PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
September 11, 2025 2:51 PM

PLUS ID: 2025-10-02

State Strategy Level: 3, 4, and Out of Play

PLUS Application Type - Site Plan Review

Title: Project Washington - South Campus
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Major Land Development for (6) 500,000SF 72MW data center buildings with supporting site and electrical infrastructure. Data centers on parcel 12-002.00-025

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): 1200200025,1004900073

Project Location: 825 Governor Lea Road, New Castle, DE 19720

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

Section II: Project Contact Information

Owner Contact Information

New Castle Campus Development LLC
1 Sylvan Way, 2nd Floor
Parsippany, NJ 07054
Phone: (973) 455-7500
Email: Jim.Fedena@pbfenergy.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
SDV Delaware, L.L.C.
591 West Putnam Avenue
Greenwich, CT 06830

Phone: (212) 371-5999
Email: abalestrieri@starwood.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
VanDemark & Lynch, Inc.
Douglas M. Eitelman
Phone: (302) 764-7635
Email: deitelman@vdleng.com
Fax: (302) 764-4170

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

Section III: Project Details

Project Area (Acres): **195**
Type of Development: **Industrial**
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: **Heavy Industrial / Commercial Regional (Parcel 12-002.00-025) Suburban (Parcel 10-049.00-073)**
Proposed Zoning for this project: **Same as above - no change**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Data Center / Electrical Yards NAICS 518210**

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: **Light Industrial**
Institution Type:
Total Square footage: **3,000,000**

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? Yes
If yes, please provide a brief description of the conditional use justification:
NCC Special Use permit required for Electrical Yard (Major Utility) on parcel 10-049.00-073. Yard meets special use conditions for setback from roadways, screening, and exceeds distance requirements from residential properties.

Are there any Federal permits, licensing, or funding anticipated for this project?
Yes
If yes, please describe/elaborate
Army Corps of Engineers Nationwide permit for utility crossings (electric, communications, sewer, water).

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 Veolia Delaware**
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	140	Yes	44

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: **91**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **14**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.5**

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:
Crop conversion to grass/meadow, reforestation, infiltration basins, infiltration trenches

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **465**
What kind of Open Space? **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)?
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.
1,085
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)?
5-10%

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.
None feasible. Property bounded by protected resources except for existing public roads

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	Yes	No
Type existing		Within Right-of-Way	
Proposed to add?	Unknown	Unknown	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

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

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

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

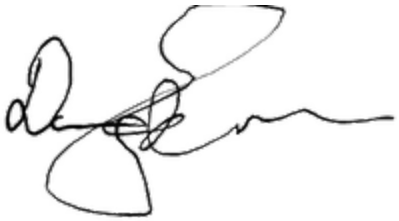
If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Project Washington - South Campus

Project ID (to be completed by OSPC): 2025-10-02

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

Signature of Property Owner

15 September 2025

Date

James Fedena

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

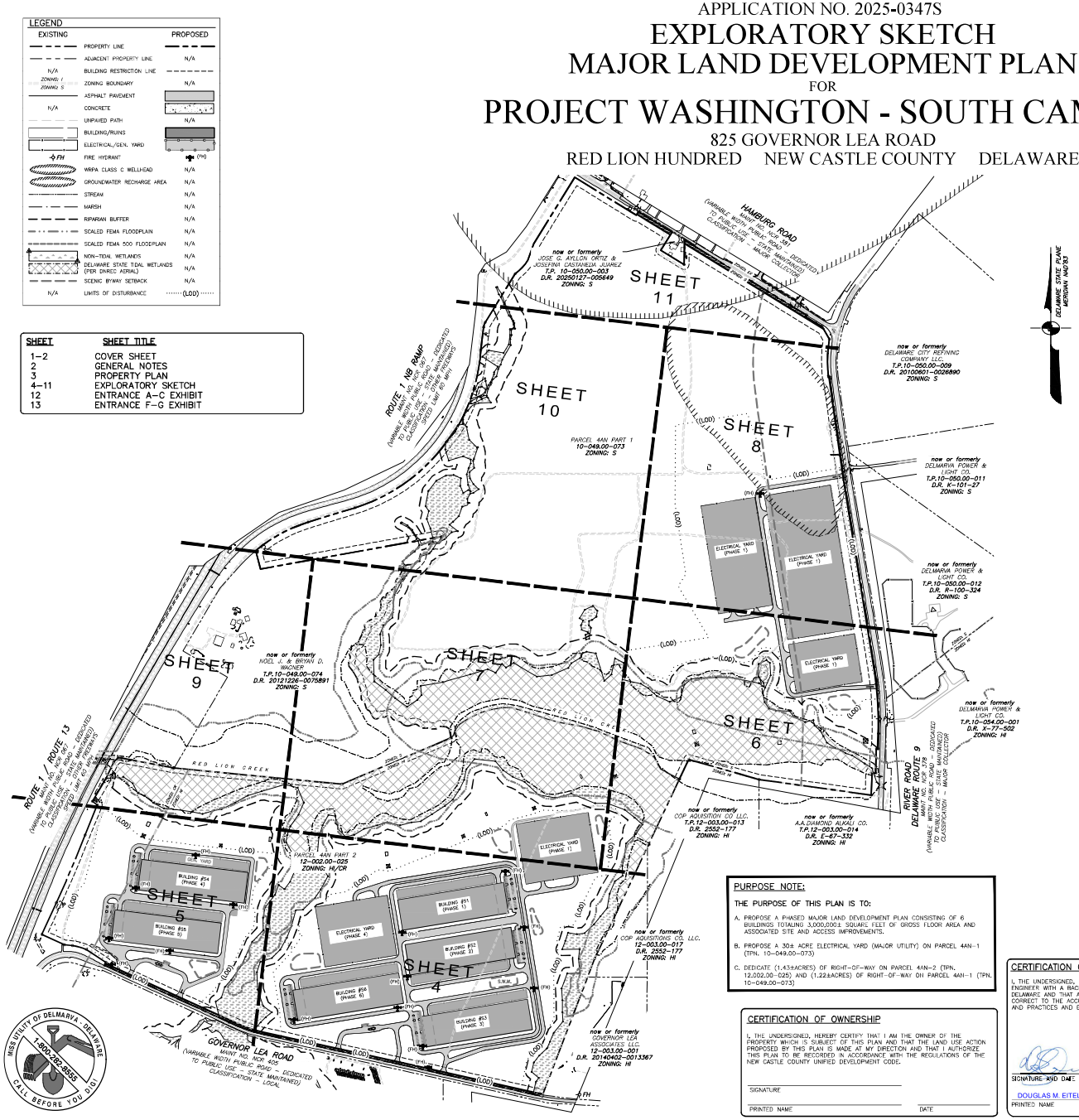
Additional Owner (Please Print)

Published January 2022

APPLICATION NO. 2025-0347S

EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
FOR
PROJECT WASHINGTON - SOUTH CAMPUS

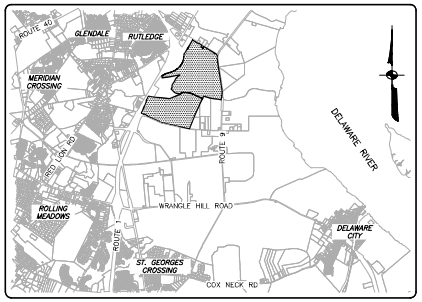
825 GOVERNOR LEA ROAD
RED LION HUNDRED NEW CASTLE COUNTY DELAWARE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
ZONING I / ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	UNPAVED PATH	N/A
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
FH	FIRE HYDRANT	(PH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	STREAM	N/A
	MARSH	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	SCALED FEMA 500 FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	SCENIC BYWAY SETBACK	N/A
N/A	LIMITS OF DISTURBANCE	(LOD)

SHEET	SHEET TITLE
1-2	COVER SHEET
2	GENERAL NOTES
3	PROPERTY PLAN
4-11	EXPLORATORY SKETCH
12	ENTRANCE A-C EXHIBIT
13	ENTRANCE F-G EXHIBIT



ZONING MAP NO. 63 & 64 — LOCATION PLAN — SCALE: 1" = 5,000'

GENERAL DATA:

1. OWNER: NEW CASTLE CAMPUS DEVELOPMENT LLC, 1 SYLVAN WAY, 2ND FLOOR, PARSIPPANY, NJ 07054, PHONE: 973-455-7500
2. DEVELOPER: SDV DELAWARE, L.L.C., 591 WEST PUTNAM AVENUE, GREENWICH, CT 06830, PHONE: 212-371-5999
3. TAX PARCEL No(S): 12-002.00-025 (PARCEL 4AN-2) & 10-049.00-073 (PARCEL 4AN-1)
4. SITE ADDRESS: 825 GOVERNOR LEA ROAD, NEW CASTLE, DE 19720 / 0 RIVER ROAD, NEW CASTLE, DE 19720
5. ZONING: TPN. 12-002.00-025: HI – HEAVY INDUSTRIAL (OTHER INDUSTRIAL); CR – COMMERCIAL REGIONAL (OTHER PERMITTED USES). TPN. 10-049.00-073: S – SUBURBAN (OTHER PERMITTED USES)
6. SITE AREA:

TPN. 12-002.00-025	
EXISTING	= 242.30± AC
RIGHT OF WAY DEDICATION	= 1.43± AC
NET ACREAGE	= 240.87± AC

TPN. 10-049.00-073	
EXISTING	= 339.01± AC
RIGHT OF WAY DEDICATION	= 1.22± AC
NET ACREAGE	= 337.79± AC

7. ZONING: HI–HEAVY INDUSTRIAL (OTHER INDUSTRIAL)

STREET SETBACK	40 FEET (40 FEET TO PARKING)
SIDE SETBACK	0/20* FEET (10 FEET TO PARKING)
REAR SETBACK	0/50* FEET (10 FEET TO PARKING)
LOT WIDTH	300 FEET
BUILDING HEIGHT	70 FEET

*ADJACENT TO RESIDENTIAL USE

CR–COMMERCIAL REGIONAL (OTHER OTHER PERMITTED USES)

STREET SETBACK	40 FEET (25 FEET TO PARKING)
SIDE SETBACK	20 FEET (5 FEET TO PARKING)
REAR SETBACK	20 FEET (5 FEET TO PARKING)
LOT WIDTH	100 FEET
BUILDING HEIGHT	50 FEET

S–SUBURBAN (OTHER PERMITTED USES)

STREET SETBACK	50 FEET (50 FEET TO PARKING)
SIDE SETBACK	40 FEET (30 FEET TO PARKING)
REAR SETBACK	50 FEET (30 FEET TO PARKING)
LOT WIDTH	100 FEET
BUILDING HEIGHT	40 FEET

8. SOURCE OF TITLE: D.R. 20250602-0036261
9. DEED RESTRICTIONS: NONE
10. DATE OF FIELD SURVEY: JUNE 17–22, 2022 AND APRIL 3–14, 2025. TOPOGRAPHY AND PLANIMETRIC FEATURES SHOWN HEREON WERE DEVELOPED BY PHOTOGRAMMETRY METHODS, PROVIDED BY AXIS GEOSPATIAL, LLC UNDER JOB NO. 21278-2203. THE PHOTOGRAPHY WAS FLOWN ON MARCH 4, 2022.
11. DATUM: HORIZONTAL: DELAWARE STATE PLAIN NAD 83' / VERTICAL: NAVD 88' (GEOID 2018 VIA RTK)
12. MONUMENTS: EXISTING 46 ⊡ PROPOSED 9 ⊡ (SEE SHEET 3)
13. COASTAL ZONE: THIS SITE LIES WITHIN THE COASTAL ZONE. ANY HEAVY MANUFACTURING OR HEAVY INDUSTRIAL USE IS REGULATED BY THE COASTAL ZONE ACT, AND SHALL REQUIRE A DECISION BY THE SECRETARY OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL BEFORE COMMENCING OPERATION.
14. WATER: VEOLIA DELAWARE, 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.
15. SEWER: NEW CASTLE COUNTY 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. NEWCASTLE 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.
16. FIRE HYDRANTS: (5) EXISTING FH (16) PROPOSED (PH)
17. INVESTMENT LEVEL: DELDOT INVESTMENT LEVEL 3.
18. THE SITE IS NOT IN A TRAFFIC IMPROVEMENT DISTRICT (TID).
19. SEE SHEET 2 FOR ADDITIONAL GENERAL DATA & NOTES.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

A. PROPOSE A PHASED MAJOR LAND DEVELOPMENT PLAN CONSISTING OF 6 BUILDINGS TOTALING 3,000,000± SQUARE FEET OF GROSS FLOOR AREA AND ASSOCIATED SITE AND ACCESS IMPROVEMENTS.

B. PROPOSE A 30± ACRE ELECTRICAL YARD (MAJOR UTILITY) ON PARCEL 4AN-1 (TPN. 10-049.00-073)

C. DEDICATE (1.43±ACRES) OF RIGHT-OF-WAY ON PARCEL 4AN-2 (TPN. 12.002.00-025) AND (1.22±ACRES) OF RIGHT-OF-WAY ON PARCEL 4AN-1 (TPN. 10-049.00-073)

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, 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.

SIGNATURE _____

PRINTED NAME _____ DATE _____

CERTIFICATION OF PLAN ACCURACY

I, THE UNDERSIGNED, 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.

7.31.2025
SIGNATURE AND DATE

DOUGLAS M. EITELMAN, PE#15860
PRINTED NAME

DOUGLAS M. EITELMAN LICENSE No. 15860 DELAWARE PROFESSIONAL ENGINEER

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.

MISS UTILITY OF DELMARVA, DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN LICENSE No. 15860 DELAWARE PROFESSIONAL ENGINEER 7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

COVER SHEET

SCALE: 1"=300'
0 300 600
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT OUR WRITTEN AUTHORIZATION.

