Application Form

Submitted Time:
May 31, 2024 7:35 AM

Preliminary Land Use Service

PLUS ID: 2024-06-07

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: Villages at Westowne
County: Kent County **Municipality:** Frederica
Description of PLUS project/plan:
Mixed-Use commercial and residential development

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 8-08-13100-01-0200-00001 8-08-13100-01-0300-00001

Project Location: Johnycake Landing Road, Frederica

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

Section II: Project Contact Information

Owner Contact Information

McCloskey Farms Limited Partnership
957 Midstate Road
Felton,, DE 19943
Phone: (302) 856-0018
Email: dhutt@morrisjames.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Double H Development
28107 Beaver Dam Branch Road
Laurel, DE 19956
Phone: (302) 875-3033

Email: bhorsey@thehorseycompanies.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
Clifton Mumford
Phone: (302) 424-1441
Email: cdm@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **333**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial, Institutional**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2009-10-02**

Zoning Information

Present Zoning for this project area: **R-5 TND**
Proposed Zoning for this project: **R-5 TND**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Mixed-Use commercial and residential**

Residential Development Information

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

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate, Second home, Condo**
Total number of Homeownership units: **1,361**

Type of Rental Units: **Market rate**
Total number Rental Units: **216**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
1,575	581	562	433

Commercial Development Information

Type of Commercial: **Other Mix of commercial - Retail shopping and office**
Type of Industrial:
Institution Type: **Government Buildings**
Total Square footage: **100,000**

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?
Yes
If yes, please describe/elaborate
Dock permit

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

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: **Other Kent County**
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)
Yes	82	Yes	24

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? **Yes**
If yes, estimated Acres of Tidal Wetlands: **11**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **9**

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? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

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:
Wet ponds, infiltration, bio-filtration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **75**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
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
Government (Town) buildings

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)?
5

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.
to the farm to the west and Lowber Street to the east

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?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

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

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

TAX MAP ID: 8-08-13100-01-0200-00001

MCCLOSKEY FARMS

PLUS

Project 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: Villages at Westowne

Project ID (to be completed by OSPC): _____

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

Signature of Property Owner — Date: 06-03-24

Jordan McCloskey

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022

TAX MAP ID: 8-08-13100-01-0300-00001

EAST COAST AG HOLDINGS LP

Project 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: Villages at Westowne

