

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: TRADITIONS AT PIKE CREEK

2. Location (please be specific): CORNER OF ROUTE 72(PAPER MILL ROAD) AND ROUTE 7 (LIMESTONE ROAD) FRONTS 72, ACCESS ON 7

3. Parcel Identification #: 08-030.00-007, 08-024.00-060

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: TRADITIONS AT PIKE CREEK, LLC

Address: 116 QUARRY ROAD

City: COATESVILLE

State: Pennsylvania

Zip: 19320

Phone: 6108572000

Fax: 6108572100

Email: JLISA@PENGUININD.COM

7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): TRADITIONS AT PIKE CREEK, LLC

Address: 116 QUARRY ROAD

City: COATESVILLE

State: Pennsylvania

Zip: 19320

Phone: 6108572000

Fax: 6108572100

Email: JLISA@PENGUININD.COM

8. Project Designer/Engineer: TIMOTHY FILASKY, PE

Address: 17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201

City: NEWARK

State: DE

Zip: 19711

Phone: 3023692900

Fax: 3023692975

Email: TFILASKY@KARINSENGINEERING.COM

9. Please Designate a Contact Person, including phone number, for this Project: TIM FILASKY 3023692900 X30

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:

RECONFIGURE THE PREVIOUSLY APPROVED 64 TOWNHOME STYLE CONDOMINIUMS(30 FEET WIDE) TO YIELD 76 TOWNHOME STYLE CON

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 +/-):

26.396

Number of Residential Units:

76

Commercial square footage:

N/A

13. Present Zoning: ST

14. Proposed Zoning: ST

15. Present Use: OPEN

16. Proposed Use: RESIDENTIAL

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

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):

SINGLE FAMILY ATTACHED TOWNHOME STYLE CONDOMINIUMS

20. Environmental impacts:

WRPA IMPERVIOUS LIMITATIONS

How many forested acres presently on-site? 13.68

How many forested acres will be removed? 1.43

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 1.33

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: N/A

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

MINIMUM 100 FOOT BUFFER

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 AND INFILTRATION

23. Is open space proposed? Yes No If "Yes," how much? Acres: 19.38

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

ACTIVE AND 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:

502

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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.

ENTRANCE ROAD PROVIDES FOR TIE IN TO SERVICE ADJACENT PARCELS(08-024.00-011, 009)

