

Preliminary Land Use Service PLUS Delaware State Planning Coordination

Submit by Email

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

Purpose of PLUS -- The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): 

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC):

1. Project Title/Name:

2. Location (please be specific):

3. Parcel Identification #: 4. County or Local Jurisdiction Name: where project is located:

5. If contiguous to a municipality, are you seeking annexation?

6. Owner's Name:

Address:

City: State: Zip:

Phone : Fax Email:

7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting):

Address:

City: State: Zip:

Phone : Fax Email:

8. Project Designer/Engineer:

Address:

City: State: Zip:

Phone : Fax Email:

9. Please Designate a Contact Person, including phone number, for this Project:

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

Land Development / Title Subdivision 131 Bed rehabilitation facility with shared parking and site entrances.

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.

N/A

12. Area of Project (Acres +/-):

9.3

Number of Residential Units:

0

Commercial square footage:

64,400

13. Present Zoning: NC 6.5 (Parcel 75) and S (Parcel 76)

14. Proposed Zoning: NC 6.5 (Parcel 75) and S (Parcel 76)

15. Present Use: Vacant (75) Church (76)

16. Proposed Use: Rehab Facility (75) Church (76)

17. Water: Central (Community system) Individual On-Site Public (Utility)

Will a new public well be located on this site?

Yes No

Service Provider Name:

United Water, Delaware

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Will a new community wastewater system be located on this site?

Yes No

Service Provider Name:

New Castle County

19. If residential, describe style and market segment you plan to target (Example – Age restricted):

N/A

20. Environmental impacts:

Removal of approximately 3-3.5 acres of existing young forest

How many forested acres presently on-site? 7

How many forested acres will be removed? 3.5

To your knowledge, 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 Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

N/A

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes No

22. List the proposed method(s) of stormwater management for the site:

Bioretention, Filter Strips and Underground Storage as needed

23. Is open space proposed? Yes No If "Yes," how much? Acres:

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

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

25. Please estimate 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 peak season:

308

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

26 Will the project connect to state maintained roads? Yes No

27. 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 project proposes a connection to the existing North Baptist Church with shared access and parking

28. Are there existing sidewalks? Yes No bike paths? Yes No

Are there proposed sidewalks? Yes No bike paths? Yes No

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

29. To your knowledge, 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

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

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit:

Phone number:

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

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

Signature of Property Owner

Stephan S. Wood

Date/Time Field

Jun 29, 2010

Signature of Person Completing form (if different than property owner)

Thomas A. Coleman II
Digitally signed by Thomas A. Coleman II
DN: cn=Thomas A. Coleman II, o=Karins and Associates, ou, email=tc Coleman@karinsengineering.com, c=US
Date: 2010.06.29 13:33:50 -04'00'

