

## Preliminary land Use Service (PLUS)

### 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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: **504 Pulaski Highway**

2. Location ( please be specific): **504 Pulaski Highway, located on the southern side of Rt 40 at the intersection with Appleby Rd**

3. Parcel Identification #: **10-034.00-035**

4. County or Local Jurisdiction Name: **New Castle County**

5. Owner's Name: **Crystal R. Kacamarczyk**

Address: **35 South Main Street**

City: **St. Georges**

State: **DE**

Zip: **19709**

Phone:

Fax:

Email:

6. Applicant's Name: **Price Toyota**

Address: **168 N. DuPont Highway**

City: **New Castle**

State: **DE**

Zip: **19720**

Phone: **(302) 395-7500**

Fax: **(302) 395-7561**

Email: [mprice@priceautogroup.com](mailto:mprice@priceautogroup.com)

7. Project Designer/Engineer: **Apex Engineering Inc.**

Address: **27 W. Market St.**

City: **Newport**

State: **DE**

Zip: **19804**

Phone: **(302) 994-1900**

Fax: **(302) 994-9099**

Email:  
[jlober@apexengineeringinc.com](mailto:jlober@apexengineeringinc.com)

8. **Please Designate a Contact Person, including phone number, for this Project: James H. Lober x-205**

<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>Rezoning of 5.43 acres of NC-21 zoned land to CR for the purposes of constructing a 19,600 sq.ft. used car sales and automotive repair facility including associated site improvements</b>	
11. Area of Project(Acres +/-): <b>5.43</b>	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input 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.	
14. Present Zoning: <b>NC-21</b>	15. Proposed Zoning: <b>CR</b>
16. Present Use: <b>Residential (vacant)</b>	17. Proposed Use: <b>Automotive Sales and Repair</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>the only use of the property of which we are aware is as a single family residential parcel.</b>	
19. Comprehensive Plan recommendation: <b>Low Density Residential</b> If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input checked="" type="checkbox"/> Kent <input type="checkbox"/> Sussex <input 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 type="checkbox"/> Other <input checked="" type="checkbox"/> <b>Low Density Residential</b> 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:  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? <b>240 gpd</b>  How will this demand be met? <b>Utility company</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
22. If a site plan please indicate gross floor area: <b>19,600 sq. ft.</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <b>No subdivision is proposed</b>	
24. If residential, indicated the number of number of Lots/units:                      Gross Density of Project:                      Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. <b>This is a Non-Residential Project</b>	

25. If residential, please indicate the following: **This is a Non-Residential Project**

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: **1.7**  
Square Feet: **4,000**

Proposed Use: % of Impervious Surfaces: **60**  
Square Feet: **141,570**

27. What are the environmental impacts this project will have? **A small area of trees are proposed to be removed. The existing trees within the riparian buffer will remain and the riparian buffer area not currently forested will be planted. The building will not be able to be connected to the sanitary sewer system, therefore, a septic system will be installed. Stormwater management facilities will be constructed to provide quantity and quality control of runoff in accordance with the applicable regulations. The existing non-delineated floodplain associated with the watercourse will be unaffected.**

How much forest land is presently on-site? **Approx. 0.9 ac in a narrow band around the perimeter of the site** How much forest land will be removed? **Approx. 0.2 acres**

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 **The site is not within a Source Watershed**

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

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

30. Are there streams, lakes, or other natural water bodies on the site?  Yes  No

If the water body is a stream, is it:  Perennial (permanent)  Intermittent  Ephemeral (Seasonal)

If "Yes", have the water bodies been identified?  Yes  No

Will there be ground disturbance within 100 feet of the water bodies  Yes  No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  
 Yes  No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **filtration, infiltration, and extended detention**

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.): **perennial stream**

Will development of the proposed site create or worsen flooding upstream or downstream of the site?  Yes  No

33. Is open space proposed?  Yes  No If "Yes," how much? Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land?  Yes  No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project?  Yes  No **Riparian Buffer Reforestation**

Acres on-site that will be permanently protected **0.88 (Existing Riparian Buffer including floodplain and wetlands)**

Acres on-site that will be restored **0.4 (Existing Riparian Buffer to be reforested)**

Acres of required wetland mitigation **0.0**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **bio-filtration swales, bio-retention areas, structural filtration and extended detention. Sediment trap, silt fence, stabilized construction entrance, geo-synthetic and vegetative soil stabilization**

Buffers from wetlands, streams, lakes, and other natural water bodies **all disturbance will remain at least 50 ft. from the delineated wetlands and at least 120 ft. from the existing watercourse.**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No **Stormwater bmp's have been designed to ensure that there will be no standing water for more than 48 hours. No permanent open water facilities are proposed.**

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 **12**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **20%**

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.