Project ID (to be completed by OSPC): _____

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

_____ 6/3/24

Signature of Property Owner — Date

East Coast Ag Holdings LLC
TJ Schiff, Managing Member

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

ADJACENT OWNER TABLE

1	ROGER C. & SANDRA L. SATTERFIELD SM-00-131.00-15.07 D-230-28"
2	ROBERT T. BROOKS & JULIE J. BROOKS SM-00-131.00-15.05 D-204-266"
3	MELINDA C. SPINDEN SM-00-131.00-15.04 D-280-99 D-280-157"
4	WILLIAM H. CUBBAGE, III. & DONNA JEAN CUBBAGE SM-00-131.00-15.03 D-252-74 D-447K-159"
5	LISA M. MARCUM SM-00-131.00-15.02 D-3468-268"
6	DAVID RYALL & JOAN L. RYALL SM-00-131.00-15.01 D-122-215"
7	"JOHN T. PENDER & CAROL L. PASTORE SM-00-140.00-24.12 D-6345-93"
8	ELAINE W. & WILLIAM GERALD MACK SM-00-140.00-24.11 D-5994-141"
9	TRACY & ZACHARY NATHAN MATTSON SM-00-140.00-24.10 D-13845-128"
10	THEODORE R. & MARTHA LAROCHE SM-00-140.00-24.09 D-2250-328"
11	JOHN F. ADLAM CO-TRUSTEE & HOME M. ADLAM TRUSTEE SM-00-140.00-24.08 D-12168-226"
12	ASHLEY ADLAM-HERNANDEZ SM-00-140.00-24.07 D-5976-104"
13	EMERY L. JACKSON SM-00-140.00-24.06 D-55-17"
14	JOSEPH M, CADIZ & SHAWN M. CADIZ SM-00-140.00-24.05 D-5310-44"
15	ELDRED C. MAGRUDER JR & LEAH W. HAYMAN SM-00-140.00-24.04 D-696-19"
16	JOHN STARKE II & NICOLE STARKE SM-00-140.00-24.03 D-9805-72"
17	"MIGUEL PEREZ CADIZ & MICHAEL ANTHONY CADIZ SM-00-140.00-24.02 D-149-143"
18	VINCENT D. APA JR & NANCY J. APA SM-00-140.00-24.01 D-103-155"
19	WILLARD R. BETTS III CO-TRUSTEE & JULIE A. HUDECHECK CO-TRUSTEE SM-00-141.00-25.00 D-10667-13"
20	AK INFRASTRUCTURE INC. SM-00-141.01-98.00 D-11094-289"
21	JANICE J. WEBB SM-00-141.00-28.00 D-Y27/140"
22	ANNA H. RENTZ SM-00-141.00-01.00 D-L28-383"
23	FRANK H. & FRANCES A. BEEBE SM-00-141.00-03.00 D-0T30-488"
24	PATRICIA K. TIMBLIN SM-00-141.00-04.00 D-9433-126"
25	TELFORD & JOAN RAGER SM-00-141.00-05.00 D-7589-290"
26	WILLIAM CLEMENT BIRELY, JR TRUSTEE & CHRISTINE ELIZABETH BIRELY, TRUSTEE SM-00-141.00-07.01 D-10047-245"
27	SANDBOX FARM LLC. SM-00-141.00-06.00 D-11639-299"
28	GERALD MAXWELL & ALBERTA G. JOHNSTON SM-00-141.00-06.11 D-12090-280"
29	CHRISTOPHER EMORY HILL SM-00-141.00-06.12 D-11639-337"
30	DONALD S. WHITE SM-00-141.00-06.13 D-7722-346"
31	SANDBOX FARM LLC. SM-00-141.06-74.00 D-11639-299"
32	UNITED STATES POSTAL SERVICE SM-00-141.06-74.02 D-305-255"
33	MDC COAST 19 LLC. SM-00-141.06-74.01 D-9912-283"
34	LAKE FOREST ELEM. SM-00-141.06-27.00 D-K35-122"
35	JACQUELYN S. PARK SM-08-141.00-06.04 D-7238-28"
36	NATHAN D. RUST JR. & WENDY KAYE WEBB SM-08-141.00-06.03 D-643-339"
37	MOAB PROPERTIES LLC. SM-08-141.00-06.02 D-12011-183"
38	MOAB PROPERTIES LLC. SM-08-141.06-04.00 D-12011-183"
39	ROBERT F. & ANITA HART SM-08-141.06-05.00 D-7335-230"
40	ROBERT F. & ANITA HART SM-08-141.06-06.00 -39-314"
41	MARGARET & DALLAS HAYES SM-08-141.06-07.00 D-5350-278"
42	DAWN FRIDAS SM-08-141.06-08.00 D-4048-23"
43	MILTON H. & NANCY J. ELLIOTT SM-08-141.06-10.00 D-617-254"
44	MILTON H. & NANCY J. ELLIOTT SM-08-141.06-11.00 D-617-254"
45	TELFORD F. & JOAN L. RAGER SM-08-141.06-12.00 D-2781-302"
46	PETER W. & DIANE RAGER SM-08-141.06-13.00 V-42-315"
47	RODERICK D. & VINNIE R. WARR SM-08-141.06-14.00 G-38-32"
48	BRUCE C. & MANDY G. SLODY SM-08-141.06-09.01 D-2530-49"
49	NATALIE C. SOKALSKI SM-08-141.06-15.00 D-7360-320"
50	SUNSHINE RENTALS, LLC. SM-08-141.06-35.00 D-11849-153"
51	M