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

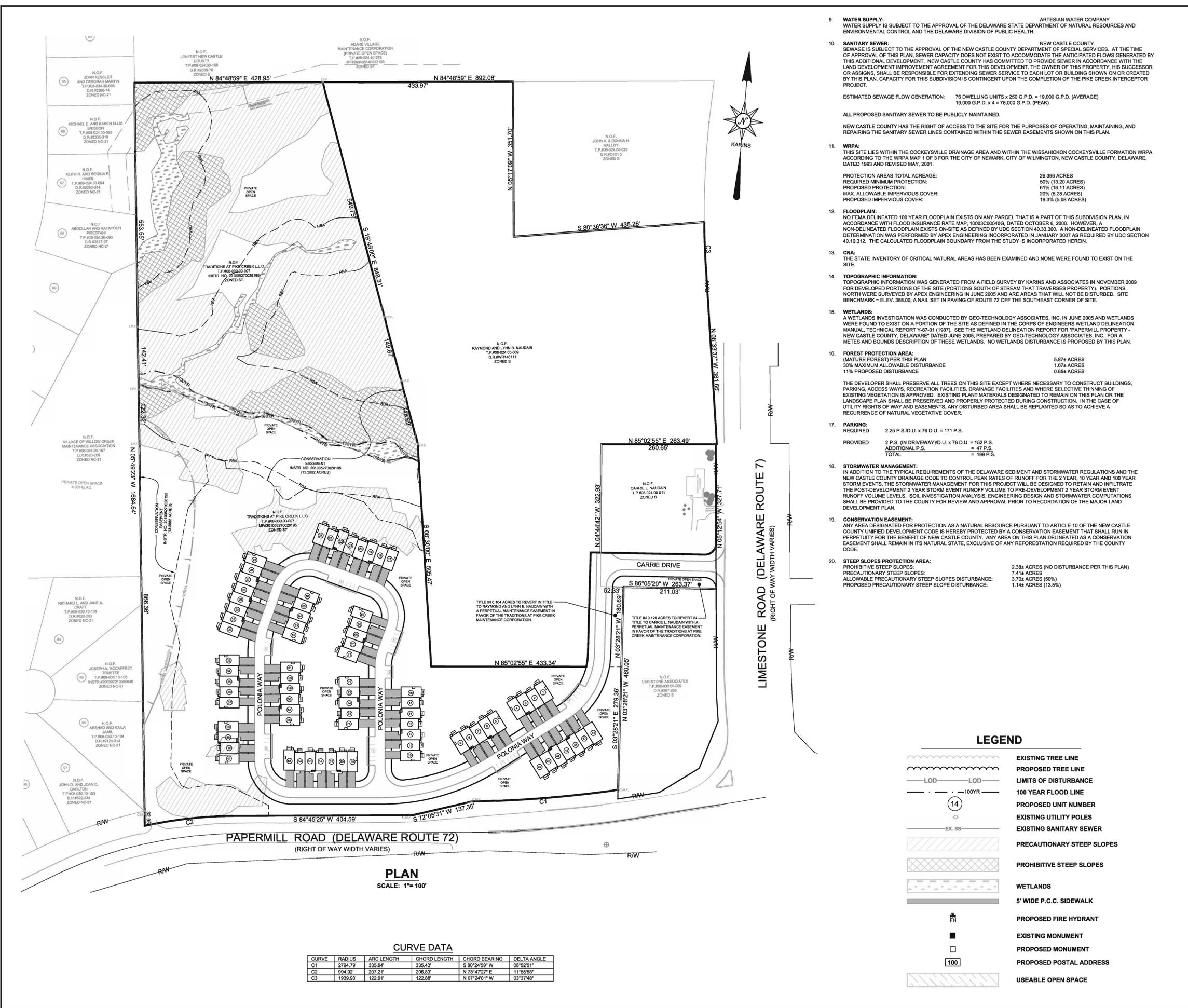
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of Property Owner _____ 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.**



PLAN
SCALE: 1"= 100'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2734.70'	335.64'	335.43'	S 82°24'55" W	07°52'51"
C2	994.92'	207.21'	206.83'	N 78°47'27" E	11°55'58"
C3	1939.93'	122.91'	122.88'	N 07°24'01" W	03°37'48"