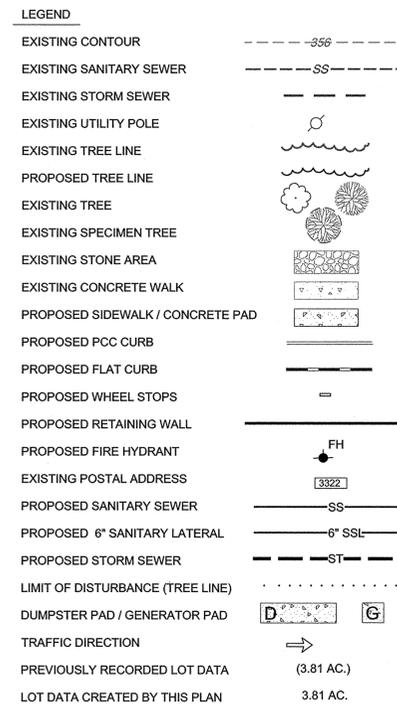
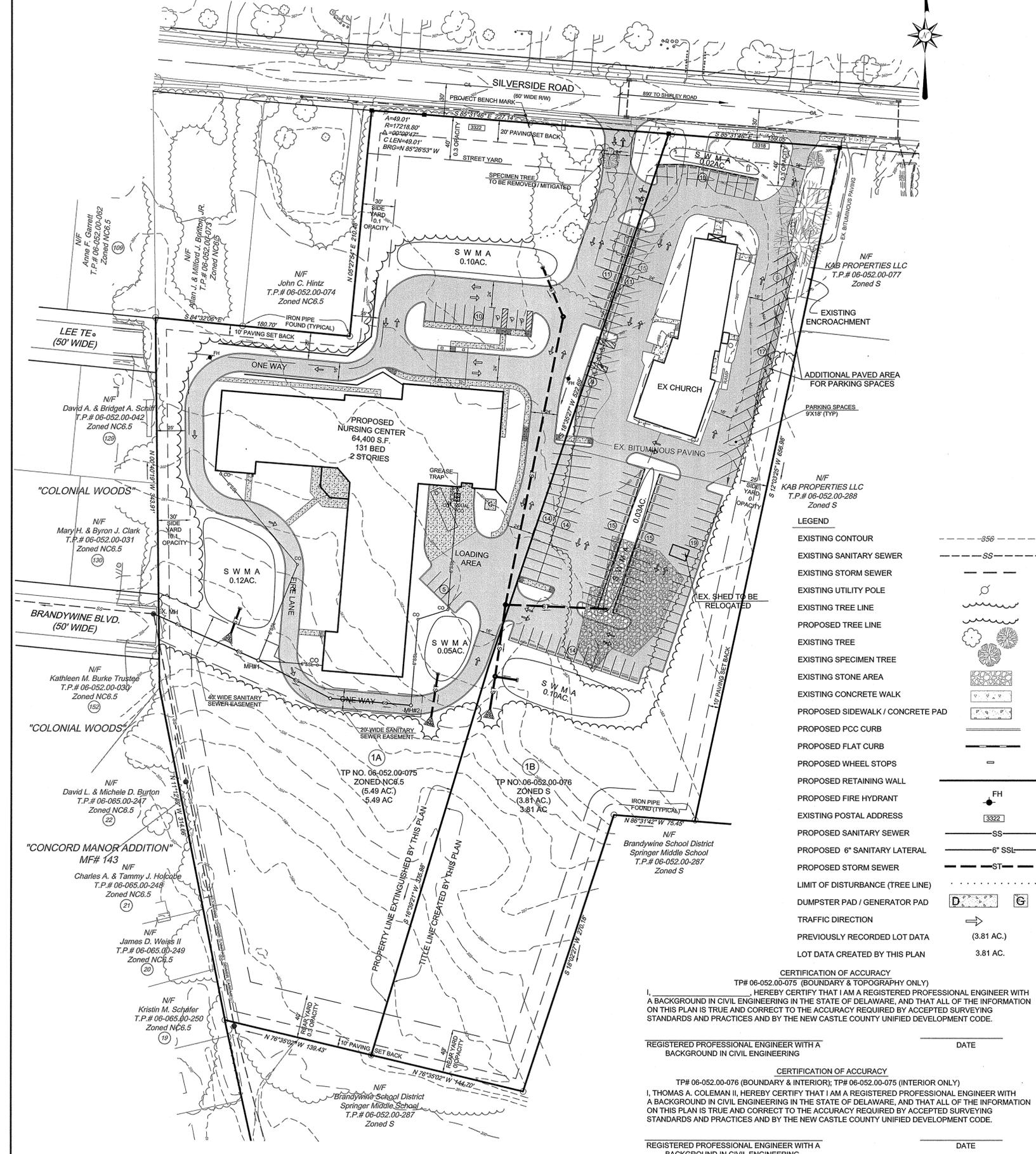
Date/Time Field

Jun 29, 2010

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. If electronic signature is not attached, a signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, 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.**

NATURAL RESOURCE PROTECTION TABLE			
GROSS AREA	PROTECTION REQUIRED	DISTURBANCE (ALLOWED BY U.D.C.)	AREA OF ACTUAL DISTURBANCE
YOUNG FOREST	7.0 ACRE	3.5 ACRE (50%)	3.0 ACRE



THE PURPOSES OF THIS PLAN ARE:
1. TO DEPICT THE PROPOSED CONSTRUCTION AND DEVELOPMENT OF A NURSING CENTER AND ASSOCIATED PARKING.
2. TO DEPICT THE EXPANSION OF THE EXISTING CHURCH PARKING LOT.
3. TO COMBINE THE TWO PARCELS BY ELIMINATING THE SHARED PROPERTY LINE WHILE REPLACING THE AFOREMENTIONED PROPERTY LINE WITH A TITLE SUBDIVISION LINE.
4. TO CREATE A CROSS ACCESS AND SHARED PARKING AGREEMENT BETWEEN BOTH PARCELS

- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND / OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
- NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- FIRE HYDRANTS: MINIMUM MAIN 8" ALL FIRE LINES, FIRE HYDRANTS, STAND PIPES AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, AUGUST 2006. AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA 13).
- NO PORTION OF THIS SITE LIES WITHIN A FEMA 100 YEAR FLOOD PLAIN PER F.I.R.M. No. 10003C00663 PANEL 66 OF 476, DATED JANUARY 2007.
- NO WETLANDS WERE FOUND ON EITHER SITE PURSUANT TO REPORTS BY STEPHENS ENVIRONMENTAL CONSULTING, INC. DATED JANUARY 31, 2010 AND MARCH 29, 2010.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED PURSUANT TO MAPS PREPARED BY THE DELAWARE NATURE EDUCATION SOCIETY (DNES), CRITICAL NATURAL AREAS ARE NOT LOCATED WITHIN THE EXISTING SITE.
- A LANDSCAPE PLAN PREPARED BY DESIGNS ETC., DATED _____ AND LAST REVISED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE PART OF THIS PLAN.
- 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.
- THE NEW CASTLE COUNTY W.R.P.A. MAP NO. 1 OF 3 DATED 1993 (REVISED FEB. 2006) DEPICTS THAT THE SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA.
- PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) DATED _____ AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON INSTRUMENT NO. _____.
- FOR CROSS ACCESS, AND / OR SHARED PARKING SEE AGREEMENT DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE ON _____ UNDER INSTRUMENT NO. _____.
- FOR RESTRICTIONS BINDING THIS LOT REFER TO DECLARATION OF RESTRICTIONS DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.
- THIS PLAN SUPERSEDES, IN PART, THE "RECORD RESUBDIVISION PLAN OF NORTH BAPTIST CHURCH" RECORDED 125895, IN THE OFFICE OF THE RECORDER OF DEEDS, STATE OF DELAWARE, MICROFILM NO. 12870.
- POSTAL ADDRESS, WILMINGTON, DE. 19810.
- ANY SEDIMENT DEPOSITS REMOVED DURING THE MAINTENANCE OF STORMWATER MANAGEMENT AREAS MUST BE DISPOSED OFF SITE AT AN APPROVED DUMPING LOCATION.
- 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 10' 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 IN THIS PLAN.
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, _____ FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH LONG TERM ANNUAL INSPECTIONS. THESE FUNDS SHALL BE PAID TO NCC PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THIS REQUIREMENT.
- 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 SANITARY SEWER EASEMENT SHOWN ON THIS PLAN.
- NO PORTION OF THIS SITE CONTAINS STEEP SLOPES

CERTIFICATION OF OWNERSHIP
 TP NO. 06-052.00-075
 I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE 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 UDC.

 DATE _____

CERTIFICATION OF OWNERSHIP
 TP NO. 06-052.00-076
 I, _____, HEREBY CERTIFY THAT NORTH BAPTIST CHURCH IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UDC.

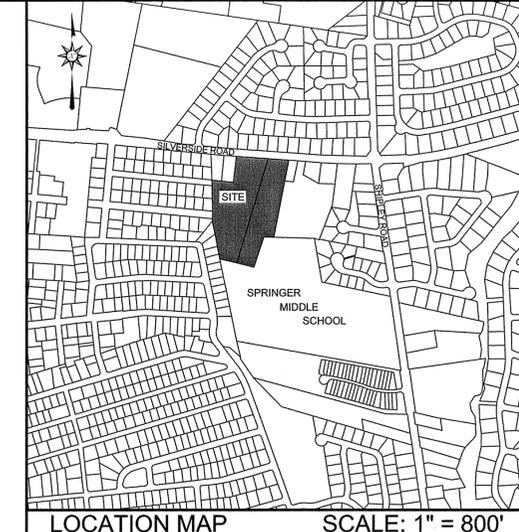
 DATE _____

CERTIFICATION OF ACCURACY
 TP# 06-052.00-075 (BOUNDARY & TOPOGRAPHY ONLY)
 I, _____, 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.

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING _____ DATE _____

CERTIFICATION OF ACCURACY
 TP# 06-052.00-076 (BOUNDARY & INTERIOR); TP# 06-052.00-075 (INTERIOR ONLY)
 I, THOMAS A. COLEMAN II, 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.

