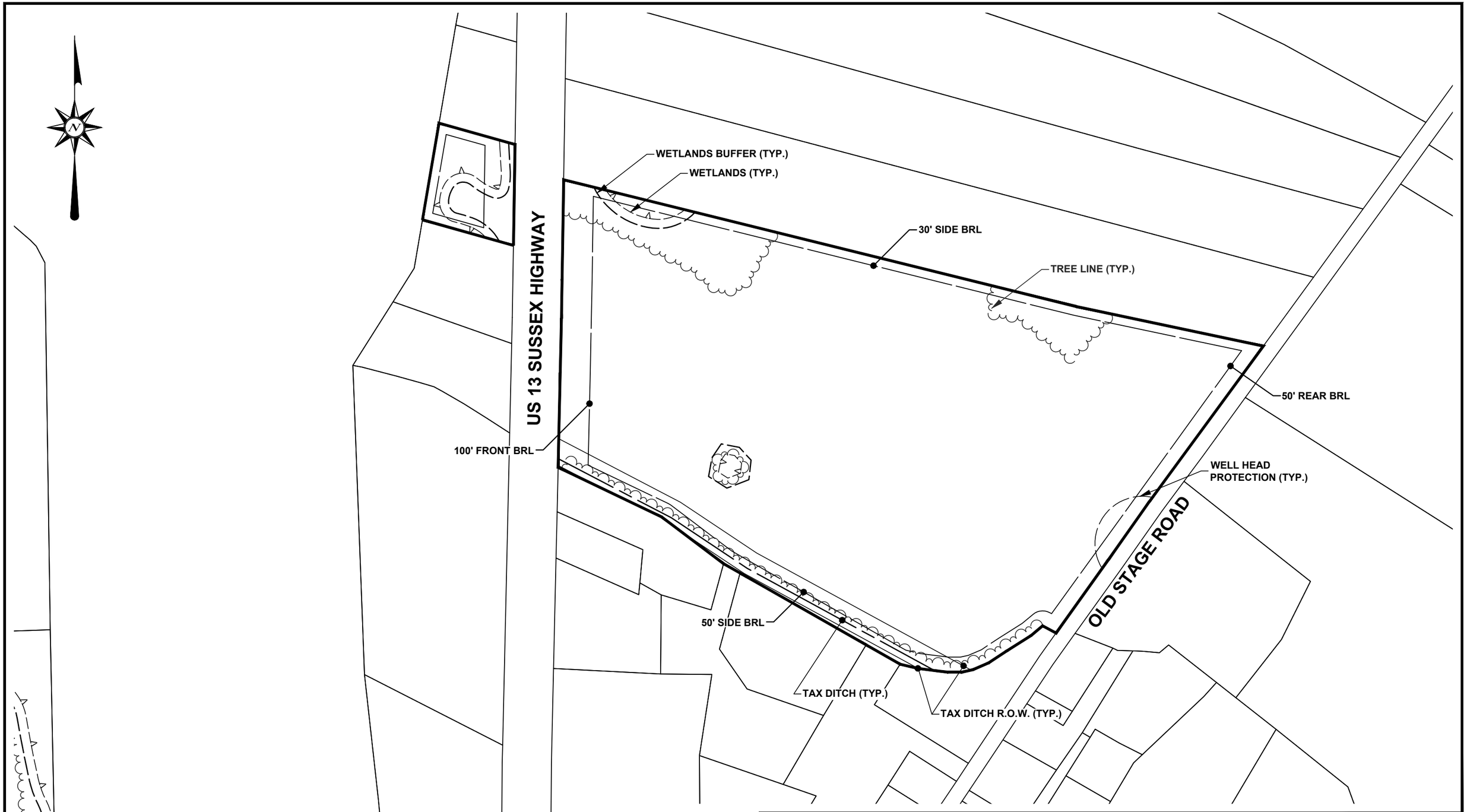
Tax Map #: 532-20.00-112.00

Contact Name: Jeff Fleetwood

Address: 100 South Pennsylvania Ave
Delmar, MD 21876

Email Address: jfleetwood@townofdelmar.us

Contact Telephone Number:
(Daytime) 410 896 2777 x105
(Evening) 443 614 8338
(Mobile) 443 614 8338