- WATER SUPPLY:** WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
 - ARTESIAN WATER COMPANY
- SANITARY SEWER:** NEW CASTLE COUNTY SEWAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY DOES NOT EXIST TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT OR BUILDING SHOWN ON OR CREATED BY THIS PLAN. CAPACITY FOR THIS SUBDIVISION IS CONTINGENT UPON THE COMPLETION OF THE PIKE CREEK INTERCEPTOR PROJECT.
 - ESTIMATED SEWAGE FLOW GENERATION: 76 DWELLING UNITS x 250 G.P.D. = 19,000 G.P.D. (AVERAGE)
 - 19,000 G.P.D. x 4 = 76,000 G.P.D. (PEAK)
 - ALL PROPOSED SANITARY SEWER TO BE PUBLICLY MAINTAINED.
 - 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 SEWER EASEMENTS SHOWN ON THIS PLAN.
- WRPA:** THIS SITE LIES WITHIN THE COCKEYSVILLE DRAINAGE AREA AND WITHIN THE WISSAHICKON COCKEYSVILLE FORMATION WRPA ACCORDING TO THE WRPA MAP 1 OF 3 FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, DATED 1993 AND REVISED MAY, 2001.
 - PROTECTION AREAS TOTAL ACREAGE: 26.396 ACRES
 - REQUIRED MINIMUM PROTECTION: 50% (13.20 ACRES)
 - PROPOSED PROTECTION: 61% (16.11 ACRES)
 - MAX. ALLOWABLE IMPERVIOUS COVER: 20% (5.28 ACRES)
 - PROPOSED IMPERVIOUS COVER: 19.3% (5.08 ACRES)
- FLOODPLAIN:** NO FEMA DELINEATED 100 YEAR FLOODPLAIN EXISTS ON ANY PARCEL THAT IS A PART OF THIS SUBDIVISION PLAN, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C00040G, DATED OCTOBER 6, 2000. HOWEVER, A NON-DELINEATED FLOODPLAIN EXISTS ON-SITE AS DEFINED BY UDC SECTION 40.33.300. A NON-DELINEATED FLOODPLAIN DETERMINATION WAS PERFORMED BY APEX ENGINEERING INCORPORATED IN JANUARY 2007 AS REQUIRED BY UDC SECTION 40.10.312. THE CALCULATED FLOODPLAIN BOUNDARY FROM THE STUDY IS INCORPORATED HEREIN.
- CNA:** THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- TOPOGRAPHIC INFORMATION:** TOPOGRAPHIC INFORMATION WAS GENERATED FROM A FIELD SURVEY BY KARINS AND ASSOCIATES IN NOVEMBER 2009 FOR DEVELOPED PORTIONS OF THE SITE (PORTIONS SOUTH OF STREAM THAT TRAVERSES PROPERTY). PORTIONS NORTH WERE SURVEYED BY APEX ENGINEERING IN JUNE 2005 AND ARE AREAS THAT WILL NOT BE DISTURBED. SITE BENCHMARK = ELEV. 388.00, A NAIL SET IN PAVING OF ROUTE 72 OFF THE SOUTHEAST CORNER OF SITE.
- WETLANDS:** A WETLANDS INVESTIGATION WAS CONDUCTED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN JUNE 2005 AND WETLANDS WERE FOUND TO EXIST ON A PORTION OF THE SITE AS DEFINED IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-01 (1987). SEE THE WETLAND DELINEATION REPORT FOR "PAPERMILL PROPERTY - NEW CASTLE COUNTY, DELAWARE" DATED JUNE 2005, PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. FOR A METES AND BOUNDS DESCRIPTION OF THESE WETLANDS. NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
- FOREST PROTECTION AREA:**
 - MATURE FOREST) PER THIS PLAN: 5.87± ACRES
 - 30% MAXIMUM ALLOWABLE DISTURBANCE: 1.67± ACRES
 - 11% PROPOSED DISTURBANCE: 0.65± ACRES

THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATION FACILITIES, DRAINAGE FACILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS OF WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- PARKING:**
 - REQUIRED: 2.25 P.S./D.U. x 76 D.U. = 171 P.S.
 - PROVIDED: 2 P.S. (IN DRIVEWAY)/D.U. x 76 D.U. = 152 P.S.
 - ADDITIONAL P.S. = 47 P.S.
 - TOTAL = 199 P.S.
- STORMWATER MANAGEMENT:** IN ADDITION TO THE TYPICAL REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE TO CONTROL PEAK RATES OF RUNOFF FOR THE 2 YEAR, 10 YEAR AND 100 YEAR STORM EVENTS, THE STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE DESIGNED TO RETAIN AND INFILTRATE THE POST-DEVELOPMENT 2 YEAR STORM EVENT RUNOFF VOLUME TO PRE-DEVELOPMENT 2 YEAR STORM EVENT RUNOFF VOLUME LEVELS. SOIL INVESTIGATION ANALYSIS, ENGINEERING DESIGN AND STORMWATER COMPUTATIONS SHALL BE PROVIDED TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO RECDORATION OF THE MAJOR LAND DEVELOPMENT PLAN.
- CONSERVATION EASEMENT:** ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- STEEP SLOPES PROTECTION AREA:**
 - PROHIBITIVE STEEP SLOPES: 2.38± ACRES (NO DISTURBANCE PER THIS PLAN)
 - PRECATIONARY STEEP SLOPES: 7.41± ACRES
 - ALLOWABLE PRECAUTIONARY STEEP SLOPES DISTURBANCE: 3.70± ACRES (50%)
 - PROPOSED PRECAUTIONARY STEEP SLOPE DISTURBANCE: 1.14± ACRES (13.5%)