DATA COLUMN

1	TAX MAP ID	8-08-13100-01-0300-00001- EAST COAST AG HOLDINGS 8-08-13100-01-0200-00001 - McCLOSKEY		
2	DEED REFERENCE	DB: 4155, PAGE: 210 - EAST COAST DB: 2141, PAGE 264 - McCLOSKEY		
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CONTACT NAME PHONE: (302) 424-1441 EMAIL: cdm@dbfinc.com	OWNER EAST COAST AG HOLDINGS LIMITED PARTNERSHIP 16054 S DUPONT HWY HARRINGTON, DE 19952	OWNER McCLOSKEY FARMS LTD PTNRSHP. 957 MIDSTATE RD FELTON, DE 19943	
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)	VERTICAL NAVD 88	
5	ZONING	EXISTING R-5	PROPOSED R-5	
6	LAND USE	EXISTING AGRICULTURAL	PROPOSED MIXED USE, COMMERCIAL/RESIDENTIAL	
7	UTILITY PROVIDERS	SEWER KENT COUNTY	WATER ARTESIAN	GAS CHESAPEAKE UTILITIES ELECTRIC DELMARVA POWER
8	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 1		
9	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0064J, DATED JULY 7, 2014.		
10	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). DISTANCE TO NEAREST TID: 1.08 MI.		
11	GROUNDWATER RECHARGE	A PORTION OF THE PROPERTY IS LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.		
12	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
13	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.		
14	SITE TABULATIONS			
	SITE AREA	91.384± AC - EAST COAST 242.502± AC - McCLOSKEY		
	UNITS			
	SINGLE FAMILY LOTS	582		
	VILLAS	126		
	TOWNHOMES	307		
	STACKED UNITS (1x1)	346		
	TOTAL	1361		
	PARKING - STACKED UNITS (1X1)			
	REQUIRED	692 SPACES		
	PROVIDED	741 SPACES		
	WETLANDS	NON-TIDAL	9.547	AC.
		TIDAL	11.299	AC.
		TOTAL	20.846	AC.
	WOODS	McCLOSKEY	EAST COAST	TOTAL
	EXISTING (AC.)	64.430	17.433	81.863
	PROPOSED (AC.)	43.128	14.396	57.524
	TO BE REMOVED (AC.)	21.303	3.037	24.340
	OPEN SPACE (RESIDENTIAL)			
	REQUIRED			
	PROVIDED	88.454	AC.	

