PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
February 26, 2025 4:50 PM

PLUS ID: 2025-03-01

State Strategy Level: 1 & 2

PLUS Application Type - Rezoning and Site Plan Review

Title: Springhouse Preserve
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Major Land Development with Rezoning for residential townhouses

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): 0803700033, 0803700037

Project Location: 3401 Limestone Road Wilmington, DE 19808

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

Section II: Project Contact Information

Owner Contact Information

Stephen Davies
20 Longacre Court
Hockessin, DE 19707
Phone: (302) 239-1383
Email: sdavies@apexengineeringinc.com
Fax: (302) 994-9099

Equitable Owner/Developer Contact Information

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

,
Phone:

Email:
Fax:

Project Engineer/Designer Contact Information

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

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

Section III: Project Details

Project Area (Acres): **19.84**
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: **Suburban**
Proposed Zoning for this project: **Suburban Transition**

Land Use Information

Present Use for this project area: **residential, with rental apartment and commercial landscape business**
Proposed Use for this project: **residential rental townhouse with income based units**

Residential Development Information

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

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **33**

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions, Market rate**
Total number Rental Units: **87**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
120		120	

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:
Stephen Davies (302) 994-1900 x-2

Section IV: Utilities

Water Supply Details

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

Wastewater Supply Details

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

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	6.7	Yes	1.5

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: **0.3**

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?
Unknown

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:
BMP's bio-retention basins

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **14.1**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat, Historical or Archeological Protection**
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.
1,144
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.
the subdivisions of Walden and Winding Bridge. very willing to discuss

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?
Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	No	Yes
Type existing	Within Right-of-Way		Within Right-of-Way
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?
Yes

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

If yes, please provide details regarding evaluation by a cultural resource professional.
McKennan-Klair house

