

Preliminary land Use Service (PLUS) PLUS 2007-04-02

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Evans Property

2. Location (please be specific): East side of Route 113, 3,650 feet north of Route 16

3. Parcel Identification #: 2-30-26.00-32.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Reginald L. & Gary D. Evans

Address: 389 Deer Valley Road

City: Harrington

State: DE

Zip: 19952

Phone: (302) 422-8134

Fax:

Email:

6. Applicant's Name: Harrington Realty, Inc.

Address: 516 Jefferic Blvd.

City: Dover

State: DE

Zip: 19901

Phone: (302) 736-0800

Fax: (302) 736-1993

Email:

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: 23 N. Walnut Street

City: Milford

State: DE

Zip: 19963

Phone: (302)424-1441

Fax: (302)424-0430

Email: rbd@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: Randy B. Duplechain, P.E.

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 148 Single Family Residential Subdivision	
11. Area of Project(Acres +/-): 74.93 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) 	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. No	
14. Present Zoning: AR-1/GR	15. Proposed Zoning: AR-1/GR
16. Present Use: Agriculture	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities Inc Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? GPD How will this demand be met? 44,400 GPD	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc.	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 148 Gross Density of Project: 2.0 units/acre Net Density 4.75 Units/Acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: <1%
Square Feet: 7908

Proposed Use: % of Impervious Surfaces: 40%
Square Feet:

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 34.48 How much forest land will be removed? 17.88

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres 0.49 Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: School House Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater Management Ponds, Infiltration</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Wetlands Areas, Tax Ditch and DelDot Storm drain system</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 31.93 Acres Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 3.61 Acres Active acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active Recreation, Stormwater Management, Woodland Buffers</p> <p>Where is the open space located? See Plan</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Appenzellar Tract of Redden State Forest</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Sewer, Water Infrastructure</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 250' Buffer from Tax Ditch</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,491 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <2%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Yes, One entrance on Route 113(4 lane divided highway)

40. Will the street rights of way be public, private, or town? Public

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. State forest and School House Tax Ditch prohibit connections to the North and East. A potential connection could be made to lands south.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes No If yes, please List them:

45. Please make note of the time-line for this project: Early 2009

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

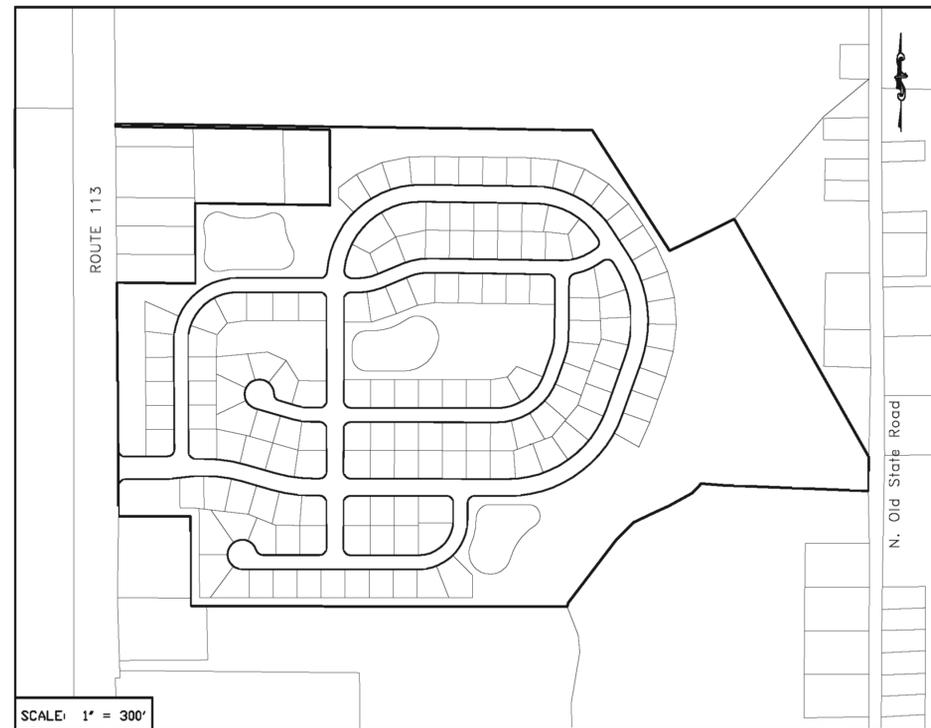
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