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

VILLAGES AT WESTOWNE
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

DATE	COMMENTS

Date: JUNE, 2024
Scale: 1" =200'
Dwn.By: JGA
Proj.No.: 0700C005

CONCEPT PLAN

Dwg.No.: **CP-01**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2023

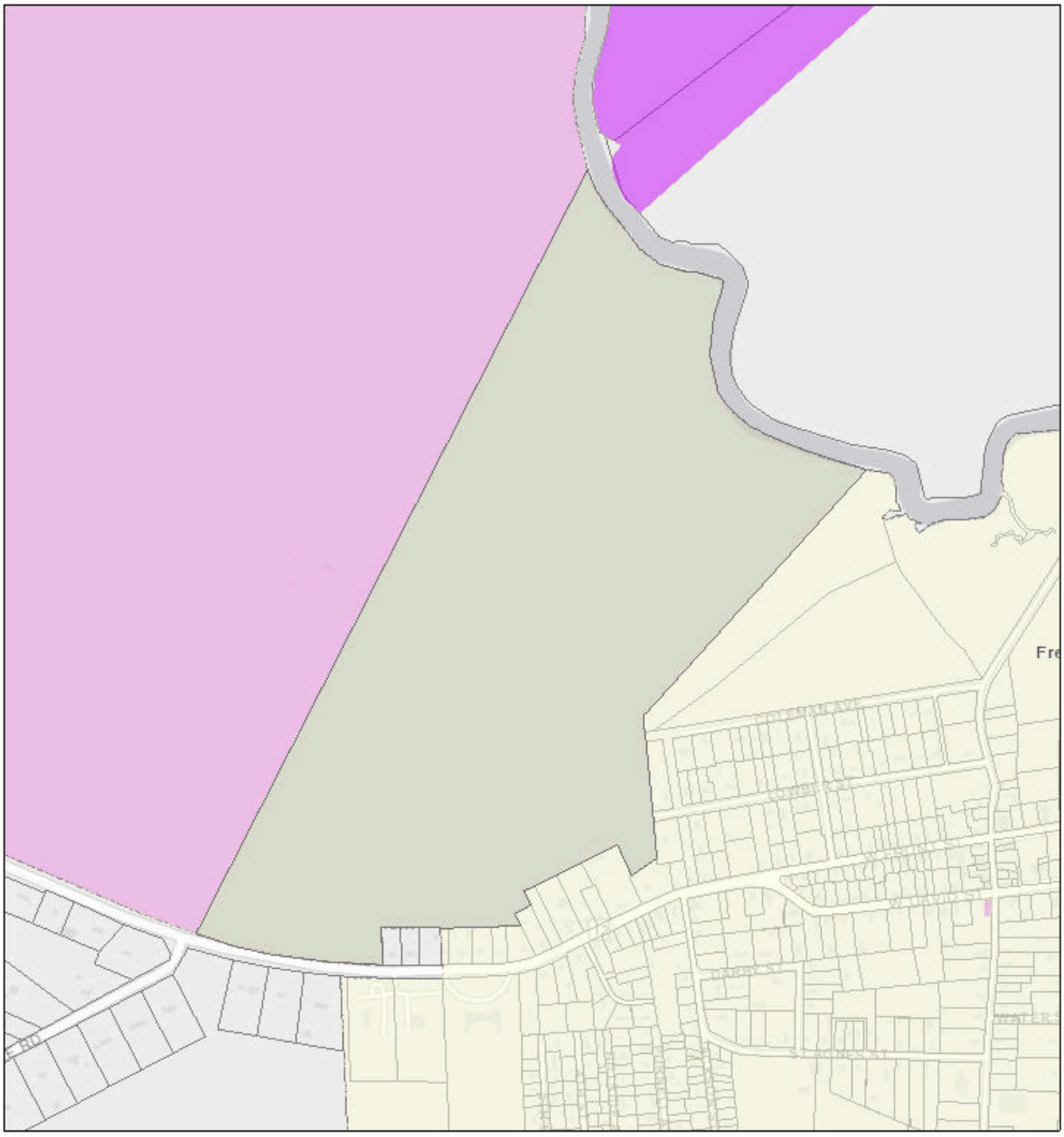
P:\Projects\0700C005 McCloskey Farm\Design\0700C005 CONCEPT PLAN.dwg Jun 03, 2024 - 11:09am AUSJ

Screening Report

Area of Interest (AOI) Information

Area : 3,996,345.3 ft²

May 31 2024 7:21:59 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	3,996,345.30	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	2	1,426,848.20	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	11	3,996,429.73	N/A
Soils New Castle County	0	0	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)	1	N/A	1,395.40
2017 High Marsh (not regulatory)	1	7,674.58	N/A
2017 Low Marsh (not regulatory)	1	4,025.39	N/A
2017 Wetlands (not regulatory)	7	217,989.03	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	5	3,996,373.64	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	8-08-13100-01-0300-00001	91.75	3,996,345.30