**Rt 40 in this area is 2 travel lanes approx. 12 ft. wide in each direction with approx. 10 ft. wide shoulders. There is a 30 ft. wide grass median, which prohibits traffic from crossing from eastbound to westbound and visa versa along the entire length of the site. The site fronts on the southern side of Rt 40 and will have one connection to the eastbound lanes. The entrance will be rights in and rights out only.**

40. Will the street rights of way be public, private, or town? **N/A**

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. **The road frontage along Rt 40 makes up the northern boundary of the property. The site is bounded to the east by CR zoned lands that could be developed in the future. The developer would be willing to discuss this possibility. The site is bounded to the south by the Norfolk Southern Railroad. Beyond the railroad tracks to the south is the open space associated with a residential subdivision. Connection in this direction would be unlikely and extremely difficult given the railroad and the environmental resources in the open space. The site is bounded to the west by the stream referenced above. Connection to adjoining properties in this direction would require disturbance of the floodplain, riparian buffer and crossing of the stream.**

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No **The project proposes a 10 ft. wide side path in accordance with DelDOT's 20-year transportation plan for the Rt 40 corridor.**

Is there an opportunity to connect to a larger bike/pedestrian network?  Yes  No **The nearest parcel which currently has a similar path is over 700 ft. away to the west. There is no path to the east between the subject parcel and the intersection of Rt 40 and Rt 13**

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: **We are currently in the exploratory phase within the New Castle County land development process. We expect the approval process to take another 18 to 24 months and hope to begin construction immediately following approval.**

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

\_\_\_\_\_  
Signature of property owner

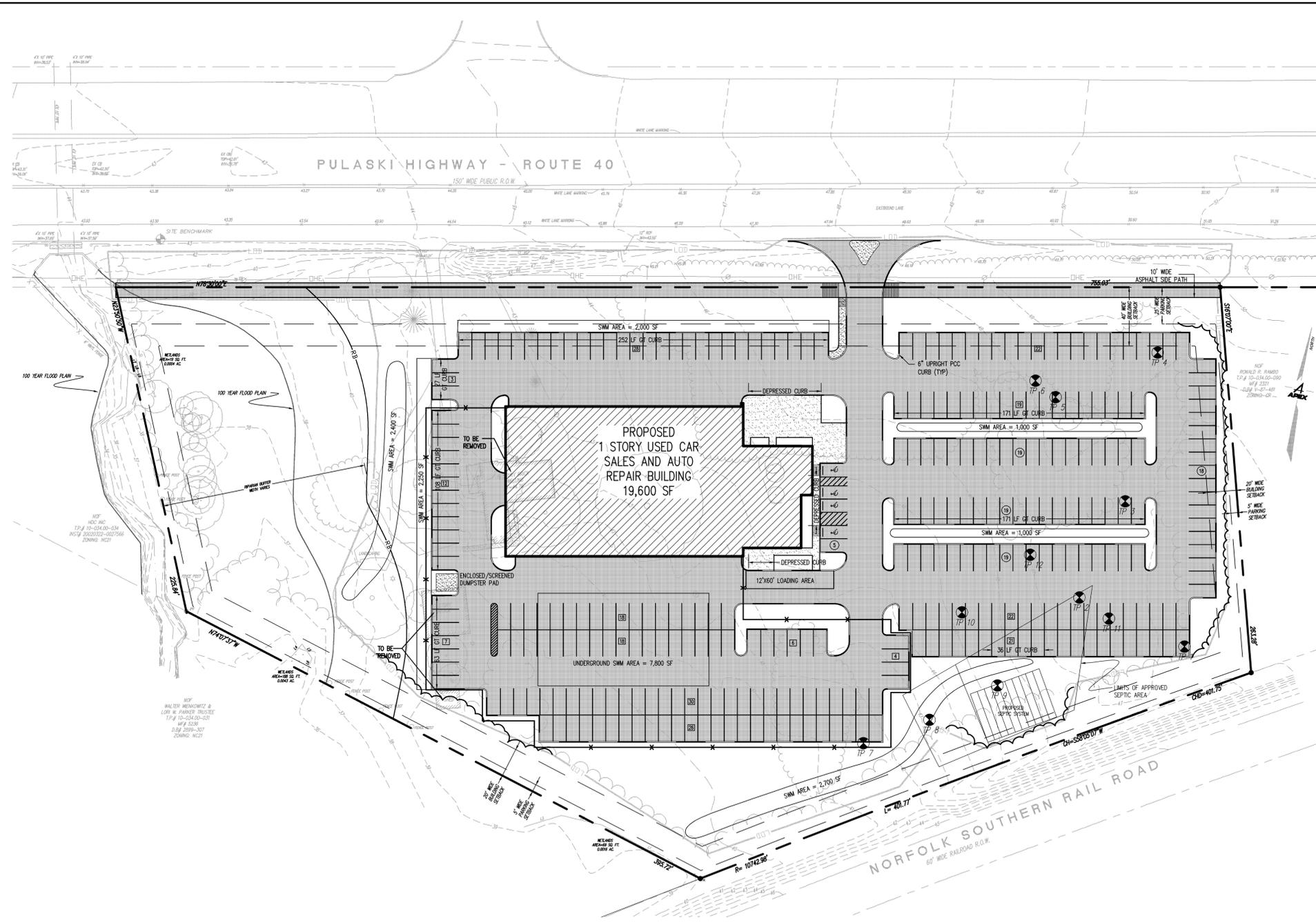
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