PLAN DATA AND NOTES

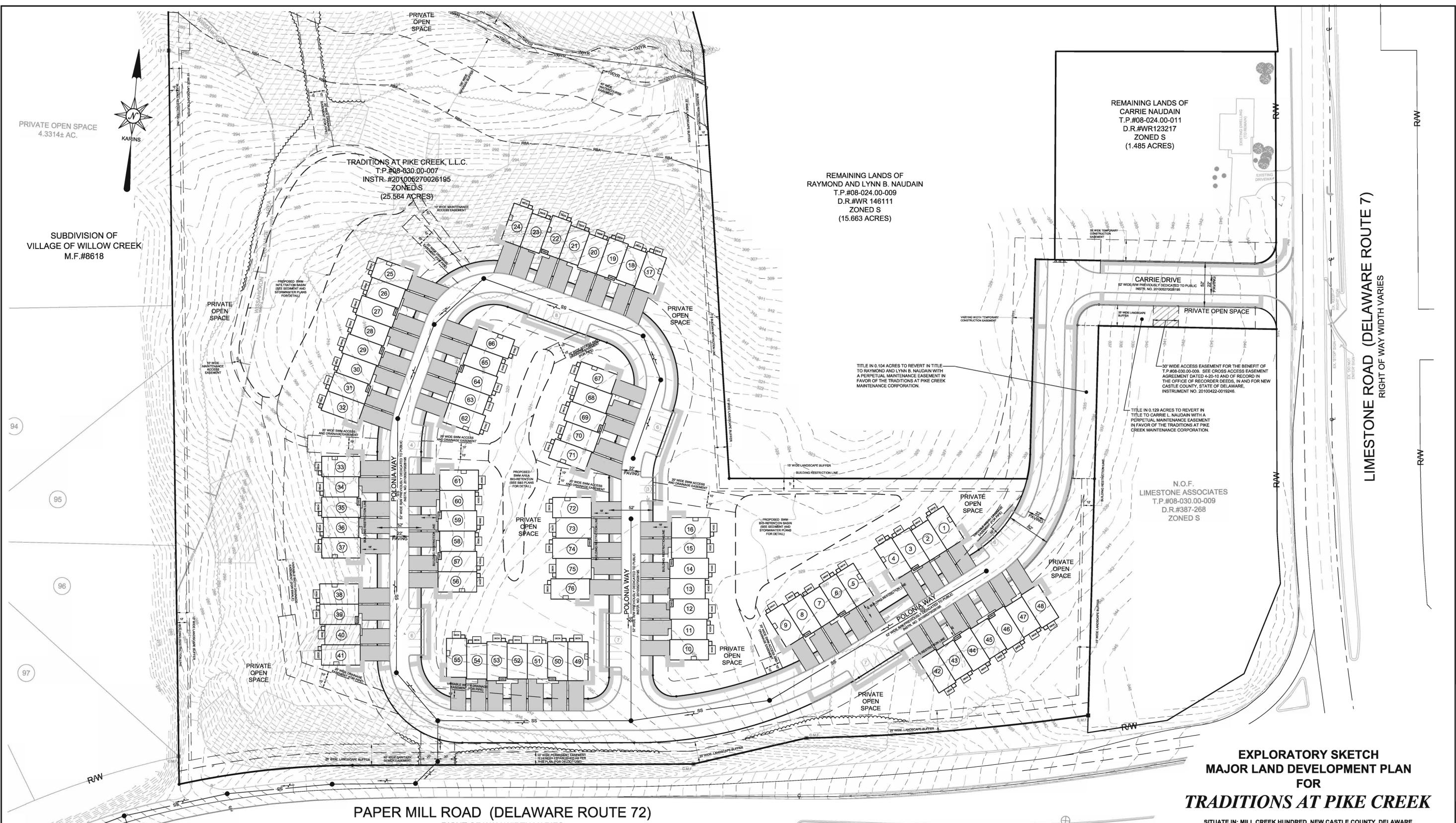
- TAX PARCEL NUMBERS SUBJECT OF THIS APPLICATION:**
 - 08-030-00-007
 - 08-024-00-060
 - 08-024-00-011
 - 08-024-00-009
- OWNERSHIP AND SOURCE OF TITLE INFORMATION:**

