

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): 2010-09-02

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 2

1. Project Title/Name: East Main Street Hotel

2. Location (please be specific): 121 East Main Street, Newark, DE 19702

3. Parcel Identification #: 1002800027

4. County or Local Jurisdiction Name: where project is located: New Castle County

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

6. Owner's Name: Liborio 6, LLC

Address: 903 North French Street

City: Wilmington

State: Delaware

Zip: 19801

Phone : (302) 426-0200

Fax

Email:

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

Address: 903 North French Street

City: Wilmington

State: Delaware

Zip: 19801

Phone : (302) 426-0200

Fax

Email:

8. Project Designer/Engineer: Van Cleef Engineering Associates

Address: 630 Churchmans Road, Suite 105

City: Newark

State: Delaware

Zip: 19702

Phone : (302) 368-3184

Fax

(302) 368-7195

Email: Northernde@vcea.org

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

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:

Proposed 70 room hotel on a property needing rezoning

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 +/-):

4.28

Number of Residential Units:

Commercial square footage:

15,390

13. Present Zoning: NC15

14. Proposed Zoning: CN

15. Present Use: vacant, wooded ground

16. Proposed Use: hotel

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:

Artesian Water Company

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 Public Sewer

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

N/A

20. Environmental impacts:

Filling of < 1/2 acre. of wetlands under Army Corps General Permit

How many forested acres presently on-site? 3.89

How many forested acres will be removed? 1.79

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 0.67

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: Wetlands fill in area < 1/2 acre for general permit compliance.

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

0 feet

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:

grass filter strips, bio swales, wet pond

23. Is open space proposed? Yes No

If "Yes," how much? Acres: 3.06

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

Passive recreation, stormwater management

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:

714 trips per day

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.

None

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: Lou Ramunno

Phone number: (302) 426-0200

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

Date/Time Field

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

Date/Time Field

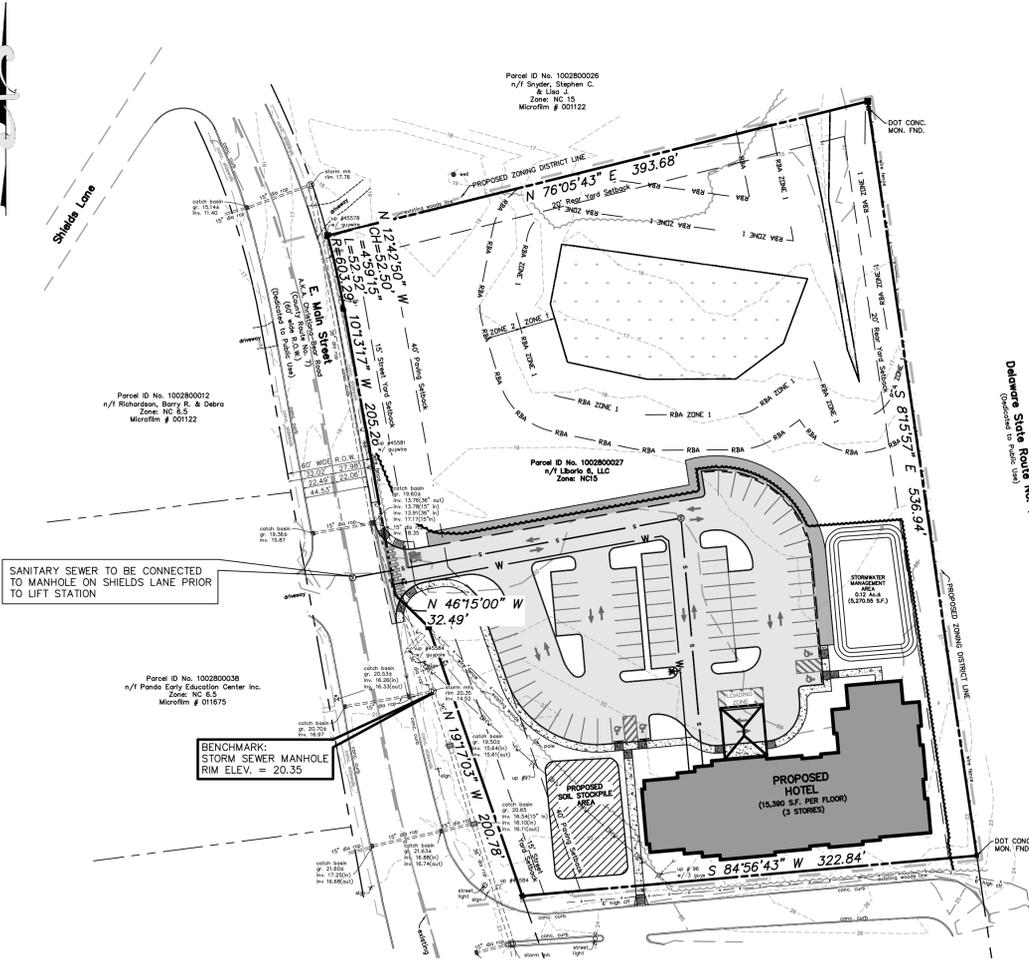
Signed application must be received before application is scheduled for PLUS review.

