PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
January 29, 2026 12:59 PM

PLUS ID: 2026-02-06

State Strategy Level: 3, 4 and Out of Play

PLUS Application Type - Rezoning and Site Plan Review

Title: Project Washington - North Campus
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Rezone subject parcel and propose two 500,000SF 72MW and two 750,000SF 144MW data center buildings with supporting site and electrical infrastructure.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1004900073

Project Location: 0 River 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: jfedena@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): **120**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2025-10-02**

Zoning Information

Present Zoning for this project area: **S - Suburban**
Proposed Zoning for this project: **I - Industrial**

Land Use Information

Present Use for this project area: **Agriculture use**
Proposed Use for this project: **Data Center campus**

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: **2,500,000**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Call Douglas Eitelman (302) 764-7635x104 to coordinate, if desired

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	65	Yes	10

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: **50**

Non-tidal Wetlands
Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **7**

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: **0.589**

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

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:

Infiltration and detention basins located in uplands, conversion of row crops to meadow / turfgrass, reforestation of riparian buffers, and afforestation of upland open space.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **220**
What kind of Open Space? **Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
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.
2,956
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)?
10% per DelDOT for TIS. Actual will be less

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.
N/A - Site is bound by Route 1, state roads, and tidal wetlands. No connection opportunities present.

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?
Unknown

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?	Yes	Unknown	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
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.
Pre-Check did not identify resources. We are aware of the demolished CHRIS-N05088 Tybout House from ACOE permitting. Mead and Hunt, formerly Dovetail, confirmed demolition from 11/2025 Cultural Resource Study for PLUS 2025-10-02. Presented to NCC Historic Review Board in Dec. 2025 and HRB/NCC recommended Phase 1B archeological study within 500 feet of project limits, PLUS 2025-10-02 and this application. Study is underway.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

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

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

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 - North Campus

Project ID (to be completed by OSPC): 2026-02-06

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

Signature of Property Owner

January 30, 2026
Date

James E Fedeng
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

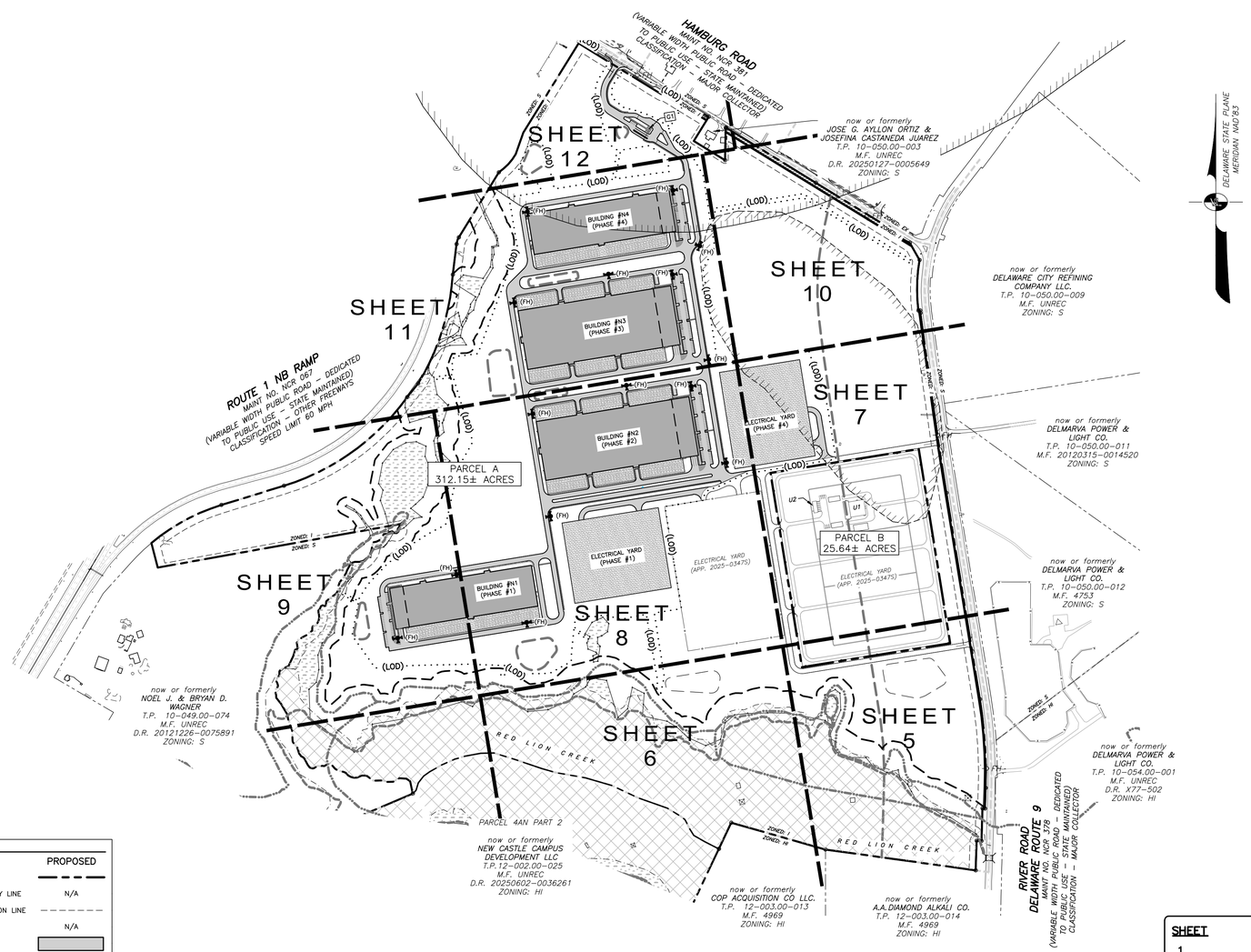
Date

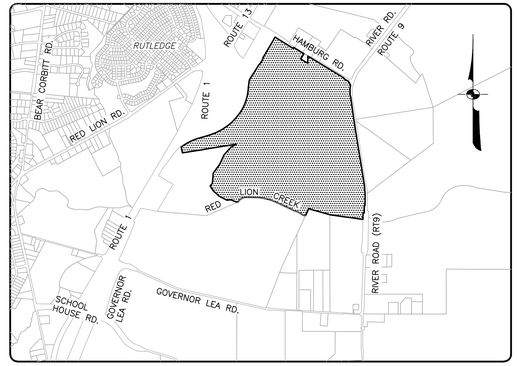
Additional Owner (Please Print)

Published January 2022

APPLICATION NO. 2025-0346S/Z

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN W/ REZONING
FOR
PROJECT WASHINGTON - NORTH CAMPUS
0 RIVER ROAD
NEW CASTLE HUNDRED NEW CASTLE COUNTY DELAWARE





ZONING MAP NO. 63 & 64 — LOCATION PLAN — SCALE: 1" = 2,000'

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:	10-049.00-073 (PARCEL 4AN-1)	
4. SITE ADDRESS:	0 RIVER ROAD NEW CASTLE, DE 19720	
5. ZONING:	EXISTING: S – SUBURBAN PROPOSED: I – INDUSTRIAL	
6. SITE AREA:	TPN. 10-049.00-073	TITLE PARCEL A / TITLE PARCEL B
	EXISTING	= 339.01± AC / = 0.00± AC
	RIGHT OF WAY DEDICATION	= *1.22± AC / = 0.00± AC
	NET ACREAGE	= 312.15± AC / = 25.64± AC
	* RIGHT OF WAY DEDICATION PER (NCC APP 2025-0347S)	
7. ZONING:	I–INDUSTRIAL (LIGHT 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	100 FEET
	BUILDING HEIGHT	60/**140 FEET
	* ADJACENT TO RESIDENTIAL ZONES ** OVER 60 FEET HEIGHT MIN. SETBACK IS BUILDING HEIGHT	
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 PLANE 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:	(4) EXISTING (15) PROPOSED	(FH)
17. INVESTMENT LEVEL:	DELDOT INVESTMENT LEVEL 3.	
18. THE SITE IS NOT IN A TRAFFIC IMPROVEMENT DISTRICT (TID).		
19. NUMBER OF LOTS – EXISTING (2) PROPOSED (0)		
20. SEE SHEET 2 FOR ADDITIONAL GENERAL DATA & NOTES.		

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	(FH)
	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)

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

A. REZONE TAX PARCEL NO. 10-049.00-073 FROM S-SUBURBAN TO I-INDUSTRIAL

B. PROPOSE A PHASED MAJOR LAND DEVELOPMENT PLAN CONSISTING OF 4 BUILDINGS TOTALING 2,500,000± SQUARE FEET OF GROSS FLOOR AREA AND ASSOCIATED SITE AND ACCESS IMPROVEMENTS.

SHEET	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	PROPERTY PLAN
4	PHASING PLAN
5-12	EXPLORATORY SKETCH
13	ENTRANCE D EXHIBIT

CERTIFICATION OF OWNERSHIP

I, JAMES FEDENA, HEREBY CERTIFY THAT NEW CASTLE CAMPUS DEVELOPMENT LLC IS 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, DOUGLAS EITELMAN, 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.

SEAL

SIGNATURE AND DATE

PRINTED NAME

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.

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

PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT W/ REZONING

COVER SHEET

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

REVISIONS

NO.	DATE	REVISION
1	1.29.2026	REV. PER NCC COMMENTS

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

PROJECT NUMBER: 26290.01
SURVEYED BY: JFC / UD
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.01-EXPLOR-01
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

1

SHEET SIZE: 24x36

GENERAL DATA:(CONTINUED)

1. PARKING SPACES REQUIRED:

   PARCEL A
   5 SPACE MINIMUM + (0.5 P.S. / 1,000 S.F. OF G.F.A.) * (500,00 S.F. OF G.F.A.) @ 2 BUILDINGS + (750,000 S.F. OF G.F.A.) @ 2 BUILDINGS + 415 S.F. GUARD HOUSE 1 = 1,271 PARKING SPACES

   PARKING SPACES PROVIDED: 60 SPACES PER BLDG N1&N4 + 75 SPACES PER BUILDING N2&N3 = 270 SPACES
   5 SPACES PER GUARD HOUSE = 5 SPACES
   TOTAL PROVIDED = *275 SPACES (INC. 14 ACCESSIBLE SPACES)
   2 LOADING BAYS PER BLDG N1&N4 + 3 LOADING BAYS BLDGS N2&N3 = 10 BAYS
   24 BICYCLE PARKING SPACES (6 PER BUILDING)

   *THE DEPARTMENT HAS DETERMINED THAT AT THE TIME OF RECORDATION OF THIS PLAN, 275 PARKING SPACES ARE ACCEPTABLE FOR THE PROPOSED USE. THE DEPARTMENT RESERVES THE RIGHT TO RE-EVALUATE PARKING NEEDS AND REQUIRE CONSTRUCTION OF ADDITIONAL PARKING, PRIOR TO A CHANGE IN USE, ISSUANCE OF A BUILDING PERMIT FOR FUTURE PHASES OF DEVELOPMENT, AND/OR MATERIAL CHANGES TO SITUATIONS AND REPRESENTATION OUTLINED IN THE PARKING DEMAND AND NEEDS ANALYSIS, DATED FEBRUARY ____, 2026.