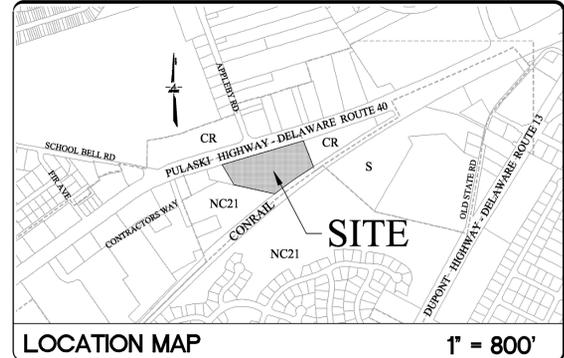
**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto: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.



### LEGEND

EXISTING	ITEM	PROPOSED
⊕	FIRE HYDRANT	
○	WATER VALVE	
○	WATER METER	
—	WATER LINE	
⊠	TELEPHONE BOX	
—	OVERHEAD TELE	
—	IRON PIPE	
×	SPOT ELEVATION	
○	UTILITY POLE	
○	ELECTRIC BOX	
○	ELECTRIC METER	
○	LIGHT POLE	
—	OVERHEAD ELECTRIC	
—	DRAINAGE PIPE W/ SIZE & TYPE	
▨	CATCH BASIN	
○	GAS METER	
○	GAS VALVE	
○	CABLE BOX	
—	CURB	
▨	CONCRETE SIDEWALK, SLAB, PAVING	
▨	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	
▨	STRUCTURE (CONC, WOOD, METAL, ETC.)	
—	PROPERTY LINE	
—	CENTER LINE	
—	FENCE	
—	STREAM, DITCH OR SWALE	
—	WOODS LINE	
—	WETLANDS LINE	
—	SOILS LINE	
—	FLOODPLAIN	
⊠	PARKING - SALES, DISPLAY, SERVICE, INVENTORY	⊠
	PARKING REQUIRED	⊠



### SITE DATA

- PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE 1 STORY USED CAR SALES/ AUTO REPAIR BUILDING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- OWNER ADDRESS:** CRYSTAL R. KACZMARCZYK  
35 SOUTH MAIN STREET  
SOUTH ST. GEORGES, DE 19709
- TAX PARCEL NUMBER:** 10-034-00-035
- AREA OF PARCEL:** 5.4346± ACRES
- SOURCE OF TITLE:** 20071015089505
- EXISTING ZONING:** NC21
- PROPOSED ZONING:** CR

BUILDING SETBACKS	
STREET YARD	40' MIN.
SIDE YARD	20' MIN.
REAR YARD	20' MIN.
LOT AREA	1.0 ACRE MIN.
LOT WIDTH	100' MIN.