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING _____ DATE _____



PLAN DATA

1. APPLICATION NUMBER	20100329	
2. TAX PARCEL NUMBER/SOURCE OF TITLE	TP 06-052.00-075 / W.R. 139769	
TAX PARCEL NUMBER/SOURCE OF TITLE	TP 06-052.00-076 / D.R. L80117	
3. EXISTING ZONING	NC6.5 & S	
4. DATUM	NAVD88	
5. THE TOPOGRAPHY DEPICTED ON PARCEL 075 WAS DERIVED FROM THE BOUNDARY AND TOPOGRAPHY PLAN PREPARED BY MCBRIDE & ZIEGLER JUNE 8, 2009. THE TOPOGRAPHY DEPICTED ON PARCEL 076 WAS DERIVED FROM A TOPOGRAPHIC SURVEY BY KARINS AND ASSOCIATES JUNE 2, 2010. PROJECT BENCHMARK: SANITARY SEWER MANHOLE INV.: 399.98		
6. SUBDIVISION DATA:		
BASE SITE AREA	9,304+ AC.	
TP 06-052.00-075	5,464+ AC.	
TP 06-052.00-076	3,814+ AC.	
FLOOR AREA (PROPOSED)	64,400 S.F.	
BUILDING COVERAGE	TP# -075	TP# -076
PARKING / IMPERVIOUS AREA	0.75 AC	0.20 AC
LANDSCAPE / OPEN SPACE	1.12 AC	1.33 AC
(INCLUDES 0.42+ AC. STORMWATER MANAGEMENT AREAS)	3.62 AC	2.28 AC
TOTAL	5.49 AC	3.81 AC

- PARKING: (INCLUDES TP# 06-052.00-075 & 076)
 REQUIRED: NURSING HOME: 0.33 PS/ BED ROOM X 131 BED ROOMS = 44 SPACES
 PROVIDED: (INCLUDES 3 HANDICAP SPACES): TP# 06-052.00-075 20 SPACES (EXISTING)
 PROVIDED: (INCLUDES 3 HANDICAP SPACES): TP# 06-052.00-076 138 SPACES
 TOTAL REQUIRED (TP# -075 & -076) 64 SPACES
 TOTAL PROVIDED (TP# -075 & -076) 164 SPACES
- BULK AREA REQUIREMENTS:
 NC6.5 ZONING-OTHER PERMITTED USES (TP# 06-052.00-075)
 MINIMUM LOT AREA: 1 AC.
 MINIMUM LOT WIDTH: 150'
 MINIMUM STREET YARD: 40'
 MINIMUM SIDE YARD: 30'
 MINIMUM REAR YARD: 40'
 PAVING STREET YARD / OTHER: 20'10"
 MAXIMUM BUILDING HEIGHT: 45'
 S ZONING-ASSEMBLY / WORSHIP (TP# 06-052.00-076)
 MINIMUM LOT AREA: 1 AC.
 MINIMUM LOT WIDTH: 100'
 MINIMUM STREET YARD: 40'
 MINIMUM SIDE YARD: 25'
 MINIMUM REAR YARD: 40'
 PAVING STREET YARD / OTHER: 20'10"
 MAXIMUM BUILDING HEIGHT: 45'
- MONUMENTS:
 EXISTING: 0
 PROPOSED: 4
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- WATER SUPPLY: UNITED WATER DELAWARE
 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.
- SANITARY SEWER: NEW CASTLE COUNTY
 SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) 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.
- SANITARY SEWER FLOW DATA:
 NURSING FACILITY: 100 GPD PER PERSON X 140 PERSONS = 14,000 GPD
 PEAK FLOW: 14,000 GPD X 4 = 56,000 GPD

EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT AND TITLE SUBDIVISION PLAN FOR SILVERSIDE CADIA REHABILITATION & NORTH BAPTIST CHURCH SITUATE IN: BRANDYWINE HUNDRED, NEW CASTLE COUNTY, DELAWARE

date		checked	
revisions			

Karins and Associates
 ENGINEERS • PLANNERS • SURVEYORS
 NEWARK, DE • MILLSBORO, DE
 www.karinsengineering.com

17 POLLY DRUMMOND CENTER • SUITE 201 28433 DUPONT BOULEVARD
 MILLSBORO, DELAWARE 19711
 PHONE: (302) 369-2900 FAX: (302) 369-2975
 PHONE: (302) 934-9656 FAX: (302) 934-9679