   PARCEL B
   5 SPACE MINIMUM + (0.5 P.S. / 1,000 S.F. OF G.F.A.) * (10,825 S.F. OF G.F.A.) = 11 SPACES.

   PARKING SPACES PROVIDED: *14 SPACES
   *THE REQUIRED SPACES ON TITLE PARCEL B FOR UTILITY ENCLOSURES WILL BE PROVIDED IN THE PROPOSED GRAVEL SURFACE AND WILL BE UN-MARKED. IN ACCORDANCE WITH A MEMORANDUM, DATED JANUARY 12, 2026, NEW CASTLE COUNTY HAS APPROVED A WAIVER REQUEST FROM PROVIDING ASPHALT PAVING, CURBING, MARKING AND THE OVERALL REQUIREMENTS ASSOCIATED WITH HANDICAP PARKING FOR TITLE PARCEL B.

2. PROJECTED SANITARY SEWER FLOWS:

   PARCEL 4AN-1 (10-049.00-073)
   *2,953 GPD/BLDG X BLDG N1&N4: 17,718 GPD (AVERAGE)
   *5,906 GPD/BLDG X BLDG N2&N3: 11,812 GPD (AVERAGE)

   29,530 X 4 = 118,120 GPD (PEAK)

   *ALTERNATIVE DESIGN FLOWS APPROVED BY NEW CASTLE COUNTY PUBLIC WORKS ON _____ 2026.

3. AREA OF DISTURBANCE: 120± ACRES

GENERAL NOTES:

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 THE 100-YEAR FLOODPLAIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.

   THE NON-DELINEATED FLOODPLAIN DEPICTED ON THIS PLAN WAS DELINEATED IN ACCORDANCE WITH ACCEPTED HYDROLOGIC AND HYDRAULIC ENGINEERING TECHNIQUES AND APPROVED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE ON _____ 2026, REFER TO THE "NON-DELINEATED FLOODPLAIN REPORT" PREPARED BY VANDEMARK & LYNCH, INC., DATED _____ 2026.

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 SHOWN HEREON 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 APP 2025-0347S	PROPOSED TOTAL DISTURBANCE LEVEL THIS PLAN	PERMITTED IMPERVIOUS COVER ACRES / (%)	EXISTING IMPERVIOUS COVER ACRES / (%)	PROPOSED IMPERVIOUS COVER APP 2025-0347S	PROPOSED TOTAL IMPERVIOUS COVER THIS PLAN
TIDAL WETLANDS/WATERS OF US	49.56	0.00 / 0.0%	0.00 / 0.0%	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A
WETLANDS	6.75	0.00 / 0.0%	0.00 / 0.0%	0.00 / 0.0%	0.00 / 0.0%	N / A	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%	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%	0.00 / 0.0%	0.00 / 0.0%
WELLHEAD - CLASS C	29.35	14.68 / 50%	0.00 / 0.0%	14.60 / 49.7%	14.68 / 50.0%	0.36 / 1.2%	0.00 / 0.0%	6.66 / 22.7%
RECHARGE WRPA	38.45	19.23 / 50%	9.90 / 26.0%	10.44 / 27.1%	7.69 / 20.0%	0.42 / 1.1%	4.10 / 10.0%	6.64 / 17.3%
FOREST - TIER 2	14.11	8.47 / 60%	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A	N / A
FOREST - TIER 3	50.23	45.21 / 90%	8.30 / 16.5%	9.45 / 18.8%	N / A	N / A	N / A	N / A
STEEP SLOPES - 15-25%	5.66	4.25 / 75%	1.00 / 17.6%	2.15 / 38.0%	N / A	N / A	N / A	N / A
STEEP SLOPES - >25%	1.05	0.00 / 0.0%	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A	N / A

* - RIPARIAN BUFFER AREA IS EXCLUSIVE OF WETLANDS AND WATERS OF US. TOTAL RIPARIAN BUFFER AREA IS 83.362 ACRES

** - ZONE 2 DISTURBANCE ALLOWED PER UDC 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 #57/58 CENAP-2025-00358-85 AS AMENDED.

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. 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.

GENERAL NOTES:(CONTINUED)

19. 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 STRUCTURE IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

20. BULK AREA COVERAGE:

SUBJECT PARCEL	EXISTING TOTAL	PROPOSED TOTAL (APP. NO. 2025-0347S)	PROPOSED TOTAL (THIS PLAN)
BUILDING FOOTPRINT	0.000 AC.	0.250 AC.	28.950 AC.
IMPERVIOUS	1.000 AC.	32.350 AC.	73.830 AC.
OPEN SPACE	336.790 AC.	300.690 AC.	226.010 AC.
STORMWATER MANAGEMENT	0.000 AC.	4.500 AC.	9.000 AC.
TOTAL	337.790 AC.	337.790 AC.	337.790 AC.

21. 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 (NCC APP 2025-0347S)						
U1	PROPOSED	9,025	9,025	UTILITY	26'-0"	UTILITY ENCLOSURE - UNOCCUPIED
U2	PROPOSED	1,800	1,800	UTILITY	15'-0"	CONTROL ROOM - UNOCCUPIED
	TOTAL	**10,825**	**10,825**			
PROPOSED (THIS PLAN)						
N1	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
N2	PROPOSED	375,000	750,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 70,000±SF
N3	PROPOSED	375,000	750,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 70,000±SF
N4	PROPOSED	250,000	500,000	DATA CENTER	65'-0"	INC. 2-STORY OFFICE 40,000±SF
G2	PROPOSED	415	415	ACCESSORY	15'-0"	GUARD HOUSE
	TOTAL	**1,250,415**	**2,500,415**			
	GRAND TOTAL	**1,261,240**	**2,511,240**			

22. 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.

23. 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.

24. 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.

25. 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.

26. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

27. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

DIMENSIONAL VARIANCE NOTES:

1. REFER TO CONCEPTUAL LANDSCAPE PLAN FOR 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 NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND DEVELOPMENT
W/ REZONING

DATA AND NOTES

SCALE: NTS

REVISIONS

NO.	DATE	REVISION
1	1.29.2026	REV PER NCC COMMENTS

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

PROJECT NUMBER: 26290.01
SURVEYED BY: JFC / UD
DRAWN BY: LZ / DME
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.01-EXPLOR-01
APPLICATION #: 2025-0346S

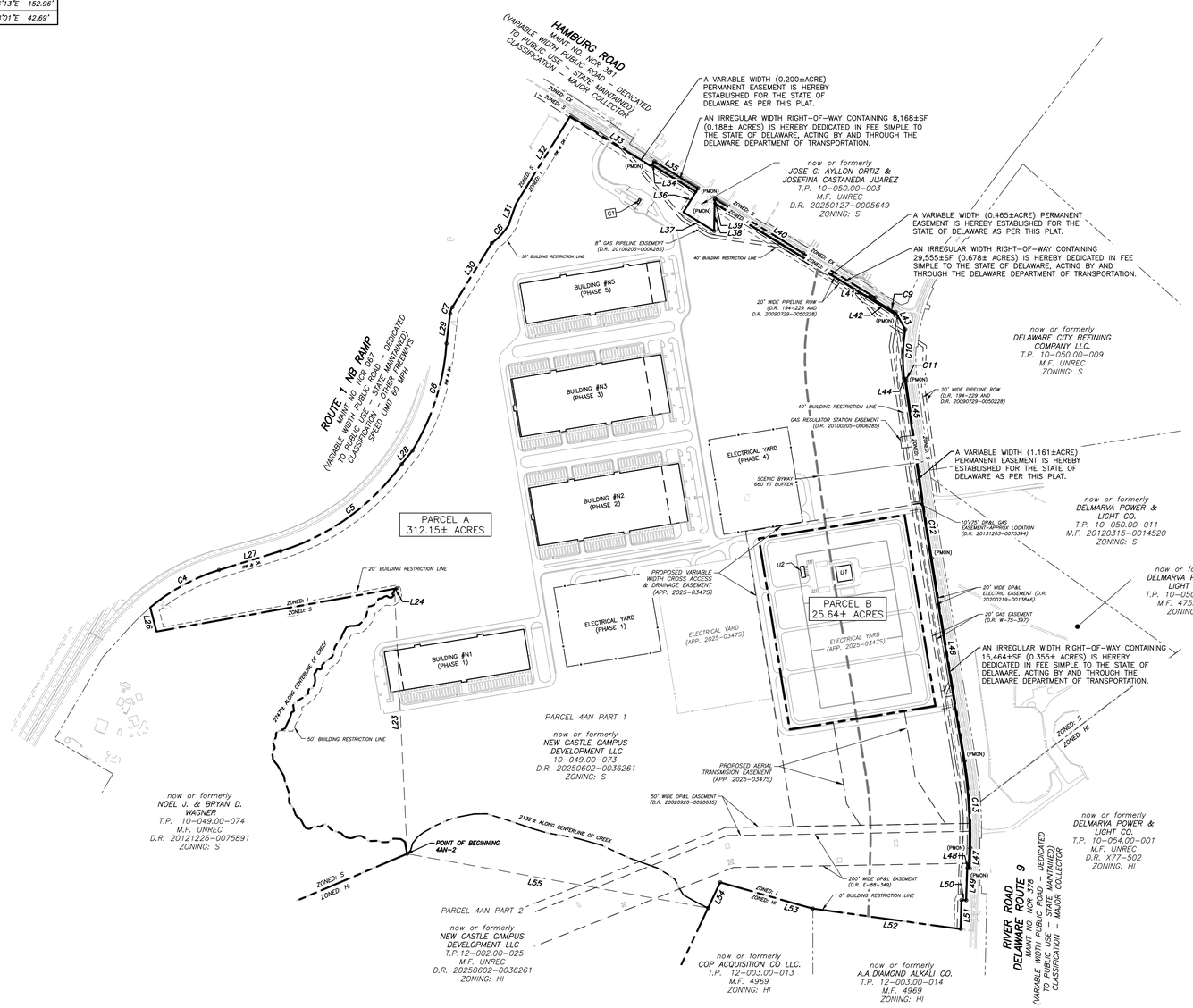
DRAWING NUMBER

2

SHEET SIZE: 24x36

4AN–1 LINE TABLE		
LINE No.	BEARING	DISTANCE
L23	N2°44'49"W	1652.20'
L24	N55°51'03"E	18.14'
L25	S79°48'15"W	1528.19'
L26	N14°21'44"W	156.32'
L27	N72°53'43"E	402.91'
L28	N38°51'18"E	107.84'
L29	N6°58'28"E	189.74'
L30	N31°37'34"E	469.65'
L31	N19°23'48"E	141.62'
L32	N31°43'50"E	645.40'
L33	S58°21'08"E	595.24'
L34	N32°15'56"E	34.66'
L35	S58°21'08"E	322.44'
L36	S31°38'27"W	174.51'
L37	S58°21'37"E	224.99'
L38	N1°17'23"E	197.32'
L39	N31°41'23"E	4.22'
L40	S58°21'08"E	647.80'
L41	S31°34'25"W	15.00'
L42	S58°25'35"E	98.98'
L43	S29°39'48"E	121.11'
L44	N82°59'04"E	10.00'
L45	S7°52'35"E	570.18'
L46	S9°14'35"E	1285.06'
L47	S1°50'25"W	126.77'
L48	N88°09'35"W	15.00'
L49	S1°50'25"W	200.00'
L50	N88°09'35"W	30.00'
L51	S1°50'24"W	181.23'
L52	N82°06'35"W	932.74'
L53	N74°06'45"W	602.00'
L54	S25°17'25"W	178.00'
L55	N79°46'53"W	1912.45'