Delaware Ecological Network

#	ID	Area(ft²)
1	5,279.00	661,002.57
2	5,285.00	765,845.62

Soils Kent County

#	SOILNAME	Area(ft²)
1	Greenwich-Urban land complex, 0 to 5 percent slopes	421.98
2	Water	11,874.55
3	Sassafras sandy loam, 10 to 15 percent slopes	56,086.13
4	Hammonton sandy loam, 0 to 2 percent slopes	177,657.84
5	Hurlock sandy loam, 0 to 2 percent slopes	188,100.57
6	Ingleside sandy loam, 2 to 5 percent slopes	331,886.09
7	Downer sandy loam, 5 to 10 percent slopes	359,822.26
8	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	2,870,580.30

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	1,395.40

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.18	7,674.58

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	4.26	4,025.39

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	4.26	4,025.39
2	0.18	7,674.58
3	0.44	11,210.00
4	264.31	16,958.65
5	1.01	42,370.51
6	5.02	135,749.90

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	3,996,373.64

PUBLIC PRE CHECK Results for State Parcel(s): 8-08-13100-01-0300-00001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: 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

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

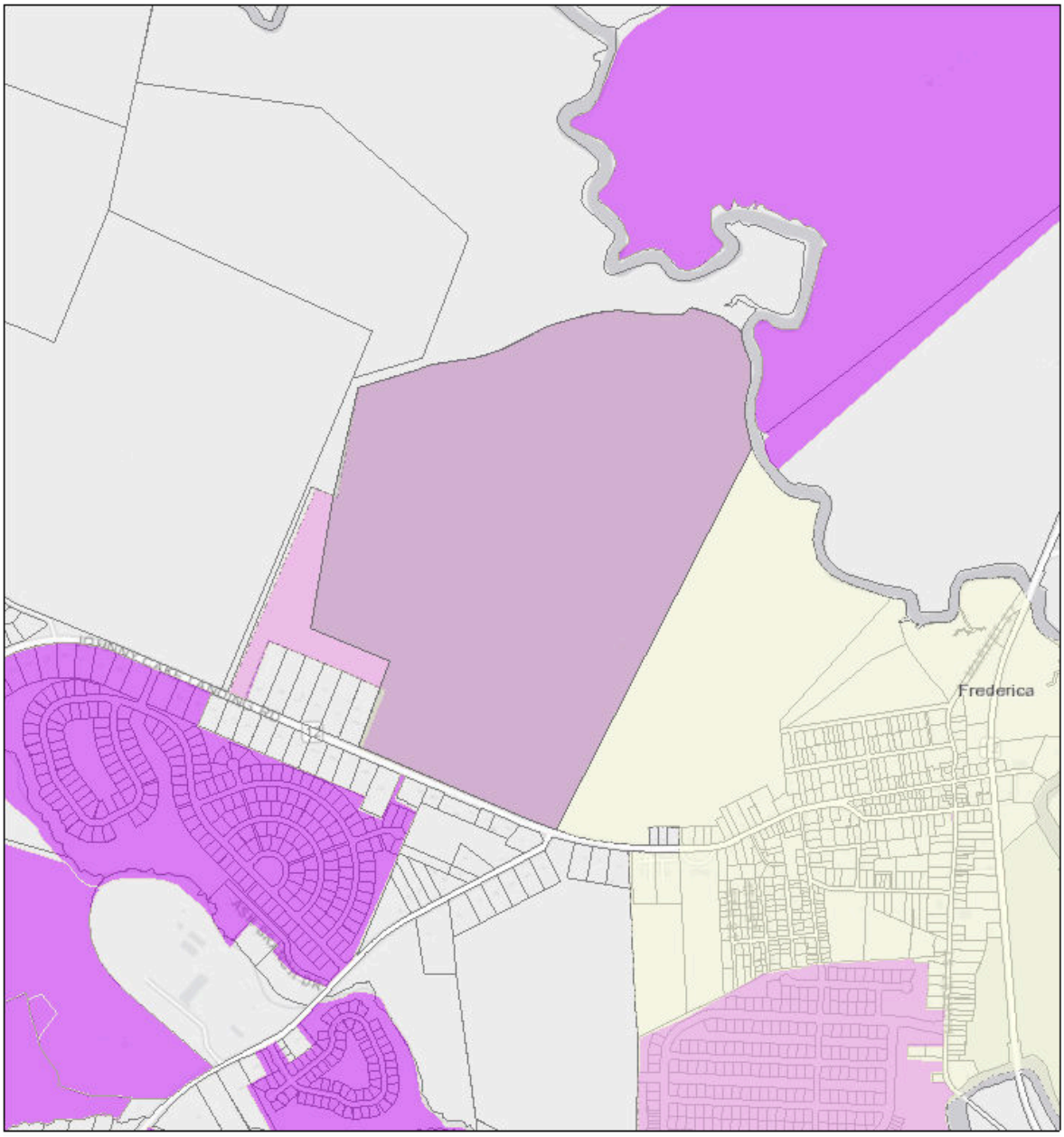
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 10,525,968.04 ft²