PROJECT NUMBER: 26290.03
SURVEYED BY: JFC / UD
DRAWN BY: DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.03-EXPLOR-01
APPLICATION #: 2025-0347S

DRAWING NUMBER

1

SHEET SIZE: 24x36

SHEET 1 OF 13 | REV 0

GENERAL DATA: PARCEL 4AN-2 (TPN. 12-002.00-025)

1. PARKING SPACES REQUIRED:

   5 SPACE MINIMUM + (0.5 P.S. / 1,000 S.F. OF G.F.A.) * (40,000 S.F. OF G.F.A.) = 25 SPACES PER BUILDING.
   @ 6 BUILDINGS = 150 PARKING SPACES

   PARKING SPACES PROVIDED: 50 SPACES PER BLDG @ 6 BLDGS = 300 SPACES
   5 SPACES PER GUARD HOUSE @ 2 = 10 SPACES
   TOTAL PROVIDED = 310 SPACES
   2 LOADING BAYS PER BUILDING = 12 BAYS
   20 BICYCLE PARKING SPACES

2. PROJECTED SANITARY SEWER FLOWS:

   *2,500 GPD/BLDG X 6 BLDG: 15,000 GPD (AVERAGE)
   15,000 X 4 = 60,000 GPD (PEAK)

3. AREA OF DISTURBANCE: 130.0± ACRES PARCEL 4AN-2

GENERAL NOTES: PARCEL 4AN-2 (TPN. 12-002.00-025)

1. AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP NO. 10003C0232L WITH A MAP REVISION DATE OF JANUARY 20, 2020. THE SUBJECT PROPERTIES LIE PARTIALLY WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.
2. A WETLANDS INVESTIGATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES COMPANY COMPLETED ON JULY 1, 2022, AND REVISED ON MAY 9, 2025 IN ACCORDANCE WITH WITH THE PROCEDURES SET FORTH IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL," AND THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION VERSION 2.0"
3. THE BOUNDARIES OF STATE TIDAL WETLANDS WHOWN WERE ADAPTED FROM STATE TIDAL WETLANDS MAP (DNR377).
4. A FOREST HABITAT VALUE ASSESSMENT WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN MAY, 2025. THE RESULTS OF THE FIELD INVESTIGATION IDENTIFIED THE STUDY AREA AS A TIER 3 FOREST. ALL FOREST IS TIER 3 EXCEPT WHERE OTHERWISE DELINEATED AND NOTED.
5. THIS PARCEL IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA PER THE MAP ENTITLED "WATER RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1993 MAP 1 OF 3, LAST REVISED MARCH 2022.
6. PROPOSED USES SHALL COMPLY WITH UDC 40.10.600 WHERE LOCATED WITHIN PROTECTED RESOURCES IDENTIFIED PER UDC 40.10.600.A
7. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
8. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY, ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
9. PROTECTED RESOURCES:

PROTECTED RESOURCE	TOTAL AREA (ACRES)	PERMITTED DISTURBANCE LEVEL ACRES / (%)	PROPOSED DISTURBANCE LEVEL ACRES / (%)	PERMITTED IMPERVIOUS COVER ACRES / (%)	EXISTING IMPERVIOUS COVER ACRES / (%)	PROPOSED IMPERVIOUS COVER ACRES / (%)
TIDAL WETLANDS/WATERS OF US	41.35	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	N / A	N / A
WETLANDS	6.75	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	N / A	N / A
FLOODPLAIN	87.23	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	0.00 / (0.0%)	0.00 / (0.0%)
*RIPARIAN BUFFER	19.40	0.00 / 0.0%	**0.20 / 0.2%	0.00 / (0.0%)	0.00 / (0.0%)	0.00 / (0.0%)
FOREST - TIER 3	76.85	68.98 / 90%	36.00 / 46.9%	N / A	N / A	N / A
STEEP SLOPES - 15-25%	20.58	15.44 / 75%	7.00 / 34%	N / A	N / A	N / A
STEEP SLOPES - >25%	10.77	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A

*- RIPARIAN BUFFER AREA IS EXCLUSIVE OF WETLANDS AND WATERS OF US. TOTAL RIPARIAN BUFFER AREA IS 81.20 ACRES

**- ZONE 2 DISTURBANCE ALLOWED PER UCD TABLE 40.10.210 GRADING ASSOCIATED WITH STORMWATER CONVEYANCE AND BUFFER RESTORATION. REFER TO LANDSCAPE PLAN FOR RESTORATION/REFORESTATION

UTILITY RUN IMPACTS PERMITTED AS A LIMITED USE PER 40.10.210. ARMY CORPS OF ENGINEERS (ACOE) NWP # _____.

10. A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC., LAST DATED JULY 1, 2025 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS PLAN.
11. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
12. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
13. THIS PLAN SUPERCEDES IN PART THE ADMINISTRATIVE SUBDIVISION OF TAX PARCEL NO. 12-002.00-025, NCC APPLICATION NO. 2013-0351-AS.
14. 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. _____.
15. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
16. A VARIABLE WIDTH WATERCOURSE DRAINAGE EASEMENT IS SHOWN ON THIS PLAN PER NCC DRAINAGE CODE SECTION 12.05.005. FINAL LOCATION TBD.
17. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF WAY (ROW) WITHOUT A DELDOT PERMIT.
18. A TRAFFIC IMPACT STUDY (TIS) WAS COMPLETED IN _____ AND DELDOT ISSUED A REVIEW LETTER DATED _____. SEE SHEET ___ FOR FINAL TIS RECOMMENDATIONS, AS AMENDED OR REVISED.
19. BULK AREA COVERAGE:

SUBJECT PARCEL	EXISTING TOTAL	PROPOSED TOTAL
BUILDING FOOTPRINT	0.000 AC.	34.430 AC.
IMPERVIOUS	2.000 AC.	42.000 AC.
OPEN SPACE	238.870 AC.	161.440 AC.
STORMWATER MANAGEMENT	0.000 AC.	3.000 AC.
TOTAL	240.870 AC.	240.870 AC.

20. BUILDING AREAS:

TOTAL BUILDING GROSS FLOOR AREA						
		FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	USE	HEIGHT	NOTES
EXISTING						
NA	EXISTING	0	0	N/A	N/A	
	TOTAL	0	0			
PROPOSED						
S1	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
S2	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
S3	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
S4	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
S5	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
S6	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
	TOTAL	1,500,000	3,000,000			

21. PROVISION FOR TRESPASSING BY THE DEVELOPER FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
22. A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
23. AFTER RECORDATION, ANY PROPOSED RETAINING WALL IN EXCESS OF 4-FEET OF EXPOSED HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL DETAILS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.

DIMENSIONAL VARIANCE NOTES:

1. REFER TO CONCEPTUAL LANDSCAPE PLAN FOR LANDSCAPING DIMENSIONAL VARIANCE REQUESTS.

GENERAL DATA: PARCEL 4AN-1 (TPN. 10-049.00-073)

1. PARKING SPACES REQUIRED: N/A
2. PROJECTED SANITARY SEWER FLOWS: N/A – NO SEWER FLOWS ARE PROPOSED ON THIS PARCEL
3. AREA OF DISTURBANCE: 65.0± ACRES PARCEL 4AN-1

GENERAL NOTES: PARCEL 4AN-2 (TPN. 10-049.00-073)

1. AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP NO. 10003C0232L WITH A MAP REVISION DATE OF JANUARY 20, 2020. THE SUBJECT PROPERTIES LIE PARTIALLY WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.
2. A WETLANDS INVESTIGATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES COMPANY COMPLETED ON JULY 1, 2022, AND REVISED ON MAY 9, 2025 IN ACCORDANCE WITH WITH THE PROCEDURES SET FORTH IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL," AND THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION VERSION 2.0"
3. THE BOUNDARIES OF STATE TIDAL WETLANDS WHOWN WERE ADAPTED FROM STATE TIDAL WETLANDS MAP (DNR377).
4. A FOREST HABITAT VALUE ASSESSMENT WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN MAY, 2025. THE RESULTS OF THE FIELD INVESTIGATION IDENTIFIED THE STUDY AREA AS A TIER 2&3 FOREST. ALL FOREST IS TIER 3 EXCEPT WHERE OTHERWISE DELINEATED AND NOTED AS TIER 2.
5. A PORTION OF THIS SITE LIES WITHIN A GROUNDWATER RECHARGE CLASS C WELLHEAD RESOURCE PROTECTION AREA AND A RECHARGE RESOURCE PROTECTION AREA, PER A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, MAP NO. 2, DATED 1993, AND LAST REVISED MARCH, 2022.
6. PROPOSED USES SHALL COMPLY WITH UDC 40.10.600 WHERE LOCATED WITHIN PROTECTED RESOURCES IDENTIFIED PER UDC 40.10.600.A
7. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
8. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY, ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
9. PROTECTED RESOURCES:

PROTECTED RESOURCE	TOTAL AREA (ACRES)	PERMITTED DISTURBANCE LEVEL ACRES / (%)	PROPOSED DISTURBANCE LEVEL ACRES / (%)	PERMITTED IMPERVIOUS COVER ACRES / (%)	EXISTING IMPERVIOUS COVER ACRES / (%)	PROPOSED IMPERVIOUS COVER ACRES / (%)
TIDAL WETLANDS/WATERS OF US	49.56	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	N / A	N / A
WETLANDS	6.75	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	N / A	N / A
FLOODPLAIN	57.66	0.00 / 0.0%	0.00 / 0.0%	0.00 / (0.0%)	0.00 / (0.0%)	0.00 / (0.0%)
*RIPARIAN BUFFER	19.37	0.00 / 0.0%	**0.18 / 0.2%	0.00 / (0.0%)	0.00 / (0.0%)	0.00 / (0.0%)
WELLHEAD - CLASS C	29.35	14.68 / 50%	0.00 / 0.0%	14.68 / (50.0%)	0.36 / (1.2%)	0.00 / (0.0%)
RECHARGE WRPA	38.45	19.23 / 50%	9.90 / 26.0%	7.69 / (20.0%)	0.42 / (1.1%)	4.10 / 10.0%
FOREST - TIER 2	14.11	8.47 / 60%	0.00 / 0.0%	N / A	N / A	N / A
FOREST - TIER 3	50.23	45.21 / 90%	8.30 / 16.5%	N / A	N / A	N / A
STEEP SLOPES - 15-25%	5.66	4.25 / 75%	1.00 / 17.6%	N / A	N / A	N / A
STEEP SLOPES - >25%	1.05	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A

*- RIPARIAN BUFFER AREA IS EXCLUSIVE OF WETLANDS AND WATERS OF US. TOTAL RIPARIAN BUFFER AREA IS 60.56 ACRES

**- ZONE 2 DISTURBANCE ALLOWER PER UCD TABLE 40.10.210 GRADING ASSOCIATED WITH STORMWATER CONVEYANCE AND BUFFER RESTORATION. REFER TO LANDSCAPE PLAN FOR RESTORATION/REFORESTATION OF BUFFER AND RECHARGE WRPA

UTILITY RUN IMPACTS PERMITTED AS A LIMITED USE PER 40.10.210. ARMY CORPS OF ENGINEERS (ACOE) NWP # _____.

10. A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC., LAST DATED JULY 1, 2025 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS PLAN.
11. DESIGNATED BYWAYS: IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORTATION BYWAYS & POINTS OF INTEREST GIS MAPPING, RIVER ROAD (DE ROUTE 9) IS DESIGNATED AS THE FOLLOWING THREE (3) BYWAYS: 1) THE DELAWARE BAYSHORE BYWAY. 2) HARRIET TUBMAN UNDERGROUND RAILROAD BYWAY, NB. 3) HARRIET TUBMAN UNDERGROUND RAILROAD, SB. THIS APPLICATION IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 18 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
12. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
13. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
14. 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. _____.
15. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
16. A VARIABLE WIDTH WATERCOURSE DRAINAGE EASEMENT IS SHOWN ON THIS PLAN PER NCC DRAINAGE CODE SECTION 12.05.005. FINAL LOCATION TBD.
17. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF WAY (ROW) WITHOUT A DELDOT PERMIT.
18. A TRAFFIC IMPACT STUDY (TIS) WAS COMPLETED IN _____ AND DELDOT ISSUED A REVIEW LETTER DATED _____. SEE SHEET ___ FOR FINAL TIS RECOMMENDATIONS, AS AMENDED OR REVISED.
19. BULK AREA COVERAGE:

SUBJECT PARCEL	EXISTING TOTAL	PROPOSED TOTAL
BUILDING FOOTPRINT	0.000 AC.	0.000 AC.
IMPERVIOUS	1.000 AC.	32.330 AC.
OPEN SPACE	336.790 AC.	304.440 AC.
STORMWATER MANAGEMENT	0.000 AC.	1.000 AC.
TOTAL	337.790 AC.	337.790 AC.

20. BUILDING AREAS: NO GROSS FLOOR AREA PROPOSED ON THIS PARCEL.
21. PROVISION FOR TRESPASSING BY THE DEVELOPER FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
22. A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
23. AFTER RECORDATION, ANY PROPOSED RETAINING WALL IN EXCESS OF 4-FEET OF EXPOSED HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL DETAILS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.

