Preliminary Land Use Service

Application Form

Submitted Time:
May 28, 2024 12:01 PM

PLUS ID: 2024-07-04

State Strategy Level: 1

PLUS Application Type - Rezoning and Site Plan Review

Title: Society Drive Apartments
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
7 Story apartment

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): 0603600097

Project Location: 1002 Society Drive Claymont, New Castle County, Delaware

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

Section II: Project Contact Information

Owner Contact Information

RGW 896 Acq LLC
3304 Old Captiol Trail - 100
Wilmington , DE 19808
Phone: (302) 521-0671
Email: tway@dsmre.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
Pennoni Associates, Inc
Douglas D. Barry
Phone: (302) 353-7587
Email: DBarry@Pennoni.com
Fax: (302) 654-2895

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

Section III: Project Details

Project Area (Acres): **3.133**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

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

Zoning Information

Present Zoning for this project area: **ON (Office Neighborhood**
Proposed Zoning for this project: **ST(Suburban Transition)**

Land Use Information

Present Use for this project area: **Offices**
Proposed Use for this project: **Apartments**

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: **84**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		84	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

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:
Doug

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 Veolia North America**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

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

Wetlands Details

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

Tidal Wetlands

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

Non-tidal Wetlands

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

Wetland Impact

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

If yes, estimated acres of wetlands impacted:

Wetland Delineation

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

Tax Ditch Details

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

Stormwater Management Details

List the proposed stormwater management practices for this site:
Underground Stormwater

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.
380
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)?

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.
Yes, existing connection to self-storage

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	Unknown

Type existing			
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

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: Society Drive Apartments

Project ID (to be completed by OSPC): 2024-07-04

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

Robert G. Wittig — 6/28/2024

Signature of Property Owner — Date

Robert G. Wittig

Property Owner (Please Print)

_____ — _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

PROPERTY SUMMARY

APPLICATION NUMBER	2022-0690
TAX PARCEL #	06-036.00-097
PROPERTY ADDRESS	1002 SOCIETY DRIVE CLAYMONT, DELAWARE 19703
PROPERTY OWNER	RGW 896 ACQ LLC
PROPERTY OWNER ADDRESS	3304 OLD CAPITOL TRAIL - UNIT 100 WILMINGTON, DELAWARE 19808
LOT SIZE	3.133 ACRES
EXISTING LOTS	1
PROPOSED LOTS	1
EXISTING ZONING	ON (OFFICE NEIGHBORHOOD)
PROPOSED ZONING	ST (SUBURBAN TRANSITION)
PROPOSED USE	APARTMENTS
INSTRUMENT NUMBER	200508080078
HORIZONTAL DATUM	NAD 83
VERTICAL DATUM	NAVD 88
BENCHMARK	SOUTHEAST CORNER OF CATCH BASIN ELE = 151.00

PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO REZONE THE SITE FROM ON (OFFICE NEIGHBORHOOD) TO ST (SUBURBAN TRANSITION) AND TO CONSTRUCT A 7-STORY, 84-UNIT 140,476 GFA APARTMENT BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY.

ZONING (ST) REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM OSR/LSR	0.40	0.33*
MAXIMUM GROSS DENSITY	8.00	26.81*
MAXIMUM NET DENSITY	14.50	44.68*
MINIMUM SITE AREA	10,000 SF	3.133 ACRES
MINIMUM LOT AREA	1,800 SF	3.133 ACRES
MINIMUM LOT WIDTH	100 FEET	>100 FEET
MINIMUM FRONT YARD	25 FEET	71.74 FEET
MINIMUM SIDE YARD	12 FEET	57.09 FEET
MINIMUM REAR YARD	20 FEET	63.50 FEET
MINIMUM STREET PARKING SETBACK	15 FEET	10.01 FEET*
MAXIMUM BUILDING HEIGHT	50 FEET	89 FEET*

* VARIANCE REQUIRED

UTILTITIES

WATER SUPPLIER - VEOLIA NORTH AMERICA. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THETIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN."