May 31 2024 7:12:56 Eastern Daylight Time



McCloskey Parcel

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	10,491,371.09	N/A
DE_StateParcels - State Parcels	1	10,525,968.04	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	3	3,709,886.25	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	11	10,525,877.89	N/A
Soils New Castle County	0	0	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)	1	N/A	2,232.18
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	2	183,979.91	N/A
2017 Wetlands (not regulatory)	13	414,231.08	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	2	10,525,937.49	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2009-10-02	10,491,371.09

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	8-08-13100-01-0200-00001	241.64	10,525,968.04

Delaware Ecological Network

#	ID	Area(ft²)
1	5,216.00	1,076.39
2	5,285.00	1,011,217.83
3	5,279.00	2,697,592.03

Soils Kent County

#	SOILNAME	Area(ft²)
1	Water	1,457.63
2	Transquaking and Mispillion soils, very frequently flooded, tidal	35,022.36
3	Hurlock sandy loam, 0 to 2 percent slopes	153,888.68
4	Hammonton sandy loam, 0 to 2 percent slopes	535,438.89
5	Sassafras sandy loam, 10 to 15 percent slopes	560,094.59
6	Ingleside sandy loam, 0 to 2 percent slopes	563,731.55
7	Ingleside sandy loam, 2 to 5 percent slopes	2,668,857.26
8	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	6,007,386.93

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	2,232.18

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	8.16	5,374.83
2	4.26	178,605.08

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	264.31	4,281.77
2	8.16	5,374.83
3	0.66	5,829.06
4	0.14	6,080.50
5	0.18	7,933.07
6	0.19	8,366.17
7	0.44	11,412.35
8	1.41	20,968.41
9	0.61	26,656.76
10	0.94	41,047.42
11	1.12	48,716.05
12	2.68	48,959.63
13	4.26	178,605.08

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	10,525,937.49

PUBLIC PRE CHECK Results for State Parcel(s): 8-08-13100-01-0200-00001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