SPECIAL USE PERMIT NOTES:

1. SPECIAL USE PERMIT REQUIRED FOR A MAJOR UTILITY (TRANSMISSION/DISTRIBUTION OF GREATER THAN 230kv) IN THE S-SUBURBAN ZONING DISTRICT.
   - THREE-TENTHS (0.3) INCREASE IN BUFFERYARD OPACITY. REFER TO LANDSCAPE PLAN FOR BUFFERYARD OPACITY.
   - UTILITY INSTALLATIONS SHALL BE ENCLOSED BY A BARRIER OR FENCE. FENCED ENCLOSURE PROVIDED.
   - UTILITY INSTALLATIONS SHALL BE LOCATED NO CLOSER THAN FIFTY (50) FEET FROM A PROPERTY LINE [110± FEET PROVIDED] AND ONE HUNDRED FIFTY (150) FEET FROM A DWELLING UNIT [2,150± FEET PROVIDED]

DIMENSIONAL VARIANCE NOTES:

1. REFER TO CONCEPTUAL LANDSCAPE PLAN FOR SCENIC BUFFER AND LANDSCAPING DIMENSIONAL VARIANCE REQUESTS.

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EVELEIGH LICENSED No. 15860 PROFESSIONAL ENGINEER 7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

DATA & NOTES

SCALE: NTS

REVISIONS

NO.	DATE	REVISION

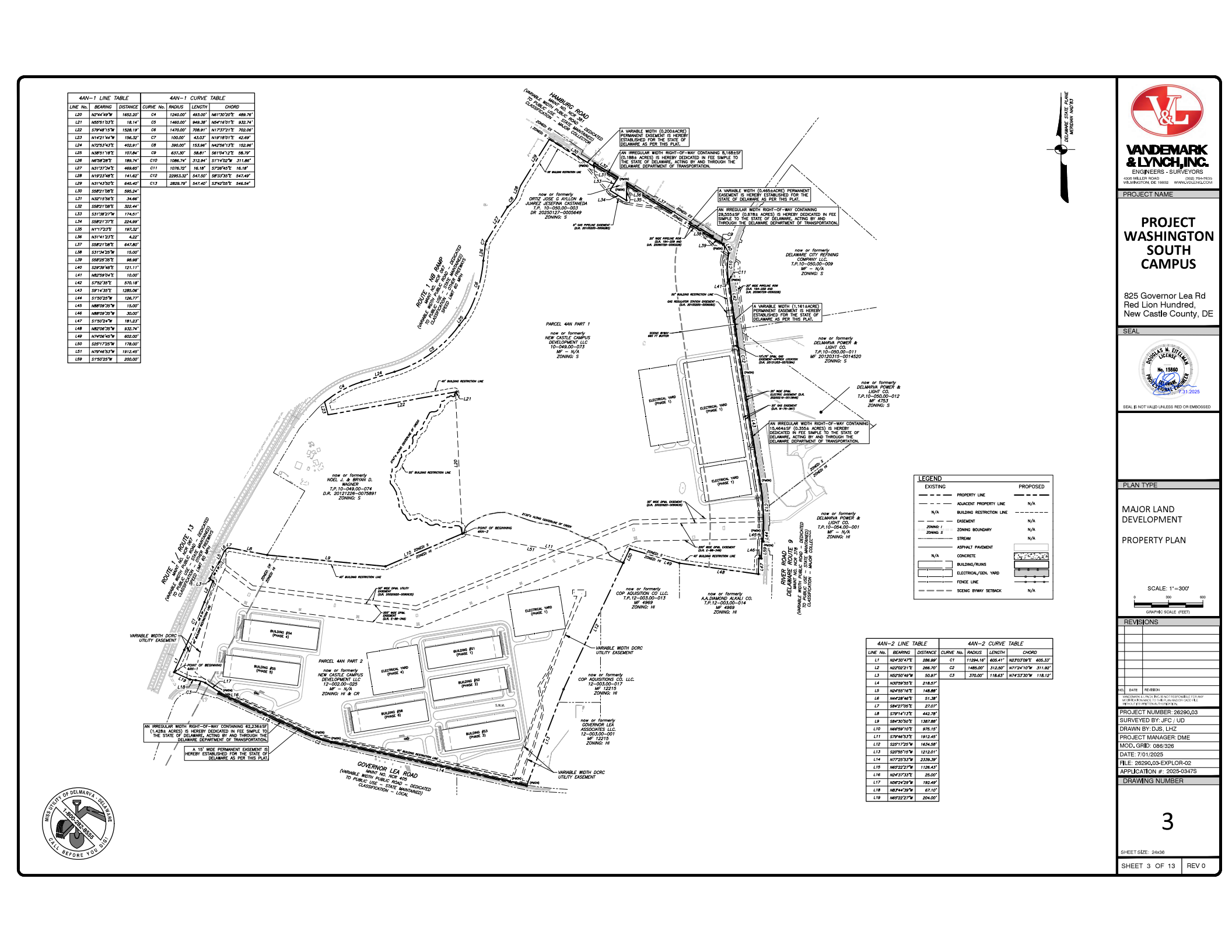
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT OUR WRITTEN AUTHORIZATION.

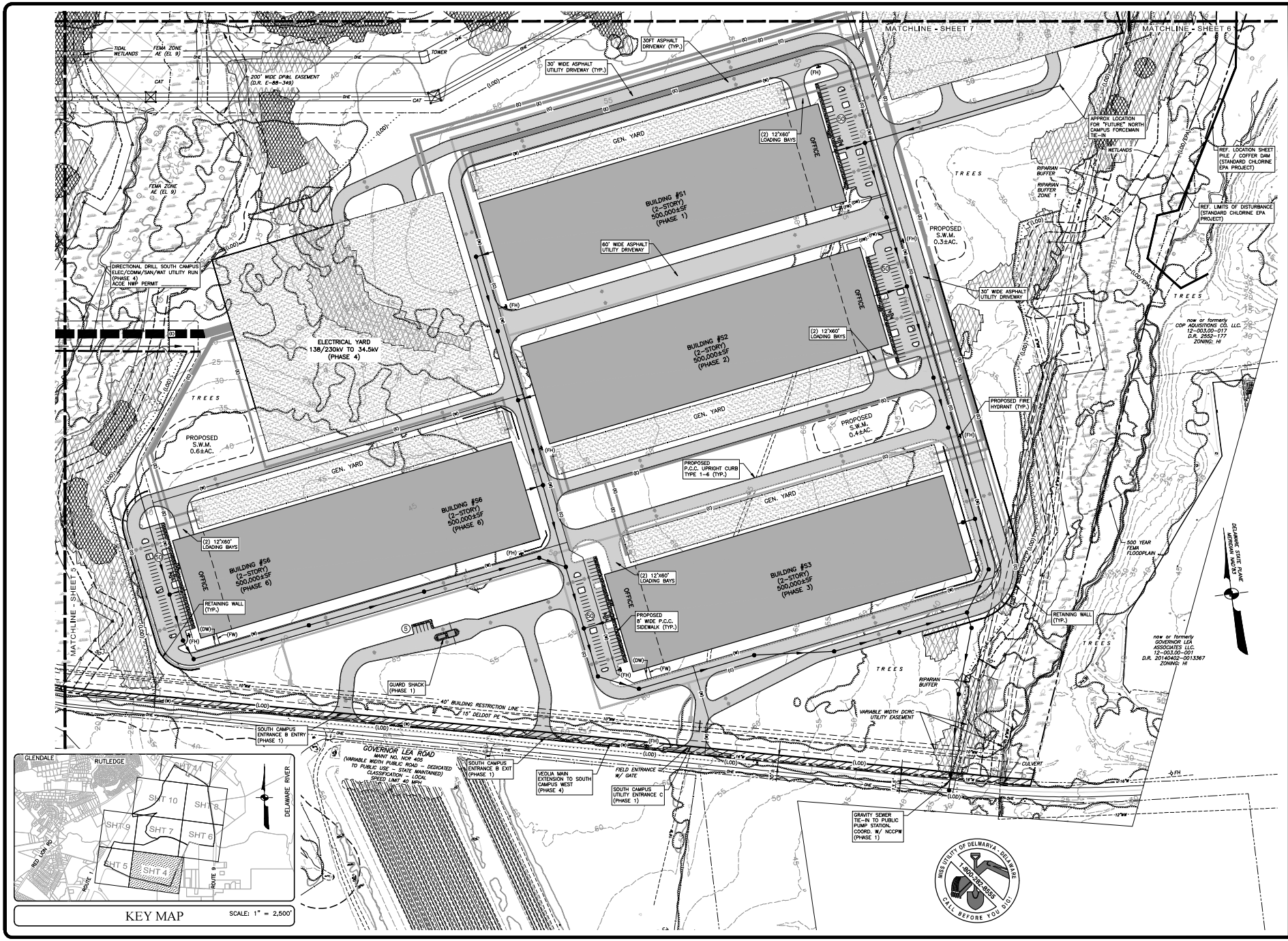
PROJECT NUMBER: 26290.03
SURVEYED BY: JFC / UD
DRAWN BY: LZ / DME
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.03-EXPLOR-01
APPLICATION #: 2025-0347S

DRAWING NUMBER

2

SHEET SIZE: 24x36


4AN–1 LINE TABLE
LINE No. | BEARING | DISTANCE
L20 | N2°44'49"W | 1652.20'
L21 | N50°51'53"E | 18.14'
L22 | S79°48'15"W | 1538.19'
L23 | N14°21'44"W | 156.32'
L24 | N72°53'43"E | 402.91'
L25 | N38°51'18"E | 107.84'
L26 | N6°58'28"E | 189.74'
L27 | N31°37'24"E | 469.65'
L28 | N19°23'48"E | 141.62'
L29 | N31°43'50"E | 645.40'
L30 | S58°21'08"E | 595.24'
L31 | N32°15'56"E | 34.66'
L32 | S58°21'08"E | 322.44'
L33 | S31°38'27"W | 174.51'
L34 | S58°21'37"E | 324.99'
L35 | N1°17'23"E | 197.32'
L36 | N31°41'23"E | 4.22'
L37 | S58°21'08"E | 641.80'
L38 | S31°34'25"W | 15.00'
L39 | S58°25'35"E | 98.98'
L40 | S29°39'48"E | 121.11'
L41 | N82°59'04"E | 10.00'
L42 | S7°52'35"E | 570.18'
L43 | S9°14'35"E | 1285.06'
L44 | S1°50'25"W | 126.77'
L45 | N88°09'35"W | 15.00'
L46 | N88°09'35"W | 30.00'
L47 | S1°50'24"W | 181.23'
L48 | N82°06'35"W | 932.74'
L49 | N74°06'45"W | 602.00'
L50 | S25°17'25"W | 178.00'
L51 | N79°46'53"W | 1912.45'
L59 | S1°50'25"W | 200.00'
4AN–1 CURVE TABLE
Curve No. | RADIUS | LENGTH | CHORD
C4 | 1240.00' | 493.00' | N61°30'20"E 489.76'
C5 | 1460.00' | 949.39' | N54°16'01"E 932.74'
C6 | 1470.00' | 706.91' | N17°37'21"E 700.06'
C7 | 100.00' | 43.03' | N19°18'01"E 42.69'
C8 | 390.00' | 153.96' | N42°56'13"E 152.96'
C9 | 637.30' | 58.81' | S61°04'12"E 58.79'
C10 | 1086.74' | 312.94' | S11°40'02"W 311.86'
C11 | 1076.72' | 16.18' | S7°26'45"E 16.18'
C12 | 22953.32' | 547.50' | S8°33'55"E 547.49'
C13 | 2829.79' | 547.40' | S3°42'05"E 546.54'
HAMBURG ROAD
MAINT. NO. NCR 365
(VARIABLE WIDTH PUBLIC ROAD — DEDICATED TO PUBLIC USE — STATE MAINTAINED)
CLASSIFICATION – MAJOR COLLECTOR
ROUTE 1 NB RAMP
MAINT. NO. NCR 367
(VARIABLE WIDTH PUBLIC ROAD — DEDICATED TO PUBLIC USE — STATE MAINTAINED)
CLASSIFICATION – STATE HIGHWAY
SPEED LIMIT PER MPH
ROUTE 1 / ROUTE 13
MAINT. NO. NCR 367
(VARIABLE WIDTH PUBLIC ROAD — DEDICATED TO PUBLIC USE — STATE MAINTAINED)
CLASSIFICATION – STATE HIGHWAY
SPEED LIMIT PER MPH
RIVER ROAD
DELAWARE ROUTE 9
MAINT. NO. NCR 379
(VARIABLE WIDTH PUBLIC ROAD — DEDICATED TO PUBLIC USE — STATE MAINTAINED)
CLASSIFICATION – MAJOR COLLECTOR
GOVERNOR LEA ROAD
MAINT. NO. NCR 405
(VARIABLE WIDTH PUBLIC ROAD — DEDICATED TO PUBLIC USE — STATE MAINTAINED)
CLASSIFICATION – LOCAL
A VARIABLE WIDTH (0.200±ACRE) PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT.
AN IRREGULAR WIDTH RIGHT–OF–WAY CONTAINING 8,168±SF (0.188± ACRES) IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.
A VARIABLE WIDTH (0.465±ACRE) PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT.
AN IRREGULAR WIDTH RIGHT–OF–WAY CONTAINING 29,555±SF (0.678± ACRES) IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.
A VARIABLE WIDTH (1.161±ACRE) PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT.
AN IRREGULAR WIDTH RIGHT–OF–WAY CONTAINING 15,464±SF (0.355± ACRES) IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.
AN IRREGULAR WIDTH RIGHT–OF–WAY CONTAINING 62,236±SF (1.428± ACRES) IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT.
now or formerly ORTIZ JOSE G AYLLON & JUAREZ JESEFINA CASTANEDA T.P. 10–050.00–003 DR 20250127–0005649 ZONING: S
now or formerly DELAWARE CITY REFINING COMPANY LLC. T.P.10–050.00–009 MF – N/A ZONING: S
now or formerly DELMARVA POWER & LIGHT CO. T.P.10–050.00–011 MF 20120315–0014520 ZONING: S
now or formerly DELMARVA POWER & LIGHT CO. T.P.10–050.00–012 MF 4753 ZONING: S
now or formerly DELMARVA POWER & LIGHT CO. T.P.10–054.00–001 MF – N/A ZONING: HI
PARCEL 4AN PART 1
now or formerly NEW CASTLE CAMPUS DEVELOPMENT LLC 10–049.00–073 MF – N/A ZONING: S
PARCEL 4AN PART 2
now or formerly NEW CASTLE CAMPUS DEVELOPMENT LLC 12–002.00–025 MF – N/A ZONING: HI & CR
now or formerly NOEL J. & BRYAN D. WAGNER T.P.10–049.00–074 D.R. 20121226–0075891 ZONING: S
now or formerly COP ADQUISITION CO LLC. T.P.12–003.00–013 MF 4969 ZONING: HI
now or formerly A.A.DIAMOND ALKALI CO. T.P.12–003.00–014 MF 4969 ZONING: HI
now or formerly COP ADQUISITIONS CO. LLC. 12–003.00–017 MF 12215 ZONING: HI
now or formerly GOVERNOR LEA ASSOCIATES LLC. 12–003.00–001 MF 12215 ZONING: HI
POINT OF BEGINNING 4AN–1
POINT OF BEGINNING 4AN–2
VARIABLE WIDTH DCRC UTILITY EASEMENT
BUILDING #54 (PHASE 4)
BUILDING #55 (PHASE 5)
BUILDING #51 (PHASE 1)
BUILDING #52 (PHASE 2)
BUILDING #58 (PHASE 6)
BUILDING #53 (PHASE 3)
ELECTRICAL YARD (PHASE 1)
ELECTRICAL YARD (PHASE 4)
45' BUILDING RESTRICTION LINE
50' BUILDING RESTRICTION LINE
S.M.W.
DELAWARE STATE PLANE MERIDIAN NAD'83
LEGEND
EXISTING
PROPOSED
PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING RESTRICTION LINE
EASEMENT
ZONING BOUNDARY
STREAM
ASPHALT PAVEMENT
CONCRETE
BUILDING/RUINS
ELECTRICAL/GEN. YARD
FENCE LINE
SCENIC BYWAY SETBACK
4AN–2 LINE TABLE
LINE No. | BEARING | DISTANCE
L1 | N24°30'47"E | 286.99'
L2 | N22°02'21"E | 266.70'
L3 | N52°50'49"W | 50.97'
L4 | N30°39'35"E | 218.57'
L5 | N24°55'16"E | 148.88'
L6 | N44°28'46"E | 51.38'
L7 | S84°27'05"E | 27.07'
L8 | S79°14'13"E | 442.78'
L9 | S84°30'50"E | 1387.88'
L10 | N66°59'10"E | 975.15'
L11 | S79°46'53"E | 1912.45'
L12 | S25°17'25"W | 1634.58'
L13 | S20°55'15"W | 1212.01'
L14 | N77°25'53"W | 2339.39'
L15 | N65°22'27"W | 1126.41'
L16 | N24°37'33"E | 25.00'
L17 | N58°24'29"W | 192.49'
L18 | N83°44'39"W | 67.10'
L19 | N65°22'27"W | 204.00'
4AN–2 CURVE TABLE
Curve No. | RADIUS | LENGTH | CHORD
C1 | 11294.16' | 605.41' | N23°03'09"E 605.33'
C2 | 1485.00' | 312.50' | N71°24'10"W 311.92'
C3 | 370.00' | 118.63' | N74°33'30"W 118.12'
MISS UTILITY OF DELMARVA - DELAWARE
1-800-282-8555
CALL BEFORE YOU DIG!
VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 792-4705
WILMINGTON, DE 19802 WWW.VDLENG.COM
PROJECT NAME
PROJECT WASHINGTON SOUTH CAMPUS
825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE
SEAL
DOUGLAS N. EITELMAN
No. 15550
PROFESSIONAL ENGINEER
DELAWARE
07.31.2025
SEAL IS NOT VALID UNLESS RED OR EMBOSSED
PLAN TYPE
MAJOR LAND DEVELOPMENT
PROPERTY PLAN
SCALE: 1"=300'
0 300 600
GRAPHIC SCALE (FEET)
REVISIONS
NO. DATE REVISION
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN WHICH WAS NOT WITHOUT OUR WRITTEN AUTHORIZATION.
PROJECT NUMBER: 26290.03
SURVEYED BY: JFC / UD
DRAWN BY: DJS, LHZ
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.03-EXPLOR-02
APPLICATION #: 2025-0347S
DRAWING NUMBER
3
SHEET SIZE: 24x36
SHEET 3 OF 13
REV 0