4AN–1 CURVE TABLE			
CURVE No.	RADIUS	LENGTH	CHORD
C6	1470.00'	708.91'	N17°37'21"E 702.06'
C5	1460.00'	949.38'	N54°16'01"E 932.74'
C4	1240.00'	493.00'	N61°30'20"E 489.76'
C13	2829.79'	547.40'	S3°42'05"E 546.54'
C12	22953.32'	547.50'	S8°33'35"E 547.49'
C11	1076.72'	16.18'	S7°26'45"E 16.18'
C10	1086.74'	312.94'	S1°14'02"W 311.86'
C9	637.30'	58.81'	S61°04'12"E 58.79'
C8	390.00'	153.96'	N42°56'13"E 152.96'
C7	100.00'	43.03'	N19°18'01"E 42.69'



DELAWARE STATE PLANE MERIDIAN NAD 83

NOTES:

A. RIGHT OF WAY DEDICATION AND DELDOT PERMANENT EASEMENT DEDICATIONS PROPOSED PER NCC APP 2025-0347S

B. TITLE PARCLES PROPOSED PER NCC APP 2025-0347S

C. NCC APP 2025-0347S SHALL BE APPROVED AND RECORDED PRIOR TO RECORDATION OF THIS PLAN

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

PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

MAJOR LAND DEVELOPMENT W/ REZONING

PROPERTY PLAN

SCALE: 1"=300'

0 300 600

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
1	1.29.2026	REV PER NCC COMMENTS

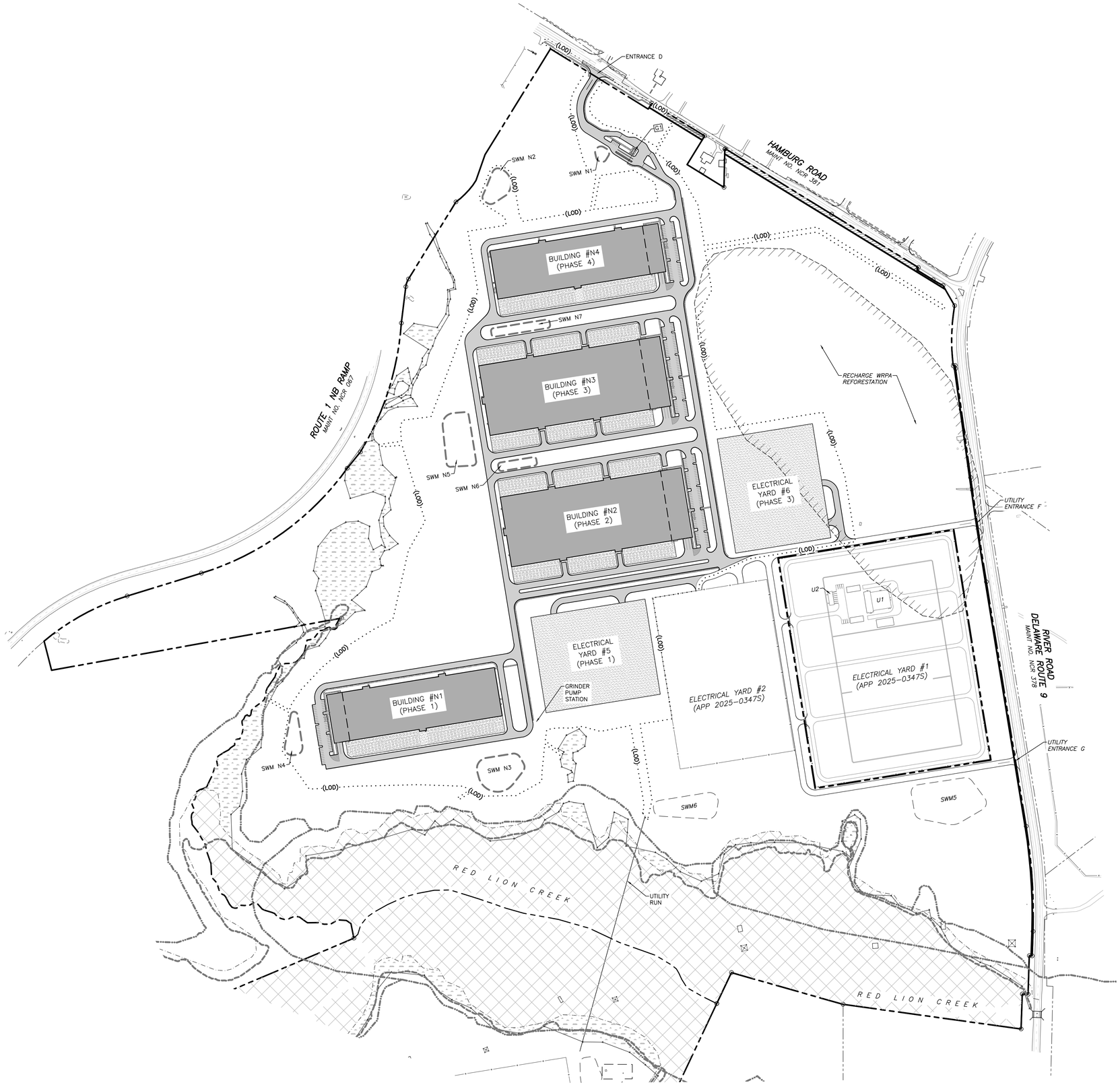
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PROJECT NUMBER: 26290.01
SURVEYED BY: JFC / UD
DRAWN BY: DJS, LHZ
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.01-EXPLOR-02
APPLICATION #: 2025-0346S

DRAWING NUMBER

3

SHEET SIZE: 24x36



PHASING NOTES:

PHASE 1 (BUILDING #N1)
- SITE ENTRANCE D
- OFF-SITE DELDOT IMPROVEMENTS (TBD PER TIS RECOMMENDATIONS)
- ON-SITE DRIVEWAYS TO BUILDING N1 (BASE COURSE)
- GUARD HOUSE G1
- BUILDING N1 PARKING LOTS, CURB, SIDEWALKS, PARKING LOT LANDSCAPING
- ELECTRICAL YARDS 5
- UTILITY DRIVEWAYS TO ELECTRICAL YARD 5
- GRINDER PUMP STATION AND ASSOCIATED SEWER AND WATER INFRASTRUCTURE TO BUILDING N1 AND UTILITY RUN TO SOUTH CAMPUS SEWER TIE-IN
- SWM FACILITIES N1-N4
- ADDITIONAL BUFFERYARD LANDSCAPING HAMBURG ROAD, IF APPLICABLE
- ADDITIONAL SCENIC CORRIDOR LANDSCAPING RIVER ROAD, IF APPLICABLE
- RECHARGE WRPA REFORESTATION LANDSCAPE CERTIFICATION

PHASE 2 (BUILDING #N2)
- ON-SITE DRIVEWAYS TO BUILDING N2
- BUILDING N2 PARKING LOTS, CURB, SIDEWALKS, PARKING LOT LANDSCAPING
- SEWER AND WATER INFRASTRUCTURE TO BUILDING N2
- SWM FACILITY N5-N6

PHASE 3 (BUILDING #N3)
- ON-SITE DRIVEWAYS TO BUILDING N3
- BUILDING N3 PARKING LOTS, CURB, SIDEWALKS, PARKING LOT LANDSCAPING
- TOP COAT DRIVEWAYS TO BUILDINGS N1-3
- ELECTRICAL YARD 6
- UTILITY DRIVEWAYS TO ELECTRICAL YARD 6
- SEWER AND WATER INFRASTRUCTURE TO BUILDING N3
- SWM FACILITY N7

PHASE 4 (BUILDING #N4)
- ON-SITE DRIVEWAYS TO BUILDING N4
- BUILDING N4 PARKING LOTS, CURB, SIDEWALKS, PARKING LOT LANDSCAPING
- TOP COAT ALL REMAINING DRIVEWAYS
- ON LOT AND REFORESTATION LANDSCAPING

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PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND
DEVELOPMENT
W/ REZONING

PHASING PLAN

SCALE: 1"=250'

0 250 500
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
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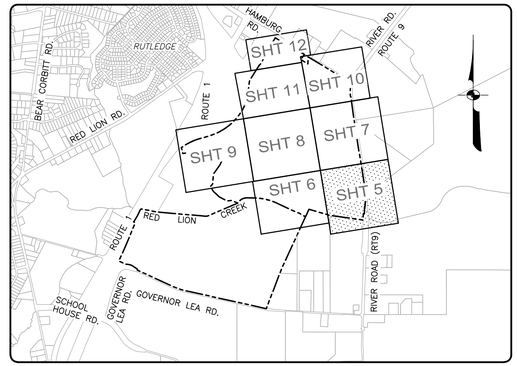
PROJECT NUMBER: 26290.03
SURVEYED BY: JFC / UD
DRAWN BY: D. SHEEKY
PROJECT MANAGER: D. EITELMAN
MOD. GRID: 086/326
DATE: 7/01/2025
FILE: 26290.03-EXPLOR-01
APPLICATION #: 2025-0347S

DRAWING NUMBER

4

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD'83

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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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

PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND
DEVELOPMENT
W/ REZONING

EXPLORATORY
SKETCH PLAN

SCALE: 1"=80'