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? **Yes**

If yes, Signature of Owner completing form



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: SPRINGHOUSE PRESERVE

Project ID (to be completed by OSPC): 2025-03-01

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

Signature of Property Owner — Date: 2-27-25

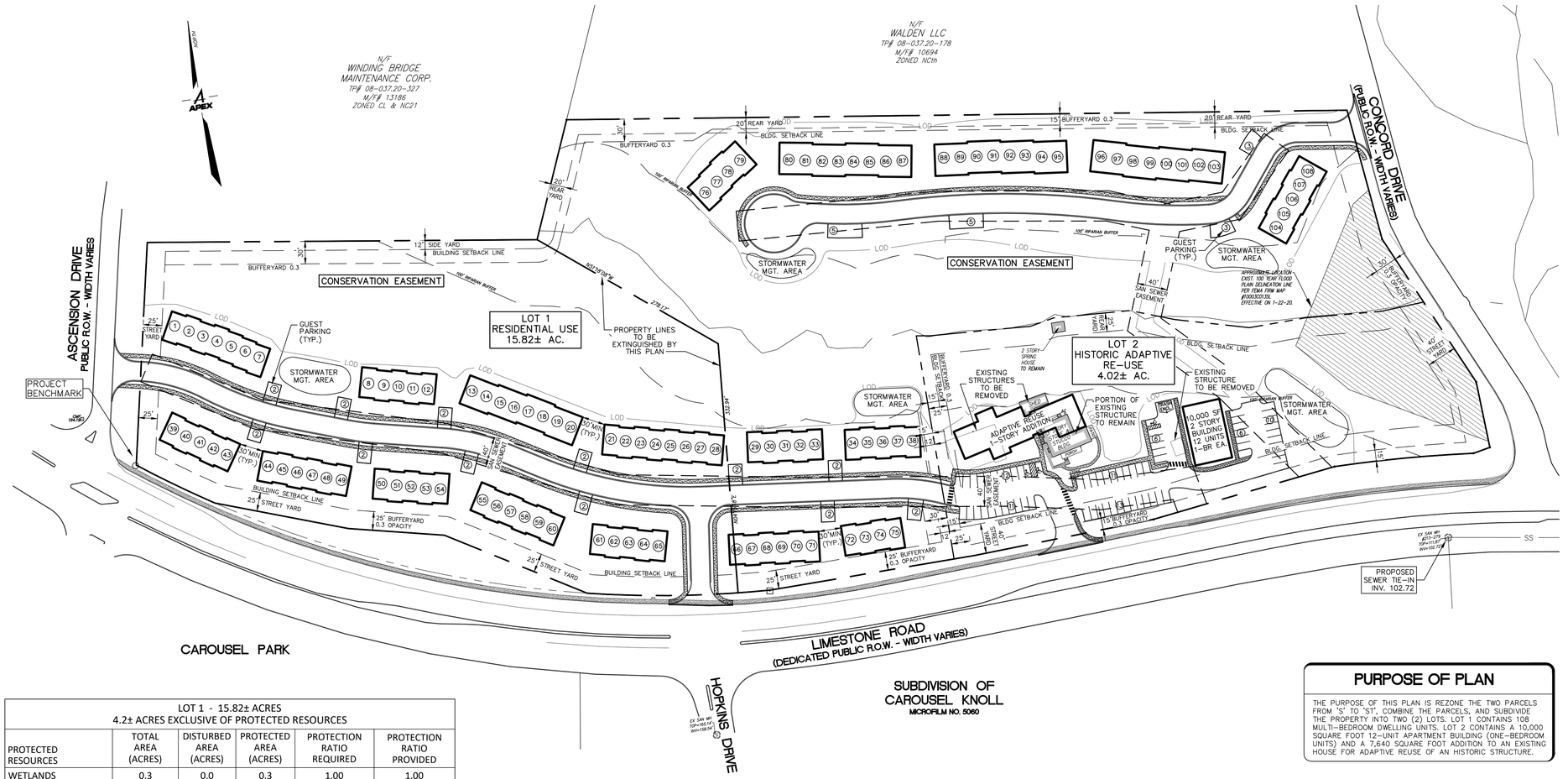
STEPHEN G. DAVIES

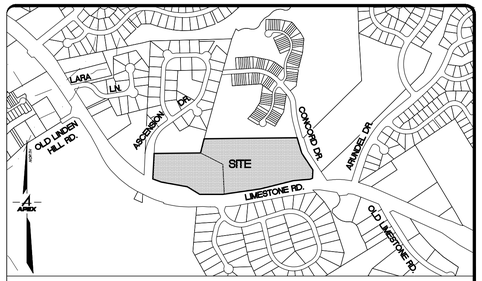
Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022





LOCATION MAP SCALE 1"= 800'

SITE DATA

1. OWNER INFORMATION: STEPHEN G. AND SUSAN T. DAVIES, 20 LONGACRE COURT, HOCKESSIN, DE 19707
2. PROPERTY ADDRESS: 3401 LIMESTONE ROAD, WILMINGTON, DE 19808 / 0 NWS LIMESTONE ROAD, WILMINGTON, DE 19808
3. TAX PARCEL NUMBER: 08-037.00-037 / 08-037.00-033
4. AREA OF PARCEL: 12.98± ACRES / 6.86± ACRES; TOTAL AREA: 19.84± ACRES
5. SOURCE OF TITLE: 20070913 0081384
6. ZONING: EXISTING S-SUBURBAN; PROPOSED ST-SUBURBAN TRANSITION

	EXISTING S-SUBURBAN	PROPOSED ST-SUBURBAN TRANSITION
BUILDING SETBACKS		
STREET YARD	40' MIN.	25'/15'* MIN.
SIDE YARD	12' MIN.	12' MIN.
REAR YARD	40' MIN.	20' MIN.
		*SETBACK TO PARKING
BUILDING HEIGHT	40' MAX.	50' MAX.
BUILDING SPACING		30' MIN.

PROPOSED ADAPTIVE RE-USE

BUILDING SETBACKS	
STREET YARD	40'
SIDE YARD	15'
REAR YARD	25'
BUILDING HEIGHT	40'
PARKING SETBACK	10'

7. PROPOSED LOT COVERAGE:

	LOT 1		LOT 2	
BUILDING	2.06± ACRES	13.0%	0.31± ACRES	7.7%
IMPERVIOUS	2.60± ACRES	16.5%	0.75± ACRES	18.7%
OPEN AREA	11.16± ACRES	70.5%	2.96± ACRES	73.6%
TOTAL	15.82± ACRES	100%	4.02± ACRES	100%