KEY MAP SCALE: 1" = 2,500'

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN License No. 15880 PROFESSIONAL ENGINEER EXP. 31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT OUR WRITTEN APPROVAL/PERMISSION.

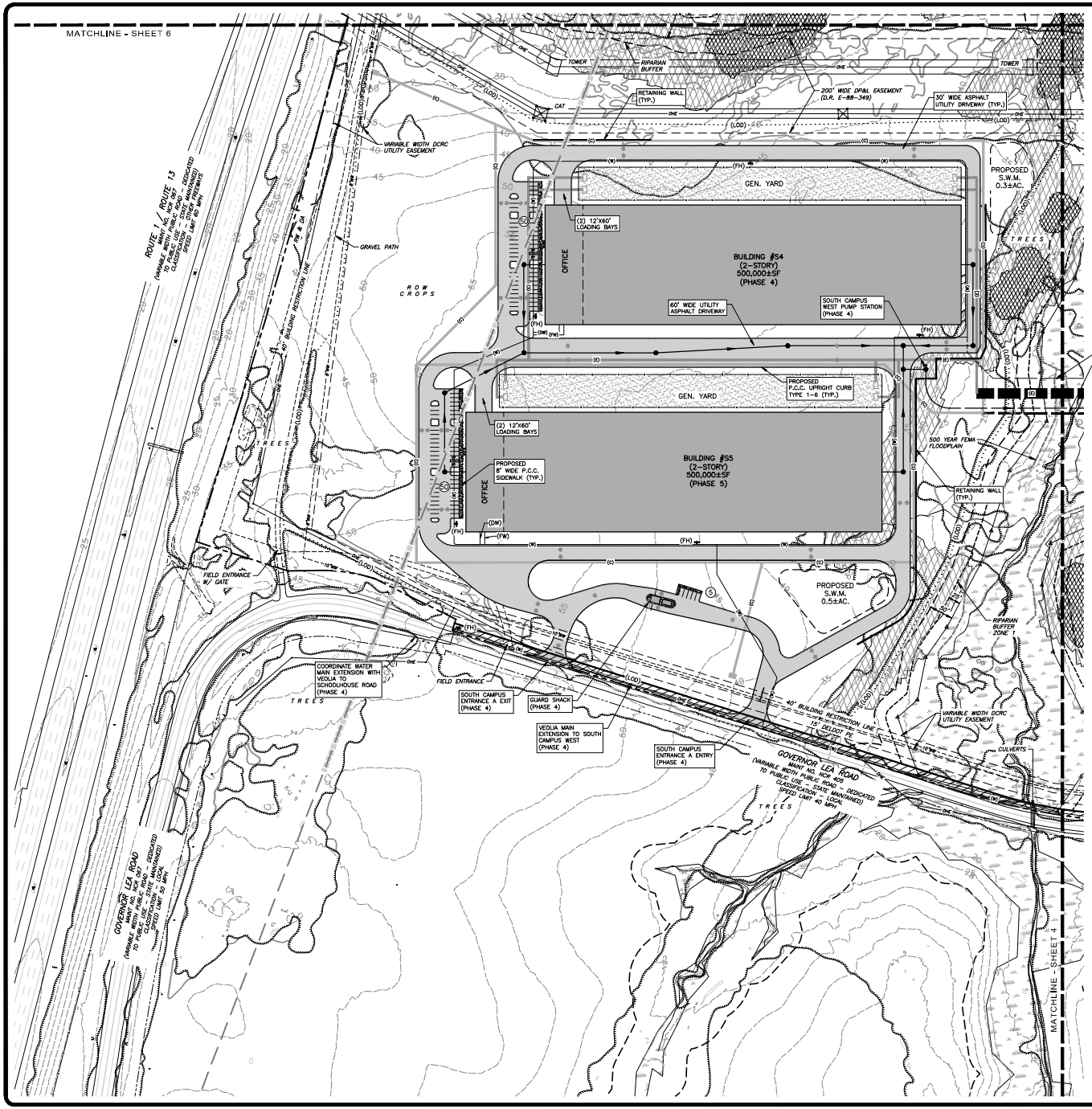
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIBACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

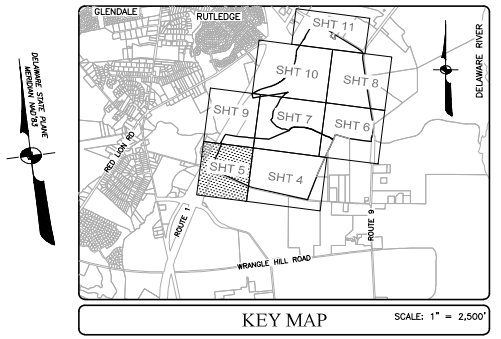
DRAWING NUMBER

4

SHEET SIZE: 24x36

SHEET 4 OF 13 | REV 0





KEY MAP SCALE: 1" = 2,500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING I / ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
W/WW	WATER/WELL WATER LINE	N/A
N/A	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
N/A	SANITARY FORCEMAIN	(FM)
N/A	TELECOM DUCT BANK	(C)
N/A	ELECTRIC DUCT BANK	(E)
FH	FIRE HYDRANT	(FH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

MISS UTILITY OF DELMARVA, DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN LICENSE No. 15860 PROFESSIONAL ENGINEER DELAWARE 7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'
0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WHEN USED FOR, WITHOUT OUR WRITTEN AUTHORIZATION.

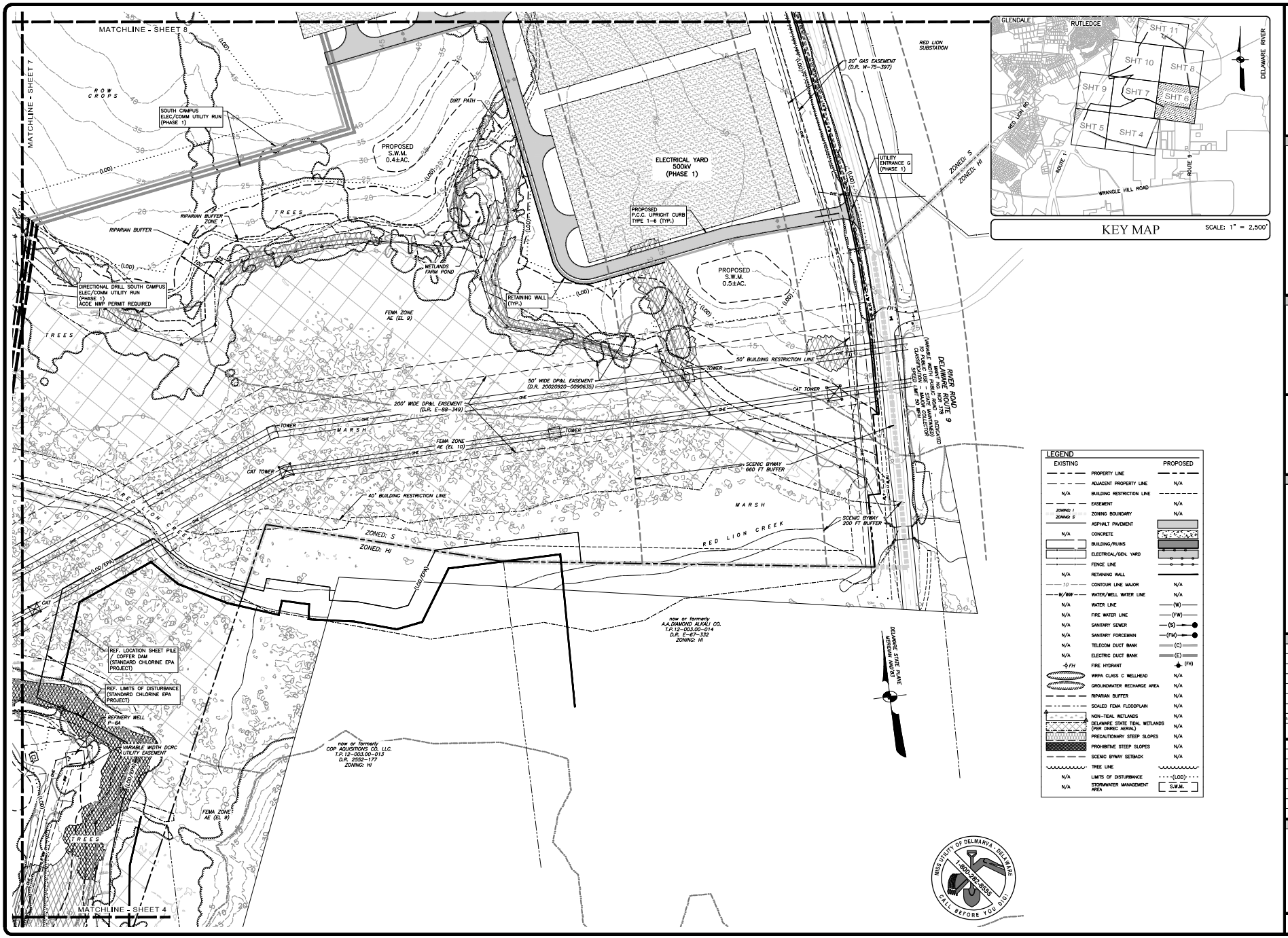
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

5

SHEET SIZE: 24x36

SHEET 5 OF 13 | REV 0



KEY MAP SCALE: 1" = 2,500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING I ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
W/WW	WATER/WELL WATER LINE	N/A
N/A	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
N/A	SANITARY FORCEMAIN	(FM)
N/A	TELECOM DUCT BANK	(C)
N/A	ELECTRIC DUCT BANK	(E)
FH	FIRE HYDRANT	(FH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. DITTELMAN LICENSE No. 15880 PROFESSIONAL ENGINEER 07.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WHEN USED FOR WITHOUT OUR WRITTEN APPROVAL

