Preliminary Land Use Service

Application Form

Submitted Time:
January 31, 2026 11:31 AM

PLUS ID: 2026-02-08

State Strategy Level: 1, 2 & Out of Play

PLUS Application Type - Site Plan Review

Title: EZ Work Trucks - Repair Facility
County: Kent County **Municipality:** Harrington
Description of PLUS project/plan:
The applicant proposes the development of a 98,000 square foot commercial vehicle repair facility including truck service bays, administrative offices, access drives, parking, stormwater management facilities, and utility connections.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 6-09-18005-01-4800-00001 6-09-18005-01-4900-00001 6-09-18005-01-5000-00001

Project Location: 17439 S DuPont Hwy, Harrington, DE 19952

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

Section II: Project Contact Information

Owner Contact Information

Dover Land Holdings, LLC
17507 S DuPont Hwy, Harrington, DE 19952
HARRINGTON, DE 19952
Phone: (302) 786-4171
Email: Properties@americanfinancellc.com
Fax:

Equitable Owner/Developer Contact Information

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

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherSiteworks Engineering, LLC
Dave Heatwole
Phone: (302) 841-7901
Email: dave.heatwole@siteworkseng.com
Fax: (302) 841-7901

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

Section III: Project Details

Project Area (Acres): **15.367**
Type of Development: **Commercial**
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: **M - Manufacturing & C-3 Service Commercial**
Proposed Zoning for this project: **M - Manufacturing & C-3 Service Commercial**

Land Use Information

Present Use for this project area: **Warehousing and Vacant**
Proposed Use for this project: **Warehousing and Motor Vehicle Repair and Storage**

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: **Other Warehousing and Motor Vehicle Repair and Storage**
Type of Industrial:
Institution Type:
Total Square footage: **114,538**

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? **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: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

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

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	8.9	Yes	6.1

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **2.323**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

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

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Wet Pond with Extended Detention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **6.2**
What kind of Open Space? **Stormwater Management**
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.
155
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
US Route 13

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?
Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

Parameters	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	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.
Please reference K03497+C1456+Photocard+001 and K03497 Lot 50 Building

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.
K03497 Lot 50 Building - This building has been removed.

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

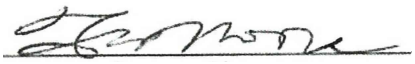
Property Owner Signature

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: **EZ Work Trucks - Repair Facility**

Project ID (to be completed by OSPC): _____

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



Signature of Property Owner

2/6/26

Date

Dover Land Holdings, LLC (Frank Moore)

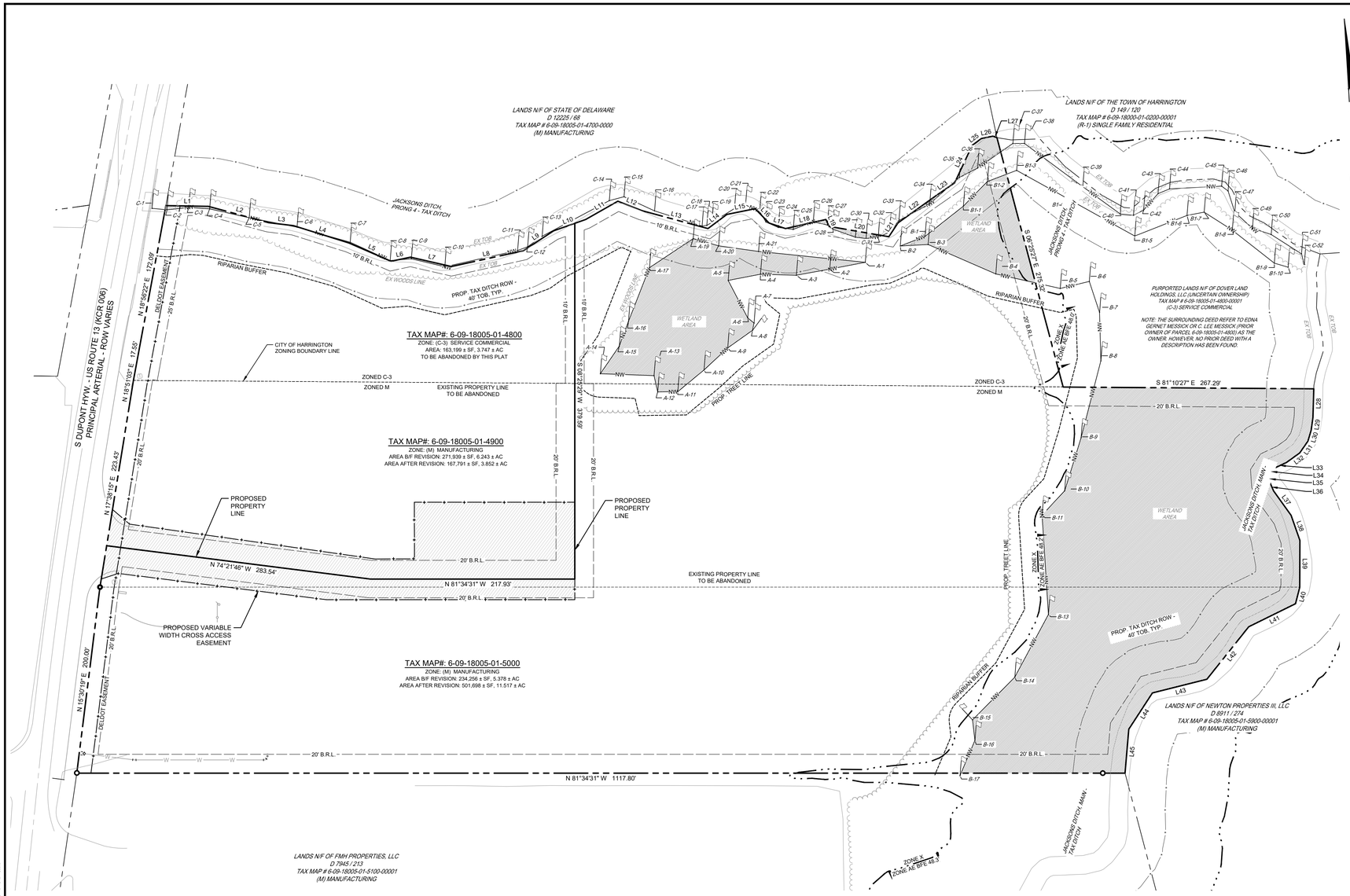
Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)