EXISTING FLOW CALCULATION: 0.1 GPD x SF OF OFFICE SPACE
0.1 GPD x 42,524 SF OF OFFICE SPACE = 4,252 GPD

PROPOSED FLOW CALCULATION: 120 GPD x # OF BEDS
120 GPD x 144 BEDS = 17,280 GPD

PROPOSED LAND USE SUMMARY

ALL VALUES ARE IN SQUARE FEET

BUILDING	OTHER IMPERVIOUS	TOTAL IMPERVIOUS	OPEN SPACE	SWM AREA	TOTAL
20,068	70,962	91,030	45,453	3,600**	136,483 (3.133 AC.)

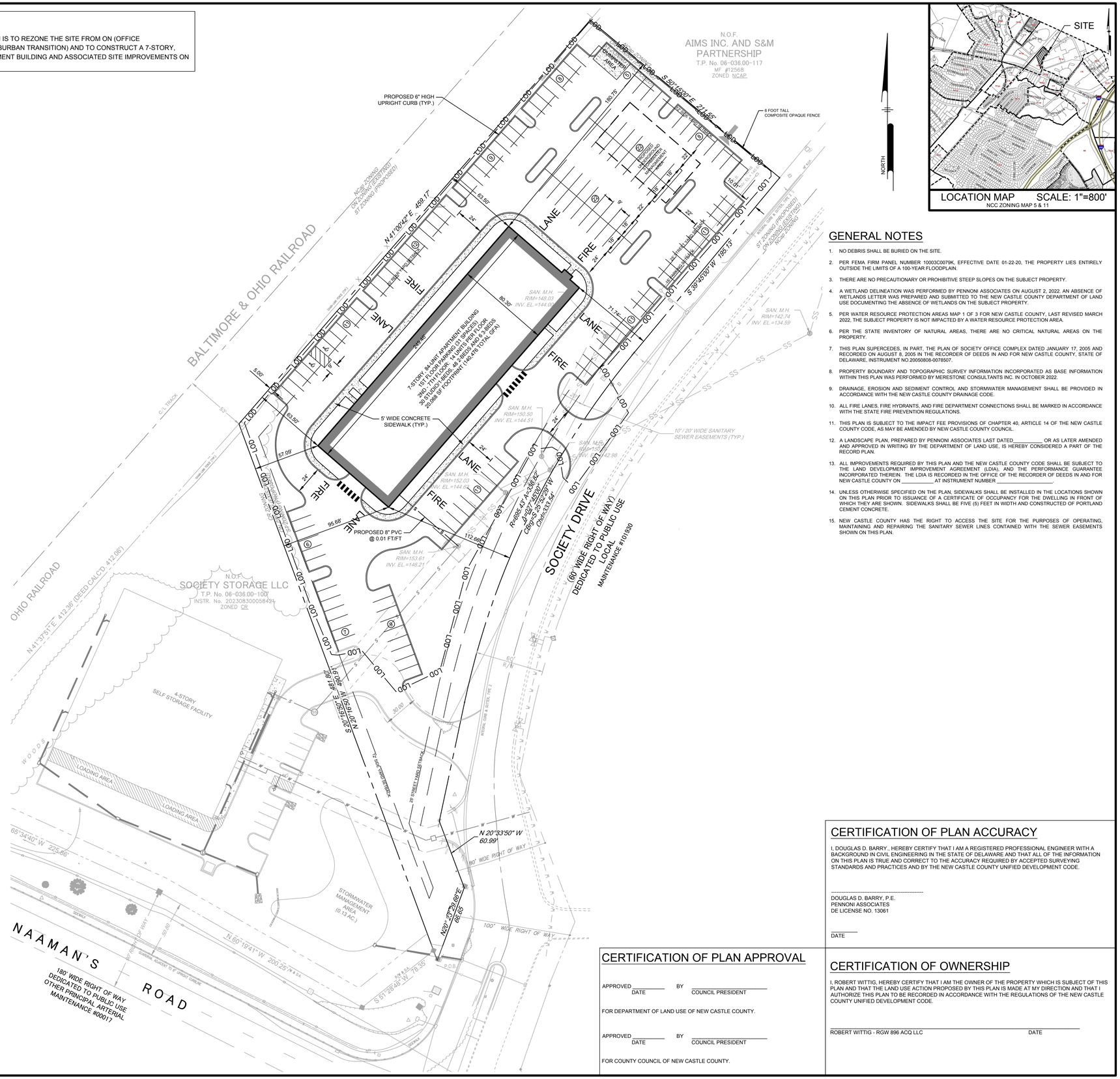
**SWM AREA IS UNDERGROUND

PARKING RATIONALE

OFF STREET PARKING
1.5 PER 1 BEDROOM DWELLING UNIT, 2 PER 2 OR 3 BEDROOM DWELLING UNIT, 2.25 PER 4 BEDROOM DWELLING UNIT, 2.5 PER 5+ BEDROOM DWELLING UNIT; 1 ADDITIONAL GUEST PARKING PER 5 DWELLING UNITS

30 1 BEDROOM/STUDIO APARTMENTS X 1.5 SPACES	45
54 2 AND 3 BEDROOM APARTMENTS X 2 SPACES	108
84 TOTAL UNITS / 5 SPACES	17

	REQUIRED	PROPOSED
TOTAL	170	183 (31 WITHIN BUILDING, 152 SURFACE)
ADA PARKING	6	6 (4 WITHIN BUILDING, 2 SURFACE)
ADA VAN ACCESSIBLE	1	2 (BOTH SURFACE)



GENERAL NOTES

1. NO DEBRIS SHALL BE BURIED ON THE SITE.
2. PER FEMA FIRM PANEL NUMBER 10003C0079K, EFFECTIVE DATE 01-22-20, THE PROPERTY LIES ENTIRELY OUTSIDE THE LIMITS OF A 100-YEAR FLOODPLAIN.
3. THERE ARE NO PRECAUTIONARY OR PROHIBITIVE STEEP SLOPES ON THE SUBJECT PROPERTY.