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.**

EXPLORATORY SKETCH FOR East Main Street Hotel New Castle Hundred, New Castle County, Delaware

GENERAL NOTES:

- ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- THE REQUIRED PARKING FOR COMMERCIAL LODGING IS 1 SPACE PER GUEST ROOM, 70 PARKING SPACES ARE PROPOSED.
- A 20' WIDE DRAINAGE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A SANITARY SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY.
- ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESS WAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS, AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS GENERATED BY FIELD SURVEY BY BAB HI-TECH SOLUTIONS, L.L.C. IN JULY 2007. NO CHANGE OF GRADES OR CONTOURS HAS OCCURRED SINCE JULY 2007.
- DRAINAGE, EROSION & SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 1000300145, DATED JANUARY 17, 2007, PANEL 145 OF 475 A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" (REGULATED 100 YEAR FLOODPLAIN)
- WATER SUPPLY IS BY ARTESIAN WATER COMPANY, INC. AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWAGE DISPOSAL IS BY NEW CASTLE COUNTY PUBLIC SEWER AND 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 FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS, PART V, SECTION 5, DATED 1997 OR AS LATER AMENDED.
- BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY 2006 WATER RESOURCE PROTECTION AREA MAPS, NO PORTION OF THIS SITE IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA DISTRICT.
- PORTIONS OF THIS SITE CONTAIN FRESHWATER WETLANDS, WETLAND BOUNDARIES DEPICTED ON THIS PLAN WHERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS DATED JUNE 1991, OR AS LATER AMENDED. FOR A DESCRIPTION OF WETLANDS, SEE THE WETLANDS DELINEATION REPORT PREPARED BY DOUGLAS E. POTTS, OF ECI, DATED DECEMBER 2007.
- FOR SOIL AND DESCRIPTIONS FOR THE AREA OF DEVELOPMENT, SEE THE NEW CASTLE COUNTY SOIL SURVEY MAPS SHEET 19.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES, UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED. EXISTING PLANT MATERIALS DESIGNED TO REMAIN ON THIS PLAN OR ON THE LANDSCAPING PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- THIS SITE CONTAINS NO KNOWN TRIALS OR PATHS WHICH ARE LEGALLY ACCESSIBLE BY THE PUBLIC.
- THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPOSED FOR THE BENEFIT OF THE NEW CASTLE COUNTY.
- THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).



Site Data:

- OWNER OF RECORD:** LIBORIO 6, LLC
C/O LOU RAMUNNO
903 NORTH FRENCH STREET
WILMINGTON, DE
(302) 426-0200
- APPLICANT:** LIBORIO 6, LLC
C/O LOU RAMUNNO
903 NORTH FRENCH STREET
WILMINGTON, DE
(302) 426-0200
- ENGINEER/SURVEYOR:** VAN CLEEF ENGINEERING ASSOCIATES
630 CHURCHMANS ROAD, SUITE 105
NEWARK, DE 19702
(302) 368-3184
- PROPERTY ADDRESS:** 121 E. MAIN STREET
NEWARK, DE 19702
- TAX MAP:** 1002800027
- ZONING DISTRICT:** NC15 - NEIGHBORHOOD CONSERVATION (EXISTING)
CN - COMMERCIAL NEIGHBORHOOD (PROPOSED)
- SOURCE OF TITLE:** 20070524-0047255
- DATUM:** NAVD 88
- BENCHMARK:** STORM SEWER MANHOLE LOCATED IN THE GRASS STRIP ON EASTERLY SIDE OF EAST MAIN STREET, RIM ELEVATION 20.35
- NUMBER OF LOTS:** 1
- EXISTING USE:** VACANT, WOODED GROUND
- PROPOSED USE:** HOTEL
- GROSS SITE AREA:** 4.28 Ac.± (186,487.37 S.F.)
- SITE AREA DISTRIBUTIONS:**