GENERAL NOTES:

- 1) ALL FIRELANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD. THE PAVING RADIUS FOR ALL CUL-DE-SACS IS 38'.
- 2) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- 3) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- 4) ALL MATERIALS AND WORKMANSHIP SHALL BE CONSTRUCTED IN ACCORDANCE WITH DELDOT STANDARDS, SPECIFICATIONS, AND SUSSEX COUNTY ORDINANCE 38.
- 5) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- 6) A 24 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- 7) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION.
- 8) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION FEB. 1, 2000)
- 9) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- 10) THE DEVELOPMENT STREETS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL TURNED OVER TO THE STATE.
- 11) ALL PROPOSED RIGHTS-OF WAY SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO PUBLIC USE AND WILL BE DEDICATED TO THE STATE OF DELAWARE.
- 12) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS.
- 13) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY OR STATE FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- 14) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, OPEN SPACE, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- 15) TOPOGRAPHIC SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. VERTICAL DATUM IS NAVD 88.
- 16) A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.
- 17) SUBDIVISION STREETS SHOWN WITHIN THE LIMITS OF THE RIGHT-OF-WAY AND DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE.
- 18) ALL LOTS ARE TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY.

EVANS PROPERTY PLUS SUBMISSION

SUSSEX COUNTY PLANNING OFFICE FILE NO. 000000
DBF PROJECT NO. 670A079
APRIL 2007



DATA COLUMN

TAX MAP ID	:2-90-26-00-32.00
DEED REF	:W-446-324
EXISTING ZONING	:AR-1
EXISTING USE	:AGRICULTURE
PROPOSED USE	:SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA	:74.93+ACRES
MINIMUM LOT SIZE ALLOWED	:7,500 SQFT
MINIMUM ROAD FRONTAGE	:65'
MINIMUM LOT WIDTH	:65'
FRONT YARD SETBACK	:25'
SIDE YARD SETBACK	:10'
REAR YARD SETBACK	:10'
PROPOSED NUMBER OF LOTS	:148 SINGLE FAMILY RESIDENTIAL
TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	:11.87+AC
TOTAL AREA OF LOTS	:31.14+AC
TOTAL AMOUNT OF REQUIRED OPEN SPACE	:22.48+AC(30%)
TOTAL AMOUNT OF PROPOSED OPEN SPACE	:31.93+AC(42%)
TOTAL AMOUNT OF WETLANDS	:0.49+AC
TOTAL AMOUNT OF STORMWATER	:6.39+AC
EXIST AMOUNT OF WOODLANDS	:34.48+AC
MAX IMPERVIOUS AREA	:30%
BUILDING MATERIAL	:WOOD
MAX BUILDING HEIGHT	:42'
AVERAGE DENSITY OF LOTS	:2.00 UNITS/ACRE
MINIMUM LOT SIZE	:9,500 SQ.FT.
MAXIMUM LOT SIZE	:18,825 SQ.FT.
AVERAGE LOT SIZE	:9,880 SQ.FT.
PROPOSED SEWER	:TIDEWATER UTILITIES, INC.
PROPOSED WATER	:TIDEWATER UTILITIES, INC.
FIRE DISTRICT	:ELLENDALE FIRE
SCHOOL DISTRICT	:MILFORD
MONUMENTS FOUND	:
MONUMENTS PLACED	:
MONUMENTS TO BE PLACE	:
VERTICAL DATUM	:NAVD 88