PROPOSED SITE NO. 1

DELMAR SCHOOL DISTRICT SITE LOCATION ANALYSIS

DELMAR
SUSSEX COUNTY, DELAWARE

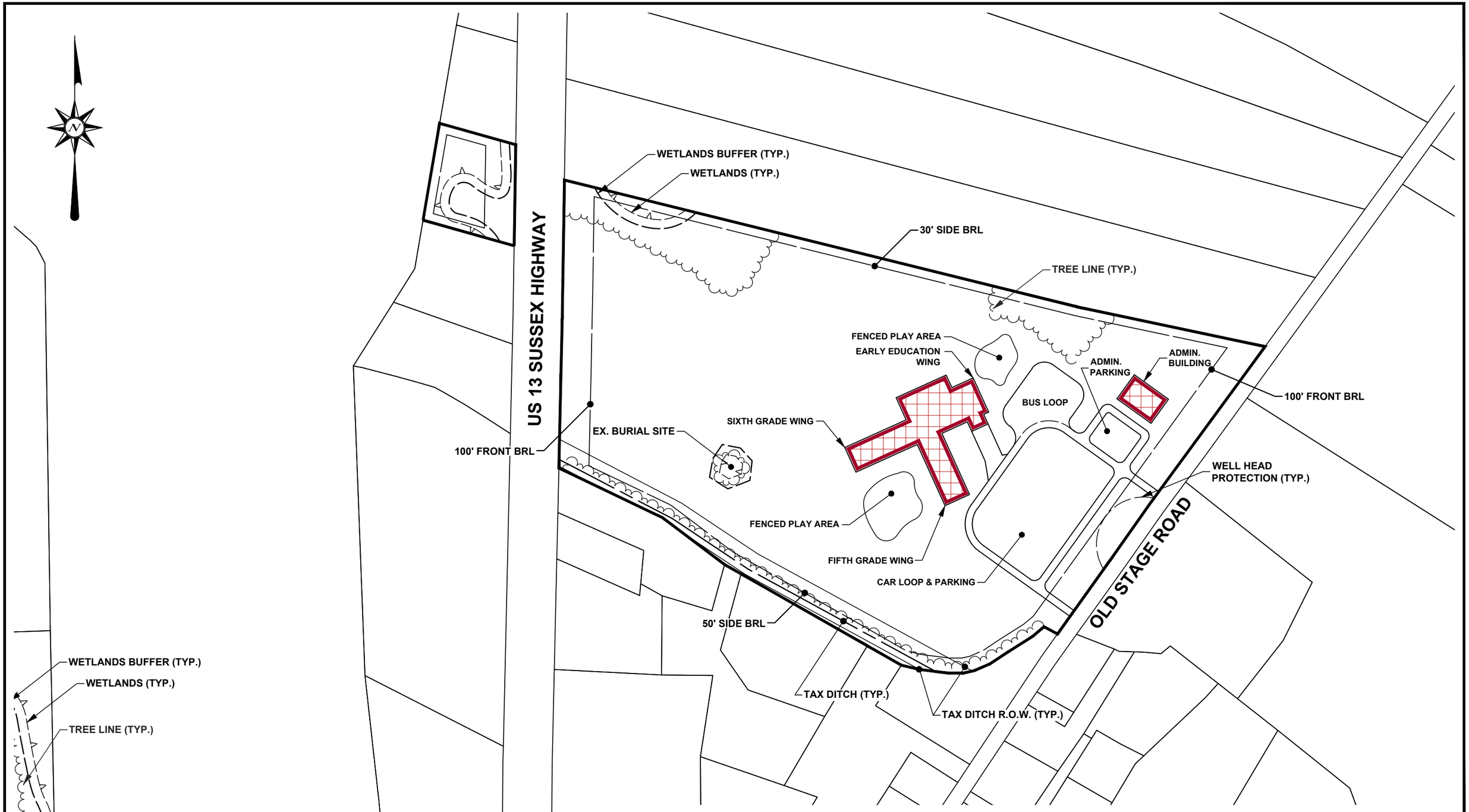
LAYER STATE: SITE 1

BECKER MORGAN GROUP
ARCHITECTURE
ENGINEERING
Newark, DE
100 Discovery Blvd. Suite 102
Newark, DE 19713
Ph. 302.369.3700
Fax 302.734.7965

BMG:	2024061.00
SCALE:	1" = 300'
DATE:	03/22/2024
DRAWN BY:	J.D.C.