TOTAL AREA:	4.28 Ac.± (186,487.37 S.F.)
BUILDING COVERAGE:	0.35 Ac.± (15,390.00 S.F.)
PAVING/IMPROVED COVERAGE:	0.87 Ac.± (37,931.88 S.F.)
OPEN SPACE:	3.06 Ac.± (133,165.49 S.F.)
STORMWATER MANAGEMENT AREA:	0.12 Ac.± (5,270.55 S.F.)
- LOT REGULATIONS (CN - COMMERCIAL NEIGHBORHOOD):**

OTHER COMMERCIAL USES:	REQ'D	PROVIDED
MINIMUM LOT SIZE:	1 Ac.	4.28 Ac. ±
MINIMUM LOT WIDTH:	50 FT.	> 100 FT.
FRONT YARD SETBACK:	15 FT.	> 40 FT.
SIDE YARD SETBACK:	NONE	> 20 FT.
REAR YARD SETBACK:	20 FT.	> 20 FT.
PAVING STREET YARD/ OTHER YARD:	40/10	40/5
BUILDING HEIGHT:	35 FT.	< 35 FT.
- PARKING RATIONAL:**

COMMERCIAL USES: COMMERCIAL NEIGHBORHOOD:
 1 SPACE PER ROOM
 70 ROOMS X 1 = 70 SPACES REQUIRED
 70 SPACES PROPOSED
- MONUMENTATION:**

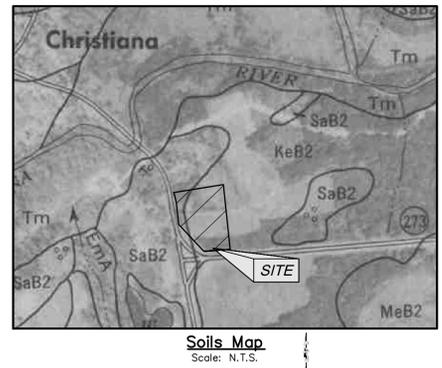
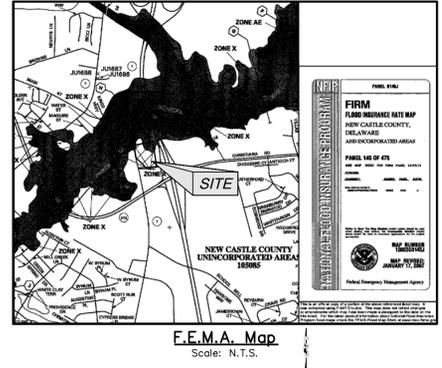
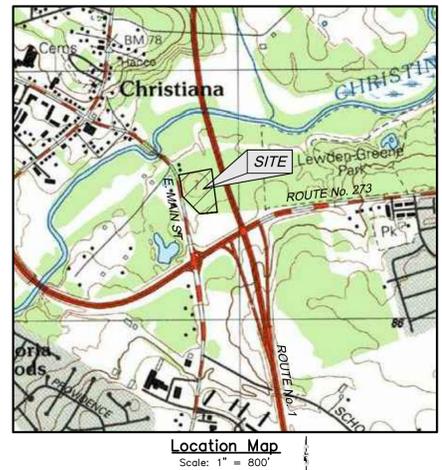
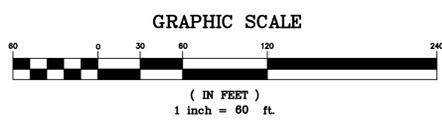
EXISTING:	2	■
PROPOSED:	4	■
- FIRE HYDRANTS:**

EXISTING:	0	⊕
PROPOSED:	1	⊕
- CLEARING RATIONAL:**

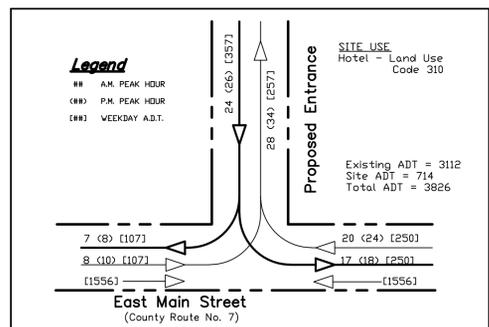
MATURE FORESTS: REQUIRED PROTECTION= 0.5
 TOTAL MATURE FOREST: 3.89 Ac.
 3.89 Ac. X 0.5 = 1.94 Ac. REQUIRED PROTECTION
 TOTAL WOODS CLEARED: 1.79 Ac.
 3.89 - 1.79 = 2.10 Ac. PROTECTED