8. PARKING:
   - LOT 1 REQUIRED: 108 UNITS x 2.25 SPACES/UNIT = 243 SPACES; PROVIDED: 254 SPACES
   - LOT 2 REQUIRED: APARTMENT 12 DU x 1.5 SPACES/DU + 1 SPACE/5 DU = 21 SPACES; COMMERCIAL 7,140 SF x 3.5 SPACES/1,000 SF = 25 SPACES; RESTAURANT 5,000 SF x 8 SPACES/1,000 SF = 40 SPACES; 20% ADAPTIVE REUSE CREDIT = 21 x 0.8 + 25 x 0.8 + 40 x 0.8 = 69 SPACES
   - PROVIDED: 69 SPACES (INCLUDES 3 ACCESSIBLE SPACES)
9. WATER SUPPLY: ARTESIAN WATER COMPANY – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
10. SANITARY SEWER: NEW CASTLE COUNTY SANITARY SEWER – SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN. ESTIMATED AVG. DAILY FLOW = 34,714 GPD. ESTIMATED PEAK DAILY FLOW = 137,856 GPD.
11. DATUM / BENCHMARK: NAD 83 (HORIZONTAL) NAVD 88 (VERTICAL) BENCHMARK IS A FOUND IRON PIPE (IPF) LOCATED AT THE EASTERLY CORNER OF THE INTERSECTION OF ASCENSION DRIVE AND LIMESTONE ROAD, ELEVATION 194.99
12. DATE OF SURVEY: JANUARY 2017 BY APEX ENGINEERING, INCORPORATED

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS REZONE THE TWO PARCELS FROM 'S' TO 'ST', COMBINE THE PARCELS, AND SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS. LOT 1 CONTAINS 108 MULTI-BEDROOM DWELLING UNITS. LOT 2 CONTAINS A 10,000 SQUARE FOOT 12-UNIT APARTMENT BUILDING (ONE-BEDROOM UNITS) AND A 7,640 SQUARE FOOT ADDITION TO AN EXISTING HOUSE FOR ADAPTIVE REUSE OF AN HISTORIC STRUCTURE.

SITE DATA - CONTINUED

13. WATER RESOURCE PROTECTION AREA (WRPA): A PORTION OF THE SITE LIES WITHIN THE FLOODPLAIN WRPA PER THE WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, MAP 1 OF 3, LAST DATED MARCH 2022. THE FLOODPLAIN SHOWN ON THE PLAN IS PER FEMA AS INDICATED IN NOTE 15 BELOW.
14. CRITICAL NATURAL AREA: NO PORTION OF THIS SITE IS LOCATED WITHIN A CRITICAL NATURAL AREA ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS.
15. FLOODPLAIN: A PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #10003C0135L, EFFECTIVE ON JANUARY 22, 2020, AND IS SHOWN HEREON.
16. WETLANDS: A WETLANDS INVESTIGATION WAS PERFORMED FOR THIS SITE BY TEN BEARS ENVIRONMENTAL IN NOVEMBER 2017, UPDATED JANUARY 2025. WETLANDS SHOWN ON THE PLAN ARE IN ACCORDANCE WITH THIS INVESTIGATION.
17. UTILITIES: EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATIONS AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555).
18. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
19. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT.
20. IMPACT FEES: 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.
21. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: 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 NO. _____.
22. LANDSCAPE PLAN: A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC. LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

LOT 1 - 15.82± ACRES
4.2± ACRES EXCLUSIVE OF PROTECTED RESOURCES

PROTECTED RESOURCES	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	PROTECTED AREA (ACRES)	PROTECTION RATIO REQUIRED	PROTECTION RATIO PROVIDED
WETLANDS	0.3	0.0	0.3	1.00	1.00
FLOODPLAIN	0.3	0.0	0.3	1.00	1.00
RIPARIAN BUFFER AREA	4.7	0.4*	4.3	1.00	1.00
FOREST - TIER 1	5.0	1.0	4.0	0.80	0.80
FOREST - TIER 2	1.5	0.5	1.0	0.60	0.67
STEEP SLOPES > 25%	0.6	0.0	0.6	1.00	1.00
STEEP SLOPES 15-25%	7.1	3.5	3.6	0.50	0.51

* PERMITTED DISTURBANCE FOR STORMWATER MANAGEMENT AND UTILITY CROSSING.

LOT 2 - 4.02± ACRES
1.9± ACRES EXCLUSIVE OF PROTECTED RESOURCES

PROTECTED RESOURCES	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	PROTECTED AREA (ACRES)	PROTECTION RATIO REQUIRED	PROTECTION RATIO PROVIDED
WETLANDS	0.01	0.0	0.01	1.00	1.00
FLOODPLAIN	0.6	0.0	0.6	1.00	1.00
RIPARIAN BUFFER AREA	2.0	0.2*	1.8	1.00	1.00
FOREST - TIER 2	0.17	0.03	0.14	0.60	0.82
STEEP SLOPES 15-25%	0.9	0.2	0.7	0.50	0.78

* PERMITTED DISTURBANCE FOR STORMWATER MANAGEMENT AND UTILITY CROSSING.

CERTIFICATION OF OWNERSHIP

I, STEPHEN G. DAVIES, 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.