0 80 160
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
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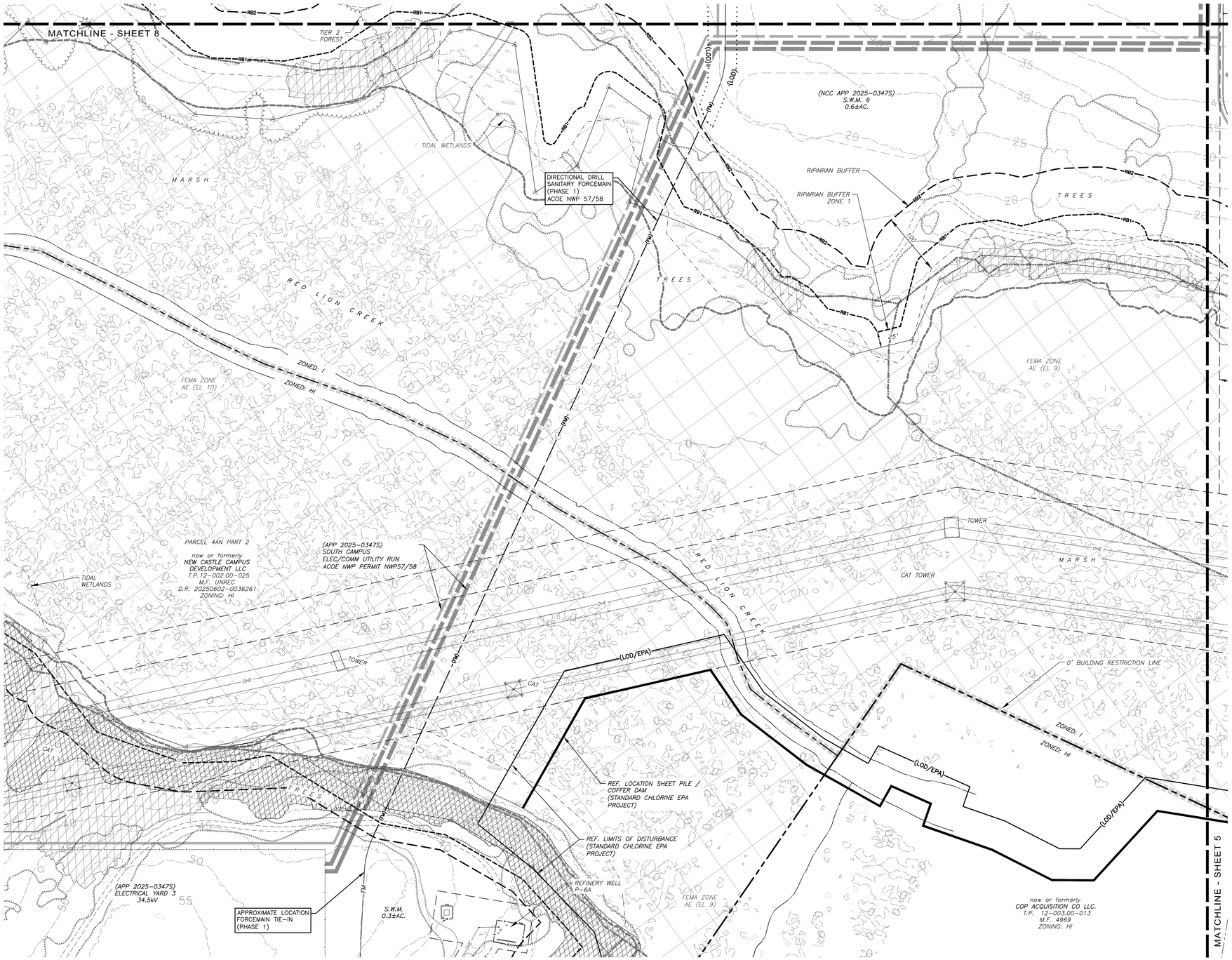
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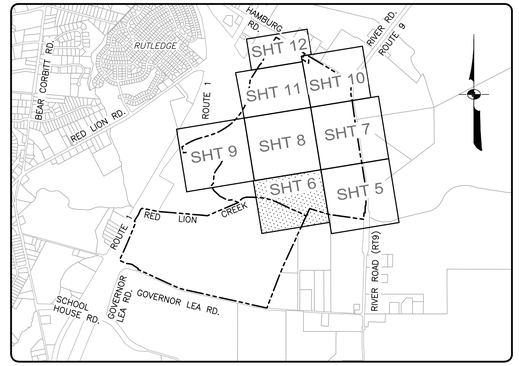
PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

5

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD 83

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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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ENGINEERS - SURVEYORS
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PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND
DEVELOPMENT
W/ REZONING

EXPLORATORY
SKETCH PLAN

SCALE: 1"=80'

0 80 160
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
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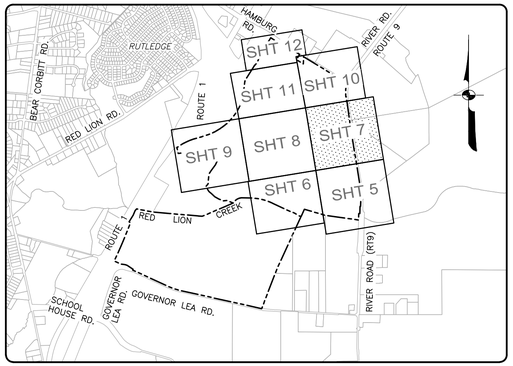
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PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

6

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 2,000'

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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

MATCHLINE - SHEET 10

RECHARGE REFORESTATION AREA (APP 2025-0347S)

20' WIDE PIPELINE ROW (D.R. 194-229 AND D.R. 20090729-0050228)

GAS REGULATOR STATION EASEMENT (D.R. 20100205-0006285)

ZONE: I

ZONE: S

DELAWARE STATE PLANE MERIDIAN NAD 83

T R E E S

ELECTRICAL YARD #3
34.5kV
USE: MINOR UTILITY
(PHASE 3)

SCENIC BYWAY 660 FT BUFFER

30FT ASPHALT UTILITY DRIVEWAY (PHASE 3)

SCENIC BYWAY 200 FT BUFFER

10'x75' DP&L GAS EASEMENT-APPROX. LOCATION (D.R. 20131203-0075394)

FH

UTILITY ENTRANCE F

RED LION ENERGY CENTER

(LOD)

CROSS ACCESS & DRAINAGE EASEMENT (APP. 2025-0347S)

LIMIT OF GROUNDWATER RECHARGE PROTECTION AREA

TITLE SUBDIVISION LINE

(APP 2025-0347S) BUILDING #U2 (1-STORY) 1,800±SF

(APP 2025-0347S) BUILDING #U1 (1-STORY) 9,025±SF

PROPOSED GRAVEL DRIVEWAY (TYP.)

(APP 2025-0347S) ELECTRICAL YARD #1 500kV USE: MAJOR UTILITY (PHASE 1)

RIVER ROAD
DELAWARE ROUTE 9
MAINT NO. NCR 175
(VARIABLE WIDTH PUBLIC ROAD - DEDICATED TO PUBLIC USE - STATE MAINTAINED)
CLASSIFICATION: MAJOR COLLECTOR
SPEED LIMIT 50 MPH

41.9'

36.8'

20' WIDE DP&L ELECTRIC EASEMENT (D.R. 20200219-0013846)

20' GAS EASEMENT (D.R. W-75-397)

125'

RED LION SUBSTATION

MATCHLINE - SHEET 8

MATCHLINE - SHEET 5

now or formerly
NOEL J. & BRYAN D. WAGNER
T.P. 10-049.00-074
D.R. 20121226-0075891
ZONING: S

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

PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT W/ REZONING

EXPLORATORY SKETCH PLAN

SCALE: 1"=80'

0 80 160

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
1	1.29.2026	REV PER NCC COMMENTS

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

PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

7

SHEET SIZE: 24x36

MATCHLINE - SHEET 11

PROPOSED S.W.M. 0.2±AC.

PROPOSED FIRE HYDRANT (TYP.)

30FT ASPHALT DRIVEWAY (TYP.)

GEN. YARD

BUILDING #N2
(2-STORY)
750,000±SF
(PHASE #2)

PROPOSED 6' WIDE P.C.C. SIDEWALK (TYP.)

6 BICYCLE SPACES

OFFICE

(4) ADA SPACES 8'X18' W/ 5' WIDE ISLE INC. (1) 11'X18' VAN SPACE

PARKING 9'X18' (TYP.)

(3) 12'X60' LOADING BAYS

ELECTRICAL YARD #3
34.5kV
USE: MINOR UTILITY
(PHASE 4)

30FT ASPHALT DRIVEWAY (TYP.)

PROPOSED 5' WIDE P.C.C. SIDEWALK (TYP.)

GEN. YARD

DIRT PATH

RIPARIAN BUFFER

ZONE 1 RIPARIAN BUFFER

ROW CROPS

PROPOSED P.C.C. UPRIGHT CURB TYPE 1-6 (TYP.)

PROPOSED 5' WIDE P.C.C. SIDEWALK (TYP.)

MATCHLINE - SHEET 9

BUILDING #N1
(2-STORY)
500,000±SF
(PHASE #1)

ELECTRICAL YARD #3
34.5kV
USE: MINOR UTILITY
(PHASE 1)

(APP 2025-0347S)
ELECTRICAL YARD #2
230kV
USE: MINOR UTILITY
(PHASE 1)

SANITARY PUMP STATION (PHASE 1)

PROPOSED S.W.M. 0.2±AC.

GEN. YARD

RETAINING WALL (TYP.)

SANITARY FORCEMAIN (PHASE 1)

ISOLATED WETLAND FARM POND

30FT ASPHALT DRIVEWAY (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

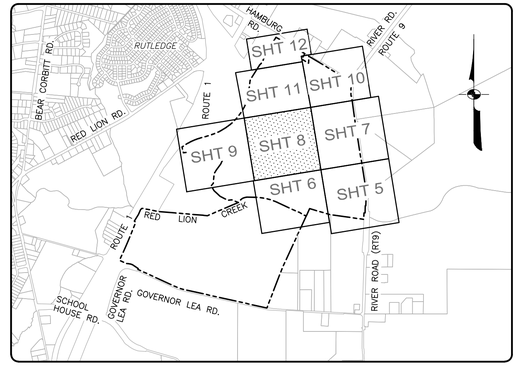
PROPOSED S.W.M. 0.8±AC.