PARKING SETBACKS	
STREET YARD	25' MIN.
SIDE YARD	5' MIN.

- AREA BREAKDOWN:**

	EXISTING	PROPOSED
BUILDING:	0.067 ACRES (1.2%)	0.45 ACRES (8%)
PAVING:	0.025 ACRES (0.5%)	2.88 ACRES (52%)
SWM AREA:	---	0.49 ACRES (9%)
OPEN SPACE:	5.343 ACRES (98.3%)	1.69 ACRES (31%)
TOTAL:	5.435 ACRES (100.0%)	5.435 ACRES (100%)
- GROSS FLOOR AREA:** PROPOSED: 19,600 S.F.
- PARKING REQUIRED:** 58,200 SF\* @ 1/1000 SF + 5 PS = 64 PS (\*INCLUDES SALES, DISPLAY, SERVICE & INVENTORY)
- PARKING PROVIDED:** 80 PS
- WATER SUPPLY:** ARTESIAN WATER - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
- SEPTIC:** SEPTIC SYSTEM FEASIBILITY APPROVED ON 5/20/09. SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR EACH LOT IN THIS SUBDIVISION. THE FEASIBILITY INDICATED ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA OF THIS LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. SUCH FACTORS AS BUILDING SIZE AND USE, PLACEMENT ON THE LOT, AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMIT WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR EACH LOT.
- SEWER FLOW:** BASED ON ACTUAL WATER USE DATA = 240 G.P.D. (A.D.F.)
- CRITICAL NATURAL AREA:** THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER THE DELAWARE NATURAL AREAS INVENTORY.
- FLOODPLAIN:** THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #1000302145J DATED 1-17-07. A FLOOD STUDY HAS BEEN COMPLETED BY APEX ENGINEERING INCORPORATED, NOVEMBER 2008 IN ACCORDANCE SECTION 40.10.312 B OF THE NOCC. THE FLOODPLAIN DETERMINED BY THAT STUDY IS DEPICTED ON THIS PLAN.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- DATUM:** NOVD
- WATER RESOURCE PROTECTION AREA:** THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA ACCORDING TO MAP 2 OF 3 FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, DATED 1993, REVISED FEBRUARY, 2006.
- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN DATED 4/3/73 AND RECORDED ON 6/8/73 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 2321.
- N.C.C. DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- WETLANDS:** WETLANDS DELINEATION ON THIS PLAN IS SHOWN ACCORDANCE WITH A WETLANDS REPORT BY TEN BEARS ENVIRONMENTAL, DATED MARCH 2008.

**APPLICATION NO. 2008-0945**  
**EXPLORATORY SKETCH**  
**MINOR LAND DEVELOPMENT PLAN**  
**504 PULASKI HIGHWAY**  
 NEW CASTLE HUNDRED NEW CASTLE COUNTY DELAWARE

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

SCALE 1" = 40'		DATE 10/29/09		SHEET NO. <b>1</b>
SURVEYED BY: JEC		DRAWN BY: JEC		
MICROFILM NO. 2321		CHECKED BY: JHL		
PROJECT / FILE NUMBER <b>07167000PLOTXP</b>				REVISION

The professional services of Apex Engineering Incorporated were undertaken for and performed in the interest of our client. No contractual obligation is assumed by Apex Engineering Incorporated for the benefit of any other entity. This document is owned by Apex Engineering Incorporated, and it shall not be reused without our written permission. All copyrights are reserved by Apex Engineering Incorporated. © 2008

**CERTIFICATION OF PLAN ACCURACY**

I, JAMES H. LOBER, P.E. 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.