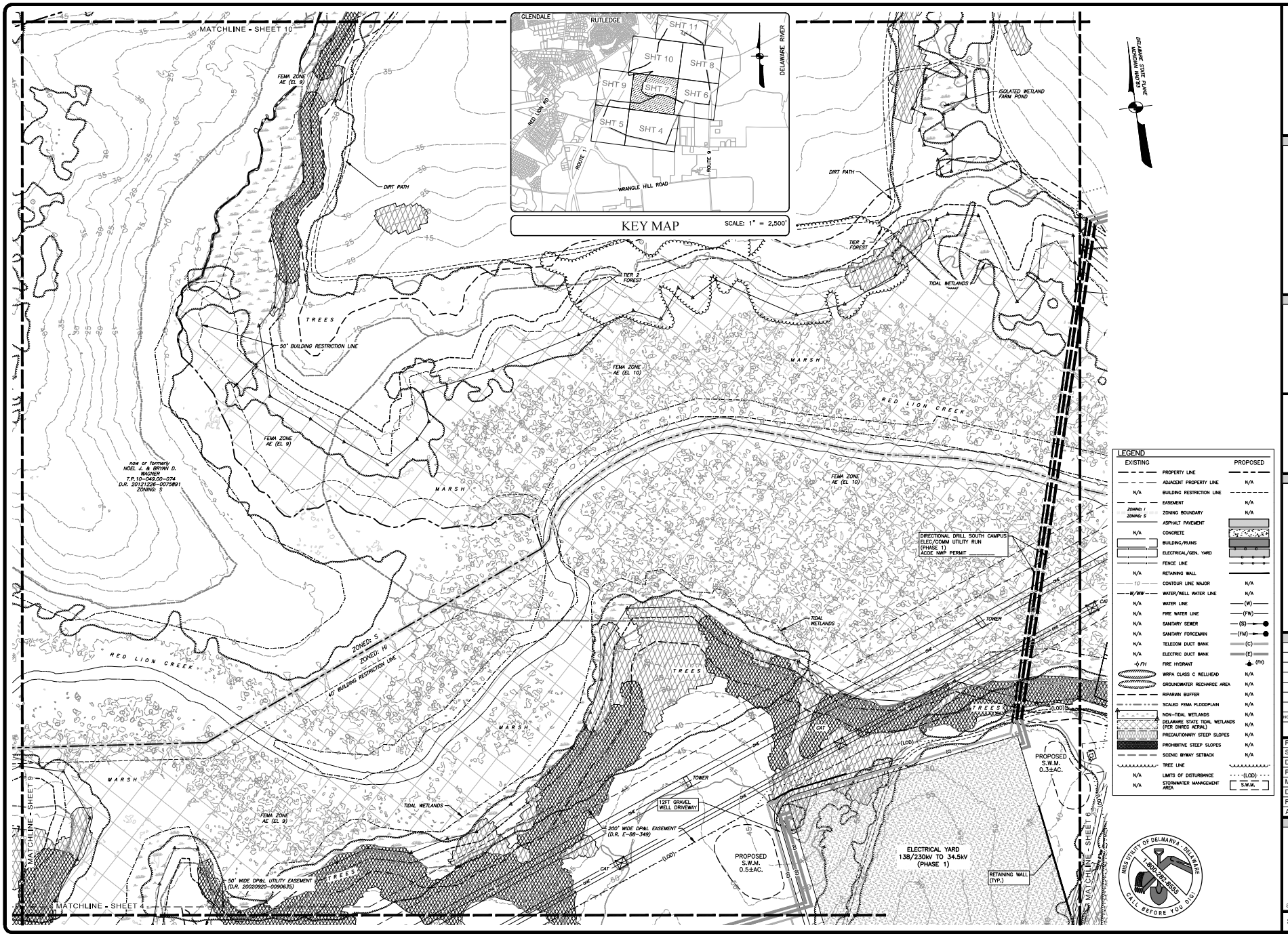
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITTELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

6

SHEET SIZE: 24x36

SHEET 6 OF 13 | REV 0



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
W/WW	WATER/WELL WATER LINE	N/A
N/A	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
N/A	SANITARY FORCEMAIN	(FM)
N/A	TELECOM DUCT BANK	(C)
N/A	ELECTRIC DUCT BANK	(E)
FH	FIRE HYDRANT	(FH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN LICENSED No. 15860 DELAWARE PROFESSIONAL ENGINEER 07.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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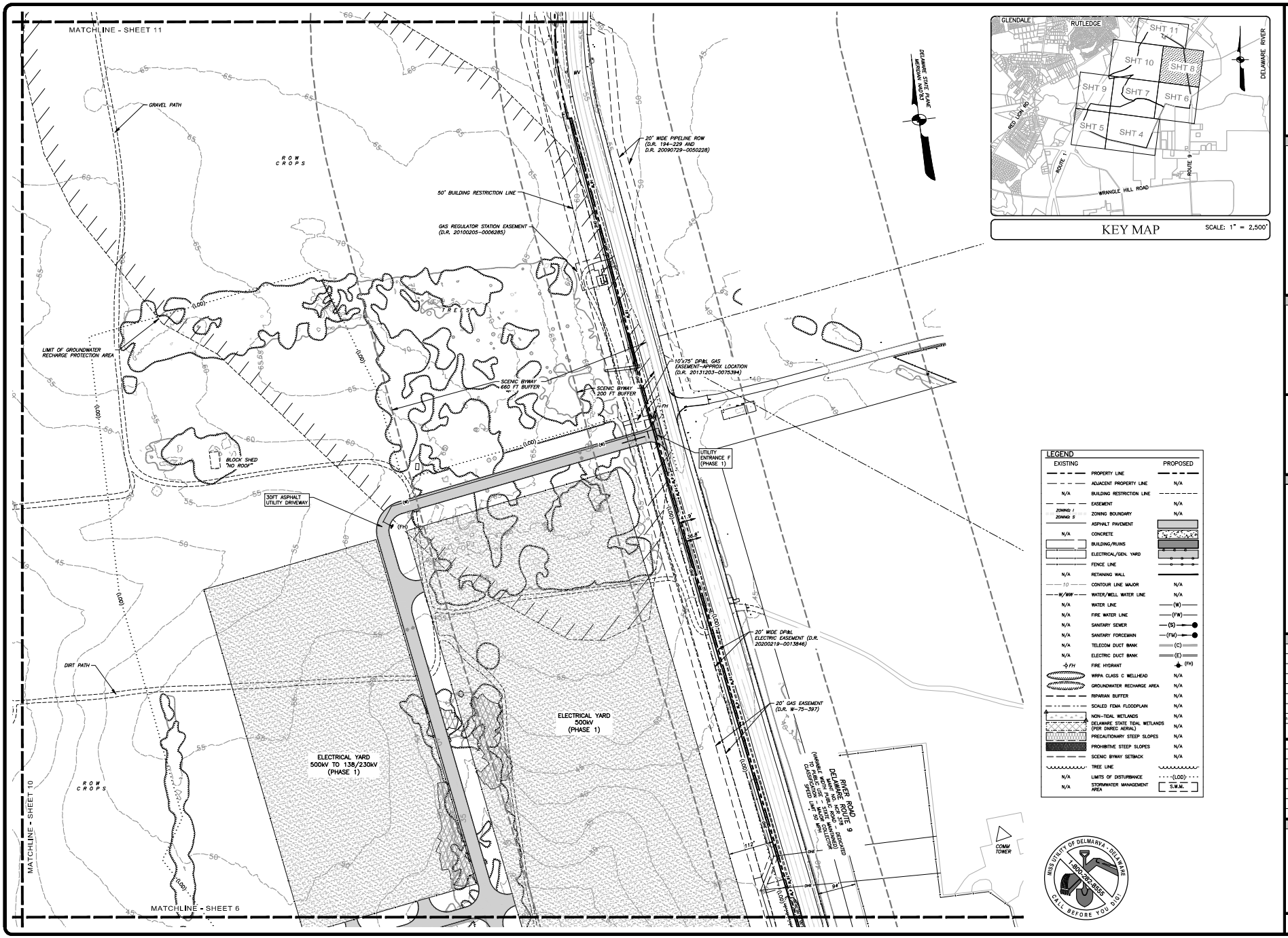
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

7

SHEET SIZE: 24x36

SHEET 7 OF 13 | REV 0



KEY MAP SCALE: 1" = 2,500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING I / ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
W/WW	WATER/WELL WATER LINE	N/A
N/A	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
N/A	SANITARY FORCEMAIN	(FM)
N/A	TELECOM DUCT BANK	(C)
N/A	ELECTRIC DUCT BANK	(E)
FH	FIRE HYDRANT	(FH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. DITELMAN LICENSE No. 15880 PROFESSIONAL ENGINEER 07.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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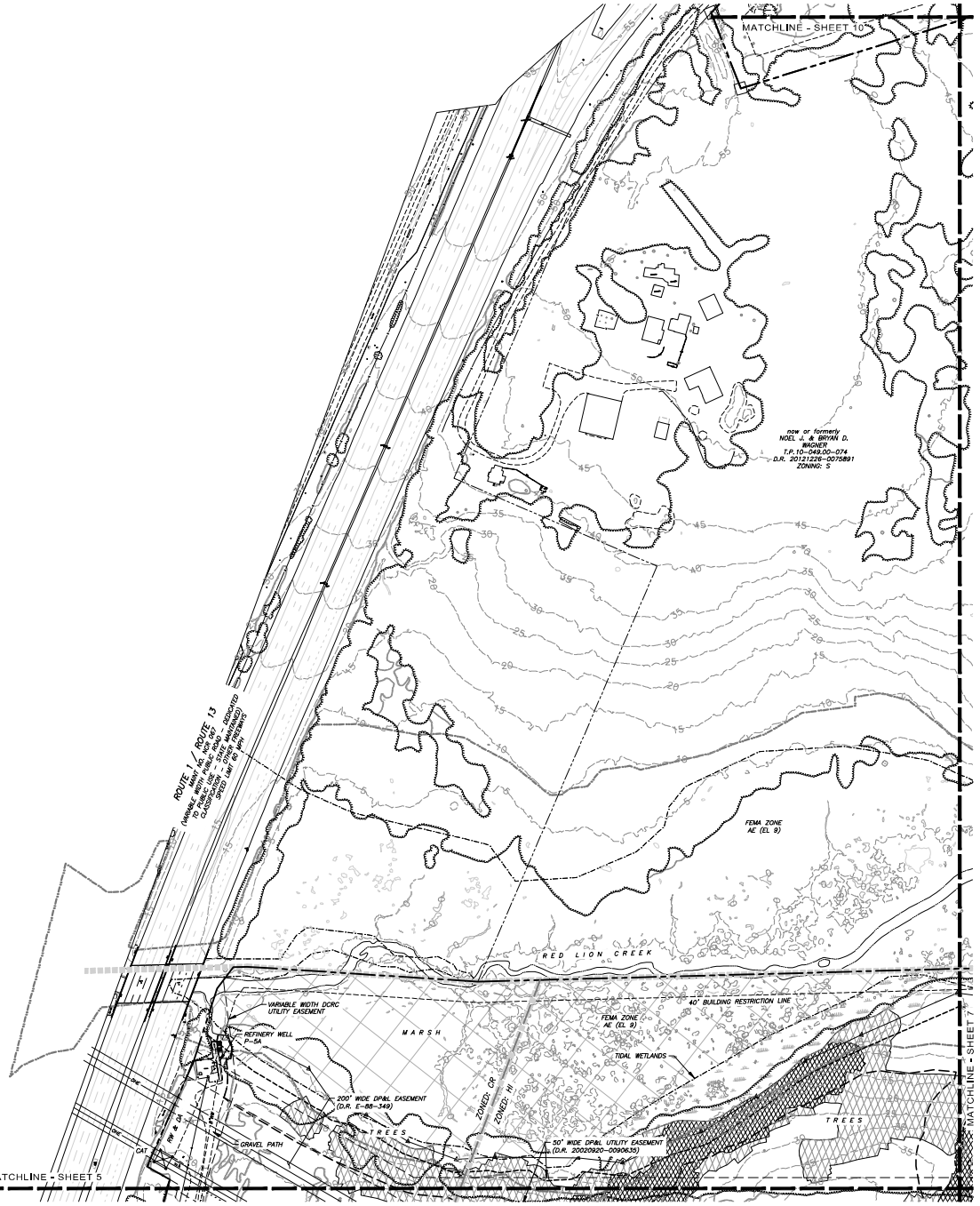
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

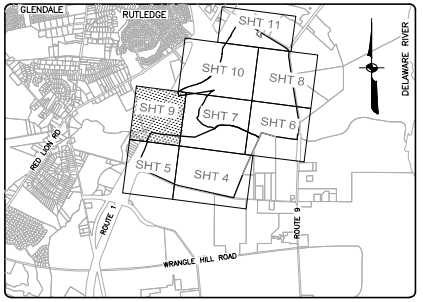
DRAWING NUMBER

8

SHEET SIZE: 24x36

SHEET 8 OF 13 | REV 0





KEY MAP SCALE: 1" = 2,500'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING I / ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
W/WW	WATER/WELL WATER LINE	N/A
N/A	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
N/A	SANITARY FORCEMAIN	(FM)
N/A	TELECOM DUCT BANK	(C)
N/A	ELECTRIC DUCT BANK	(E)
FH	FIRE HYDRANT	(FH)
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN LICENSED No. 15560 DELAWARE PROFESSIONAL ENGINEER 7/31/2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS PLAN AND/OR CADD FILE WITHOUT OUR WRITTEN AUTHORIZATION.

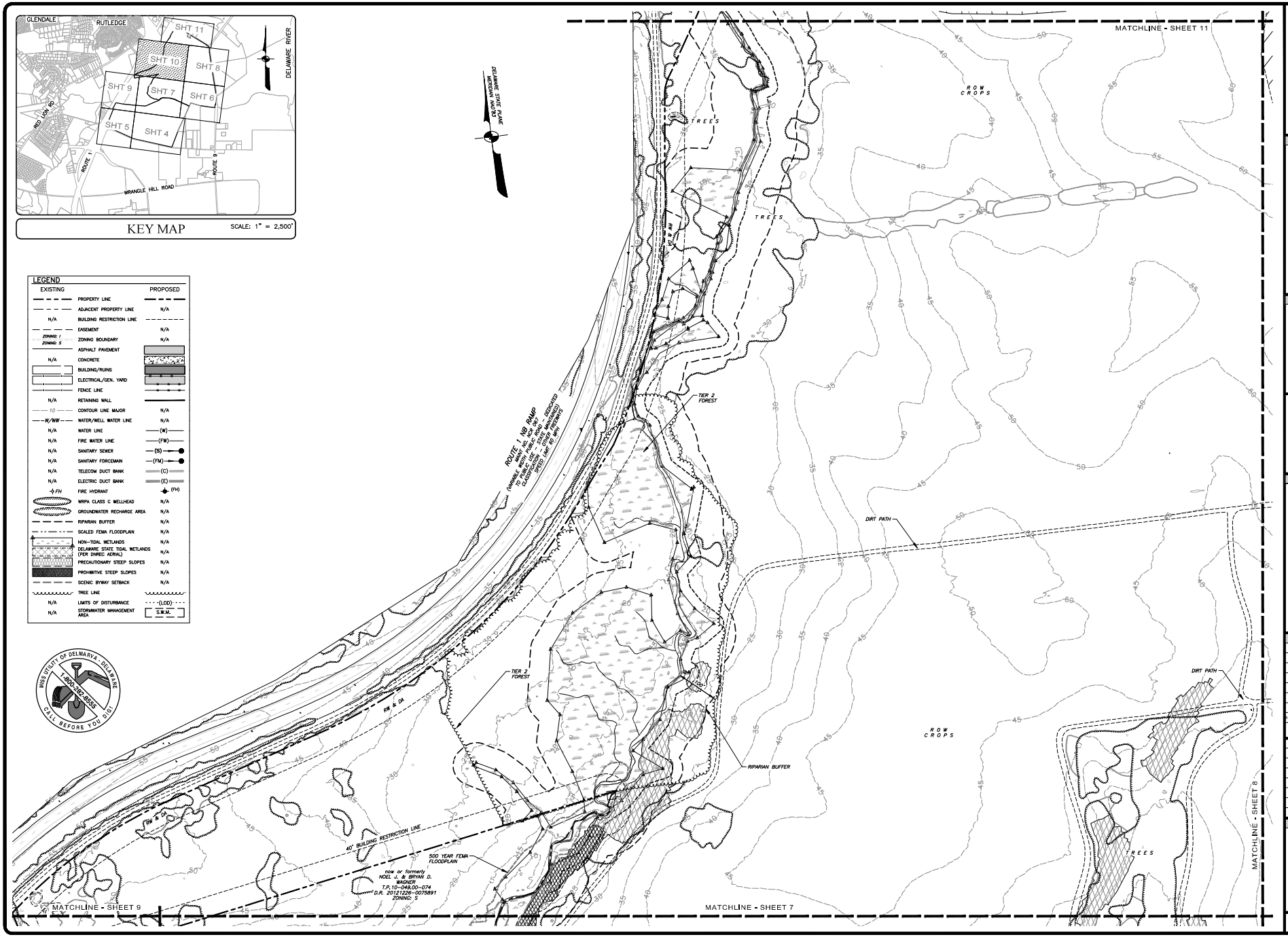
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