OWNERS
REGINALD L. & GARY D. EVANS
389 DEER VALLEY ROAD
HARRINGTON, DE 19952

DEVELOPERS
HARRINGTON REALTY INC.
516 JEFFERIC BLVD
DOVER, DE 19904

ENGINEER/SURVEYOR
DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE 19963

WETLANDS CONSULTANTS
ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 319
SALISBURY, MARYLAND 21801

INDEX OF DRAWINGS

- | | |
|------|----------------|
| R-1 | TITLE SHEET |
| GD-1 | RECORD PLAN |
| L-1 | GRADING PLAN |
| U-1 | LANDSCAPE PLAN |
| | UTILITY PLAN |

OWNERS' CERTIFICATION

I, HARRINGTON REALTY, INC., HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

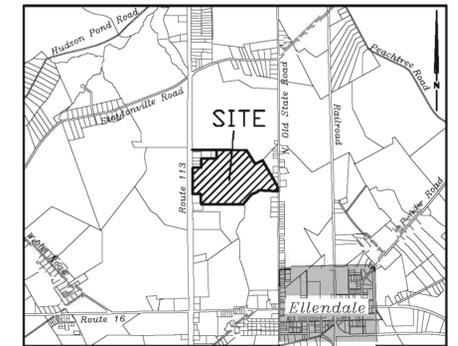
SIGNATURE _____ DATE _____

ENGINEERS' STATEMENT

I, RANDY B. DUPLECHAIN, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: _____ DATE: _____

SEAL:



VICINITY MAP SCALE: 1" = 1/2 MILE



FEMA FLOODPLAIN MAP SCALE: 1" = 800'
PANEL: 10001C0129 J & 10001C133 J
DATED: JANUARY 6, 2005



NATIONAL WETLANDS INVENTORY MAP SCALE: 1" = 800'



SOILS MAP SCALE: 1" = 800'

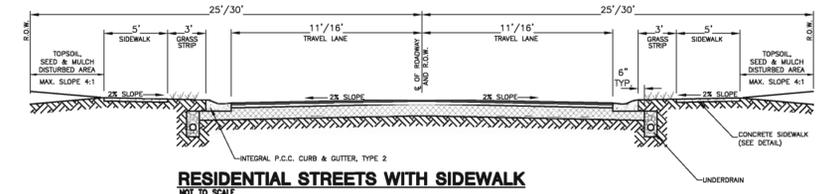
SYMBOL	SOIL TYPE
Eva	EVESBORO SANDY LOAM, LOAMY SUBSTRATE, 0-2% SLOPES
SaB	SASSAFRAS SANDY LOAM, 2-5% SLOPES
Fa	FALLSINGTON SANDY LOAM
Wo	WOODSTOWN SANDY LOAM
Kl	KLEJ LOAMY SAND