SITE 1

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PROPOSED SITE NO. 1
DELMAR SCHOOL DISTRICT
SITE LOCATION ANALYSIS

DELMAR
SUSSEX COUNTY, DELAWARE

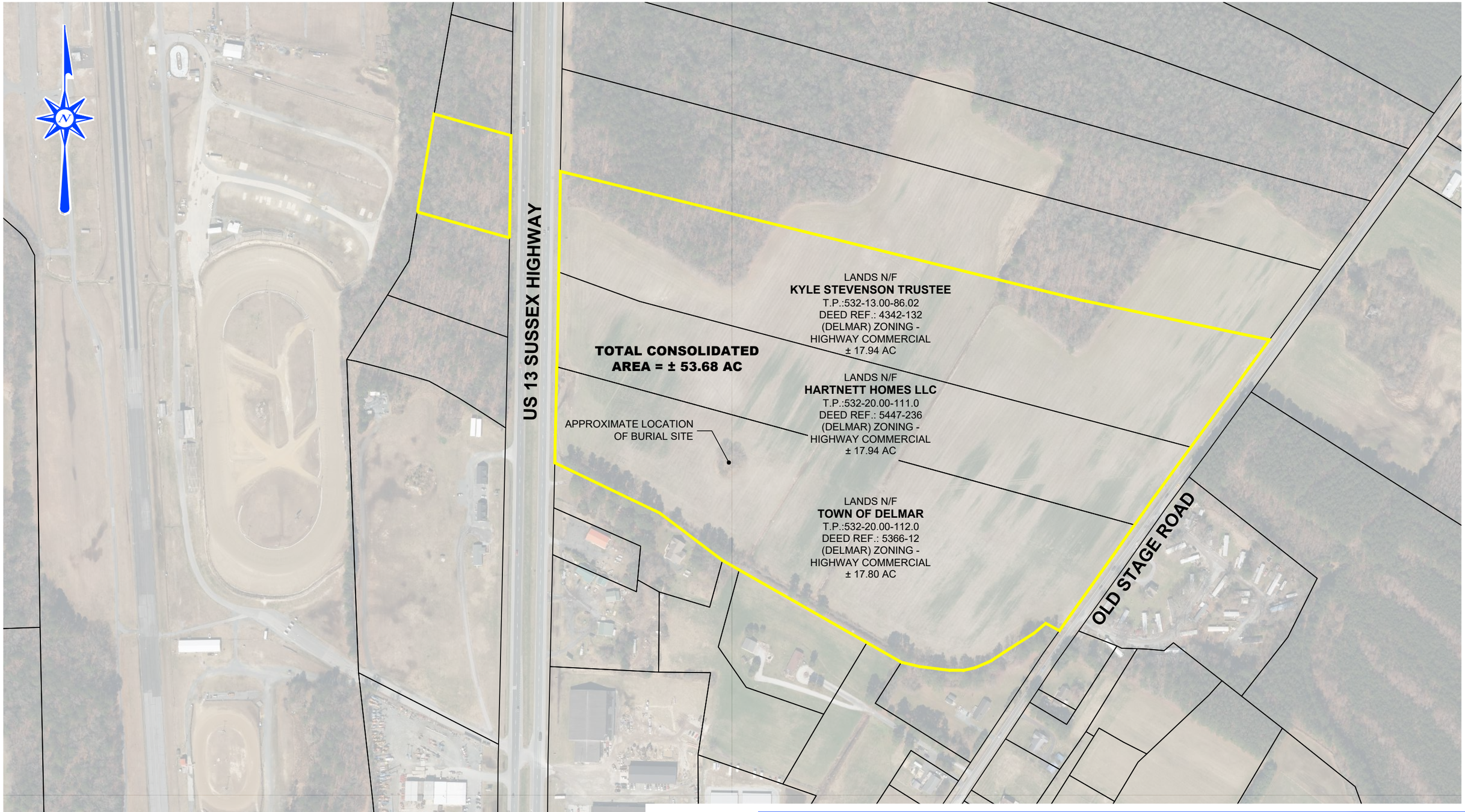
LAYER STATE: SITE 1

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100 Discovery Blvd. Suite 102
Newark, DE 19713
Ph. 302.369.3700
Fax 302.734.7965

BMG:	2024061.00
SCALE:	1" = 300'
DATE:	03/26/2024
DRAWN BY:	J.D.C.