DIRT PATH

TIER 2 FOREST

MATCHLINE - SHEET 7

MATCHLINE - SHEET 6



KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD 83

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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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PROJECT NAME

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New Castle County, DE

SEAL

SEAL

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PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT W/ REZONING

EXPLORATORY SKETCH PLAN

SCALE: 1"=80'

0 80 160

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
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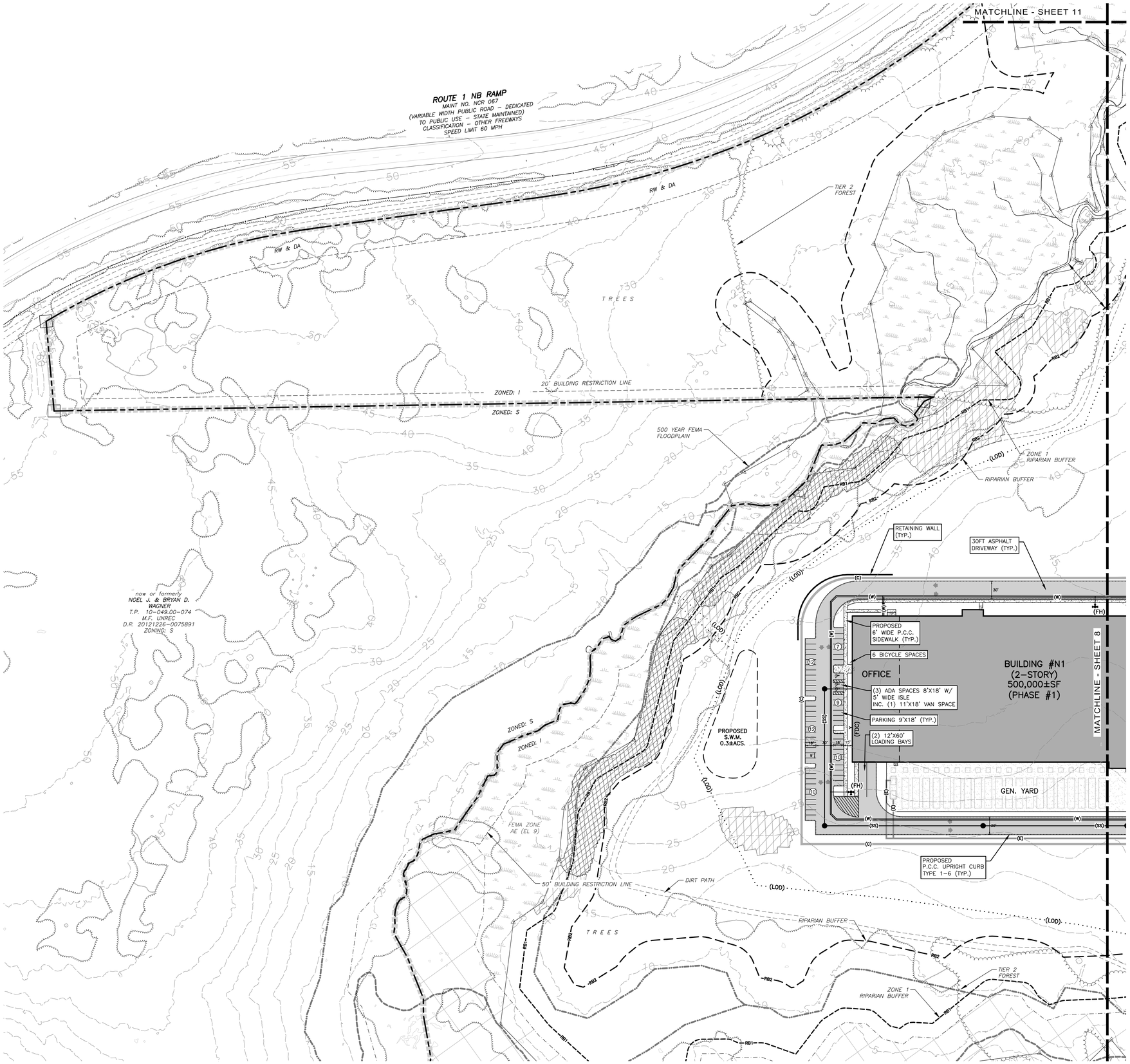
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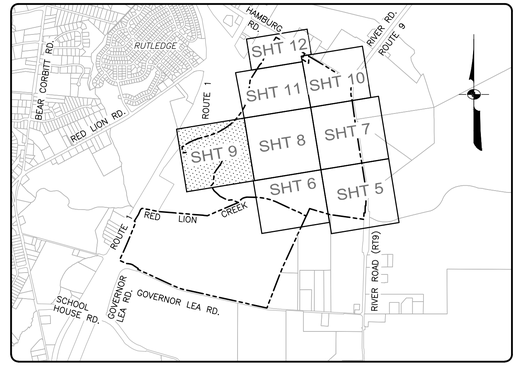
PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

8

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD 83

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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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EXPLORATORY SKETCH PLAN

SCALE: 1"=80'

0 80 160
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REVISIONS

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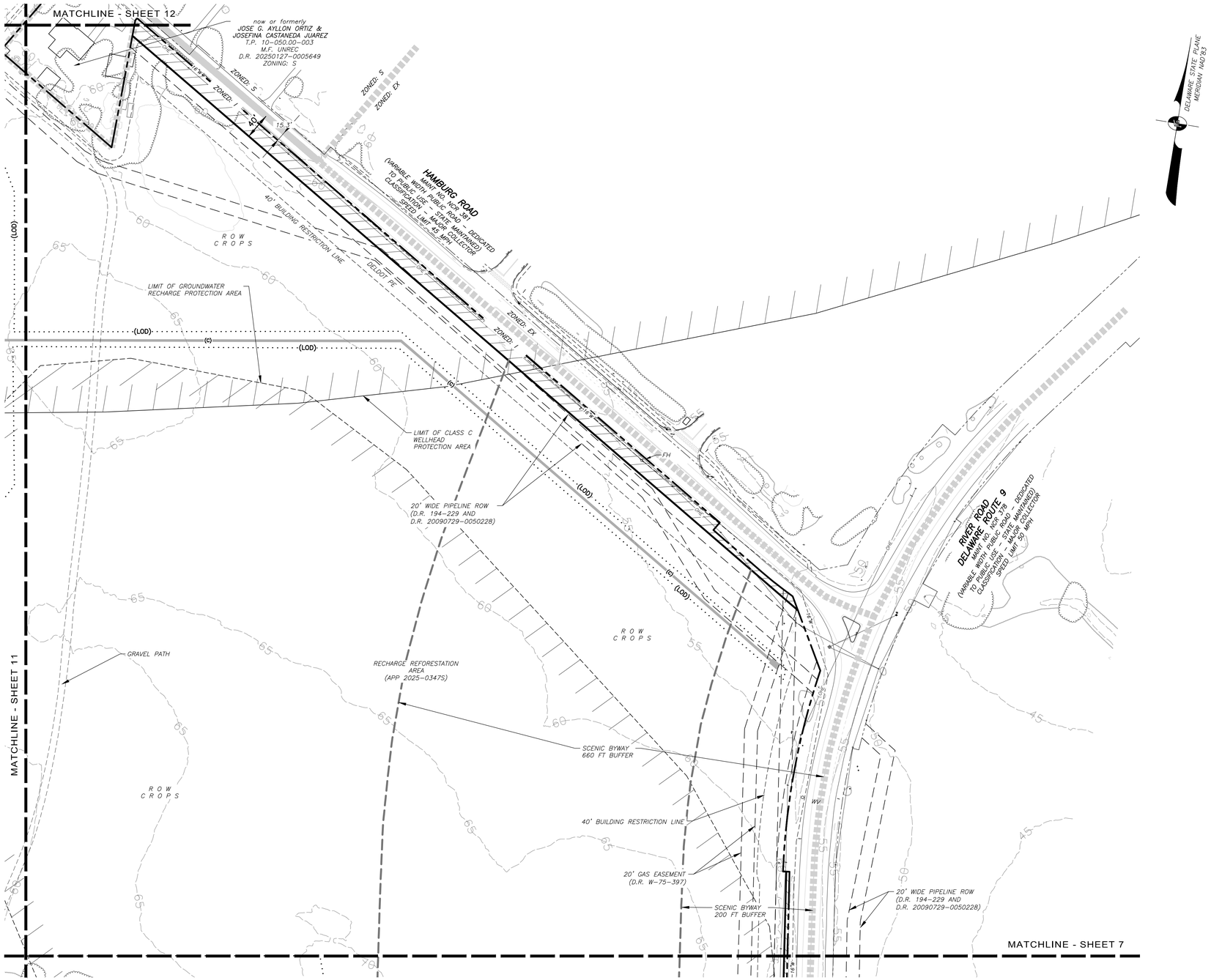
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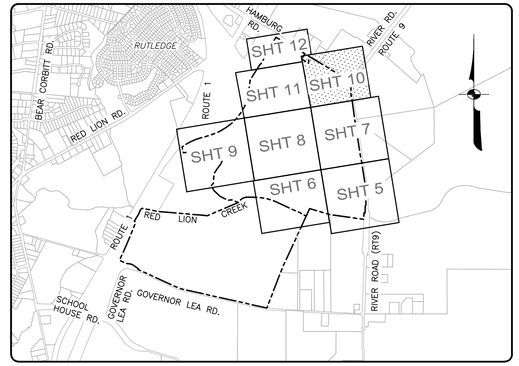
PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: LZ / DJS
PROJECT MANAGER: DME
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

9

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

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)
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N/A	TELECOM DUCT BANK	(C)
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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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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MAJOR LAND
DEVELOPMENT
W/ REZONING