TAX PARCEL NO.	OWNER/ADDRESS/SOURCE OF TITLE
08-030-00-007	TRADITIONS AT PIKE CREEK, L.L.C. 116 QUARRY ROAD COATESVILLE, PA 19320 INST.#20081220081219
08-024-00-011	CARRIE L. NAUDAIN 5852 LIMESTONE ROAD HOCKESSIN, DE 19707 DR#WR123217
08-024-00-009	RAYMOND AND LYNN B. NAUDAIN 5840 LIMESTONE ROAD HOCKESSIN, DE 19707 DR#WR146111
- ZONING:** (PARCEL 08-030-00-007 & 08-024-00-060):
 - ST (SUBURBAN TRANSITION) APARTMENT SUBSTITUTION NO. 1 TO ORDINANCE 08-080 ZONING TO ST ADOPTED BY COUNCIL 5-14-2007
- BUILDING SETBACKS:**
 - STREET YARD SETBACK: 18' PER VARIANCE GRANTED BY THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT 9-5-2007 APPLICATION NO. 2007-0129-4
- SIDE YARD:**
 - REAR YARD: 12'
 - REAR YARD: 20'
 - BUILDING SPACING: 30'
 - BUILDING HEIGHT: 50'
- BUFFER YARD SETBACKS:**
 - ADJOINING ARTERIAL: 15' MIN.
 - ADJOINING NC-21 ZONING: 15' MIN.
 - ADJOINING ST ZONING: 15' MIN.
 - ADJOINING S ZONING: 15' MIN.
- DATUM AND BENCHMARK:**
 - SITE BENCHMARK IS NAIL SET IN PAVING OF ROUTE 72 OFF THE SOUTHEAST CORNER OF SITE. ELEVATION 339.67.
 - LOCAL AREA BENCHMARK: NAVD 88
 - GPS POINT NCSA, NORTHING:636856.6566, EASTING:572864.1142, ELEVATION: 197.46
- SUBDIVISION DATA:** (PARCELS 08-030-00-007 & 08-024-00-060)
 - GROSS AREA: 26.396 ACRES
- LAND DEVELOPMENT / SUBDIVISION DATA:** (PARCELS 08-030-00-007 & 08-024-00-060)
 - USE: 76 SINGLE FAMILY ATTACHED UNITS
 - PROPOSED BUILDING FOOTPRINTS (76 UNITS): 2.775 ACRES (10.5%)
 - PROPOSED R.O.W.: 3.030 ACRES (11.5%)
 - PROPOSED OPEN SPACE: 19.382 ACRES (73.4%)
 - STORMWATER MANAGEMENT: 1.209 ACRES (4.6%)
 - TOTAL: 26.396 ACRES
- MOBILITY FRIENDLY STANDARDS:** THIS SUBDIVISION WAS DESIGNED USING DELDOT'S MOBILITY FRIENDLY DESIGN STANDARDS.
 - DELDOT MOBILITY FRIENDLY DESIGN STANDARDS
 - LOCAL STREETS & MINOR COLLECTOR:
 - R.O.W. WIDTH: 52'
 - PAVEMENT WIDTH: 23.5' (TO BACK OF CURB)
 - MIN. ROADWAY RADIUS: 90' MIN. (45' MIN. WHEN SIGNED)
- SIDEWALKS:** UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