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

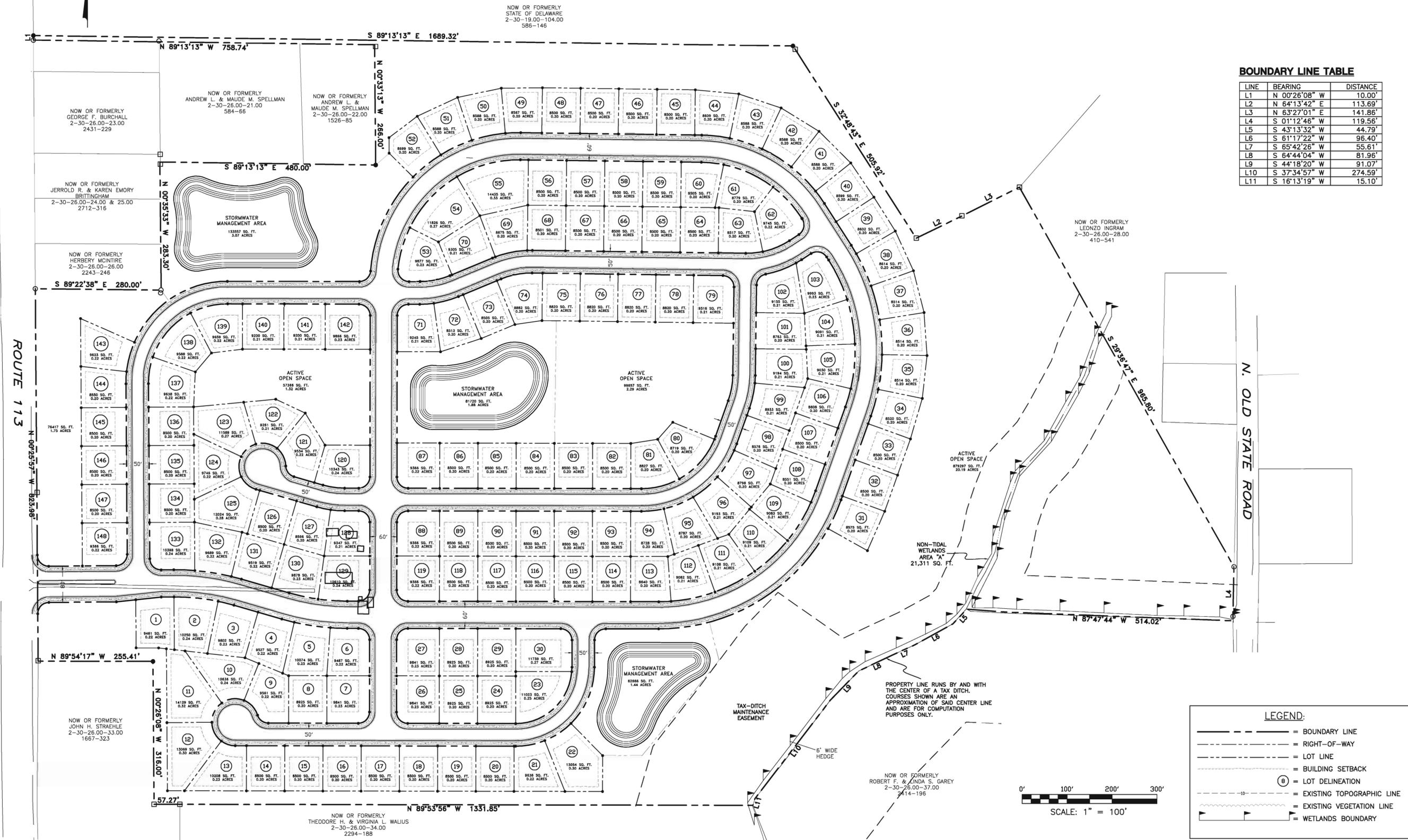
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

NAD 83
DELAWARE STATE GRID



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°26'08" W	10.00'
L2	N 64°13'42" E	113.69'
L3	N 63°27'01" E	141.86'
L4	S 01°12'46" W	119.56'
L5	S 43°13'32" W	44.79'
L6	S 61°17'22" W	96.40'
L7	S 65°42'26" W	55.61'
L8	S 64°44'04" W	81.96'
L9	S 44°18'20" W	91.07'
L10	S 37°34'57" W	274.59'
L11	S 16°13'19" W	15.10'



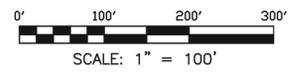
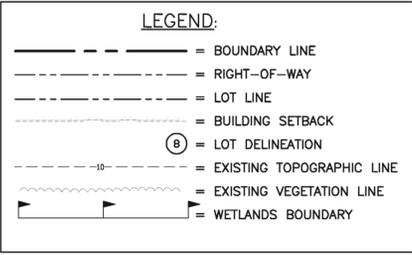
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ARCHITECTS, ENGINEERS & SURVEYORS