EXPLORATORY
SKETCH PLAN

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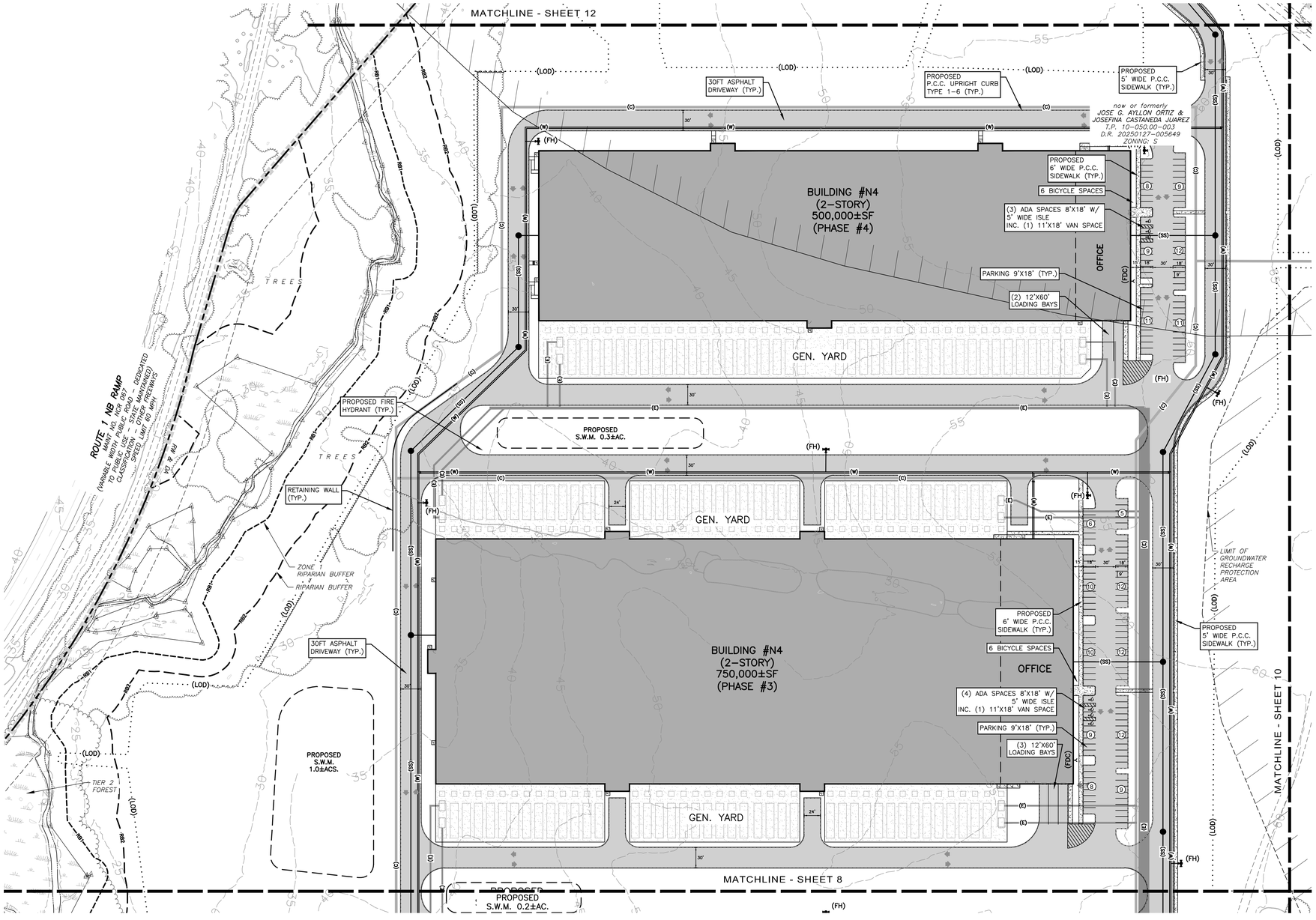
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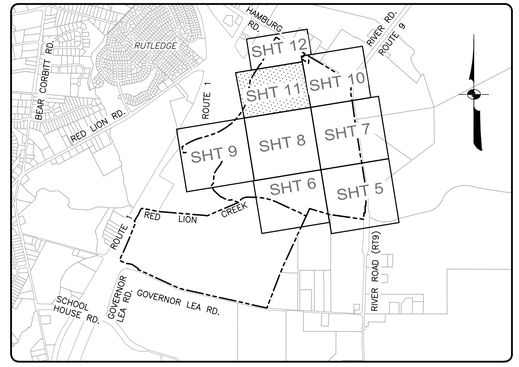
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APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

10

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD 83

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	
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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)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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MAJOR LAND DEVELOPMENT
W/ REZONING

EXPLORATORY
SKETCH PLAN

SCALE: 1"=80'

0 80 160
GRAPHIC SCALE (FEET)

REVISIONS

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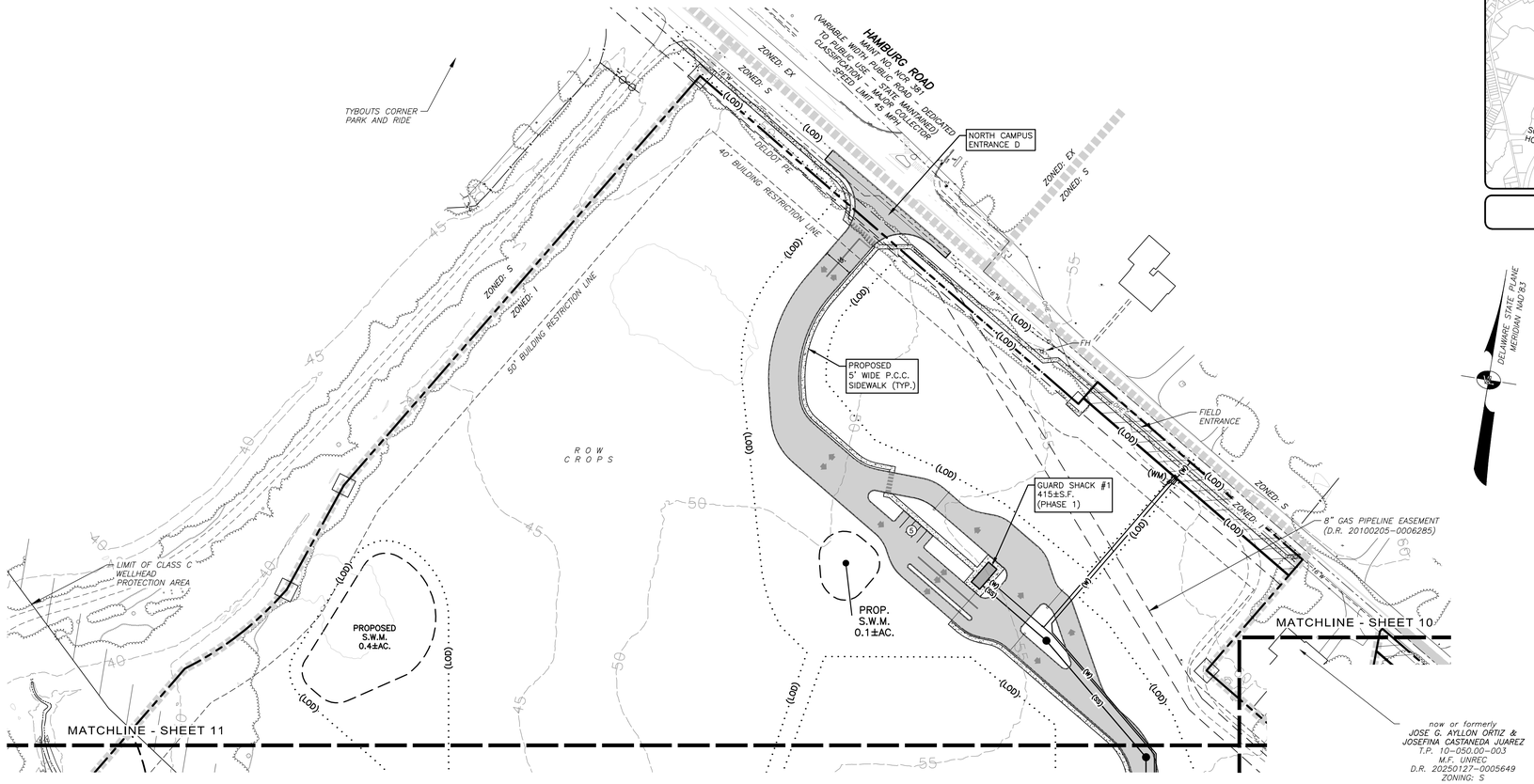
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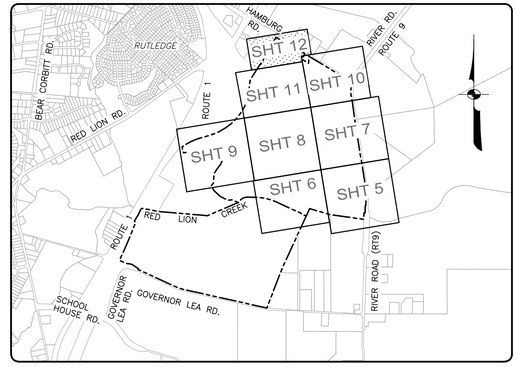
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DRAWING NUMBER

11

SHEET SIZE: 24x36





KEY MAP SCALE: 1" = 2,000'

DELAWARE STATE PLANE MERIDIAN NAD 83

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	
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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
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	PROHIBITIVE STEEP SLOPES	N/A
	SCENIC BYWAY SETBACK	N/A
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N/A	LIMITS OF DISTURBANCE	(LOD)
S.W.M.	STORMWATER MANAGEMENT AREA	S.W.M.

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PLAN TYPE

EXPLORATORY
MAJOR LAND
DEVELOPMENT
W/ REZONING

EXPLORATORY
SKETCH PLAN

SCALE: 1"=80'

0 80 160
GRAPHIC SCALE (FEET)

REVISIONS

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FILE: 26290.01-EXPLOR-03
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

12

SHEET SIZE: 24x36

TRIP GENERATION
HAMBURG ROAD (NCR-00381)
FULL ACCESS (NORTH CAMPUS ENTRANCE D)



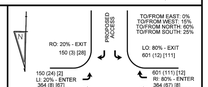
HAMBURG ROAD (NCR-00381)
EXISTING TRAFFIC

ADT [A.M. PEAK HOUR] [P.M. PEAK HOUR]

EXISTING TRAFFIC DATA:

SOURCE: UNOCCUPIED AND VACANT

DESIGN VEHICLE - N/A
TRUCK % = N/A
HAMBURG ROAD DRIVEWAY EXISTING ADT = 0 (0 ENTER/0 EXIT)
HAMBURG ROAD EXISTING TRIPS AM PEAK = 0 (0 ENTER/0 EXIT)
HAMBURG ROAD EXISTING TRIPS PM PEAK = 0 (0 ENTER/0 EXIT)
TOTAL EXISTING ADT = 0 (0 ENTER/0 EXIT)
TOTAL EXISTING TRIPS AM PEAK = 0 (0 ENTER/0 EXIT)
TOTAL EXISTING TRIPS PM PEAK = 0 (0 ENTER/0 EXIT)



HAMBURG ROAD (NCR-00381)
PROPOSED TRAFFIC

ADT [A.M. PEAK HOUR] [P.M. PEAK HOUR]
*PERCENTAGE OF TOTAL PHASE 1 TRIPS

POTENTIAL PROPOSED TRAFFIC DATA:

SOURCE: DEVELOPER EMPLOYEE DATA
PROPOSED TOTAL SQUARE FOOTAGE = 6,100,000 SF.

PHASE 2
PROPOSED SQUARE FOOTAGE = 3,100,000 SF.