4. A WETLAND DELINEATION WAS PERFORMED BY PENNONI ASSOCIATES ON AUGUST 2, 2022. AN ABSENCE OF WETLANDS LETTER WAS PREPARED AND SUBMITTED TO THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE DOCUMENTING THE ABSENCE OF WETLANDS ON THE SUBJECT PROPERTY.
5. PER WATER RESOURCE PROTECTION AREAS MAP 1 OF 3 FOR NEW CASTLE COUNTY, LAST REVISED MARCH 2022, THE SUBJECT PROPERTY IS NOT IMPACTED BY A WATER RESOURCE PROTECTION AREA.
6. PER THE STATE INVENTORY OF NATURAL AREAS, THERE ARE NO CRITICAL NATURAL AREAS ON THE PROPERTY.
7. THIS PLAN SUPERCEDES, IN PART, THE PLAN OF SOCIETY OFFICE COMPLEX DATED JANUARY 17, 2005 AND RECORDED ON AUGUST 8, 2005 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO 200508080078507.
8. PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION INCORPORATED AS BASE INFORMATION WITHIN THIS PLAN WAS PERFORMED BY MERESTONE CONSULTANTS INC. IN OCTOBER 2022.
9. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
10. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
11. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
12. A LANDSCAPE PLAN, PREPARED BY PENNONI ASSOCIATES LAST DATED_____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
13. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NUMBER _____.
14. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
15. NEW CASTLE COUNTY HAS THE RIGHT TO ACCESS THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITH THE SEWER EASEMENTS SHOWN ON THIS PLAN.