SITE DATA:

1. TAX PARCEL NUMBER: 6-09-18005-01-4800, 4900, AND 5000
2. TOTAL LOTS / PARCELS: 3 (THREE) EXISTING CONSOLIDATED INTO 2 (TWO) PARCELS
3. PARCEL AREA/GROSS DEVELOPMENT AREA: 669,394 SF / 15.367 ACRES

   EXISTING PARCEL 4800 — 163,199 SF / 3.747 AC
   EXISTING PARCEL 4900 — 271,939 SF / 6.243 AC
   EXISTING PARCEL 5000 — 234,256 SF / 5.378 AC

   PROPOSED PARCEL 4900 — 167,791 SF / 3.852 AC
   PROPOSED PARCEL 5000 — 501,698 SF / 11.517 AC
4. PROPERTY OWNER OF RECORD:
   DOVER LAND HOLDINGS, LLC
   17507 S DUPONT HWY
   HARRINGTON, DE 19952
5. SOURCE OF TITLE: PARCELS 4800, 4900, AND 5000 - DEED 12293, PAGE 164
6. PROPERTY ADDRESS:

PARCEL 6-09-18005-01-4800	PARCEL 6-09-18005-01-4900	PARCEL 6-09-18005-01-5000
17399 S DUPONT HYW	17403 S DUPONT HWY	17430 S DUPONT HWY
HARRINGTON, DE 19952	HARRINGTON, DE 19952	HARRINGTON, DE 19952

7. HUNDRED/COUNTY/MUNICIPALITY: MISPILLION HUNDRED / KENT COUNTY / CITY OF HARRINGTON (THE CITY OF HARRINGTON IS RESPONSIBLE FOR LAND DEVELOPMENT APPROVAL)
8. ZONING:
   PARCEL 6-09-18005-01-4800 - C-3 SERVICE COMMERCIAL (NO CHANGE PROPOSED)
   PARCEL 6-09-18005-01-4900 - M-MANUFACTURING DISTRICT (NO CHANGE PROPOSED)
   PARCEL 6-09-18005-01-5000 - M-MANUFACTURING DISTRICT (NO CHANGE PROPOSED)
9. PRESENT USE:
   PARCEL 6-09-18005-01-4800 - VACANT
   PARCEL 6-09-18005-01-4900 - WAREHOUSING
   PARCEL 6-09-18005-01-5000 - WAREHOUSING
10. PROPOSED USE:
    PARCEL 6-09-18005-01-4900 - WAREHOUSING
    PARCEL 6-09-18005-01-5000 - MOTOR VEHICLE REPAIR AND STORAGE
11. AREA REGULATIONS:

	M-MANUFACTURING			C-3 SERVICE COMMERCIAL	
	M STANDARDS	PROPOSED PARCEL 4900	PROPOSED PARCEL 5000	C-3 STANDARDS	PROPOSED PARCEL 4900
LOT AREA	N/A	----	----	7,500 SF	- SF
MINIMUM LOT WIDTH	100 FT	- FT	- FT	75 FT	- FT
MINIMUM LOT DEPTH	100 FT	- FT	- FT	150 FT	- FT
FRONT YARD SETBACK	20 FT	- FT	- FT	25 FT	- FT
SIDE YARD SETBACK	20 FT	- FT	- FT	10 FT	- FT
REAR YARD SETBACK	20 FT	- FT	- FT	20 FT	- FT
MAX HEIGHT	45 FT	- FT	- FT	35 FT	- FT
MAX LOT COVERAGE %	----	----	----	50%	-

M - DISTRICT ADDITIONAL NOTES:
-NO PART OF ANY BUILDING, ACCESSORY STRUCTURE OR SIGN SHALL BE LOCATED CLOSER THAN 100-FEET TO ANY RESIDENTIAL ZONE BOUNDARY, UNLESS APPROVED BY THE PLANNING COMMISSION.
-NO PARKING OR STORAGE OF MATERIALS OR PRODUCTS SHALL BE PERMITTED IN THE FRONT YARD.

12. VARIANCES: -----
13. REQUIRED / PROPOSED PARKING: PARKING REQUIREMENTS PER THE ITE PARKING GENERATION, 6TH EDITION

LAND USE CODE: 150 WAREHOUSING

	GROSS FLOOR AREA	REQUIRED SPACES	REQUIRED ADA SPACES	PROVIDED SPACES	PROVIDED ADA SPACES	EMPLOYEES
PARCEL 4900	16,500 SF	6	1	6	1	6
PARCEL 5000	98,000 SF	33	2	24	2	24

THE APPLICANT IS SEEKING A WAIVER TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH SECTION 440-213.C.(1)

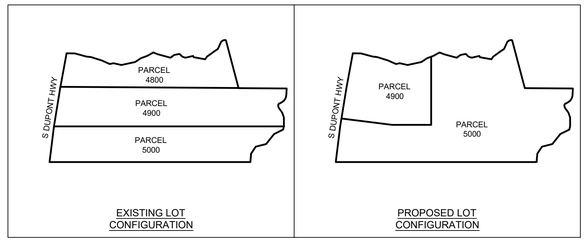
14. WATER SUPPLIER: CITY OF HARRINGTON
    ANTICIPATED WATER EDU'S: 3 EDU'S
15. SANITARY SEWER PROVIDER: CITY OF HARRINGTON
    ANTICIPATED SEWER EDU'S: 3 EDU'S
16. ELECTRIC SERVICE PROVIDER: DELMARVA POWER
17. GAS SERVICE PROVIDER: CHESAPEAKE UTILITIES
18. LEASABLE FLOOR AREA:
    PROPOSED PARCEL 4900 — 16,538 SF
    PROPOSED PARCEL 5000 — 98,000 SF
19. DELAWARE STATE STRATEGIES: LEVEL 1 & 2
20. FEMA FLOOD MAP: THE SITE IS IMPACTED BY THE 100-YEAR FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 10001C0337J DATED JULY 7, 2014.
21. LATITUDE AND LONGITUDE: LATITUDE: N 38.920075
    LONGITUDE: W 75.565978
    BENCHMARK #1, CAPPED IRON REBAR — N. 335417.68, E 613225.70
    BENCHMARK #2, MAG NAIL IN PAVEMENT — N. 335013.10, E 613107.69
22. POSTED SPEED LIMIT FOR U.S. ROUTE 13: 45 MPH
23. WETLANDS & WATERS OF THE U.S.: 2.693 AC (WETLANDS) 0.038 AC (WATERS OF THE U.S.)
24. PROPOSED DISCHARGE LOCATION: BROWNS BRANCH
25. PROXIMITY TO T.I.D.: ±8.1 MILES TO THE MILFORD TID
26. LIMIT OF DISTURBANCE: ~12.0 ACRES
27. SURVEY DATUM: NAD 83 / NAVD 88
28. WATERSHED: MURDERKILL RIVER

LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L1	S80°36'25"E	45.26'
L2	S66°23'03"E	66.51'
L3	S74°49'11"E	26.96'
L4	S64°12'03"E	61.90'
L5	S57°59'46"E	48.87'
L6	N86°22'25"E	21.21'
L7	S68°41'32"E	44.80'
L8	N86°03'07"E	78.39'
L9	N65°06'59"E	38.77'
L10	N78°57'55"E	36.25'
L11	N68°44'59"E	39.42'
L12	S60°12'45"E	27.74'
L13	S66°21'02"E	72.88'
L14	N61°33'30"E	25.23'
L15	N86°57'52"E	30.69'
L16	S35°44'47"E	21.41'
L17	S63°00'40"E	18.47'
L18	N85°41'14"E	44.18'
L19	S15°56'07"E	8.14'
L20	S71°45'06"E	64.67'
L21	N42°05'48"E	17.77'
L22	N62°46'51"E	49.69'
L23	N63°54'49"E	24.24'

LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L24	N33°30'07"E	44.21'
L25	N61°34'34"E	12.22'
L26	N86°59'55"E	12.55'
L27	S61°23'04"E	4.55'
L28	S10°01'57"W	30.57'
L29	S16°14'13"W	13.74'
L30	S25°12'24"W	12.27'
L31	S43°14'43"W	15.23'
L32	S62°29'41"W	17.24'
L33	S73°16'10"W	15.60'
L34	S41°16'48"W	7.38'
L35	S04°19'43"W	9.40'
L36	S14°46'15"E	8.86'
L37	S27°13'13"E	32.15'
L38	S10°51'27"E	28.33'
L39	S08°37'45"W	50.00'
L40	S22°41'26"W	18.06'
L41	S72°08'46"W	55.71'
L42	S46°57'54"W	71.58'
L43	S84°20'42"W	59.84'
L44	S41°34'29"W	46.20'
L45	S13°16'08"W	47.04'

MONUMENT LEGEND

- CONCRETE MONUMENT FOUND
- CAPPED IRON REBAR FOUND
- MAG NAIL TO BE SET
- CAPPED IRON REBAR TO BE SET
- POINT

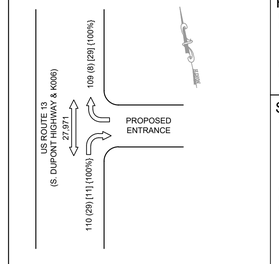


LOT CONFIGURATION INSET

NOT TO SCALE

TRAFFIC GENERATION - US ROUTE 13 - S DUPONT HIGHWAY (K006)

(RESTRICTED ACCESS, RIGHTS-IN/RIGHTS-OUT)



TRAFFIC GENERATION DIAGRAM
ADT (AM PEAK) [PM PEAK]

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - US ROUTE 13 (K6) - PRINCIPAL ARTERIAL
POSTED SPEED LIMIT - 45 MPH
AADT = 24,113 TRIPS (FROM 2023 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 x 24,113 = 27,971 TRIPS
TRAFFIC PATTERN GROUP = 5 (FROM 2023 DELDOT TRAFFIC SUMMARY)
K-FACTOR = 11.4
D-FACTOR = 57.6%
TRUCK % AVG - (N/A) SOURCE 2023 DELAWARE VEHICLE VOLUME SUMMARY

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION
EXISTING USES: 16,538 SF — WAREHOUSING (ITE LAND USE CODE 150)
PROPOSED USES: 98,000 SF — WAREHOUSING (ITE LAND USE CODE 150)
TOTAL LAND USES: 114,538 SF — WAREHOUSING (ITE LAND USE CODE 150)
TOTAL LAND DEV. = 114,538 SF (150) 219 TRIPS (110 IN / 109 OUT)
EXISTING SITE = 16,538 SF (150) = 64 TRIPS
PROPOSED SITE = 98,000 SF (150) = 155 TRIPS
ONE ENTRANCE - RESTRICTED, RIGHTS-IN/RIGHTS-OUT
DESIGN VEHICLE - WB-62
DIRECTIONAL DISTRIBUTION: 100% FROM THE SOUTH, 100% TO THE NORTH

	ADT			WEEKDAY A.M. PEAK			WEEKDAY P.M. PEAK		
	TOTAL	DAILY ENT.	EXIT-ING	TOTAL	DAILY ENT.	EXIT-ING	TOTAL	DAILY ENT.	EXIT-ING
TOTAL LAND DEV.	219	110	109	37	29	8	40	11	29
EXISTING LAND DEV.	64	32	32	26	20	6	28	8	20
PROPOSED LAND DEV.	155	78	77	11	9	2	12	3	9

NOTE: PROPOSED INCREASED IN TRAFFIC DOES NOT MEET TIS WARRANTS
PEAK HOUR HV% OF PROPOSED SITE IS 5%

SITEWORKS ENGINEERING LLC
PO BOX 2 | 39 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