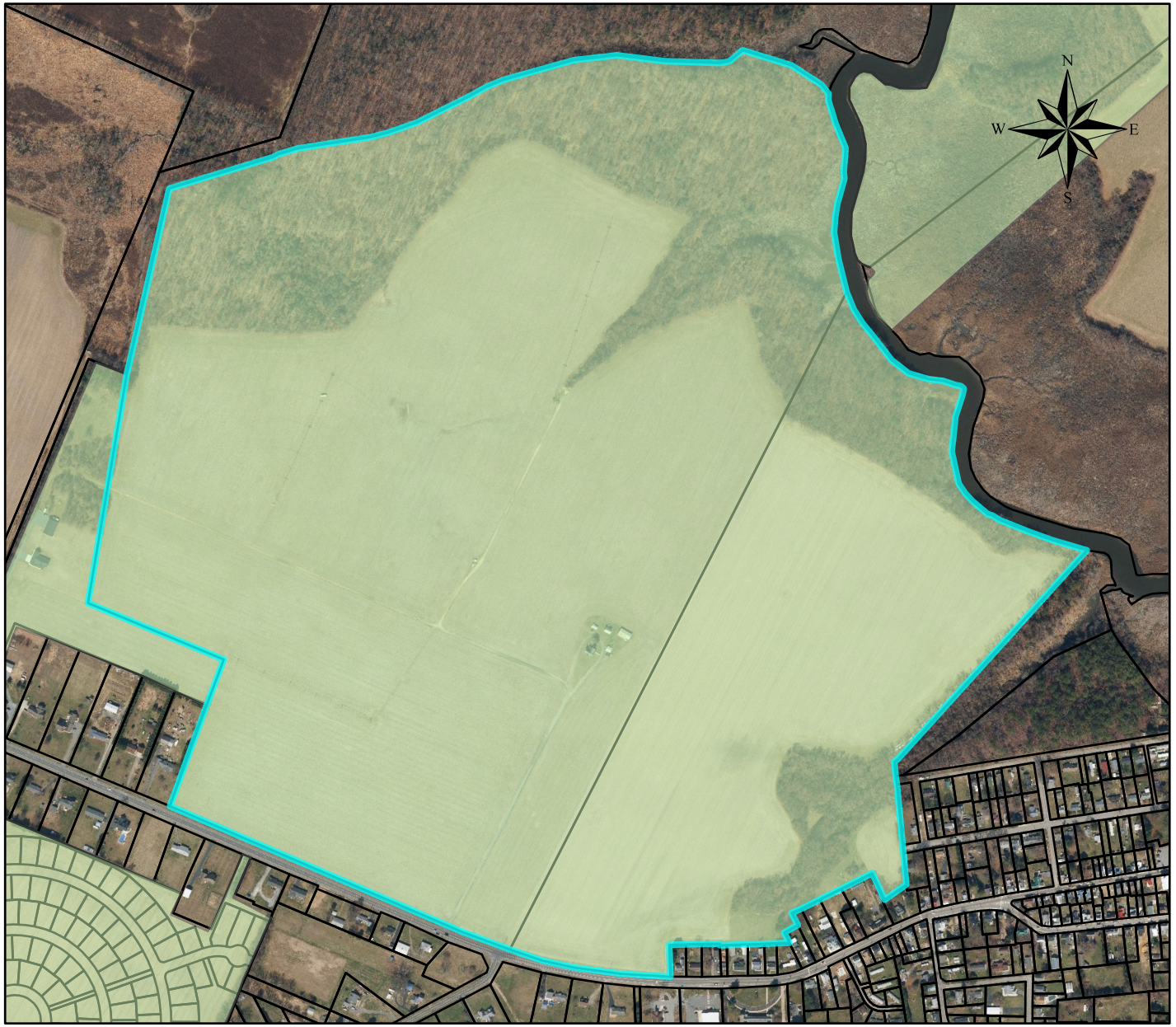
WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

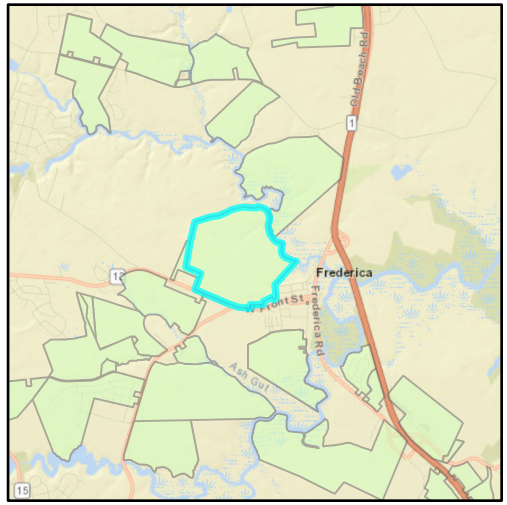
Preliminary Land Use Service (PLUS)