\_\_\_\_\_  
 JAMES H. LOBER  
 REGISTRATION #1871

\_\_\_\_\_  
 DATE

**CERTIFICATION OF OWNERSHIP**

I, CRYSTAL R. KACZMARCZYK, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

\_\_\_\_\_  
 CRYSTAL R. KACZMARCZYK

**CERTIFICATION OF PLAN APPROVAL**

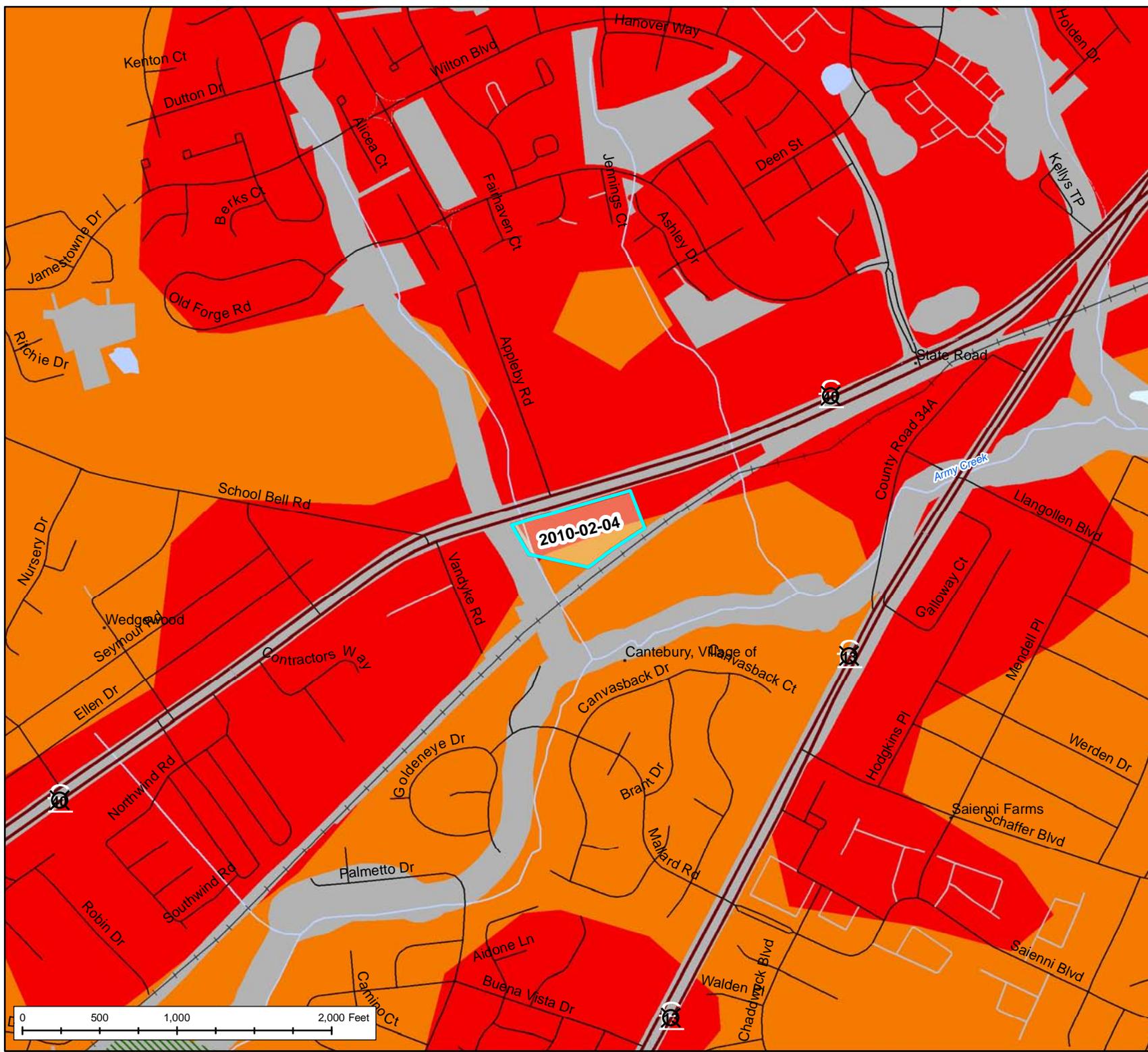
APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
 DATE \_\_\_\_\_ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
 DATE \_\_\_\_\_ GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

REV.	DATE	COMMENT	CHECKED

# Preliminary Land Use Service (PLUS)

504 Pulaski Highway  
2010-02-04

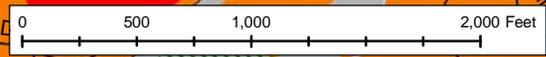


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities
  - Out of Play
  - Area of Dispute
  - Area of Study
  - Env. Sens. Dev. (Sussex)