EZ WORK TRUCKS REPAIR FACILITY

US ROUTE 13 (PRINCIPAL ARTERIAL) TAX MAP# 6-09-180.05-01-4800, 4900, AND 5000

MISPILLION HUNDRED, CITY OF HARRINGTON, KENT COUNTY, DE

LOT CONSOLIDATION PLAN

ISSUE / REVISION BLOCK
7/24/25 - CITY OF HARRINGTON

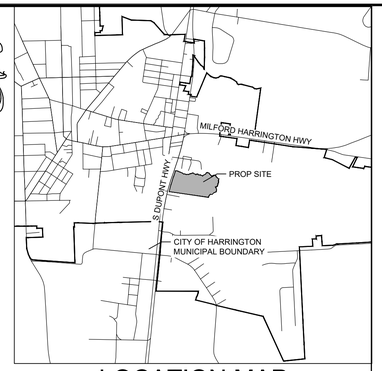
SCALE	PROJECT #	DRAWN BY
1" = 60'	22-148	DMH

DRAWING NUMBER

1

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Z:\PROJECTS\American Finance\22-148 - EZ Work Trucks\Design\Plan\22-148 - Record Plan - .ntl.dwg PLOTTED: 7/24/2025 8:48 AM, BY: Dave Hodsell PLOTSTYLE: _SiteWorks-ENG.ctb



LOCATION MAP

SCALE: 1" = 1000'