LEGEND

- EXISTING BUILDING
- RIGHT-OF-WAY / PROPERTY LINE
- CURB
- SIDEWALK
- PAVEMENT
- SIGN
- UTILITY POLE AND LIGHT
- HYDRANT
- MAJOR CONTOUR
- MINOR CONTOUR
- WATER LINE
- UNDERGROUND GAS LINE
- COMBINED SEWER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOMM LINE
- UNDERGROUND COMMUNICATIONS LINE
- MANHOLES
- INLET
- TREE
- PROPOSED BUILDING
- PROPOSED PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE
- PROPOSED LIMIT OF DISTURBANCE

0 40' 80'

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE COUNCIL PRESIDENT

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
DATE COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF PLAN ACCURACY

I, DOUGLAS D. BARRY., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DOUGLAS D. BARRY, P.E.
PENNONI ASSOCIATES
DE LICENSE NO. 13061

_____
DATE

CERTIFICATION OF OWNERSHIP

I, ROBERT WITTIG, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____
ROBERT WITTIG - RGW 896 ACQ LLC DATE

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

SOCIETY DRIVE APARTMENTS

BRANDYWINE HUNDRED - NEW CASTLE COUNTY - DELAWARE

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
PROPOSED CONDITIONS

DSM COMMERCIAL
3304 OLD CAPITOL TRAIL - UNIT 100
WILMINGTON, DELAWARE 19808

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DSMCX22002
DATE	2024-05-17
DRAWING SCALE	1"=40'
DRAWN BY	SRA
APPROVED BY	DDB

R01.01

SHEET 1 OF 2

U:\Accounts\DSMC\DSMCX22002 - Society Office Complex Expansion\DESIGN_SHEETS\R01.01.dwg PLOTTED: 5/17/2024 11:42 AM, BY: Steven R. Anderson PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

PUBLIC PRE CHECK Results for State Parcel(s): 2020-06-08, 2021-05-05

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

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

DE FIRM: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No 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