OWNER & APPLICANT (075): JOHN C. HINTZ, 3322 SILVERSIDE ROAD, WILMINGTON, DE 19810
OWNER & APPLICANT (076): NORTH BAPTIST CHURCH, 3318 SILVERSIDE ROAD, WILMINGTON, DE 19810

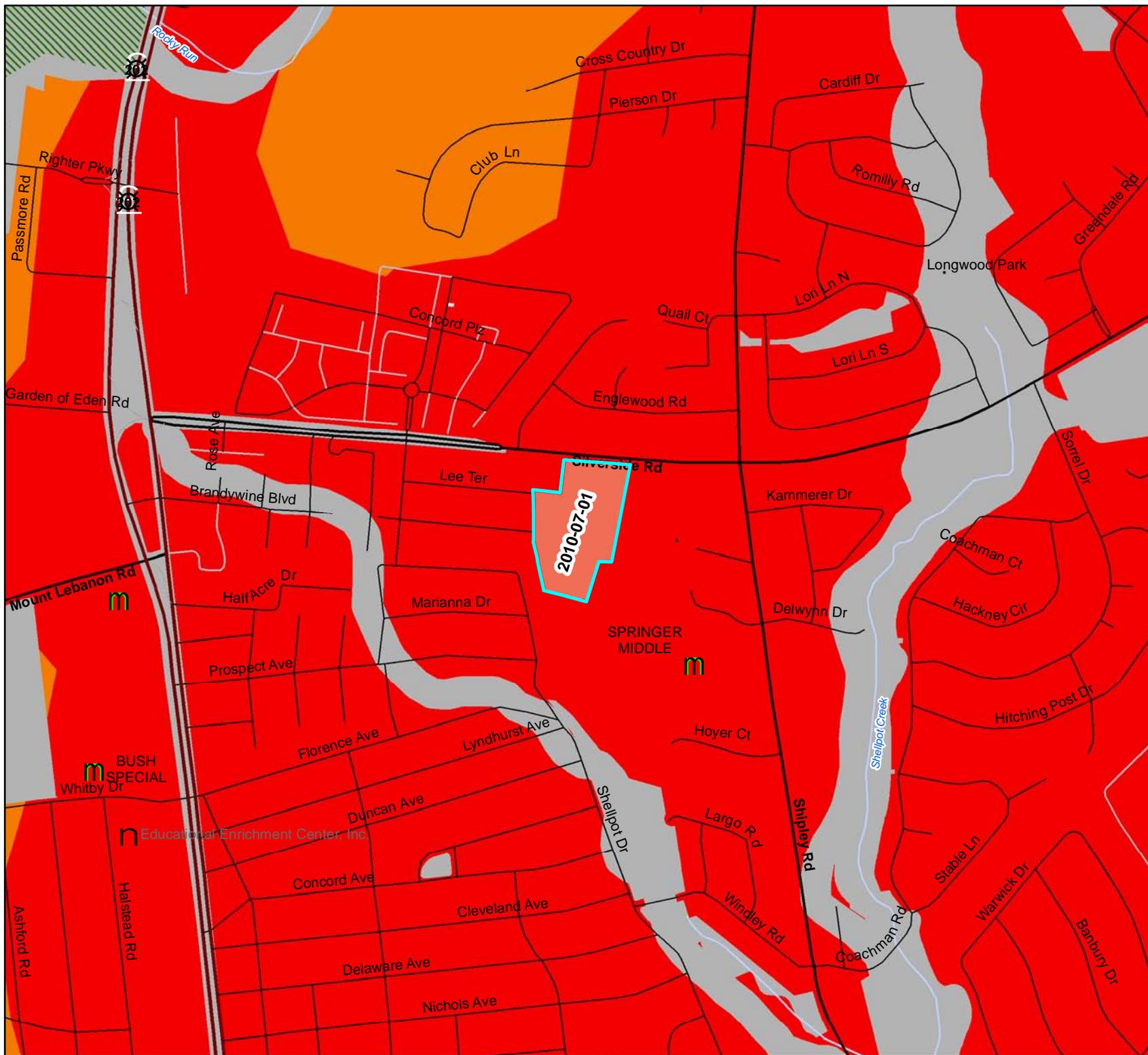
APPROVED: _____
 PROFESSIONAL ENGINEER

SURVEY BY: MCBRIDE & ZIEGLER, INC., KA
 DESIGNED BY: TAC / BMB
 DRAWN BY: GC
 CHECKED BY: TAC / DS

SCALE: 1" = 50'
 DATE: 6/1/10
 SHEET 1 OF 1
 DRAWING NO. 2395 - R01

Preliminary Land Use Service (PLUS)