Sheet Number	Sheet Title
1	Cover Sheet
2	Existing Conditions Plan
3	Site Plan

THE PURPOSE OF THIS PLAN IS TO BUILD AN 70 ROOM HOTEL ON THIS 4.28± ACRE SITE.



Soils Legend:
 KeB2 - Keport Silt Loam, 2-5% Slopes
 SaB2 - Sassafras Sandy Loam, 2-5% Slopes



ZONING DISTRICT/DEVELOPMENT TYPE	MIN. OSR/LSR	DENSITY GROSS/NET	FLOOR AREA RATIO GROSS/NET	UTILITIES (CN-SITE, PUBLIC)
COMMERCIAL NEIGHBORHOOD (CN)/ OTHER COMMERCIAL USES	0.50	N.A./N.A.	0.18/0.37	PUBLIC

DEVELOPMENT TYPE	LOT AREA	LOT WIDTH	STREET YARD	SIDE YARD	REAR YARD	PAVING STREET YARD/OTHER YARD	BUILDING HEIGHT
OTHER COMMERCIAL USES	1 Ac.	50 FT.	15 FT.	NONE	20 FT.	40 FT./10 FT.	35 FT.

LEGEND

- | | | | |
|-------|---------------------------------|-----|-------------------------|
| --- | EXISTING PROPERTY LINE | ⊕ | EXISTING DRAINAGE M.H. |
| - - - | PROPOSED PROPERTY LINE | ⊕ | PROPOSED DRAINAGE M.H. |
| --- | EXISTING RIGHT-OF-WAY | --- | EXISTING STORM PIPE |
| - - - | PROPOSED RIGHT-OF-WAY | --- | PROPOSED STORM PIPE |
| --- | EXISTING CENTER LINE | --- | PROPOSED F.E.S. |
| - - - | PROPOSED CENTER LINE | --- | EXISTING SANITARY M.H. |
| --- | PROPOSED CURB | --- | PROPOSED SANITARY M.H. |
| --- | EXISTING CURB | --- | EXISTING SANITARY SEWER |
| --- | EX. EDGE OF PAVEMENT | SS | PROPOSED SANITARY SEWER |
| --- | EXISTING LINE STRIPING | FM | EXISTING SAN. FORCEMAIN |
| --- | PROPOSED LINE STRIPING | W | EXISTING WATER MAIN |
| --- | BUILDING SETBACK LINE | W | PROPOSED WATER MAIN |
| --- | EXISTING CONTOUR | --- | EX./PROP. FIRE HYDRANT |
| --- | PROPOSED CONTOUR | --- | EX./PROP. GATE VALVE |
| --- | PROPOSED PAVEMENT CROSS SECTION | --- | EXISTING GAS MAIN |
| --- | PROPOSED SIDEWALK | --- | PROPOSED GAS MAIN |
| --- | PROPOSED BUILDING | --- | SOIL BORING LOCATIONS |
| --- | EXISTING INLET | --- | SOIL TYPE BOUNDARY LINE |
| --- | PROPOSED INLET | --- | MONUMENT/PIPE FOUND |
| --- | | --- | MONUMENT TO BE SET |

Certification of Plan Approval:
 APPROVED (DATE) _____
 BY (GENERAL MANAGER) _____
 FOR: DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

Certification of Plan Accuracy:
 APPROVED (DATE) _____
 BY (GENERAL MANAGER) _____
 FOR: COUNTY COUNCIL OF NEW CASTLE COUNTY.

Certificate of Ownership:
 I, SCOTT E. LOBDELL, 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.

I, LOU RAMUNNO, PARTNER OF LIBORIO 6, L.L.C., HEREBY CERTIFY THAT LIBORIO 6, L.L.C., IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

811 MISS UTILITY OF DELMARVA
 BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
 WWW.MISSUTILITYDELMARVA.COM
 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

Know what's below. Call before you dig.