2024-06-07 Villages at Westowne

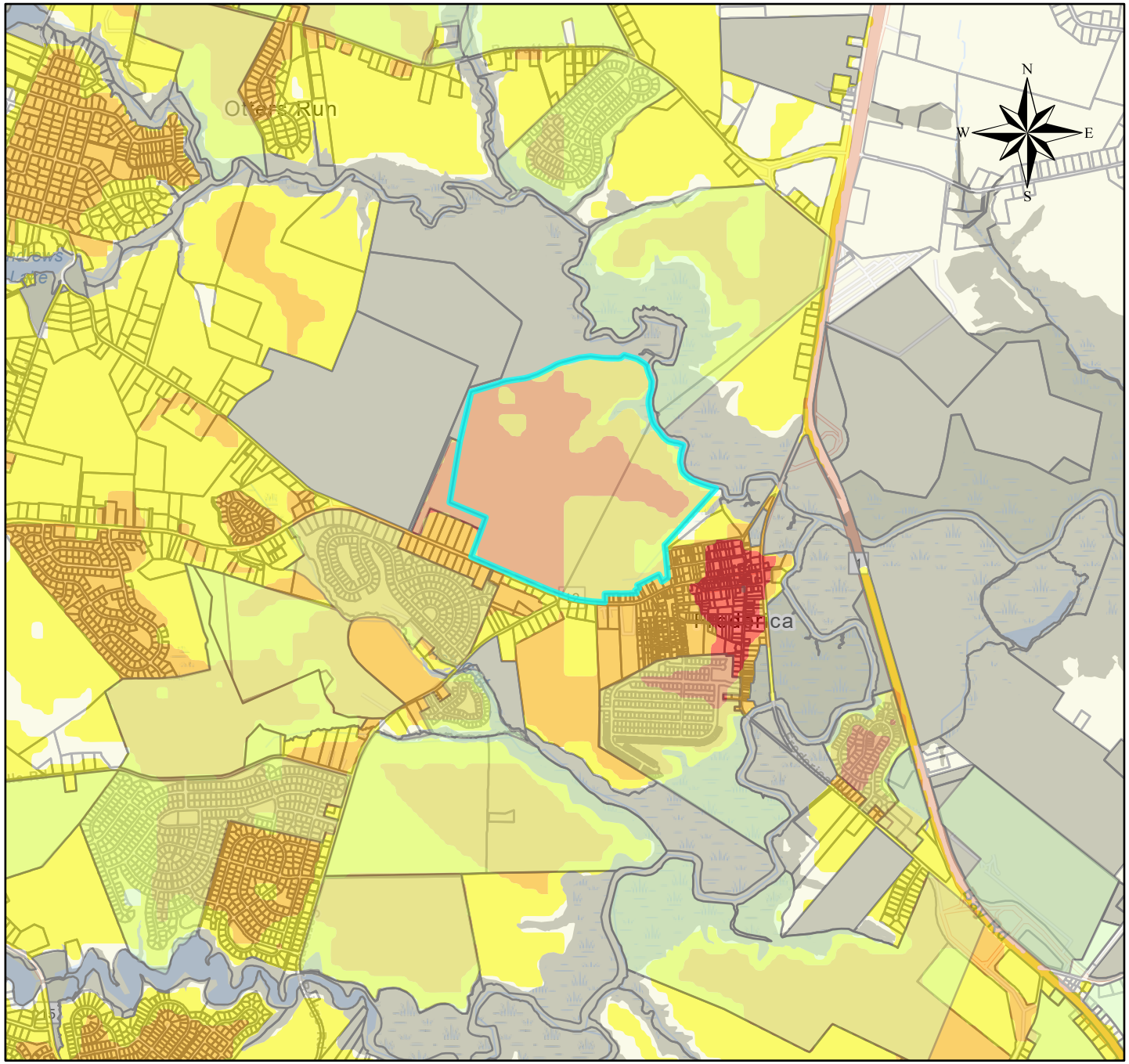


Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)



Legend

- PLUS Project Areas

2020 State Strategies

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