9

SHEET SIZE: 24x36

SHEET 9 OF 13 | REV 0



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN
LICENSE
No. 15860
PROFESSIONAL ENGINEER
DELAWARE
EXP. 31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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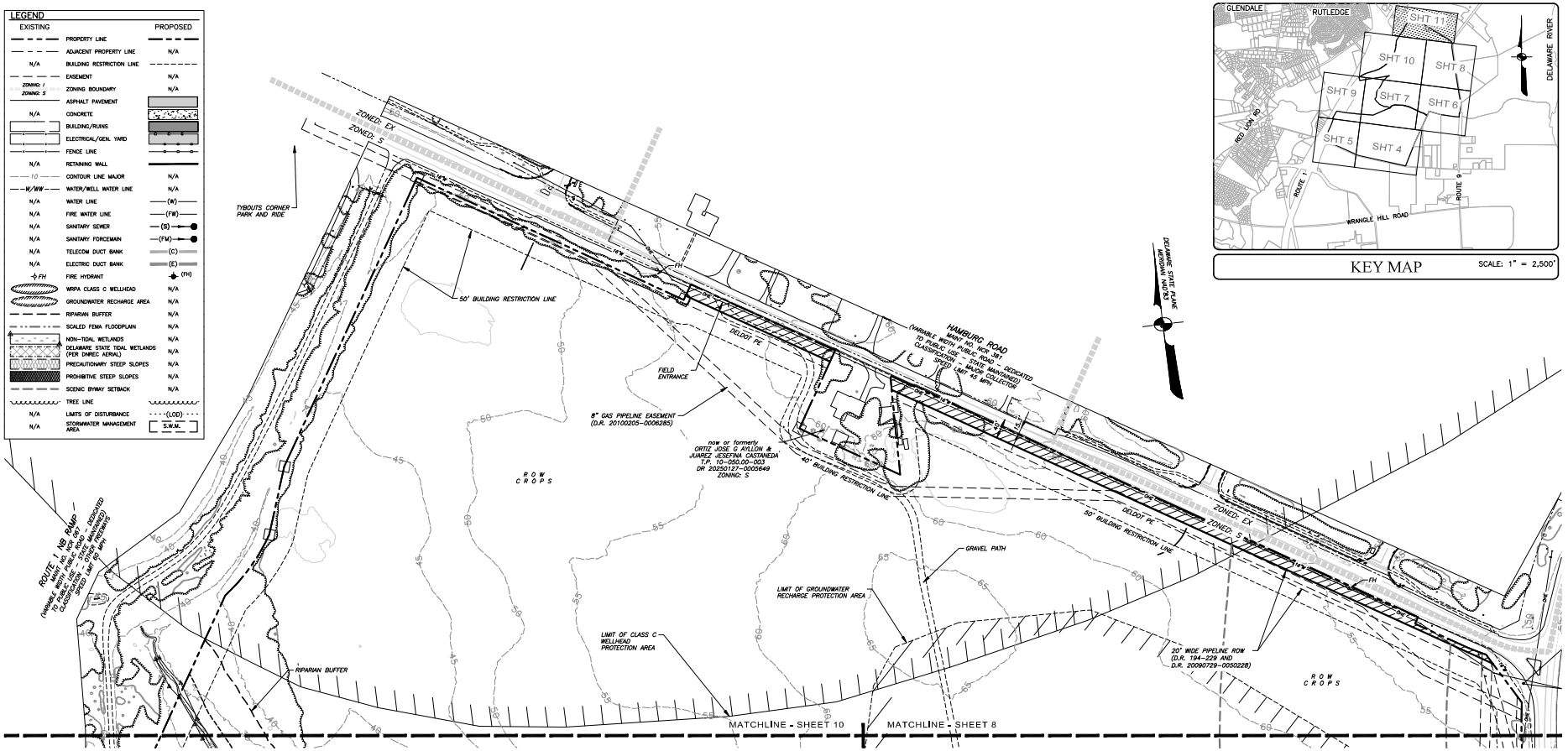
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

10

SHEET SIZE: 24x36

SHEET 10 OF 13 | REV 0



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ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN
No. 15860
PROFESSIONAL ENGINEER
7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

EXPLORATORY SKETCH PLAN

SCALE: 1"=100'

0 100 200
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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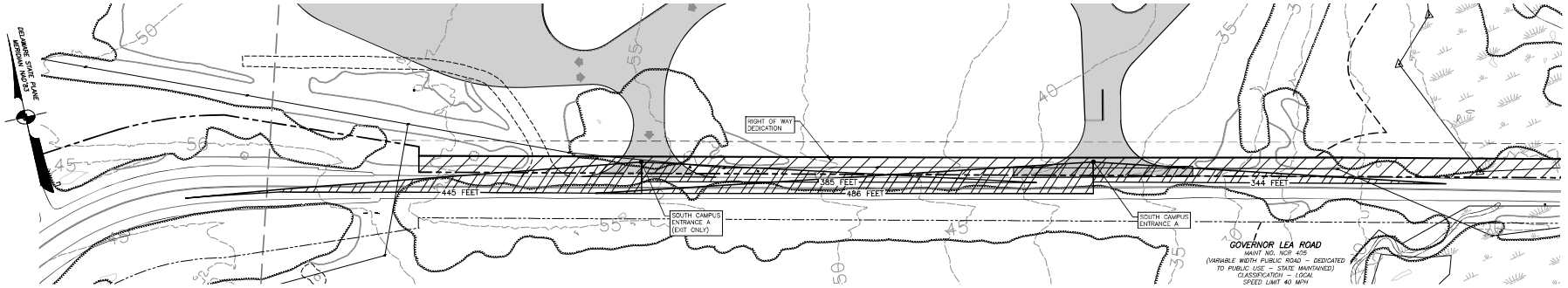
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PROJECT MANAGER: D.EITTELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-03
APPLICATION #: 2025-0347S

DRAWING NUMBER

8

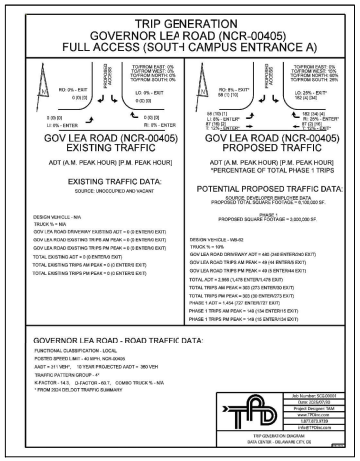
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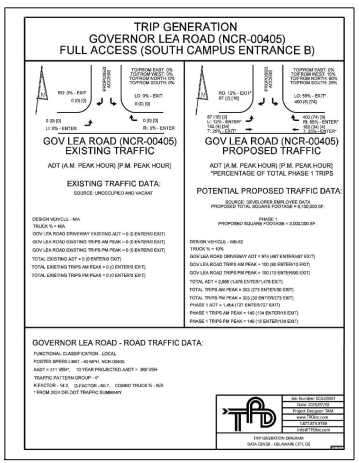
SHEET 8 OF 13 | REV 0

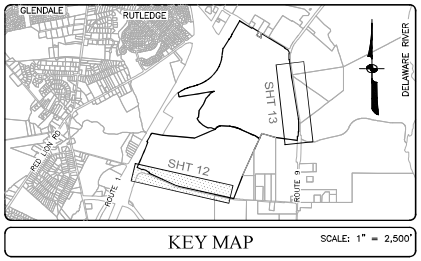


GOVERNOR LEA ROAD
SOUTH CAMPUS ENTRANCE A
PLAN VIEW

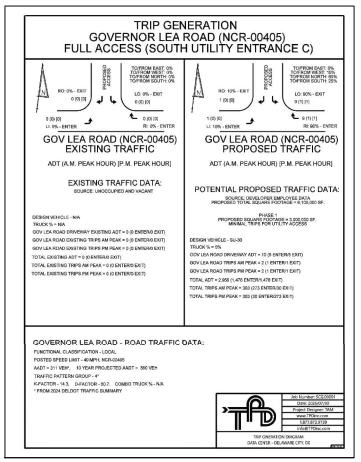
SCALE: 1" = 50'





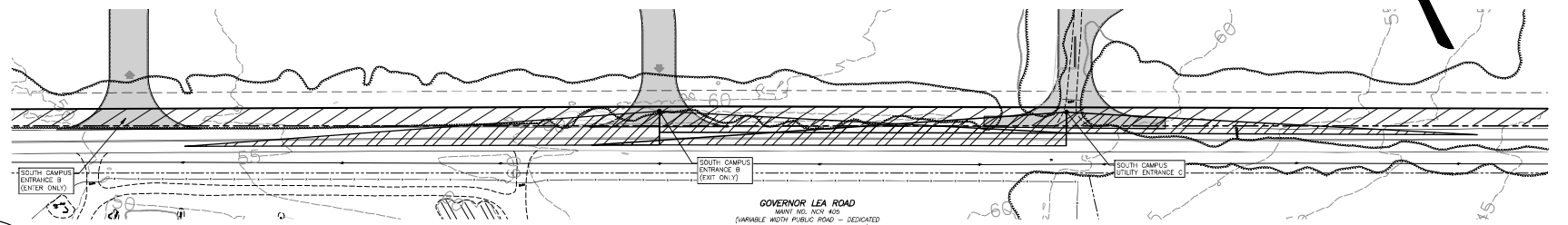


KEY MAP SCALE: 1" = 2,500'



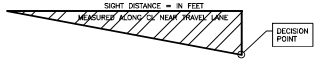
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING I / ZONING S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
	WRPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	



GOVERNOR LEA ROAD
SOUTH CAMPUS ENTRANCE B&C
PLAN VIEW

SCALE: 1" = 50'



SIGHT DISTANCE TRIANGLE

SCALE: NTS

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CALL BEFORE YOU DIG!

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS M. EITELMAN LICENSE No. 15560 DELAWARE PROFESSIONAL ENGINEER 7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

ENTRANCE A-C EXHIBIT

SCALE: 1"=50'

0 50 100

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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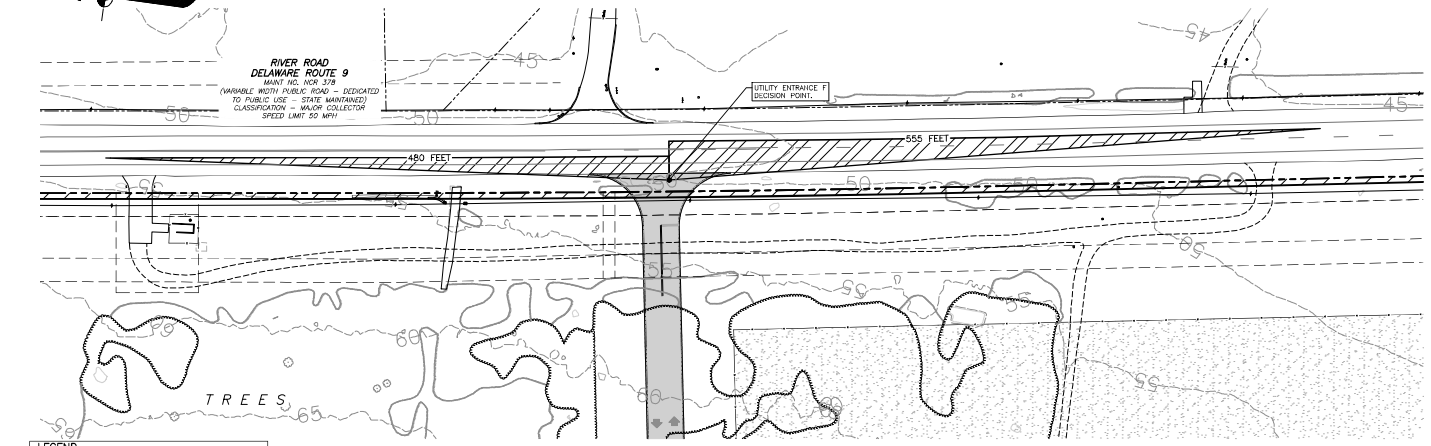
PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-04
APPLICATION #: 2025-0347S

DRAWING NUMBER

12

SHEET SIZE: 24x36

SHEET 12 OF 13 | REV 0

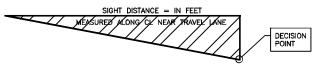


RIVER ROAD
UTILITY ENTRANCE F
PLAN VIEW

SCALE: 1" = 50'

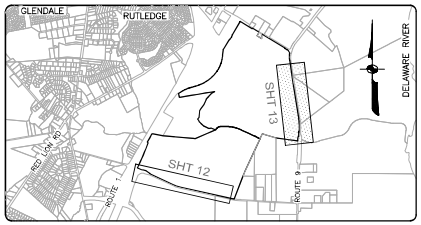
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
N/A	BUILDING RESTRICTION LINE	
	EASEMENT	N/A
ZONING: / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING/RUINS	
	ELECTRICAL/GEN. YARD	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE MAJOR	N/A
	WHPA CLASS C WELLHEAD	N/A
	GROUNDWATER RECHARGE AREA	N/A
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	DELAWARE STATE TIDAL WETLANDS (PER DNREC AERIAL)	N/A
	PRECAUTIONARY STEEP SLOPES	N/A
	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
	TREE LINE	