PAVEMENT LEGEND

MILL AND OVERLAY TO FINAL GRADE

FULL DEPTH PAVEMENT SECTION

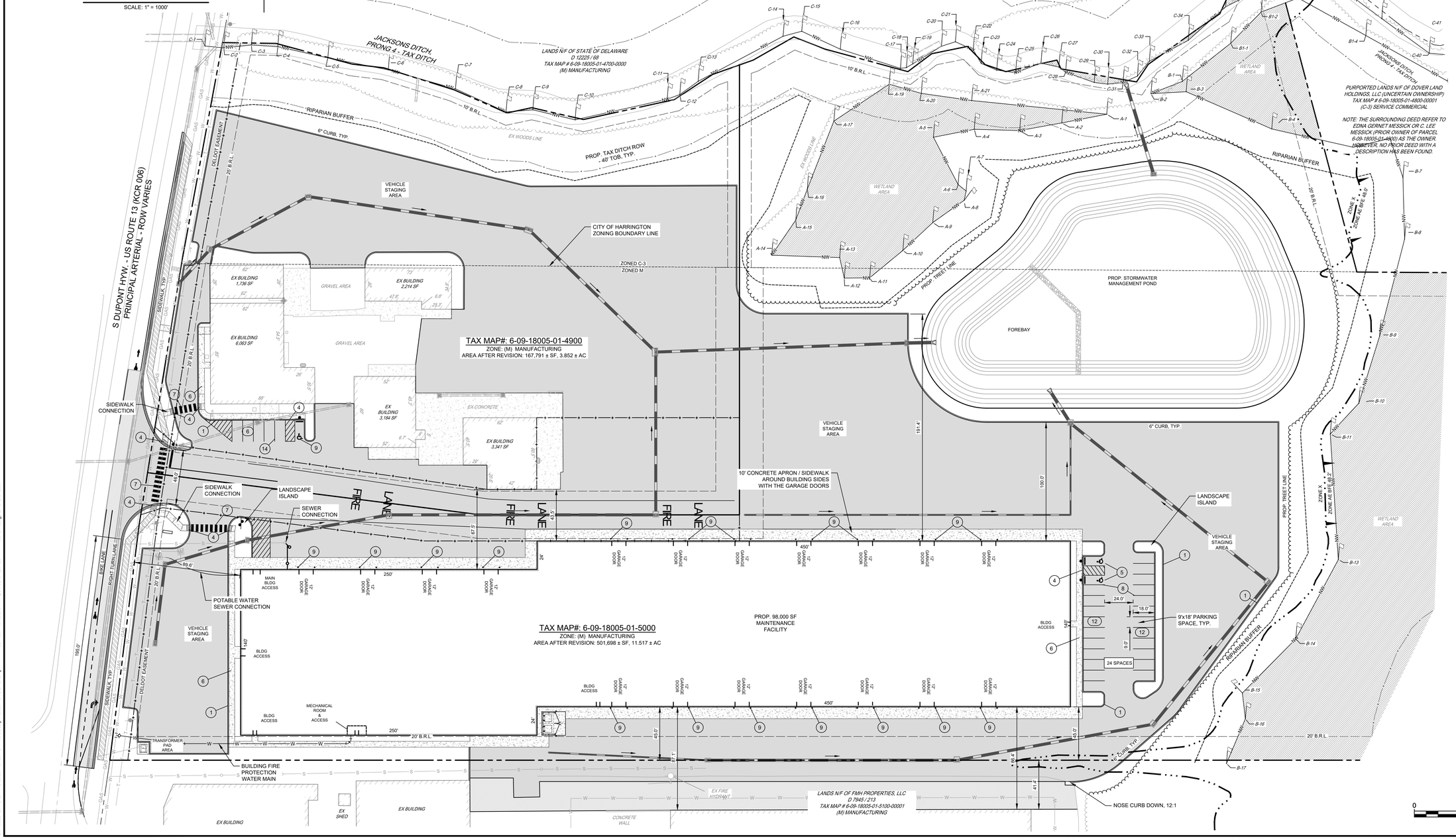
KEYED NOTES

1. DELDOT INTEGRAL PCC CURB & GUTTER, TYPE 3-4
2. TRANSITION FROM DELDOT INTEGRAL PCC CURB & GUTTER, TYPE 3-4 TO 24" CURB AND GUTTER, MAINTAIN FACE OF CURB
3. 24" CURB AND GUTTER INSIDE THE GATE/YARD, SEE DETAIL THIS PLAN SET.
4. DELDOT TYPE 2 PEDESTRIAN CONNECTION PER STANDARD C-2 DETAIL
5. VAN ACCESSIBLE ADA PARKING SPACE WITH SIGNAGE (8'x18')
6. 5-FOOT CONCRETE SIDEWALK PER DETAIL, TYP.
7. 6-FOOT WIDE CROSSWALK (24" STRIPE, 24" SPACE)
8. 4" WIDE WHITE STRIPE PAVEMENT MARKING, TYP.
9. CONCRETE BOLLARD BOTH SIDES OF GARAGE DOOR, TYP.

NOTES

1. KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE REVIEWS.
2. KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE, AS IT DEEMS NECESSARY.
3. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES.
4. KENT CONSERVATION DISTRICT AND/OR DNREC SEDIMENT AND STORMWATER PROGRAM MAY SEEK ENFORCEMENT ACTION AGAINST ANY OWNER DEEMED NEGLIGENT IN FULFILLING THE OPERATION AND MAINTENANCE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS

NORTH
NAD 83 (STATE PLANE)



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PO BOX 2 | 39 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

CONCEPT PLAN

EZ WORK TRUCKS REPAIR FACILITY

US ROUTE 13 (PRINCIPAL ARTERIAL) TAX MAP# 6-09-180.05-01-4800, 4900, AND 5000

MISPILLION HUNDRED, CITY OF HARRINGTON, KENT COUNTY, DE

ISSUE / REVISION BLOCK
7/24/25 - CITY OF HARRINGTON

SCALE	PROJECT #	DRAWN BY
1" = 40'	22-148	DMH

DRAWING NUMBER

2

Z:\PROJECTS\American Finance\22-148 - EZ Work Trucks\Design\Plot\22-148 - Site Plan.dwg PLOTSTYLE: _SiteWorks-ENG.ctb PLOTTED: 7/24/2025 8:44 AM BY: Dave Hasbrook