SITE 1

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0 150 300

SCALE: 1" = 300'

PROPOSED SITE NO. 1

DELMAR SCHOOL DISTRICT
SITE LOCATION ANALYSIS

DELMAR
SUSSEX COUNTY, DELAWARE

LAYER STATE: SITE 1

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Fax 302.734.7965

BMG: 2024061.00
SCALE: 1" = 300'
DATE: 03/20/2024
DRAWN BY: J.D.C.

SITE 1

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1 Wetlands



3/18/2024, 2:26:25 PM

State Wetlands Mapping Project

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Freshwater Emergent Wetland

Parcels

1:9,028

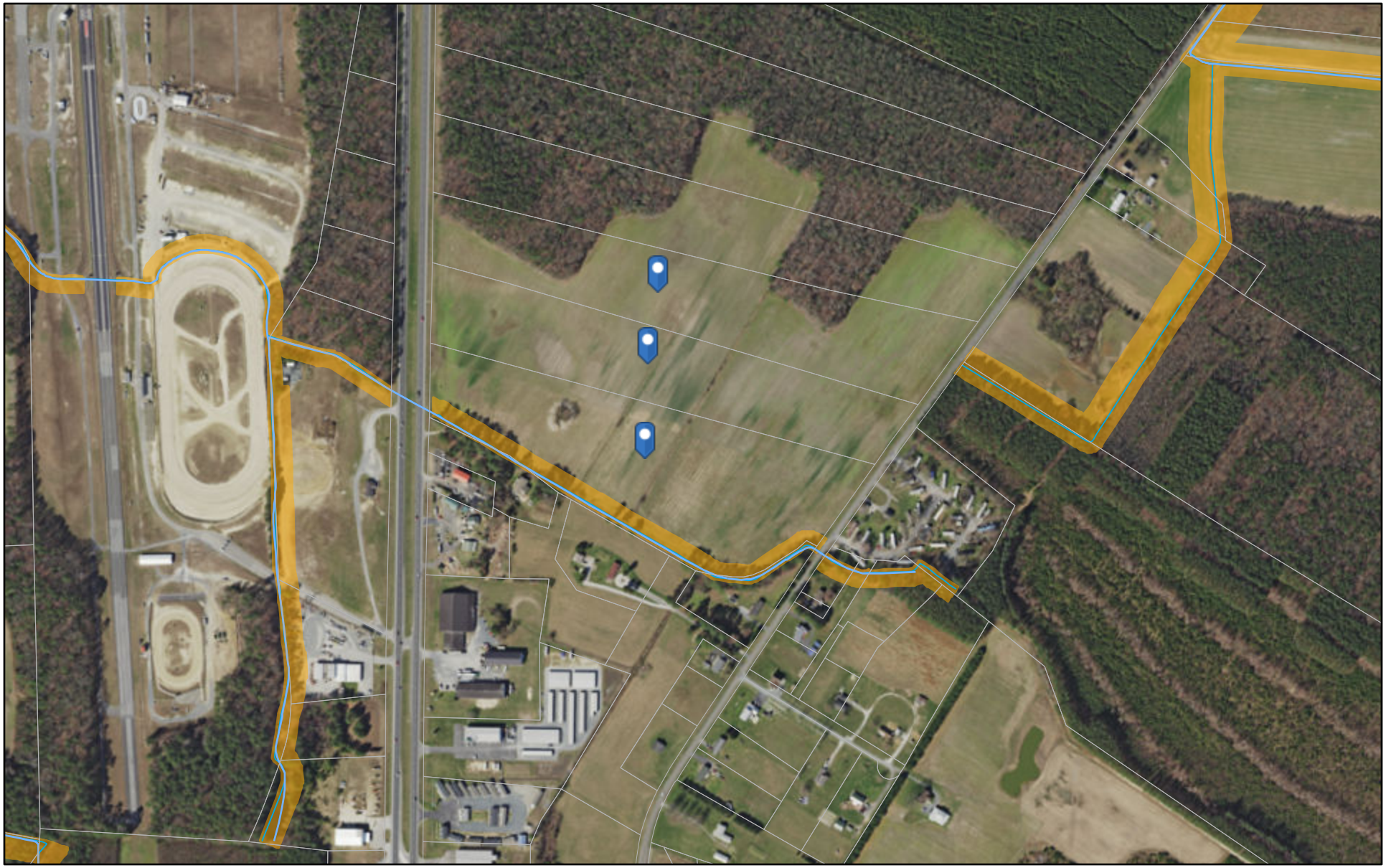
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Surdex Corp