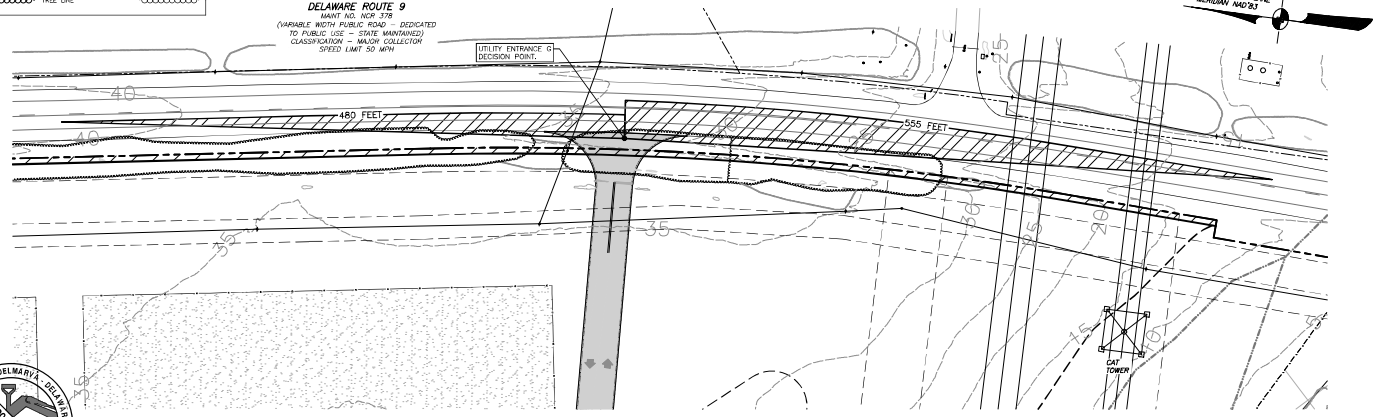


SIGHT DISTANCE TRIANGLE

SCALE: NTS



KEY MAP SCALE: 1" = 2,500'



RIVER ROAD
UTILITY ENTRANCE G
PLAN VIEW

SCALE: 1" = 50'

MISS UTILITY OF DELMARVA - DELAWARE
1-800-282-8555
CALL BEFORE YOU DIG!

TRIP GENERATION
RIVER ROAD (DE ROUTE 9) (NCR-00378)
FULL ACCESS (UTILITY ENTRANCE F)

(SR 9) (NCR-00378)
EXISTING TRAFFIC

ADT (AM PEAK HOUR) (P.M. PEAK HOUR)

EXISTING TRAFFIC DATA:
SOURCE: UNOCCUPIED AND VACANT

DESIGN VEHICLE - N/A
TRUCK % = N/A
SR 9 DRIVEWAY EXISTING ADT = 0 (0 ENTERS/0 EXIT)
SR 9 EXISTING TRIPS AM PEAK = 0 (0 ENTERS/0 EXIT)
SR 9 EXISTING TRIPS PM PEAK = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING ADT = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING TRIPS AM PEAK = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING TRIPS PM PEAK = 0 (0 ENTERS/0 EXIT)

(SR 9) (NCR-00378)
PROPOSED TRAFFIC

ADT (A.M. PEAK HOUR) (P.M. PEAK HOUR)

POTENTIAL PROPOSED TRAFFIC DATA:
SOURCE: DRIVE-OPEN EMPLOYEE DATA
PROPOSED TOTAL SQUARE FOOTAGE = 3,000,000 SF

BASED ON
PROPOSED SQUARE FOOTAGE = 3,000,000 SF
MINIMAL TRIPS FOR UTILITY ACCESS DRIVEWAY

DESIGN VEHICLE - SU-30
TRUCK % = 3%
SR 9 DRIVEWAY ADT = 10 (5 ENTERS/5 EXIT)
SR 9 TRIPS AM PEAK = 2 (1 ENTER/1 EXIT)
SR 9 TRIPS PM PEAK = 2 (1 ENTER/1 EXIT)
TOTAL ADT = 2,990 (1,479 ENTERS/1,478 EXIT)
TOTAL TRIPS AM PEAK = 303 (213 ENTERS/90 EXIT)
TOTAL TRIPS PM PEAK = 303 (90 ENTERS/213 EXIT)

RIVER ROAD (DE ROUTE 9) - ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
POSTED SPEED LIMIT - 50 MPH, NCR-00378
AADT = 8,064 VEH/... 10 YEAR PROJECTED AADT = 8,863 VEH
TRAFFIC PATTERN GROUP - 2*
K-FACTOR - 11.1, D-FACTOR - 60.0, COMBO TRUCK % - 2.3%
* FROM 2024 DELDOT TRAFFIC SUMMARY

TRIP GENERATION DIAGRAM
DATA CENTER - DELAWARE CITY, DE

TRIP GENERATION
RIVER ROAD (DE ROUTE 9) (NCR-00378)
FULL ACCESS (UTILITY ENTRANCE G)

(SR 9) (NCR-00378)
EXISTING TRAFFIC

ADT (A.M. PEAK HOUR) (P.M. PEAK HOUR)

EXISTING TRAFFIC DATA:
SOURCE: UNOCCUPIED AND VACANT

DESIGN VEHICLE - N/A
TRUCK % = N/A
SR 9 DRIVEWAY EXISTING ADT = 0 (0 ENTERS/0 EXIT)
SR 9 EXISTING TRIPS AM PEAK = 0 (0 ENTERS/0 EXIT)
SR 9 EXISTING TRIPS PM PEAK = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING ADT = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING TRIPS AM PEAK = 0 (0 ENTERS/0 EXIT)
TOTAL EXISTING TRIPS PM PEAK = 0 (0 ENTERS/0 EXIT)

(SR 9) (NCR-00378)
PROPOSED TRAFFIC

ADT (A.M. PEAK HOUR) (P.M. PEAK HOUR)

POTENTIAL PROPOSED TRAFFIC DATA:
SOURCE: DRIVE-OPEN EMPLOYEE DATA
PROPOSED TOTAL SQUARE FOOTAGE = 3,000,000 SF

BASED ON
PROPOSED SQUARE FOOTAGE = 3,000,000 SF
MINIMAL TRIPS FOR UTILITY ACCESS DRIVEWAY

DESIGN VEHICLE - SU-30
TRUCK % = 3%
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TOTAL TRIPS AM PEAK = 303 (213 ENTERS/90 EXIT)
TOTAL TRIPS PM PEAK = 303 (90 ENTERS/213 EXIT)

RIVER ROAD (DE ROUTE 9) - ROAD TRAFFIC DATA:
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POSTED SPEED LIMIT - 50 MPH, NCR-00378
AADT = 8,064 VEH/... 10 YEAR PROJECTED AADT = 8,863 VEH
TRAFFIC PATTERN GROUP - 2*
K-FACTOR - 11.1, D-FACTOR - 60.0, COMBO TRUCK % - 2.3%
* FROM 2024 DELDOT TRAFFIC SUMMARY

TRIP GENERATION DIAGRAM
DATA CENTER - DELAWARE CITY, DE

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

PROJECT WASHINGTON SOUTH CAMPUS

825 Governor Lea Rd
Red Lion Hundred,
New Castle County, DE

SEAL

DOUGLAS E. EITELMAN
No. 15880
DELAWARE
PROFESSIONAL ENGINEER
7.31.2025

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT

ENTRANCE F-G EXHIBIT

SCALE: 1"=50'

0 50 100

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT OUR WRITTEN AUTHORIZATION.

PROJECT NUMBER: 26290.03
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.03-EXPLOR-04
APPLICATION #: 2025-0347S

DRAWING NUMBER

13

SHEET SIZE: 24x36

SHEET 13 OF 13 | REV 0

PUBLIC PRE CHECK Results for State Parcel(s): 1200200025,1004900073

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

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

Wetlands: Issue Found

WRPA: Issues Found

Well Head Protection Areas: Issues Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: 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

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

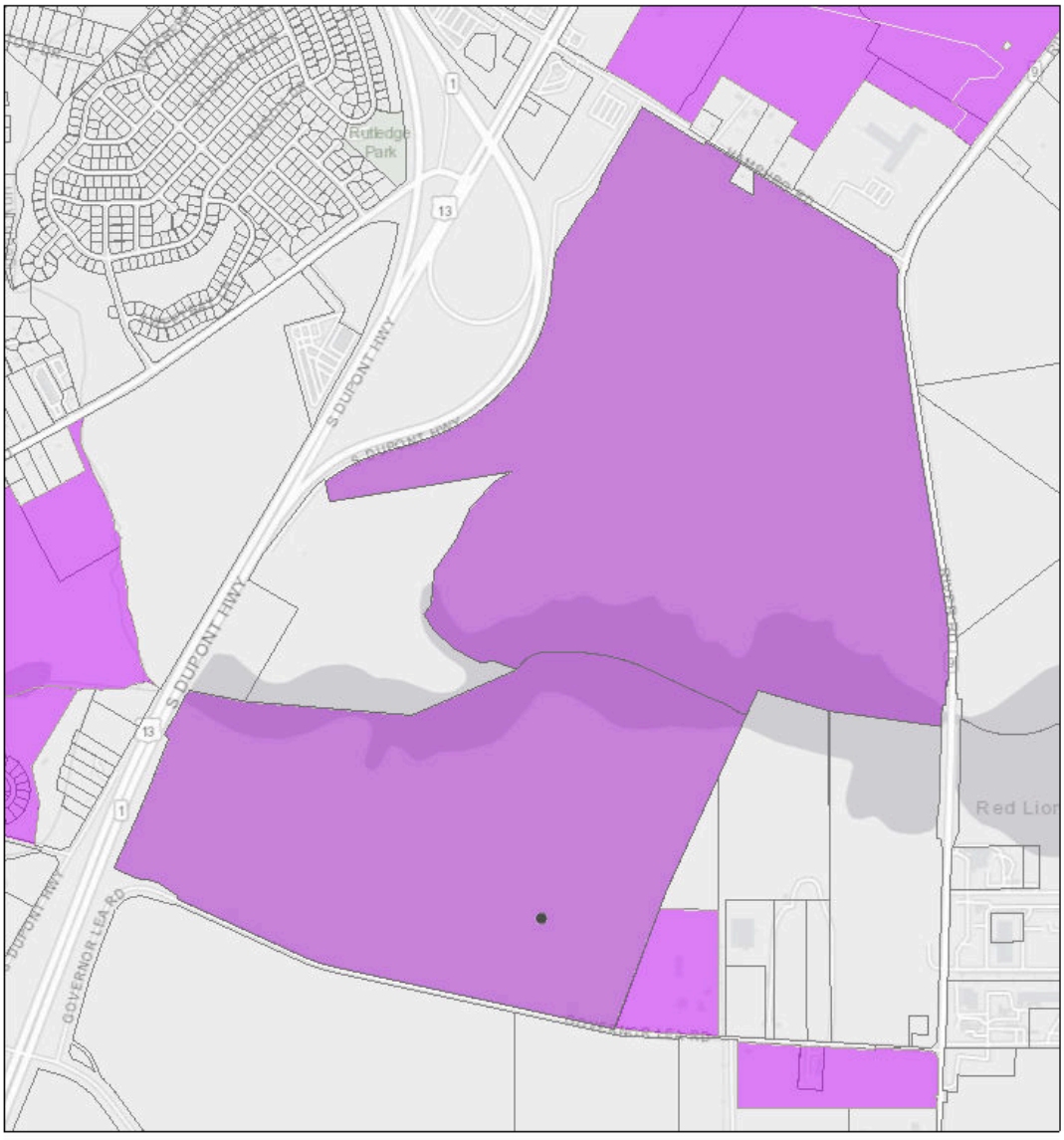
Park Facilities: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 25,331,479.02 ft²

Oct 7 2025 13:56:03 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	25,303,032.99	N/A
DE_StateParcels - State Parcels	2	25,331,478.76	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	6	128,796.01	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	28	25,331,477.17	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	9,171.45
2017 High Marsh (not regulatory)	2	3,253,853.85	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	23	4,827,559.16	N/A
Recharge Areas	1	1,678,129.96	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	1	1,307,653.93	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	2	N/A	7,800.01
FEMA Flood Maps	8	25,331,476.85	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-10-02	25,303,032.99

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1200200025	239.09	10,414,932.46
2	1004900073	342.44	14,916,546.31

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1570	1,595.14
2	DE-0008	1,609.10
3	DE-0053	4,363.36
4	DE-1279	6,769.28
5	DE-0321	7,112.72
6	DE-1648	107,346.42

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Water	145,744.36
2	Corsica mucky loam, 0 to 2 percent slopes	311,075.20
3	Woodstown sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	323,551.06
4	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	341,531.06
5	Pineyneck loam, 2 to 5 percent slopes	418,042.47
6	Reybold silt loam, 0 to 2 percent slopes	864,559.47
7	Sassafras sandy loam, 10 to 15 percent slopes	1,230,750.04
8	Sassafras sandy loam, 15 to 25 percent slopes	2,737,963.84
9	Nanticoke and Mannington soils, very frequently flooded, tidal	3,443,374.69
10	Reybold silt loam, 5 to 10 percent slopes	4,678,396.49
11	Reybold silt loam, 2 to 5 percent slopes	10,836,488.50

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	9,171.45

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	56.44	1,517,086.14
2	51.75	1,736,767.71

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.02	1,068.93
2	0.13	5,515.37
3	0.32	13,769.54
4	0.43	18,689.58
5	1.20	31,114.79
6	0.82	35,537.87
7	0.88	38,283.63
8	1.08	42,292.67
9	1.05	45,561.11
10	1.26	54,866.68
11	1.37	59,558.67
12	4.42	69,943.64
13	1.72	74,805.94
14	1.86	81,023.82
15	3.93	91,666.95
16	2.38	103,765.46
17	2.77	120,694.49
18	4.01	174,859.43
19	4.04	175,816.68
20	48.36	334,870.07
21	56.44	1,517,086.14
22	51.75	1,736,767.71