STEPHEN G. DAVIES DATE

CERTIFICATION OF PLAN ACCURACY

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

STEPHEN G. DAVIES DATE
REGISTRATION #7690

CERTIFICATION OF PLAN APPROVAL

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

APPROVED _____ BY _____
DATE COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

REV.	DATE:	COMMENT	CHECKED

APPLICATION NO. 2023-0634
EXPLORATORY PLAN
MAJOR LAND DEVELOPMENT

SPRINGHOUSE PRESERVE

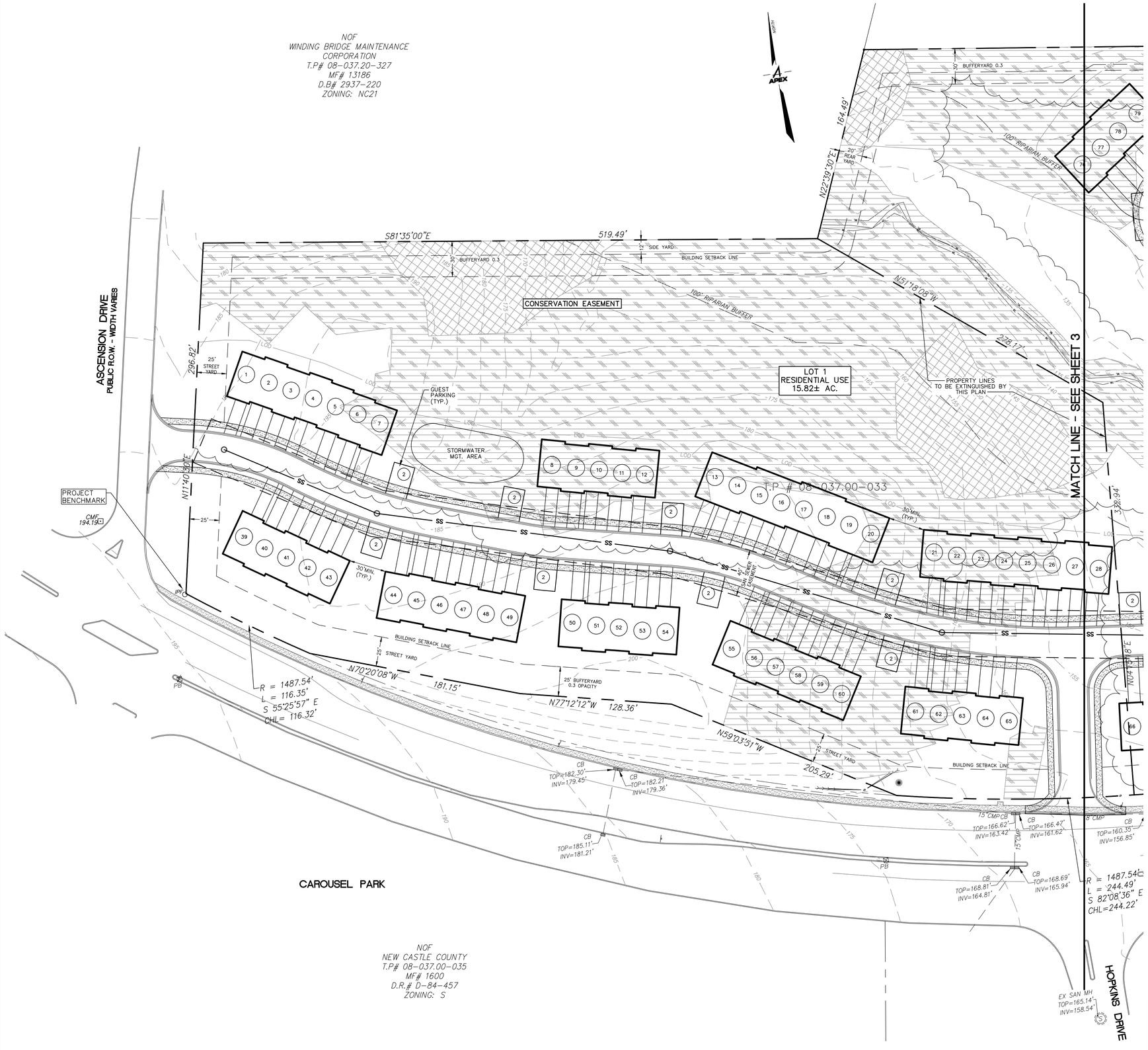
MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