Sliverside Cadia Rehabilitation & Baptist Church
2010-07-01



- 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

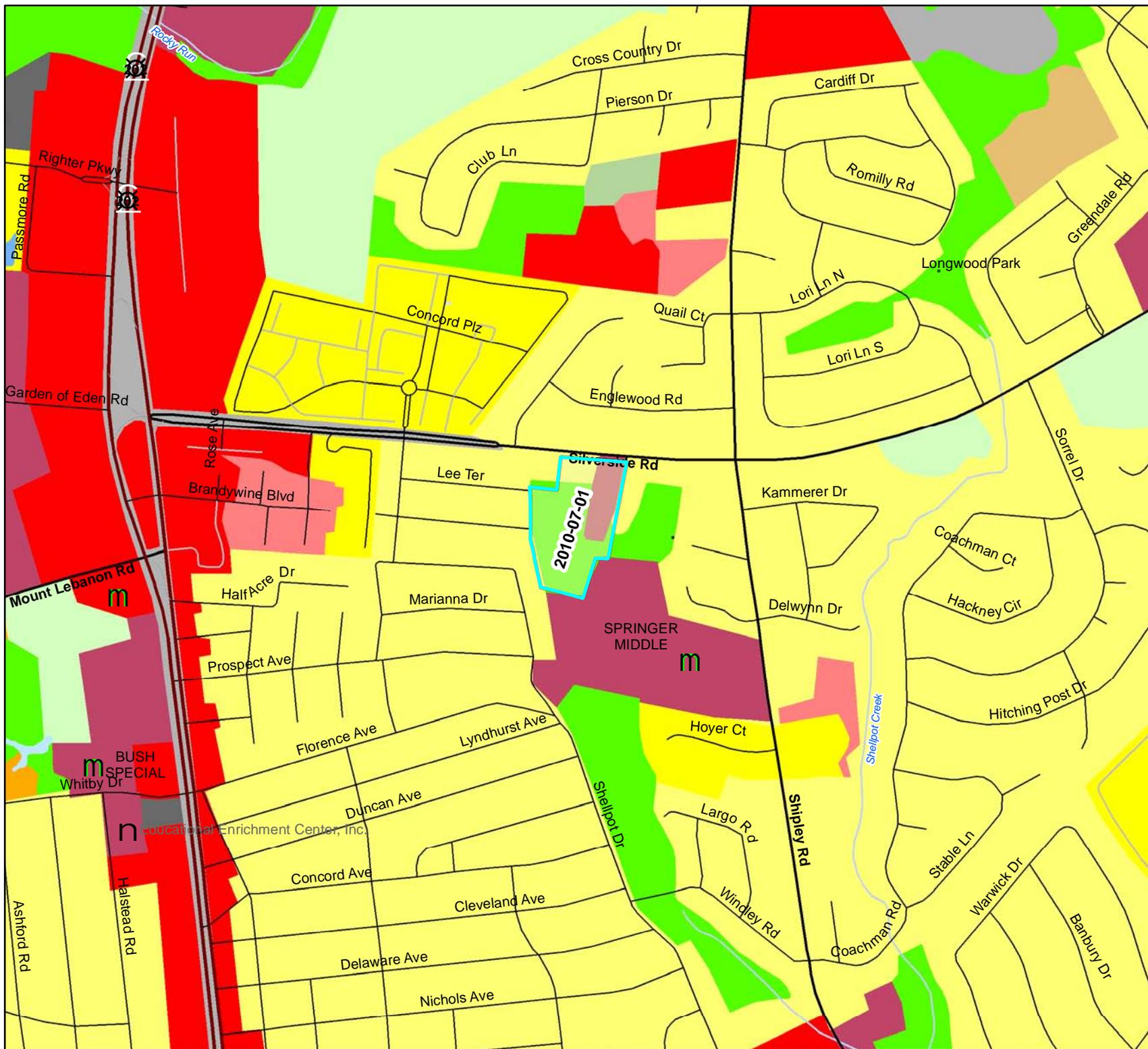


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Preliminary Land Use Service (PLUS)