1:10,000

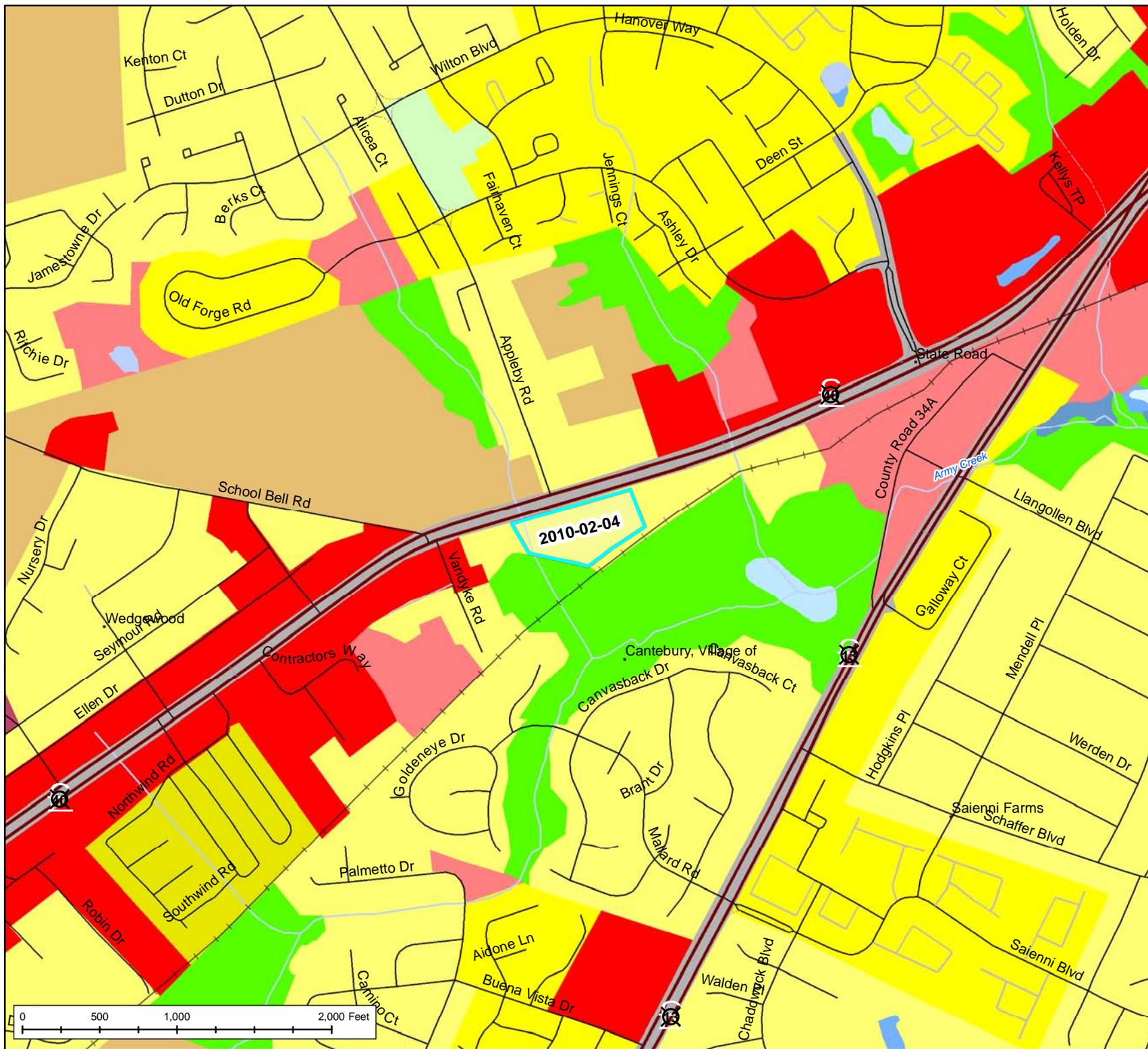


Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

504 Pulaski Highway  
2010-02-04



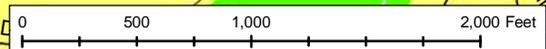
- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

2010-02-04

1:10,000



Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

504 Pulaski Highway  
2010-02-04

-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



1:3,000



Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