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

80 40 0 80 160 240

SCALE: 1" = 80'	DATE: 1/21/2025	SHEET NO. 1
SURVEYED BY: JS/KP	DRAWN BY: JRB	OF 3
MICROFILM NO.	CHECKED BY: SGD	
PROJECT / FILE NUMBER 97167004PLOT-EXPLOR		REVISION

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
IPS	IRON PIPE	IPS
IPF	IRON PIPE	IPF
CMF	CONCRETE MONUMENT	CMS
DHF	DRILL HOLE FOUND	DHS
NF	SURVEY NAIL	NS
WL	WETLANDS BOUNDARY	N/A
	100-YEAR FLOOD LIMITS	N/A
N/A	LIMIT OF DISTURBANCE	LOD
53	CONTOUR	53
x50.00	SPOT ELEVATION	x 50.0
S	SANITARY SEWER MANHOLE	
SS	SANITARY SEWER	SS
CO	CLEAN-OUT	CO
15" RCP	DRAINAGE PIPE w/ SIZE & TYPE	P-1
	CATCH BASIN	CB#1
D	DRAINAGE MANHOLE	
DS	DOWNSPOUT	DS
FH	FIRE HYDRANT	FH
WV	WATER VALVE	WV
WM	WATER METER	WM
FDC	FIRE DEPARTMENT CONNECTION	FDC
6"W	WATER LINE W/SIZE	6"W
OHE	ELECTRIC LINE (OVERHEAD)	OHE
UE	ELECTRIC LINE (UNDERGROUND)	UE
UP	UTILITY POLE w/ GUY WIRE	UP
EB	ELECTRIC BOX	EB
EM	ELECTRIC METER	EM
LP	LIGHT POLE	LP
E	ELECTRIC MANHOLE	E
TB	TELEPHONE BOX	TB
T	TELEPHONE MANHOLE	T
COM	COMMUNICATIONS LINE (CABLE, FIBER OPTIC, OTHER)	COM
GM	GAS METER	GM
GV	GAS VALVE	GV
GVENT	GAS VENT	GVENT
G	GAS LINE	G
G	GAS MANHOLE	
x	FENCE	x
	EVERGREEN TREE	SEE LANDSCAPE PLAN IF APPLICABLE
	DECIDUOUS TREE	SEE LANDSCAPE PLAN IF APPLICABLE
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
N/A	IMPERVIOUS PAVEMENT (MILL AND OVERLAY)	
	IMPERVIOUS PAVEMENT (FULL DEPTH)	
	STRUCTURE/BUILDING	
	PRECAUTIONARY SLOPES	N/A
	PROHIBITIVE SLOPES	N/A
	SIGN	
TS	TRAFFIC SIGNAL	TS
PB	PULL BOX	PB
	STREET ADDRESS	201
23	LOT NUMBER	23
MtB	SOIL BOUNDARY AND TYPE	N/A