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: SCOTT E. LOBDELL DATE _____
 DELAWARE PROFESSIONAL ENGINEER NO. 12260

OFFICES THROUGHOUT NJ, DE, MD AND EASTERN PA

Van Cleef ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering

Land Surveying
 Professional Planning
 Landscape Architecture

630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
 EMAIL: NORTHERNDE@VCEA.ORG WEB: WWW.VCEA.ORG
 PHONE: (302) 368-3184 FAX: (302) 368-7195

PROJECT: 07-05-NCC DESIGNED BY: _____
 DATE: 6/29/2009 DRAWN BY: _____
 SCALE: AS NOTED CHECKED BY: _____

East Main Street Hotel
 FOR
LIBORIO 6, LLC
PARCEL #1002800027
 SITUATED IN
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE
 APPLICATION No. 2009-0272-S

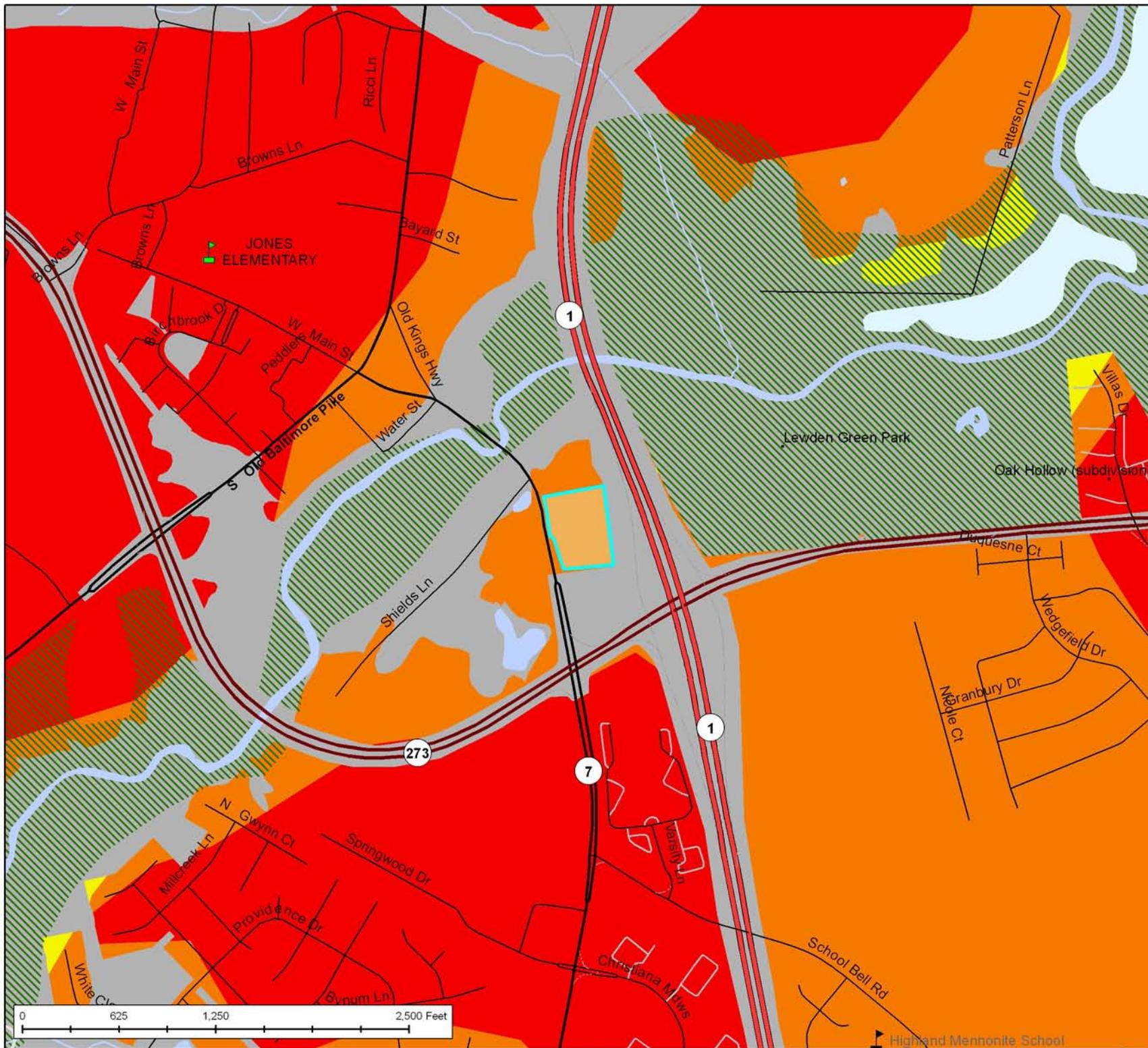
TITLE _____

COVER SHEET

EXPLORATORY SHEET NUMBER 1

Preliminary Land Use Service (PLUS)