Recharge Areas

#	ACREAGE	Area(ft²)
1	38	1,678,129.96

WRPA Class C Wellhead

#	AREA_	Area(ft²)
1	2597886.5	1,307,653.93

Stream Centerline Segments

#	ID	Length(ft)
1	0	7,800.01

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	25,331,476.85

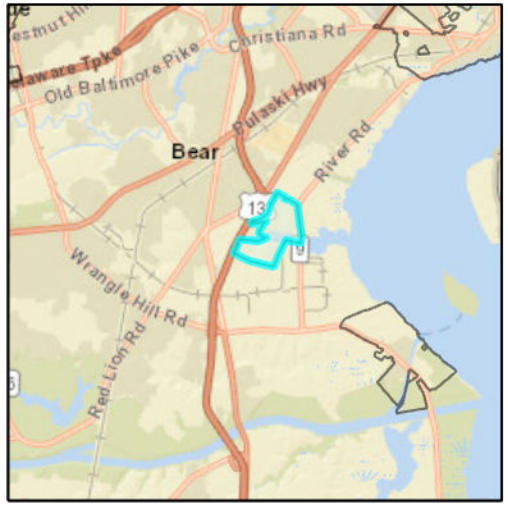
Preliminary Land Use Service (PLUS)

2025-10-02 Project Washington - South Campus



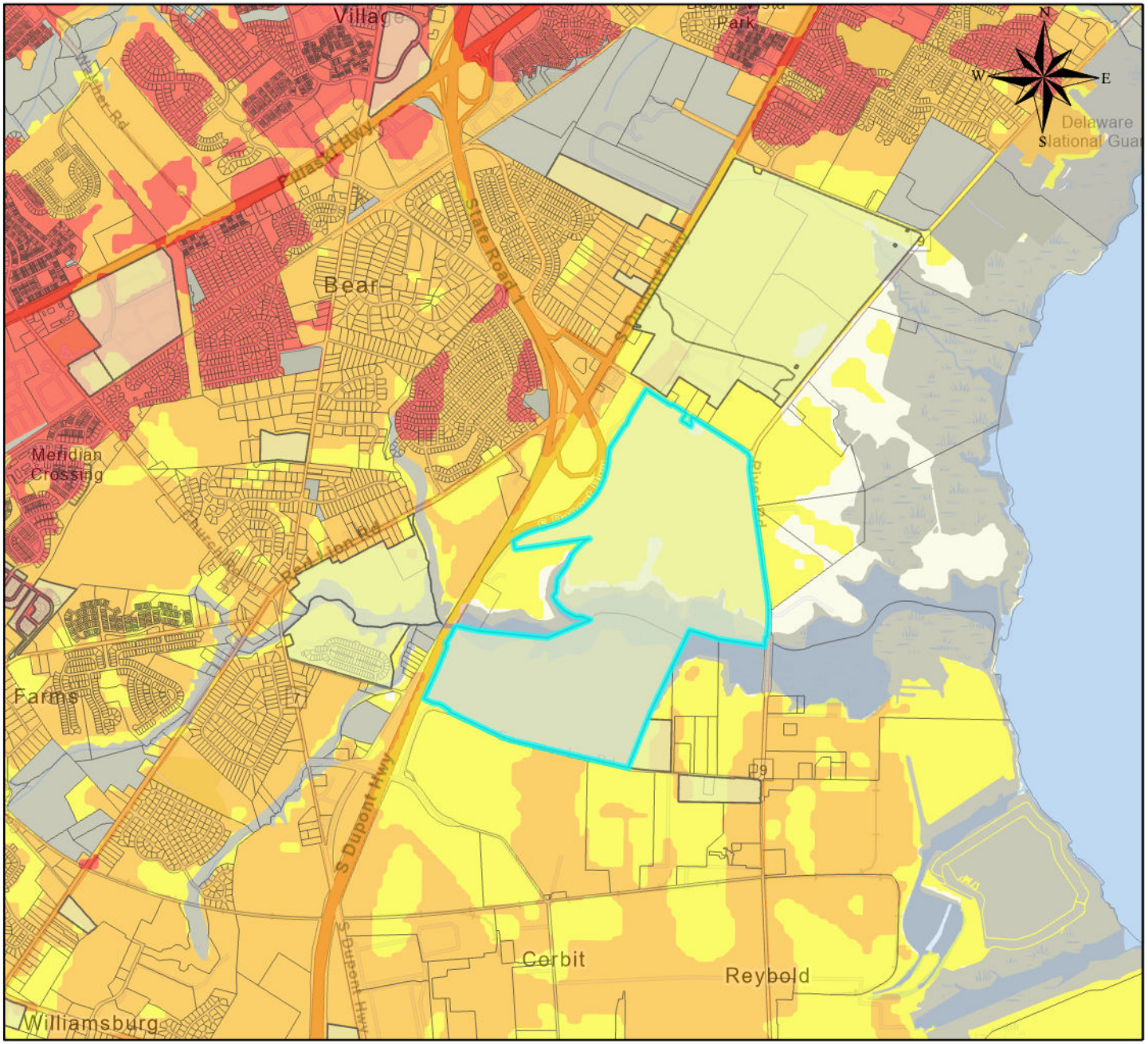
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

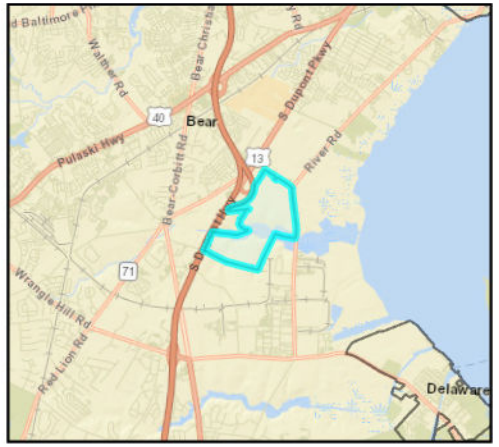
2025-10-02 Project Washington - South Campus



Legend

2020 State Strategies

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



DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
21 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

CRS # N-05088

1. **HISTORIC NAME/FUNCTION:** G.Z. Tybout House

2. **ADDRESS/LOCATION:** Southwest corner of the intersection of Hamburg Road and River Road

3. **CURRENT CONDITION:** **excellent** ☐ **good** ☐ **fair** ☐ **poor** ☐ **demolished** ☒

4. **INTEGRITY:** The buildings on the property have been demolished.

5. **SETTING INTEGRITY:** The integrity has been compromised by the demolition of the buildings on the property. The property retains agricultural fields.

6. **FORMS ADDED (give number of forms completed for each):**

#:	Form:	List property types:
	CRS 2 Main Building Form	
	CRS 3 Secondary Building Form	
	CRS 4 Archaeological Site Form	
	CRS 5 Structure (Building-Like) Form	
	CRS 6 Structure (Land Feature) Form	
	CRS 7 Object Form	
	CRS 8 Landscape Elements Form	
1	**CRS 9 Map Form**	Site plan, location map
1	**CRS 13 Photographs Form**	
	CRS 14 Proposed District Form	
	CRS 15 Structure (Bridge) Form	

7. **SURVEYOR INFORMATION:**

Surveyor name: Charles Richmond, M.A.

Principal Investigator name: Jerry Clouse, M.A.

Principal Investigator signature:

Organization: McCormick Taylor, Inc. **Date:** 4/3/2015

8. OTHER NOTES OR OBSERVATIONS:

CRS# N-05088

N-05088/G.Z. Tybout House and outbuildings have been demolished. The property does include the remnants of the demolished house, a concrete block outbuilding and sections of a stone fence associated with the agricultural operations. The remnants of the buildings and features have significantly deteriorated. The property is owned by the Delaware City Refinery Company.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II
- ☐ 1600-1750± Contact Period (Native American)
- ☐ 1630-1730± Exploration and Frontier Settlement
- ☐ 1730-1770± Intensified and Durable Occupation
- ☐ 1770-1830± Early Industrialization
- ☐ 1830-1880± Industrialization and Early Urbanization
- ☐ 1880-1940± Urbanization and Early Suburbanization
- ☐ 1940-1960± Suburbanization and Early Ex-urbanization

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- ☐ Agriculture
- ☐ Forestry
- ☐ Trapping/Hunting
- ☐ Mining/Quarrying
- ☐ Fishing/Oystering
- ☐ Manufacturing
- ☐ Retailing/Wholesaling
- ☐ Finance
- ☐ Professional Services
- ☐ Transportation and Communication
- ☐ Settlement Patterns and Demographic Changes
- ☐ Architecture, Engineering and Decorative Arts
- ☐ Government
- ☐ Religion
- ☐ Education
- ☐ Community Organizations
- ☐ Occupational Organizations
- ☐ Major Families, Individuals and Events

DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
21 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY MAP FORM

CRS # N-05088

1. **ADDRESS/LOCATION:** southwest corner of River Road and Hamburg Road intersection

2. **NOT FOR PUBLICATION** ☐ **reason:** _____

3. **LOCATION MAP:**
Indicate position of resource in relation to geographical landmarks such as streams and crossroads.
(insert section of USGS quad map or aerial photograph with location marked)

INDICATE NORTH ON SKETCH

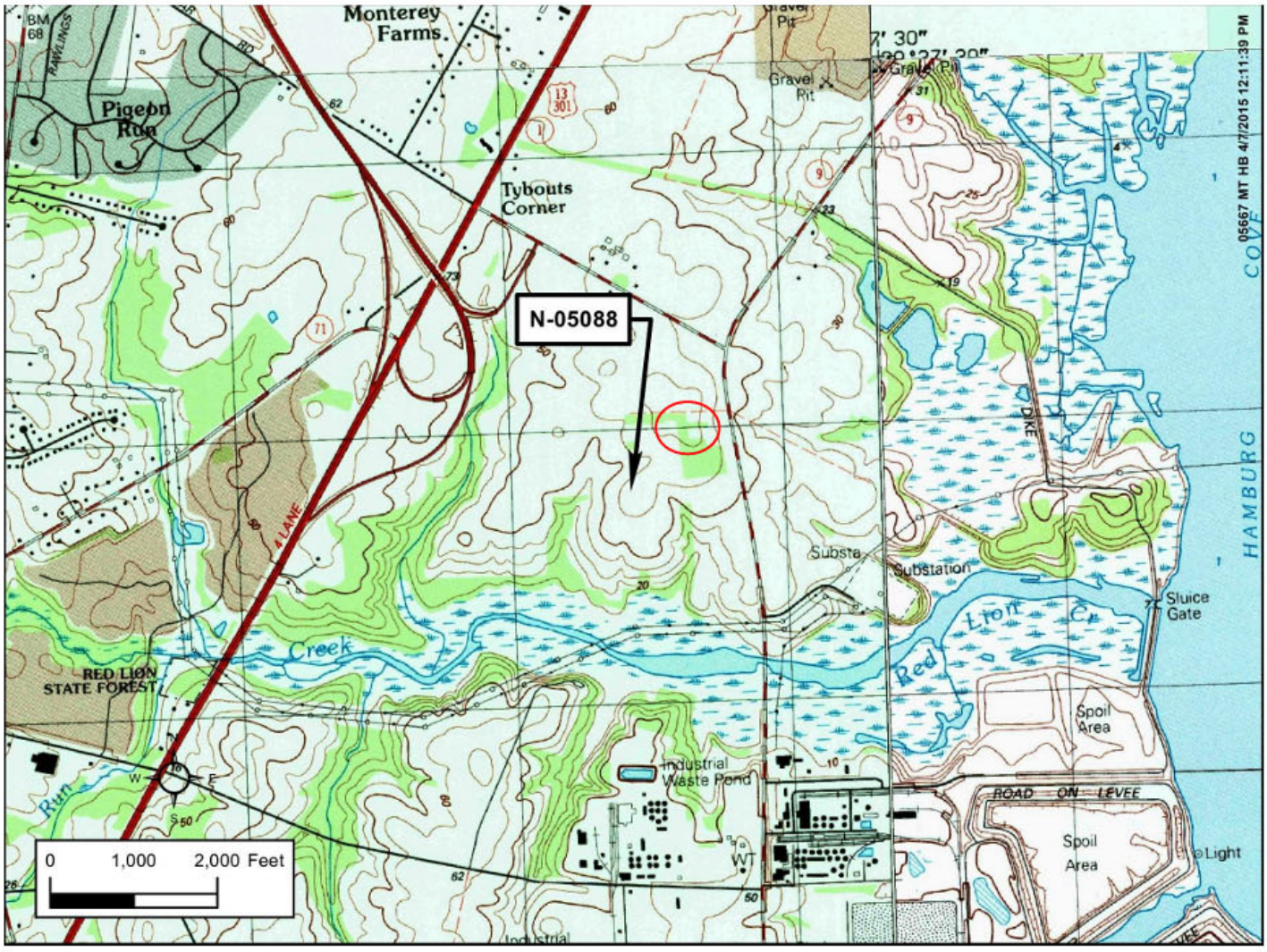


Image Field

4. SITE PLAN:
(insert aerial photograph or map showing relationship of buildings, driveway, outbuildings, fences, etc., to each other; label elements as needed; add other pages as needed)

INDICATE NORTH ON PLAN



Image Field

DELAWARE STATE HISTORIC PRESERVATION OFFICE

PHOTOGRAPHIC INVENTORY – DIGITAL IMAGES

Disk # _____ **Project** Red Lion to Cedar Creek 230kV Transmission Line Rebuild **Surveyor** Charles Richmond **Date** 1/14/2015

File name (start w/CRS #)	Description of view
N-05088_G.Z.Tybout House_001	View looking northwest at partially collapsed house.
N-05088_G.Z.Tybout House_002	View looking north at partially collapsed house.
N-05088_G.Z.Tybout House_003	View looking east at stone wall with brick archway.
N-05088_G.Z.Tybout House_004	View looking northeast at collapsed concrete structure.

(copy table as needed on additional pages to complete list)

CULTURAL RESOURCE SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # N-05088

Date 1/14/2015 Surveyor/Photographer Charles Richmond, M.A.

Insert photographs; note file name and brief description of view:
(size photograph 3" on longest side; MAINTAIN ASPECT RATIO – DO NOT STRETCH PHOTO)



Photograph 1: View looking northwest at a partially collapsed house.



Photograph 2: View looking north at a partially collapsed house.



Photograph 3: View looking east at a brick arch and stone wall.



Photograph 4: View looking northeast at a modern block structure with only walls standing.