DNREC Stormwater
2018

2 Tax Ditch and Streams



3/18/2024, 2:27:08 PM

Tax Ditch Channel

Streams

Parcels

Extent of Right-of-Way

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Surdex Corp

DNREC Stormwater
2018

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Sussex County, Delaware



March 18, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,180 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware
Survey Area Data: Version 24, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	28.0	52.5%
LhA	Lenni silt loam, 0 to 2 percent slopes	10.0	18.8%
MdA	Marshyhope sandy loam, 0 to 2 percent slopes	0.0	0.0%
PpA	Pepperbox loamy sand, 0 to 2 percent slopes	2.9	5.5%
RkA	Rockawalkin loamy sand, 0 to 2 percent slopes	12.4	23.2%
Totals for Area of Interest		**53.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Sussex County, Delaware

FadA—Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area

Map Unit Setting

National map unit symbol: 2thvq
Elevation: 0 to 40 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Fallsington, undrained, and similar soils: 48 percent
Fallsington, drained, and similar soils: 27 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fallsington, Undrained

Setting

Landform: Flats, swales, drainageways, depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: mucky peat
A - 2 to 10 inches: sandy loam
Btg - 10 to 32 inches: sandy clay loam
BCg - 32 to 39 inches: loamy sand
Cg1 - 39 to 46 inches: sandy clay loam
Cg2 - 46 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.3 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Description of Fallsington, Drained

Setting

Landform: Flats, swales, depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: sandy loam
Btg - 10 to 32 inches: sandy clay loam
BCg - 32 to 39 inches: loamy sand
Cg1 - 39 to 46 inches: sandy clay loam
Cg2 - 46 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.3 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Minor Components

Woodstown

Percent of map unit: 9 percent
Landform: Flats, fluviomarine terraces, broad interstream divides
Landform position (three-dimensional): Tread, rise, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Hammonton

Percent of map unit: 8 percent
Landform: Flats, drainageways
Landform position (three-dimensional): Rise, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Othello

Percent of map unit: 8 percent
Landform: Flats, drainageways, swales, depressions
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

LhA—Lenni silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1qthy
Elevation: 20 to 70 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Lenni, drained, and similar soils: 50 percent
Lenni, undrained, and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lenni, Drained

Setting

Landform: Flats, swales, depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Clayey fluviomarine sediments

Typical profile

Ap - 0 to 7 inches: silt loam
Eg - 7 to 14 inches: loam
Btg - 14 to 51 inches: clay
2Cg - 51 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.04 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches

Frequency of flooding: None
Frequency of ponding: Rare
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Description of Lenni, Undrained

Setting

Landform: Flats, swales, depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Clayey fluviomarine sediments

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 7 inches: silt loam
Eg - 7 to 14 inches: loam
Btg - 14 to 51 inches: clay
2Cg - 51 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.04 to 0.57 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Minor Components

Mattapex

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Keyport

Percent of map unit: 5 percent
Landform: Flats

Ecological site: F149AY120MD - Moist Clayey Upland
Hydric soil rating: No

Corsica

Percent of map unit: 5 percent
Landform: Depressions
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Crosiadore

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

MdA—Marshyhope sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1qtj5
Elevation: 10 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Marshyhope and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marshyhope

Setting

Landform: Drainageways, flats, depressions
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine sediments

Typical profile

Ap - 0 to 8 inches: sandy loam
BE - 8 to 14 inches: sandy loam
Bt - 14 to 25 inches: sandy clay loam
CBg - 25 to 34 inches: loamy sand
Cg - 34 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Minor Components

Woodstown

Percent of map unit: 10 percent
Landform: Flats
Landform position (three-dimensional): Rise
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Fallsington

Percent of map unit: 5 percent
Landform: Flats
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

PpA—Pepperbox loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1qtjj
Elevation: 0 to 70 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Pepperbox and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pepperbox

Setting

Landform: Depressions, flats
Landform position (three-dimensional): Dip

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits over fluvial marine sediments

Typical profile

A - 0 to 10 inches: loamy sand
E - 10 to 25 inches: loamy sand
Bt - 25 to 37 inches: sandy loam
2Btg - 37 to 65 inches: sandy clay loam
2Cg - 65 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Minor Components