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

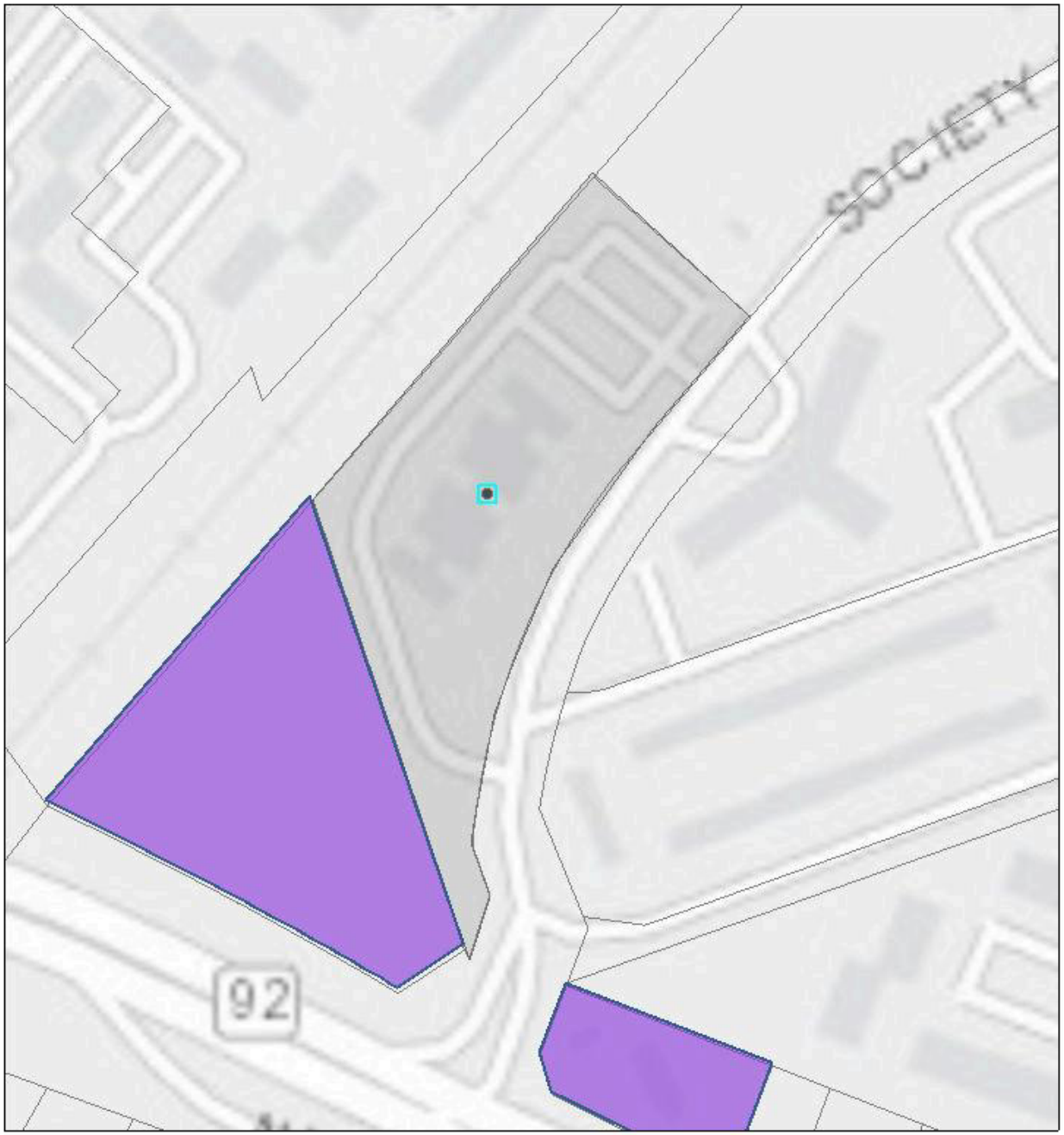
Wetlands: No Issues Found

Screening Report

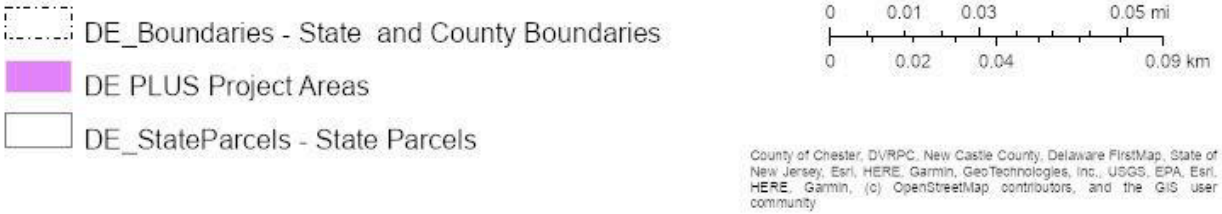
Area of Interest (AOI) Information

Area : 132,545.15 ft²

May 28 2024 10:38:40 Eastern Daylight Time



1:2,257


DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
County of Chester, DVRPC, New Castle County, Delaware FirstMap, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	130,976.69	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	1	132,545.15	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A

WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	132,545.15	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	0603600117	2.78	231.95
2	0603600097	3.03	130,744.74

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Talleyville-Montalto-Urban land complex, 0 to 8 percent slopes	132,545.15

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	132,545.15

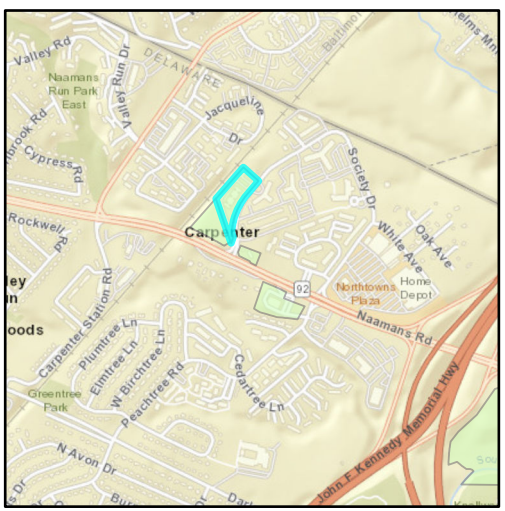
Preliminary Land Use Service (PLUS)