APPLICATION NO. 2023-0634
EXPLORATORY PLAN
MAJOR LAND DEVELOPMENT

SPRINGHOUSE PRESERVE

MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

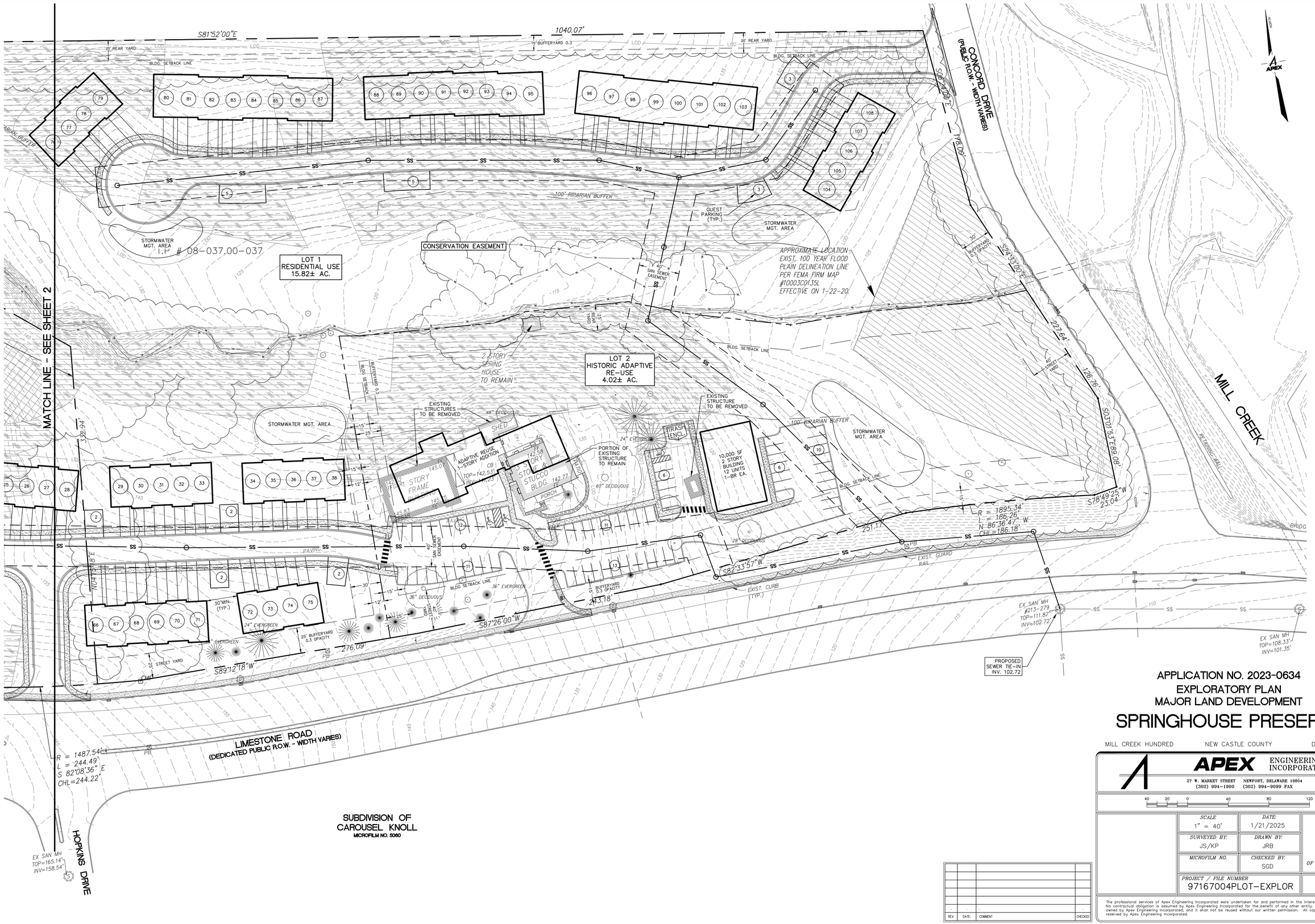
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REV.	DATE:	COMMENT	CHECKED

SCALE: 1" = 40'	DATE: 1/21/2025	SHEET NO. 2 OF 3
SURVEYED BY: JS/KP	DRAWN BY: JRB	
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APPLICATION NO. 2023-0634

EXPLORATORY PLAN

MAJOR LAND DEVELOPMENT

SPRINGHOUSE PRESERVE

MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED

27 W. MARKET STREET NEWPORT, DELAWARE 19804

(302) 994-1900 (302) 994-9099 FAX

40 20 0 40 80 120

	SCALE: 1" = 40'	DATE: 1/21/2025	SHEET NO. 3 OF 3
	SURVEYED BY: JS/KP	DRAWN BY: JRB	
	MICROFILM NO.	CHECKED BY: SGD	
	PROJECT / FILE NUMBER: 97167004PLOT-EXPLOR		REVISION