Rosedale

Percent of map unit: 10 percent
Landform: Flats
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

Rockawalkin

Percent of map unit: 5 percent
Landform: Flats
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Fort mott

Percent of map unit: 5 percent
Landform: Flats, knolls
Landform position (three-dimensional): Rise
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

RkA—Rockawalkin loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1qtjv
Elevation: 10 to 100 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Rockawalkin and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rockawalkin

Setting

Landform: Depressions, flats
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Sandy eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: loamy sand
E - 10 to 27 inches: loamy sand
Bt - 27 to 43 inches: sandy loam
BC - 43 to 70 inches: loamy sand
C - 70 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Minor Components

Pepperbox

Percent of map unit: 10 percent
Landform: Flats, depressions, swales
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Klej

Percent of map unit: 5 percent
Landform: Flats, depressions, swales
Ecological site: F153DY150NJ - Moist Sandy Upland
Hydric soil rating: No

Runclint

Percent of map unit: 5 percent
Landform: Flats, knolls, dunes
Landform position (three-dimensional): Rise
Ecological site: F153DY170NJ - Sandy, Excessively Drained Upland
Hydric soil rating: No

Woodstown

Percent of map unit: 5 percent
Landform: Swales, depressions, flats
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

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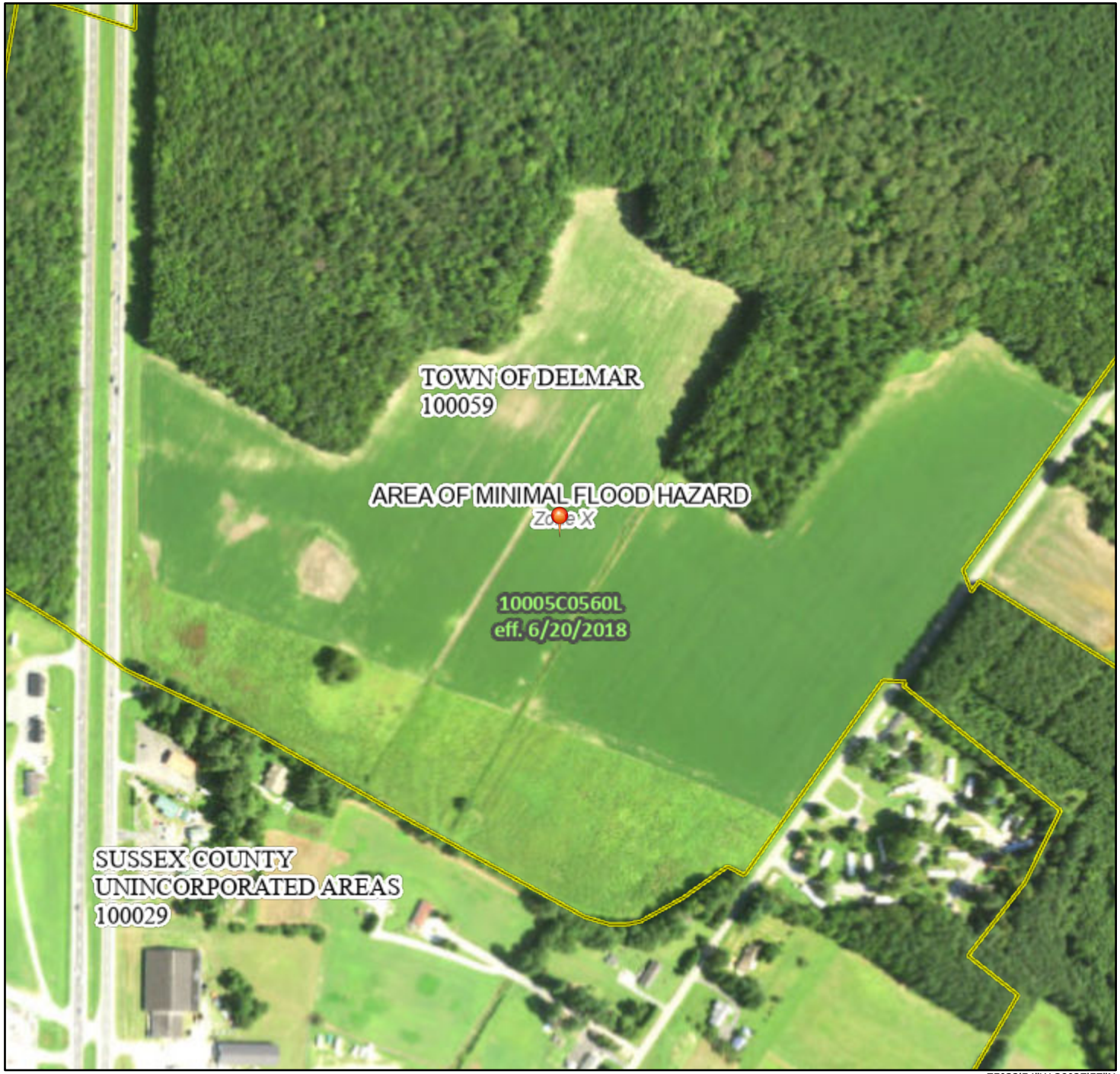
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National Flood Hazard Layer FIRMette