East Main Street Hotel
2010-09-02



- 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)

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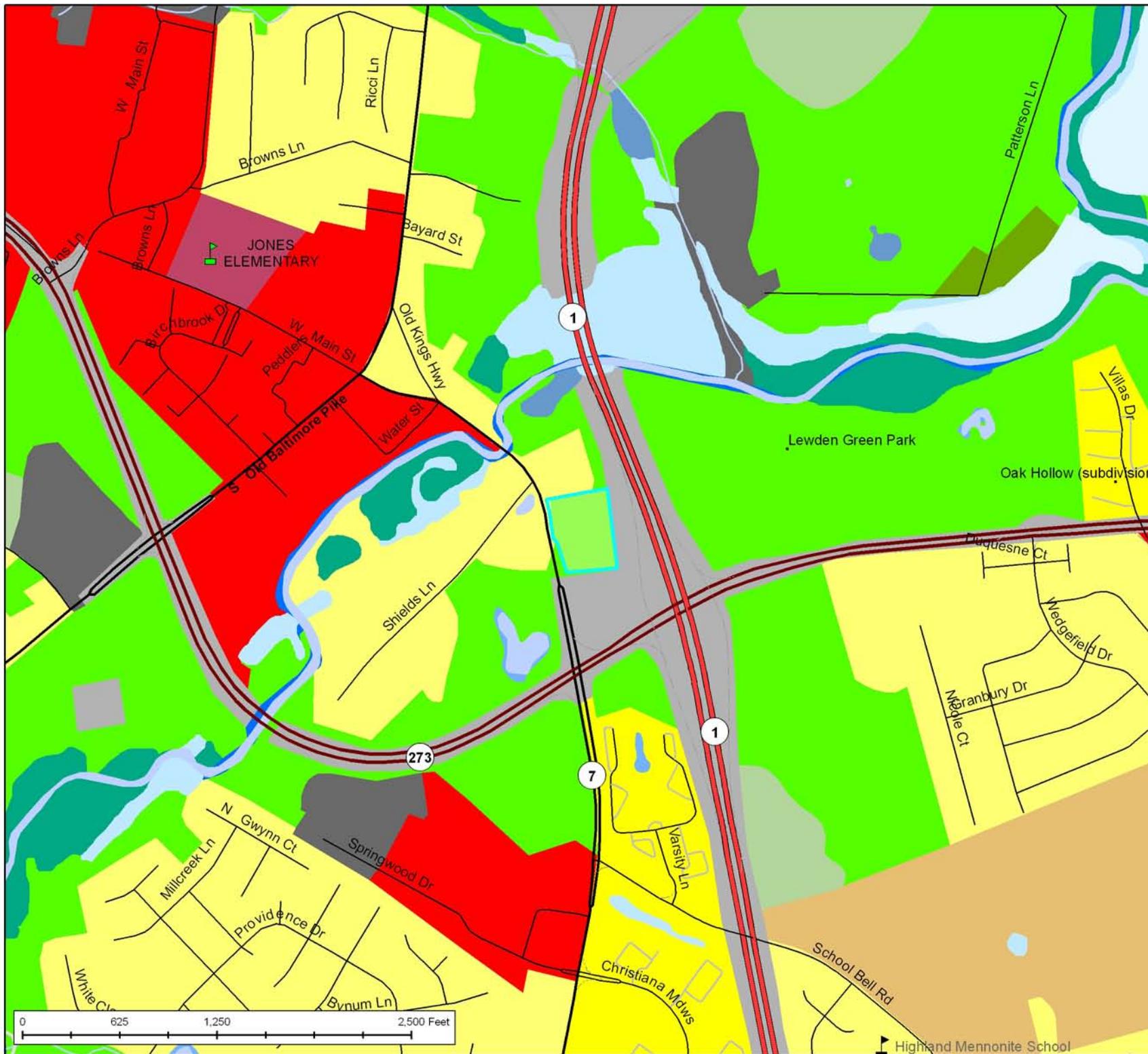