REV.	DATE:	COMMENT	CHECKED

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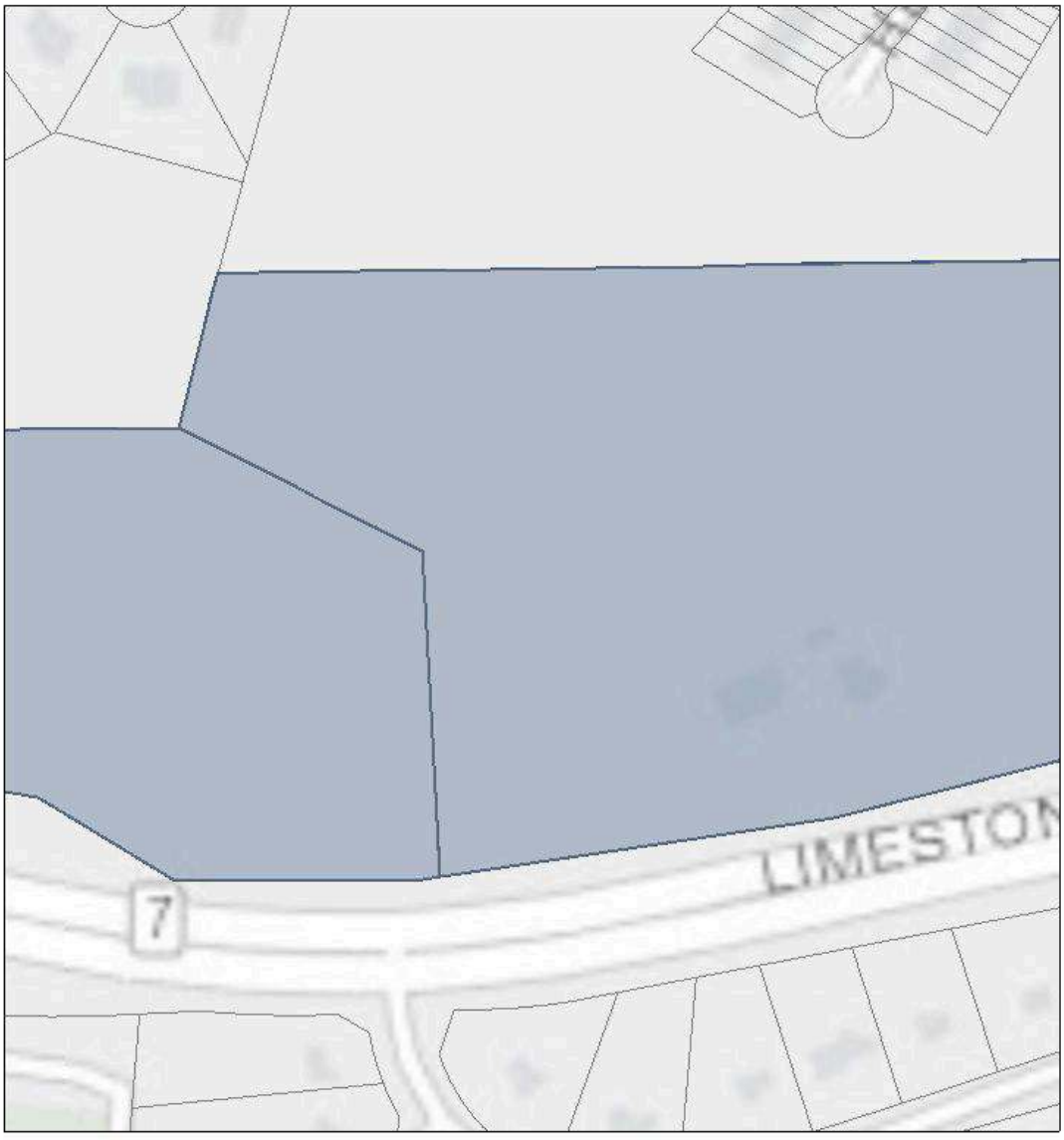
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Screening Report for Springhouse Preserve

Area of Interest (AOI) Information

Area : 850,455.83 ft²

Feb 27 2025 10:32:06 Eastern Standard Time



DE_Boundaries - State and County Boundaries

DE_StateParcels - State Parcels

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

County of Chester, New Castle County, Delaware FirstMap, 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	850,455.78	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	75,120.13	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	5	850,455.83	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)	3	47,046.61	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	1	33,342.89	N/A
Base Flood Elevation	1	N/A	154.92
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	850,455.83	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	0803700033	6.73	293,029.63
2	0803700037	12.80	557,426.15

Delaware Ecological Network

#	ID	Area(ft²)
1	1,495.00	19,449.25
2	998.00	55,670.88

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Glenelg-Wheaton-Urban land complex, 0 to 8 percent slopes	143.76
2	Glenelg loam, 3 to 8 percent slopes	18,888.94
3	Glenville silt loam, 3 to 8 percent slopes	216,063.43
4	Glenelg loam, 8 to 15 percent slopes	615,359.70

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.20	7,733.76
2	0.33	14,571.66
3	0.64	24,741.18

WRPA Floodplains

#	OBJECTID	Area(ft²)
1	1575811	33,342.89

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10003C	154.92

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	850,455.83

PUBLIC PRE CHECK Results for State Parcel(s): 0803700037,0803700033

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

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

Wetlands: Issue Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - New Castle County: No Issues Found