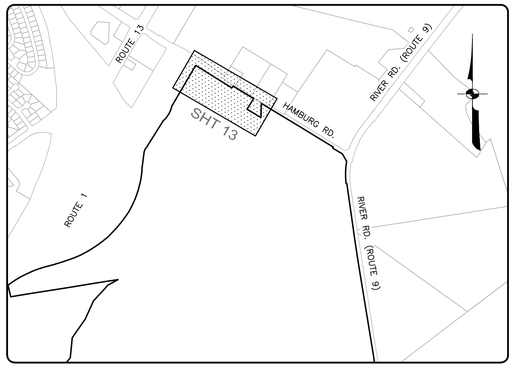
DESIGN VEHICLE - WB-62
TRUCK % = 10%
HAMBURG RD DRIVEWAY ADT = 1,502 (751 ENTER/751 EXIT)
HAMBURG RD TRIPS AM PEAK = 154 (139 ENTER/15 EXIT)
HAMBURG RD TRIPS PM PEAK = 154 (15 ENTER/139 EXIT)
TOTAL ADT = 2,956 (1,478 ENTER/1,478 EXIT)
TOTAL TRIPS AM PEAK = 303 (273 ENTER/30 EXIT)
TOTAL TRIPS PM PEAK = 303 (30 ENTER/273 EXIT)
PHASE 2 ADT = 1,502 (751 ENTER/751 EXIT)
PHASE 2 TRIPS AM PEAK = 154 (139 ENTER/15 EXIT)
PHASE 2 TRIPS PM PEAK = 154 (15 ENTER/139 EXIT)

HAMBURG ROAD - ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
POSTED SPEED LIMIT - 45 MPH, NCR-00381
AADT = 5,420 VEH*, 10 YEAR PROJECTED AADT = 6,287 VEH
TRAFFIC PATTERN GROUP - 2*
K-FACTOR - 11.1, D-FACTOR - 56.9, COMBO TRUCK % - 2.3%
* FROM 2024 DELDOT TRAFFIC SUMMARY

TPD	Job Number: SCG.00001
	Date: 2025.07.02
	Project Designer: TAH
	www.TPDinc.com
	1.877.813.9729
	info@TPDinc.com

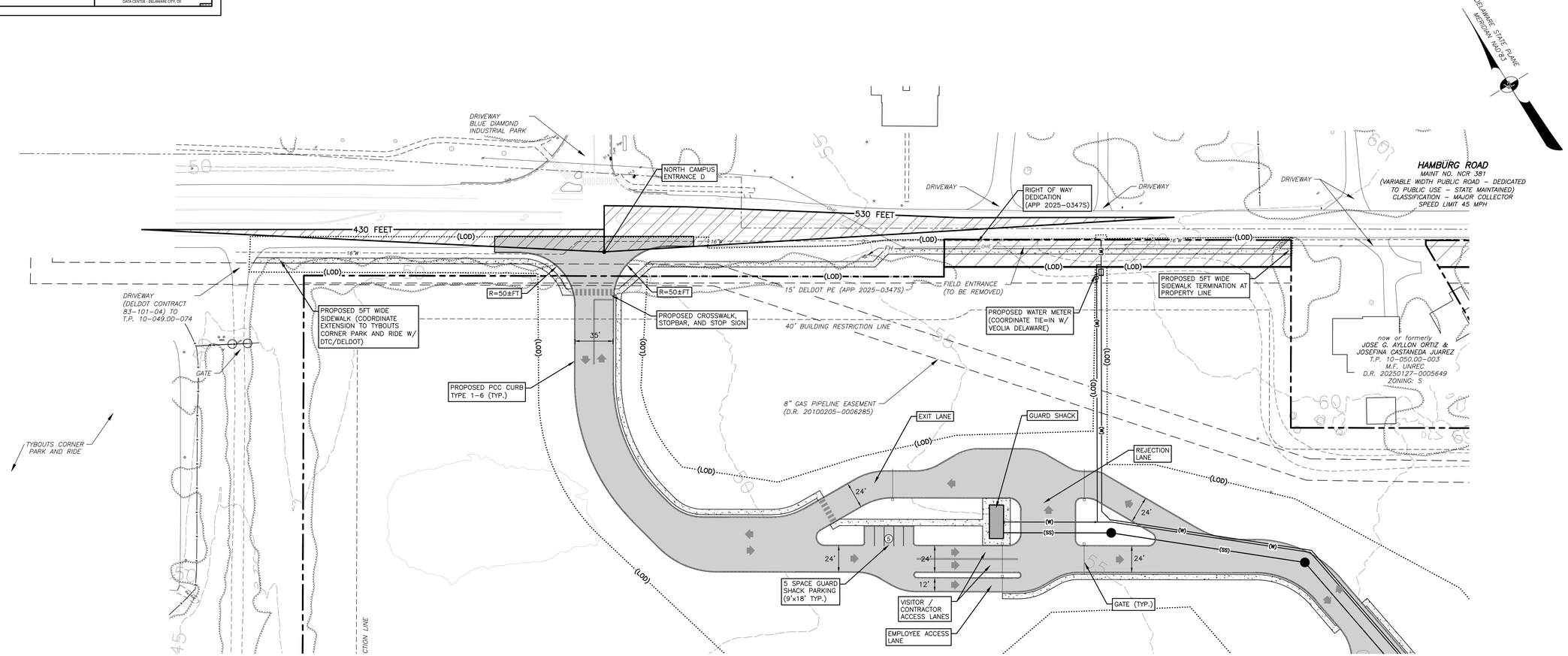
TRIP GENERATION DIAGRAM
DATA CENTER - DELAWARE CITY, DE



ZONING MAP NO. 63 & 64

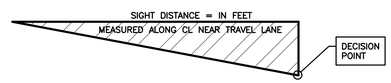
LOCATION PLAN

SCALE: 1" = 1,000'



HAMBURG ROAD
NORTH CAMPUS ENTRANCE D
PLAN VIEW

SCALE: 1" = 50'



SIGHT DISTANCE TRIANGLE

SCALE: NTS

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

PROJECT NAME

PROJECT WASHINGTON NORTH CAMPUS

0 River Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND DEVELOPMENT
W/ REZONING

ENTRANCE D
EXHIBIT

SCALE: 1"=50'

0 50 100
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
1	1.29.2026	REV PER NCC COMMENTS

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

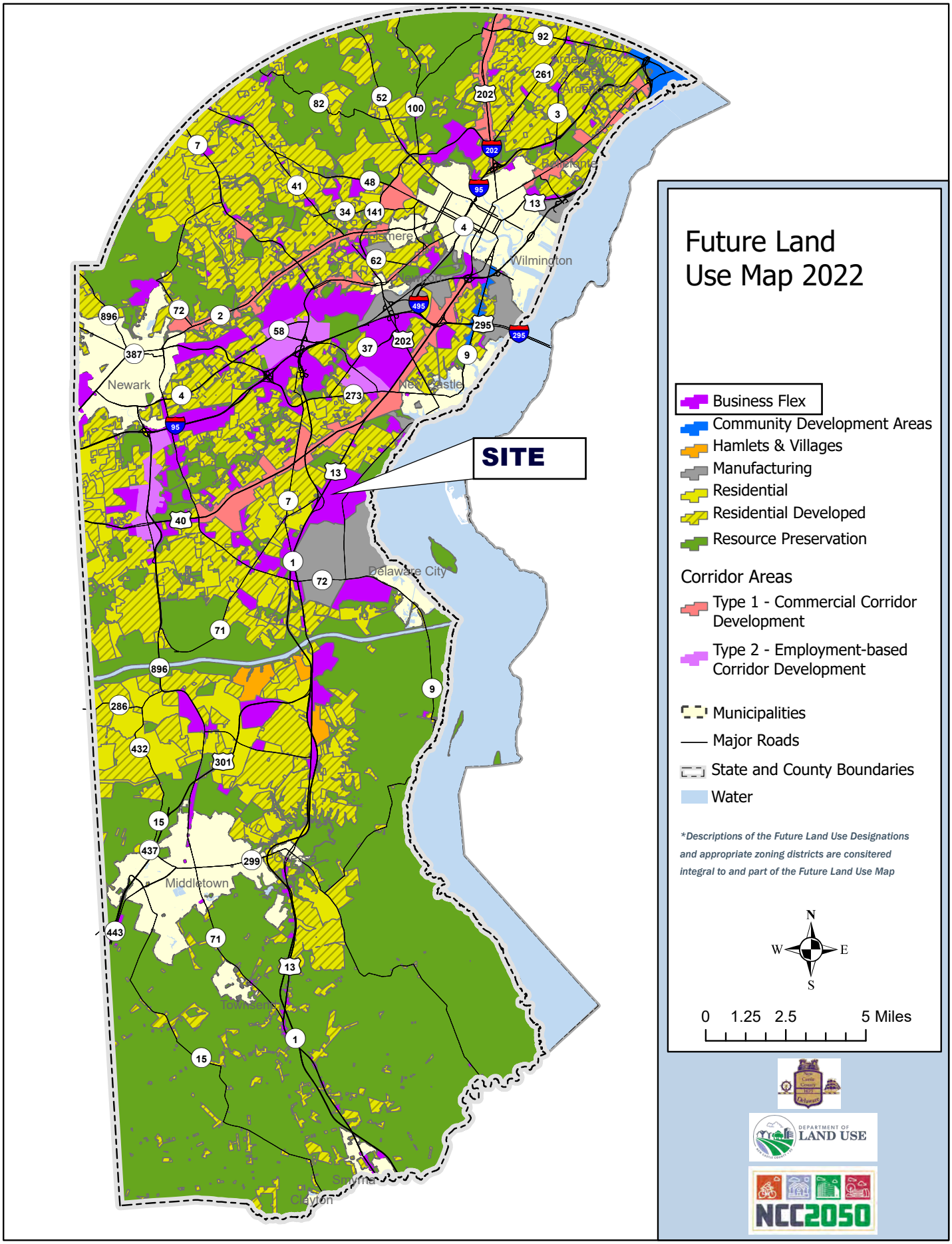
PROJECT NUMBER: 26290.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: L. ZWEIACHER
PROJECT MANAGER: D.EITELMAN
MOD. GRID: 086/326
DATE: 07/01/2025
FILE: 26290.01-EXPLOR-04
APPLICATION #: 2025-0346S/Z

DRAWING NUMBER

13

SHEET SIZE: 24x36

SHEET 13 OF 13 | REV 1


Future Land Use Map 2022
SITE
Business Flex
Community Development Areas
Hamlets & Villages
Manufacturing
Residential
Residential Developed
Resource Preservation
Corridor Areas
Type 1 - Commercial Corridor Development
Type 2 - Employment-based Corridor Development
Municipalities
Major Roads
State and County Boundaries
Water
*Descriptions of the Future Land Use Designations and appropriate zoning districts are consitered integral to and part of the Future Land Use Map
N
W
E
S
0 1.25 2.5 5 Miles
DEPARTMENT OF LAND USE
NCC2050
Newark
New Castle
Wilmington
Delaware City
Middletown
Townsend
Smyrna
Clayton

PUBLIC PRE CHECK Results for State Parcel(s): 2026-02-06, 2025-10-02

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

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

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: 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