PUBLIC PRE CHECK Results for State Parcel(s): 2026-02-08

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

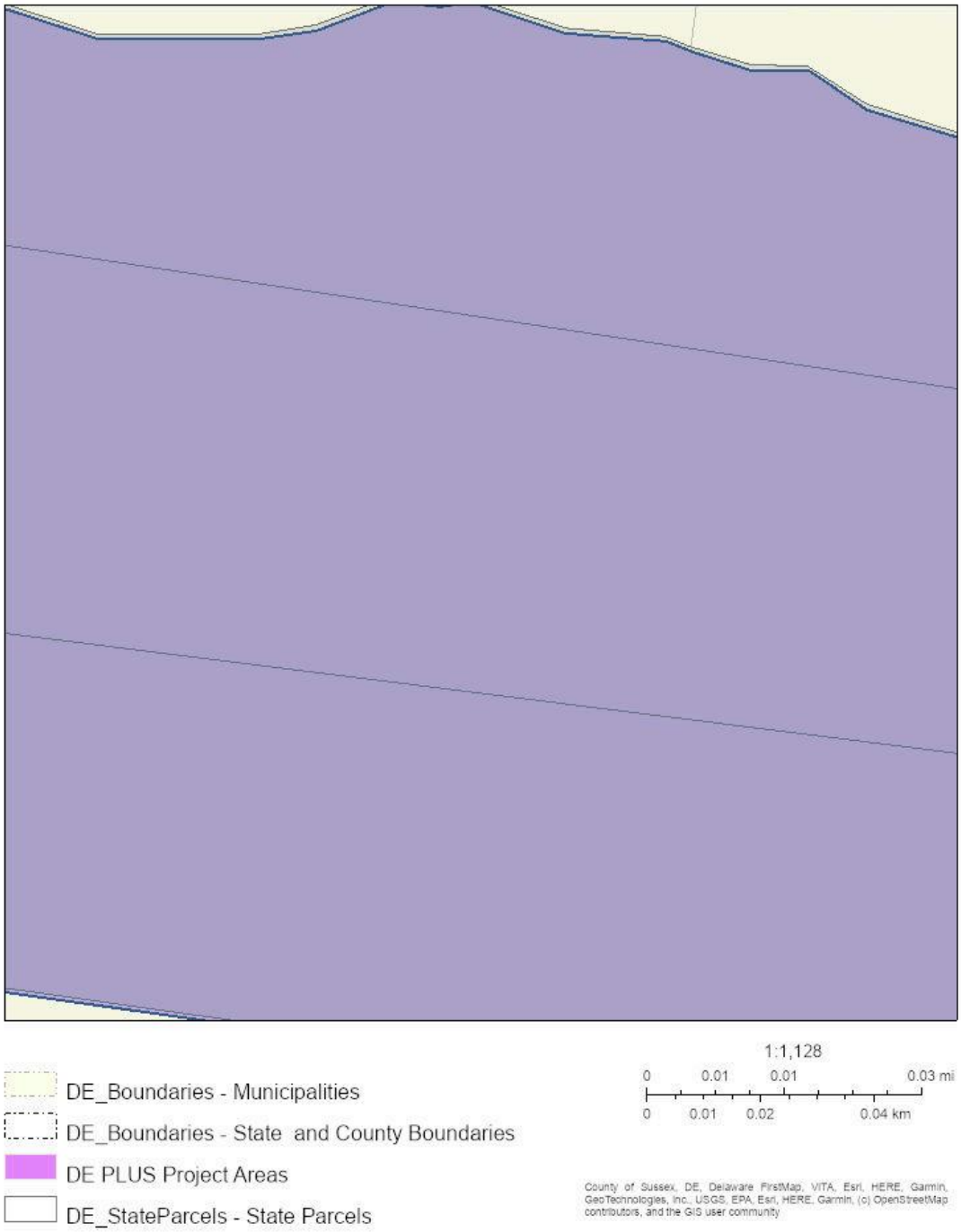
Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest (AOI) Information

Area : 713,288.08 ft²

Feb 6 2026 11:27:29 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	717,111.10	N/A
DE_StateParcels - State Parcels	3	713,288.02	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	2	401,336.71	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	3	713,288.04	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	11	130,390.00	N/A
Tax Ditch Segments	6	N/A	1,032.24
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	2	137,182.25	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	1	N/A	271.03
Transect	0	N/A	0
Cross Sections	2	N/A	918.19
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	713,288.46	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2023-11-03	1.30
2	2022-03-09	8,026.87
3	2026-02-08	709,082.92

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	6-09-18005-01-4800-00001	4.36	190,096.65
2	6-09-18005-01-5000-00001	5.69	247,812.38
3	6-09-18005-01-4900-00001	6.32	275,378.99

Delaware Ecological Network

#	ID	Area(ft²)
1	6,074.00	869.67
2	6,083.00	400,467.04

Soils Kent County

#	SOILNAME	Area(ft²)
1	Glassboro sandy loam, 0 to 2 percent slopes	3,853.84
2	Longmarsh and Indiantown soils, frequently flooded	233,747.56
3	Fallsington-Urban land complex, 0 to 5 percent slopes	475,686.63

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	JACKSONS	Main	60,258.51
2	JACKSONS	Prong 4	70,131.48

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	JACKSONS	Prong 4 - SAR 20 ft	111.56
2	JACKSONS	Prong 4	349.25
3	JACKSONS	Main	571.43

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.88	8,655.99
2	17.62	128,526.26

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10001C	271.03

Cross Sections

#	DFIRM_ID	Length(ft)
1	10001C	918.19

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	713,288.46

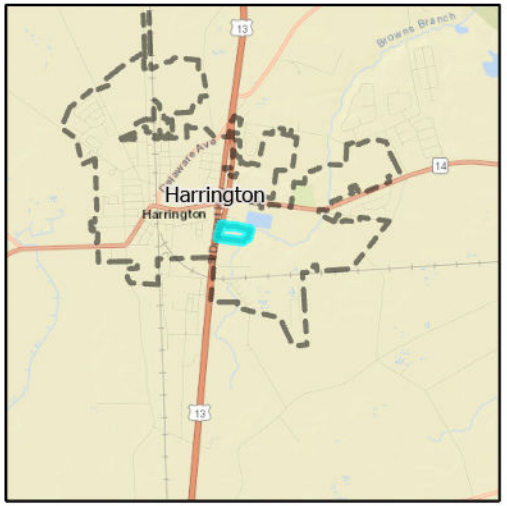
Preliminary Land Use Service (PLUS)