FEMA

75°33'32"W 38°28'25"N



75°32'54"W 38°27'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/18/2024 at 2:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

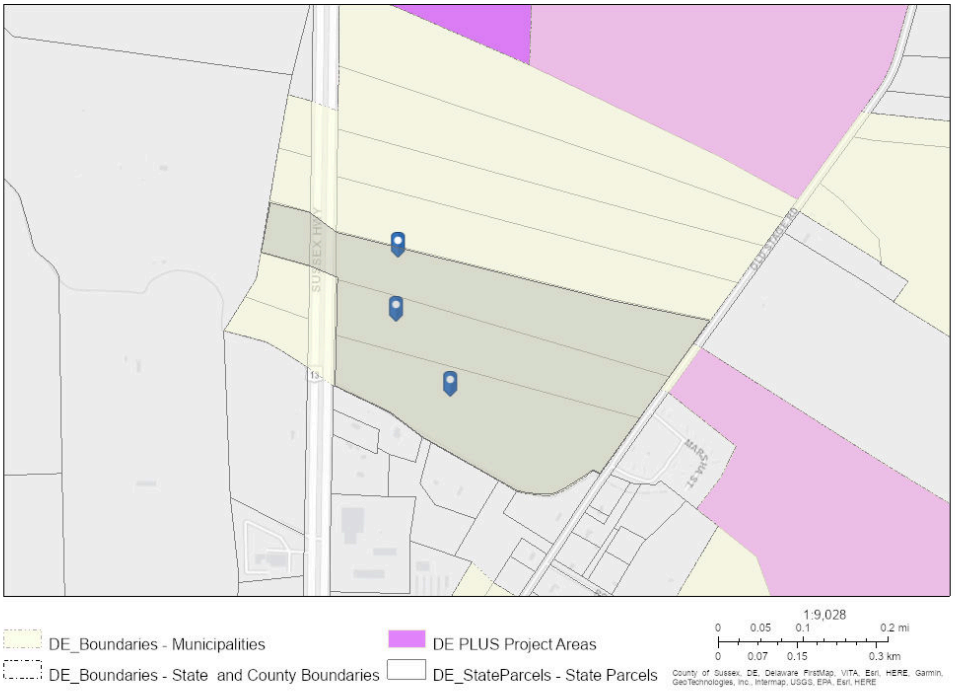
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Site 1 - PreCheck

Area of Interest (AOI) Information

Area : 2,425,075.15 ft²

Mar 29 2024 9:49:11 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	2,375,438.70	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	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	0	0	N/A
Soils Sussex County	7	2,425,072.81	N/A
Tax Ditch Maximum ROWs	2	112,662.63	N/A
Tax Ditch Segments	2	N/A	1,174.47
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)	4	71,412.85	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	2,425,075.17	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	532-20.00-111.00	15.09	653,476.56
2	532-13.00-86.02	19.86	839,450.78
3	532-20.00-112.00	20.58	882,511.36

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Marshyhope sandy loam, 0 to 2 percent slopes	140.73
2	Pepperbox loamy sand, 0 to 2 percent slopes	109,267.76
3	Lenni silt loam, 0 to 2 percent slopes	424,567.20
4	Rockawalkin loamy sand, 0 to 2 percent slopes	650,734.50
5	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	1,240,362.63

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	MEADOW BRANCH	Main	112,662.63

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	MEADOW BRANCH	Main	1,174.47