EVANS PROPERTY
SOUTHMURDERKILL HUNDRED
KENT COUNTY, DELAWARE

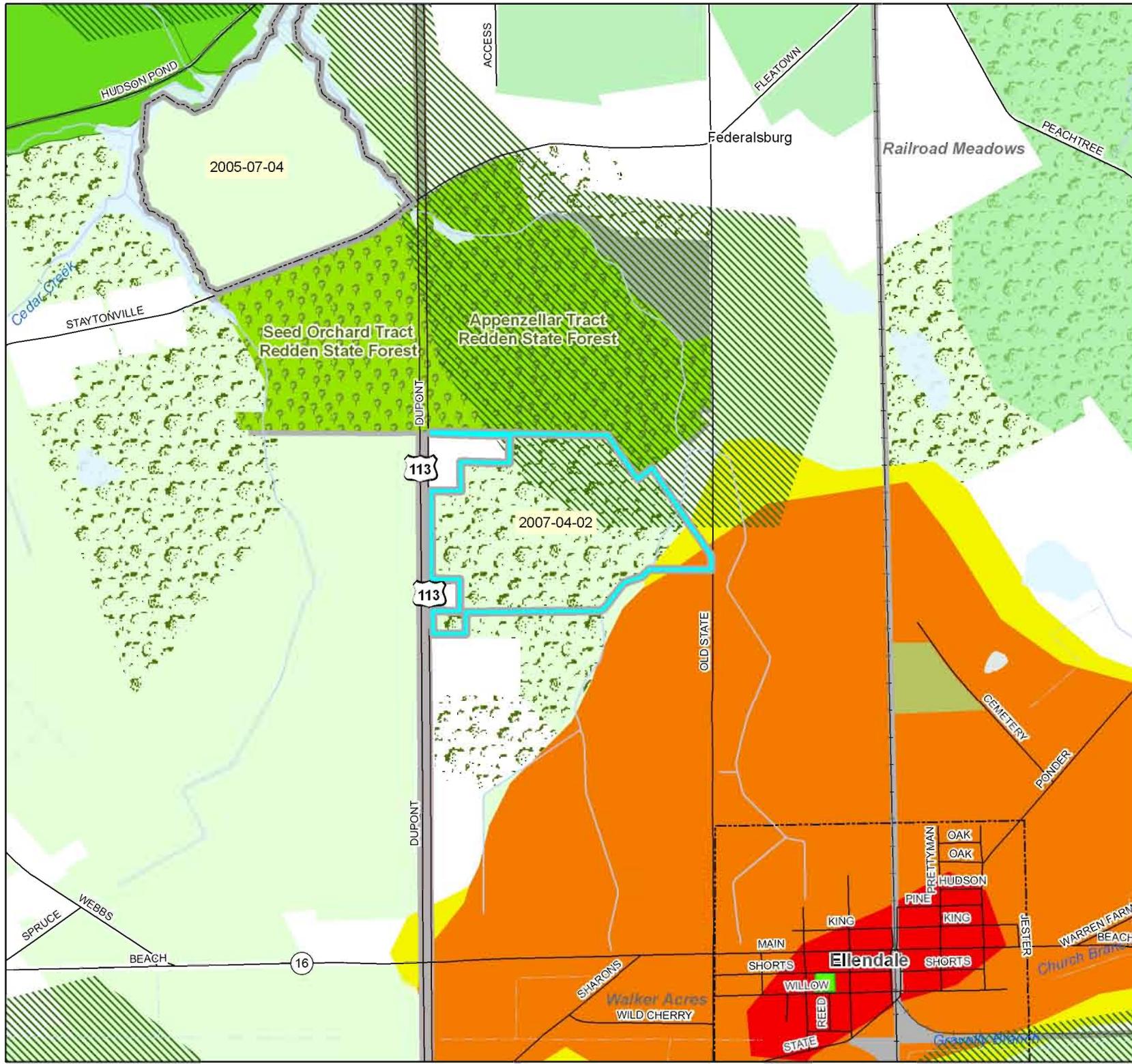
Date: MARCH 2007
Scale: 1" = 100'
Dwn. By: JMJ
Proj. No.: 670A079
Dwg. No.:

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Preliminary Land Use Service (PLUS)