2026-02-08 EZ Work Truck Repair Facility

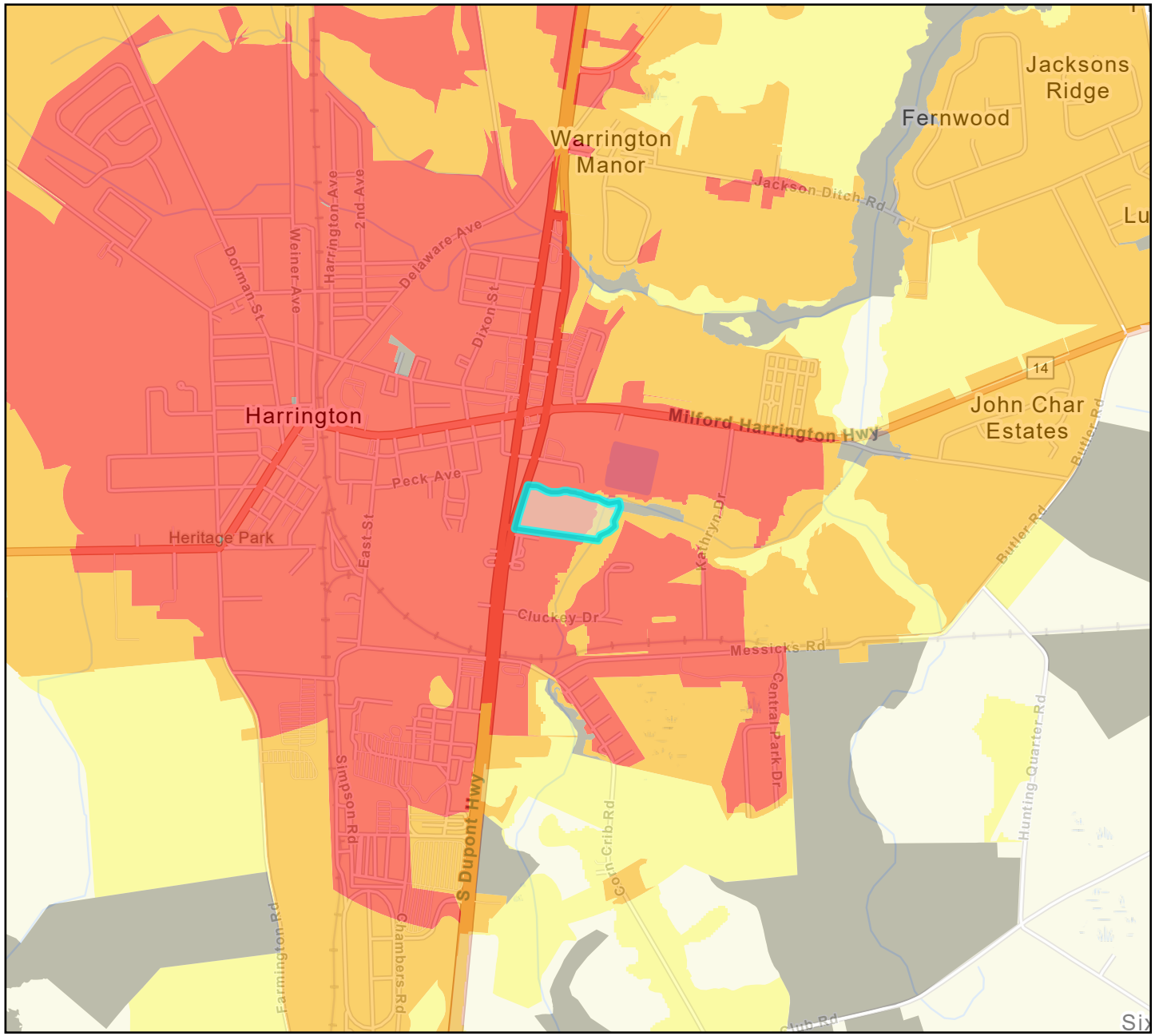


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-02-08 EZ Work Truck Repair Facility



Legend

PLUS Project Areas

2025 State Strategies

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