Sliverside Cadia Rehabilitation & Baptist Church
2010-07-01



- 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

1:10,000



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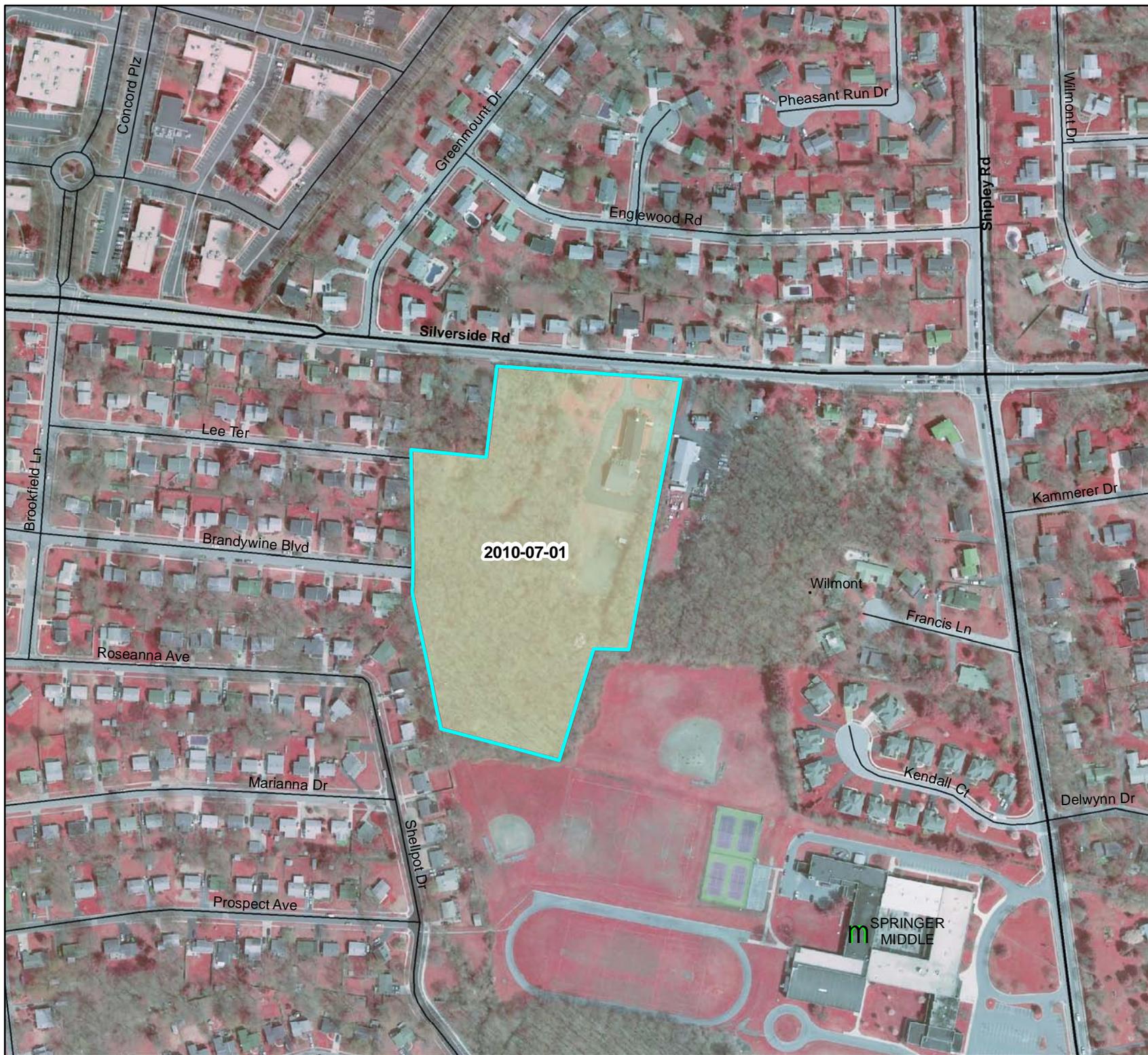


Preliminary Land Use Service (PLUS)

Sliverside Cadia
Rehabilitation &
Baptist Church
2010-07-01

-  Project Areas
-  Municipalities

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



1:3,600



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