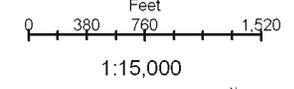
Evans Property
2007-04-02



- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

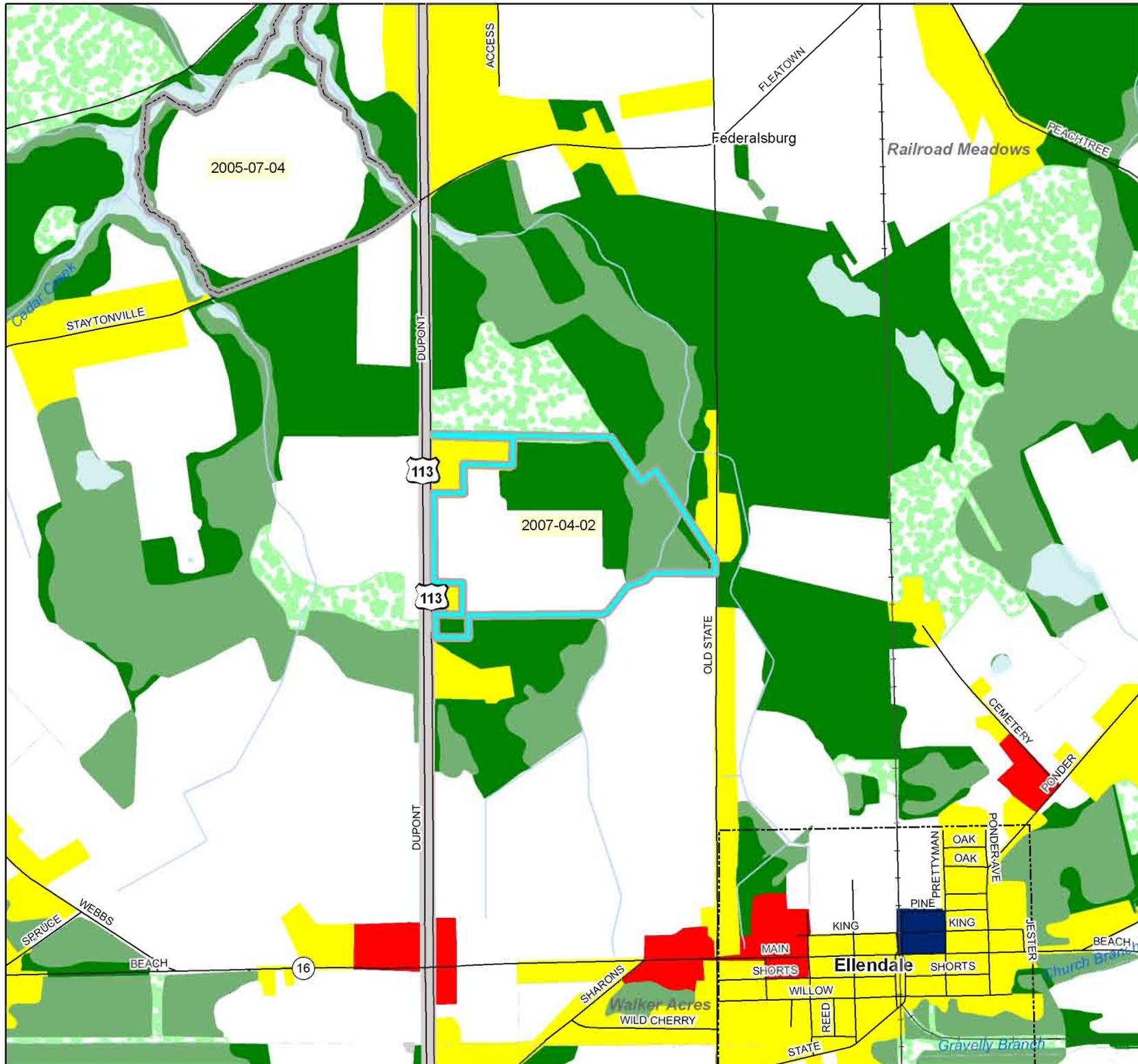
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



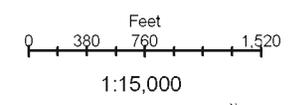
Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)
 Evans Property
 2007-04-02



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



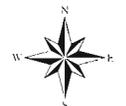
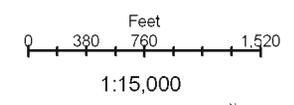
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Preliminary Land Use Service (PLUS)

Evans Property
2007-04-02

-  Project Area
-  Municipalities



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www.state.de.us/planning