2024-07-04 Society Drive Apartments



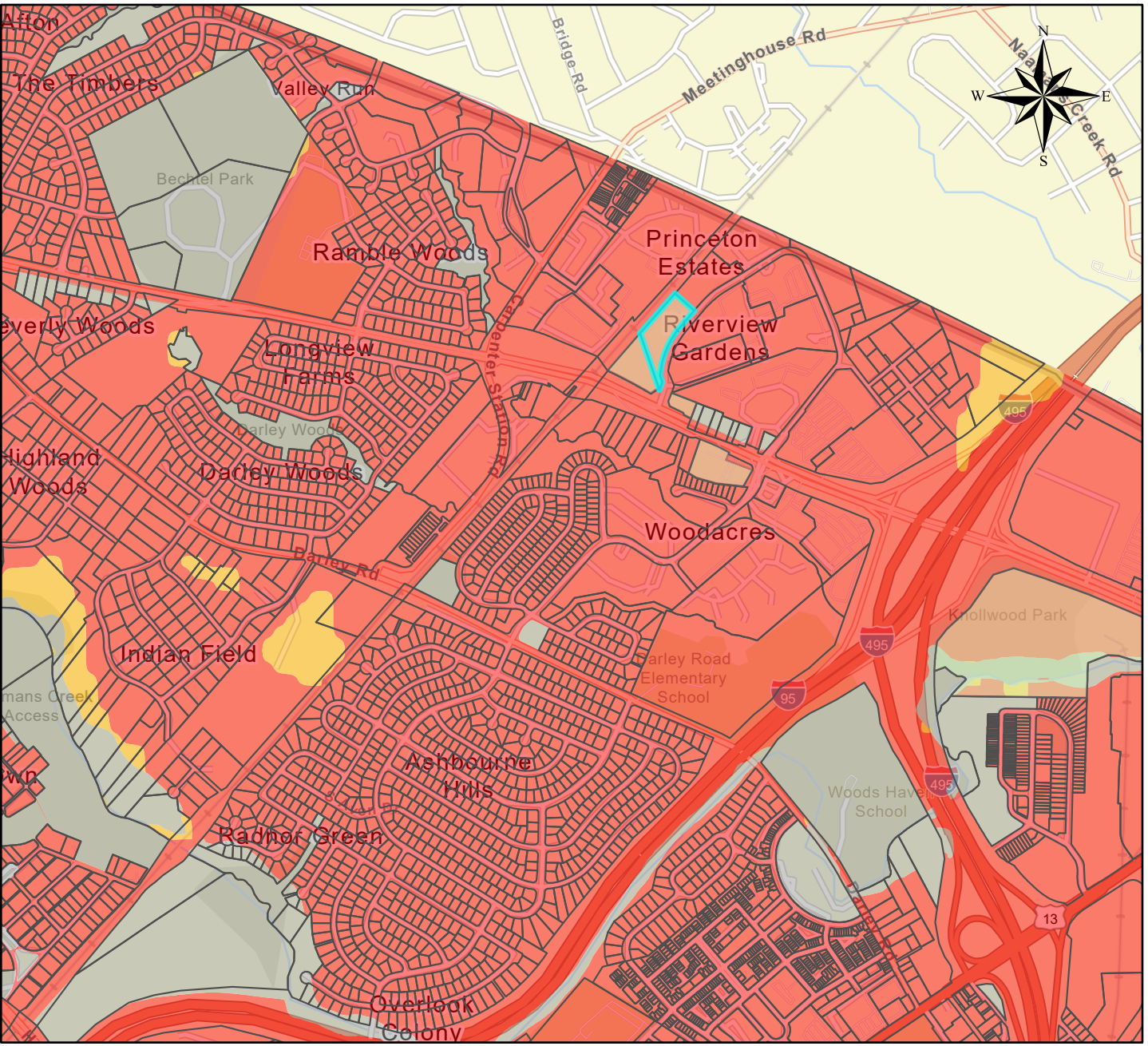
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-07-04 Society Drive Apartments



Legend

- PLUS Project Areas

2020 State Strategies

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