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2010-09-02

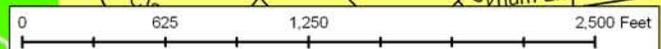


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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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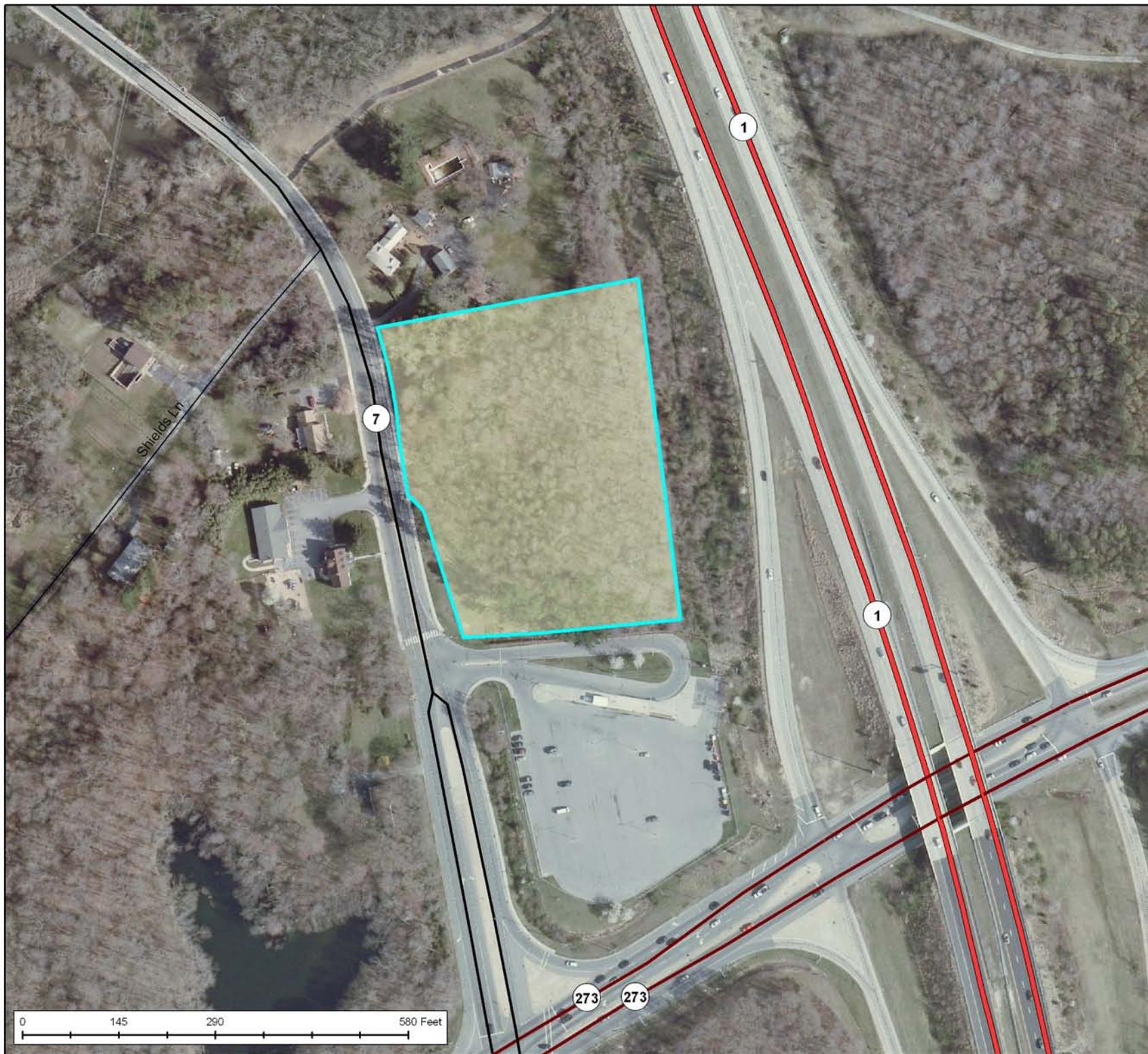


Preliminary Land Use Service (PLUS)

East Main Street Hotel
2010-09-02

-  Project Areas
-  Municipalities

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



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