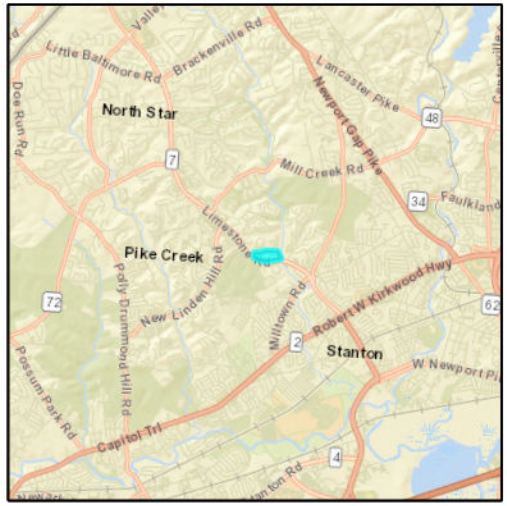
Preliminary Land Use Service (PLUS)

2025-03-01 Springhouse Preserve



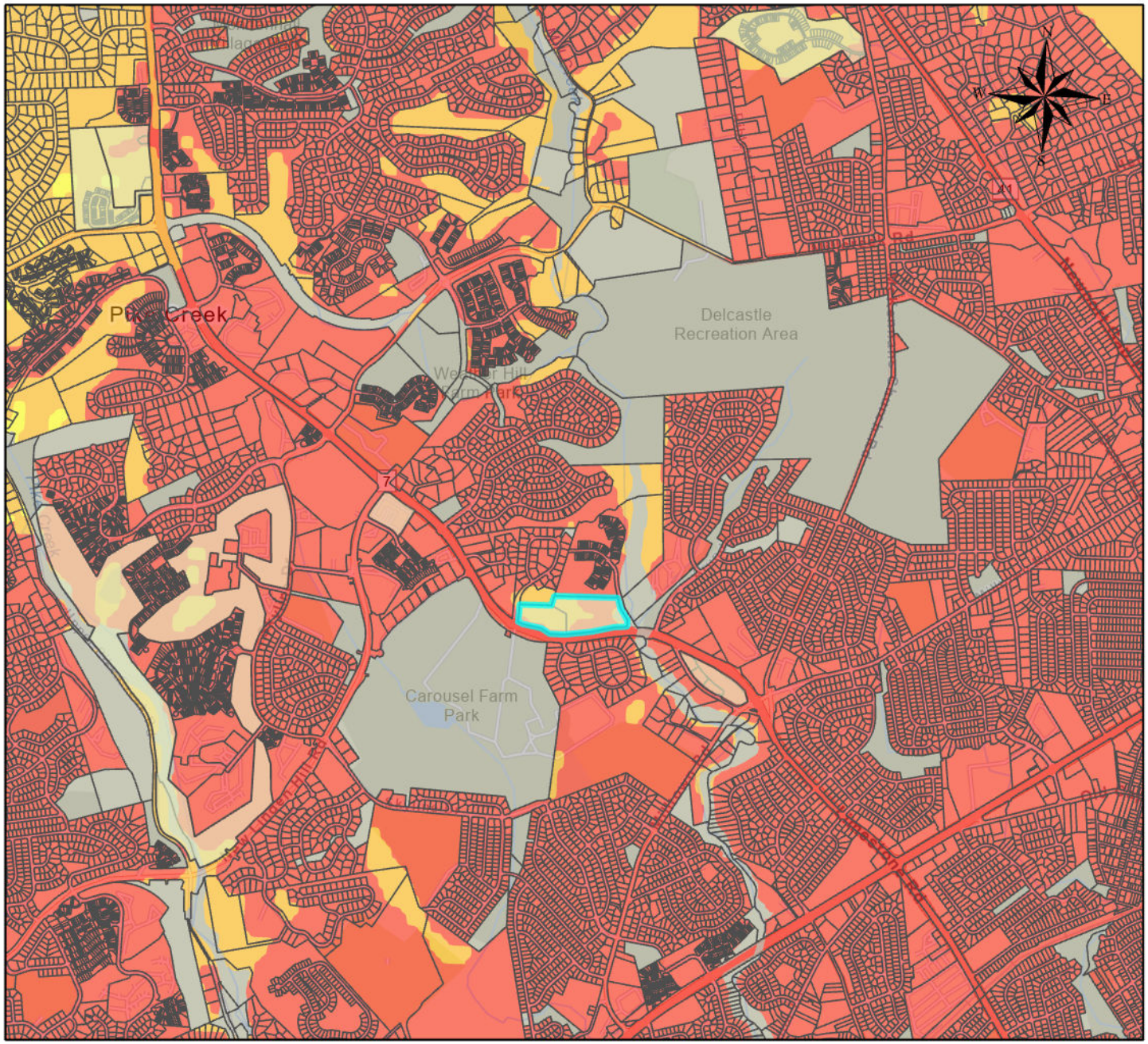
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-03-01 Springhouse Preserve



Legend

2020 State Strategies

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