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Ocean Area No Build Points: No Issues Found

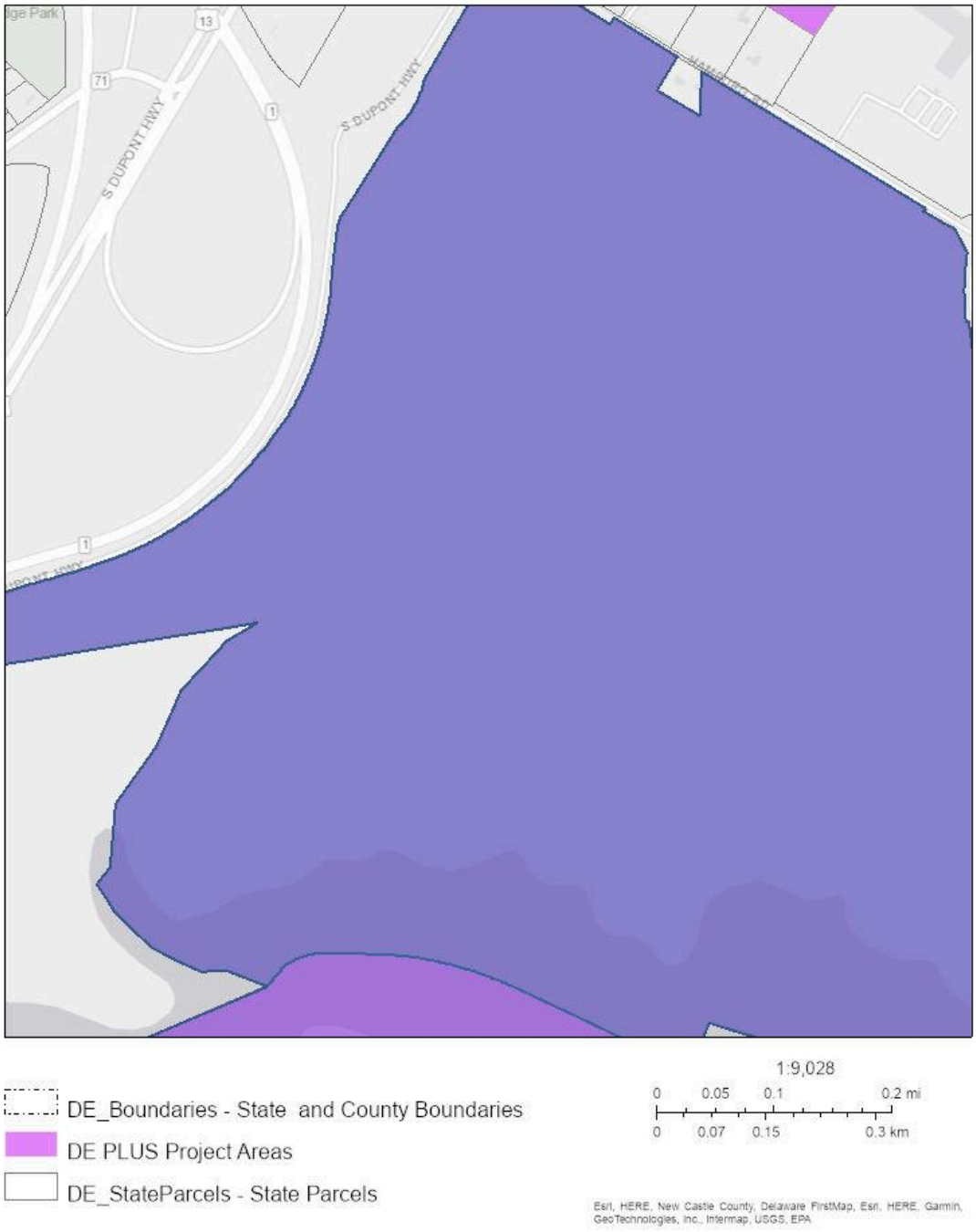
Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest (AOI) Information

Area : 14,916,546.31 ft²

Feb 6 2026 11:23:16 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	29,797,505.48	N/A
DE_StateParcels - State Parcels	1	14,916,546.31	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	17	14,916,547.44	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	5,116.61
2017 High Marsh (not regulatory)	2	1,670,701.18	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	12	2,413,859.91	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	4,399.11
FEMA Flood Maps	5	14,916,546.37	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-02-06	14,898,752.74
2	2025-10-02	14,898,752.74

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1004900073	342.44	14,916,546.31

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Water	140,677.58
2	Reybold silt loam, 0 to 2 percent slopes	221,605.45
3	Corsica mucky loam, 0 to 2 percent slopes	311,075.20
4	Woodstown sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	323,551.06
5	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	341,531.06
6	Pineyneck loam, 2 to 5 percent slopes	418,042.47
7	Sassafras sandy loam, 10 to 15 percent slopes	1,230,750.04
8	Nanticoke and Mannington soils, very frequently flooded, tidal	1,807,877.53
9	Reybold silt loam, 5 to 10 percent slopes	2,545,599.37
10	Reybold silt loam, 2 to 5 percent slopes	7,575,837.69

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	5,116.61

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	56.44	119,679.84
2	51.75	1,551,021.34

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.13	5,515.37
2	0.32	13,769.54
3	0.88	38,283.63
4	1.08	42,292.67
5	1.26	54,866.68
6	4.42	69,943.64
7	1.72	74,805.94
8	2.38	103,765.46
9	56.44	119,679.84
10	2.77	120,694.49
11	48.36	219,221.31
12	51.75	1,551,021.34

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

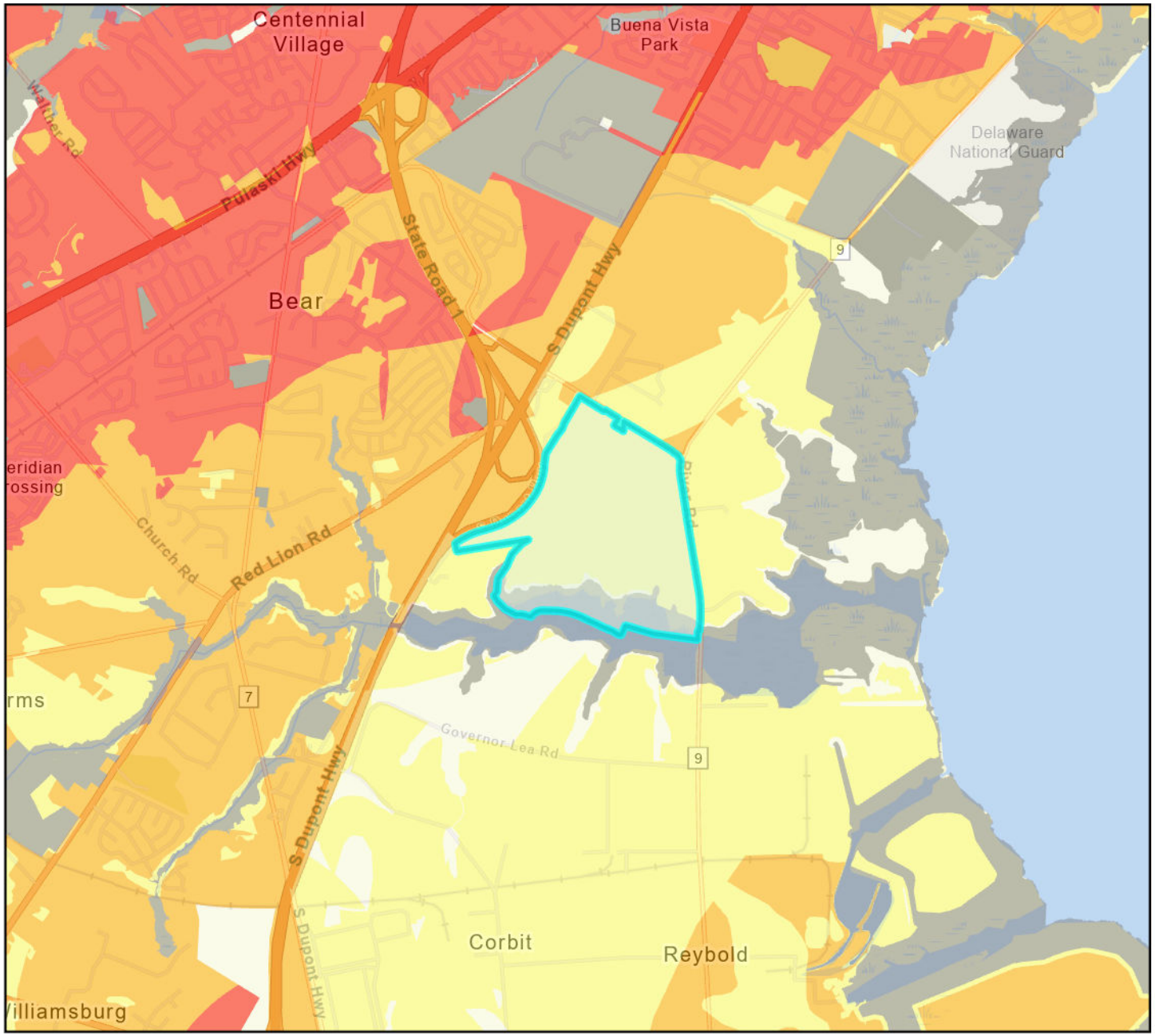
#	ID	Length(ft)
1	0	4,399.11

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	14,916,546.37

Preliminary Land Use Service (PLUS)

2026-02-06 Project Washington - North Campus

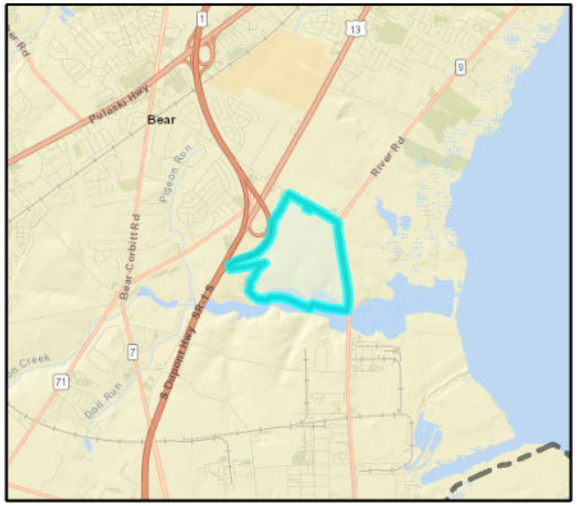


Legend

PLUS Project Areas

2025 State Strategies

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



Preliminary Land Use Service (PLUS)

2026-02-06 Project Washington - North Campus



Legend

- Municipalities
- PLUS Project Areas