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.13	5,488.82
2	19.05	8,329.73
3	1.63	14,462.76
4	9.16	43,131.54

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,425,075.17

Preliminary Land Use Service (PLUS)

2024-04-03 Delmar School District Site Evaluation No. 1



Legend

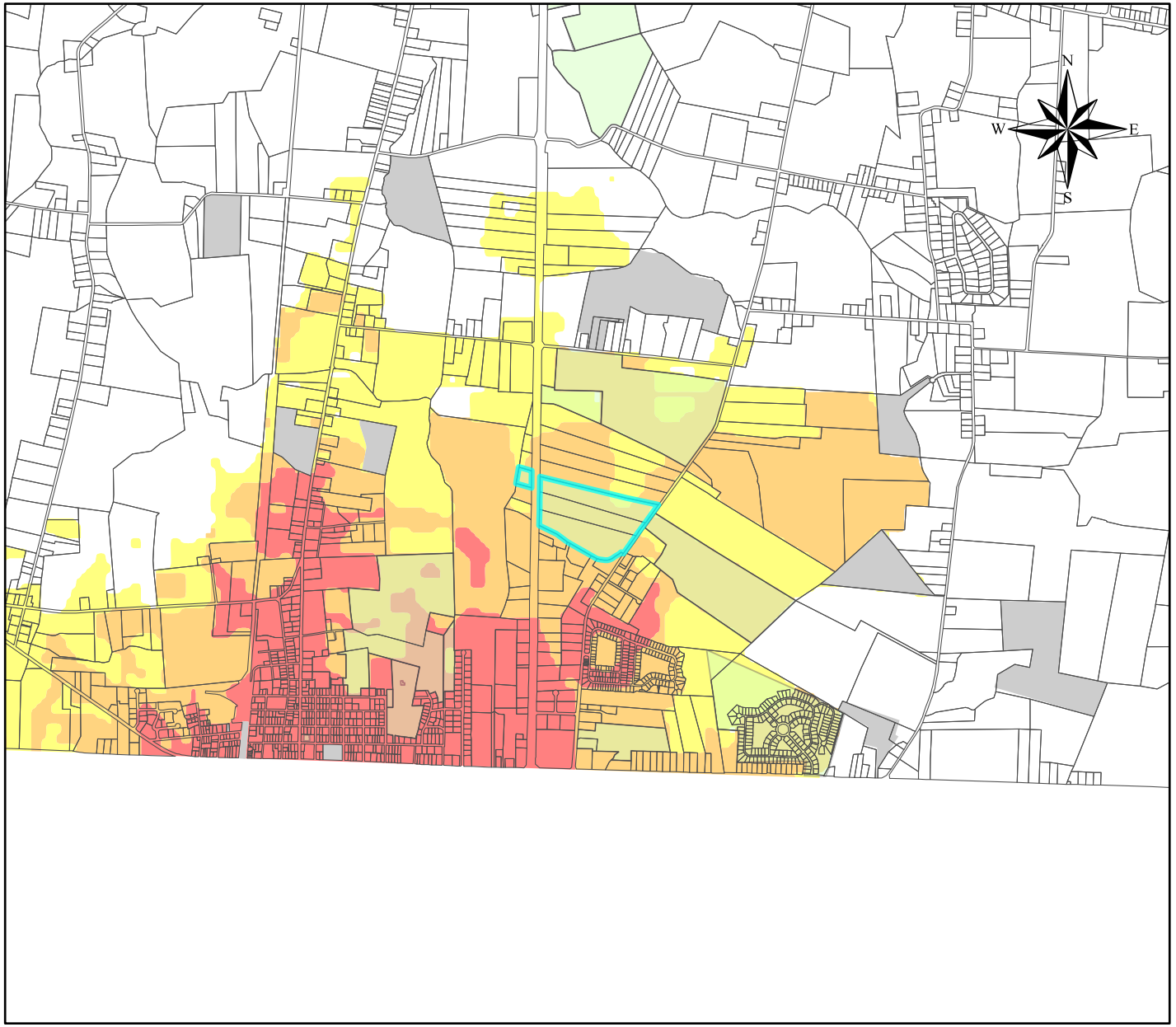
PLUS Project Areas

Municipalities



Preliminary Land Use Service (PLUS)

2024-04-04 Delmar School District Site Evaluation No. 2



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