PURPOSE NOTE
THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE PREVIOUSLY APPROVED 64 TOWNHOUSE UNITS (30 FEET WIDE) TO 76 TOWNHOUSE UNITS (24 FEET WIDE) WITHIN THE PREVIOUSLY APPROVED IMPERVIOUS COVERAGE.

N.C.C.D.L.U. APPLICATION NO. _____
EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
FOR
TRADITIONS AT PIKE CREEK
SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

date	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE • MILLSBORO, DE www.karinsengineering.com		28433 DUPONT BOULEVARD MILLSBORO, DELAWARE 19711 PHONE: (302) 934-2900 FAX: (302) 369-2975 PHONE: (302) 934-9556 FAX: (302) 934-9679
	checked	17 POLLY DRUMMOND CENTER * SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 989-2900 FAX: (302) 369-2975	
revisions	OWNER:	TRADITIONS AT PIKE CREEK, L.L.C. 116 QUARRY ROAD COATESVILLE, PA 19320 PHONE: 810-857-2000 FAX: 610-857-2100	APPROVED: _____ PROFESSIONAL ENGINEER
	SURVEY BY: K.A.		SCALE: 1" = 100'
	DESIGNED BY: D.S.		0 100 200
	DRAWN BY: D.B.		DATE: 12-7-10 SHEET: 1 OF 2
	CHECKED BY: D.S., T.F.		DRAWING NO.: 2273.02/R10A



PRIVATE OPEN SPACE
4.3314± AC.

SUBDIVISION OF
VILLAGE OF WILLOW CREEK
M.F.#8618

TRADITIONS AT PIKE CREEK, L.L.C.
T.P.#08-030.00-007
INSTR.#201006270026195
ZONED S
(25.564 ACRES)

REMAINING LANDS OF
RAYMOND AND LYNN B. NAUDAIN
T.P.#08-024.00-009
D.R.#WR 146111
ZONED S
(15.663 ACRES)

REMAINING LANDS OF
CARRIE NAUDAIN
T.P.#08-024.00-011
D.R.#WR123217
ZONED S
(1.485 ACRES)

N.O.F.
LIMESTONE ASSOCIATES
T.P.#08-030.00-009
D.R.#387-268
ZONED S

PAPER MILL ROAD (DELAWARE ROUTE 72)
RIGHT OF WAY WIDTH VARIES

LIMESTONE ROAD (DELAWARE ROUTE 7)
RIGHT OF WAY WIDTH VARIES

**EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
FOR
TRADITIONS AT PIKE CREEK**

SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

date		<p>Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE • MILLSBORO, DE www.karinsengineering.com</p>	
checked			<p>17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975</p> <p>28433 DUPONT BOULEVARD MILLSBORO, DELAWARE 19966 PHONE: (302) 934-9656 FAX: (302) 934-9679</p>
revisions		<p>OWNER: TRADITIONS AT PIKE CREEK, L.L.C. 116 QUARRY ROAD COATESVILLE, PA 19320 PHONE: 610-857-2000 FAX: 610-857-2100</p>	<p>APPROVED: PROFESSIONAL ENGINEER</p>
		<p>SURVEY BY: K.A.</p>	<p>SCALE: 1" = 50'</p>
		<p>DESIGNED BY: D.S.</p>	<p>DATE: 12-7-10</p>
		<p>DRAWN BY: D.B.</p>	<p>SHEET: 2 OF 2</p>
		<p>CHECKED BY: D.S.</p>	<p>DRAWING NO.: 2273.02 - R02A</p>

Preliminary Land Use Service (PLUS)

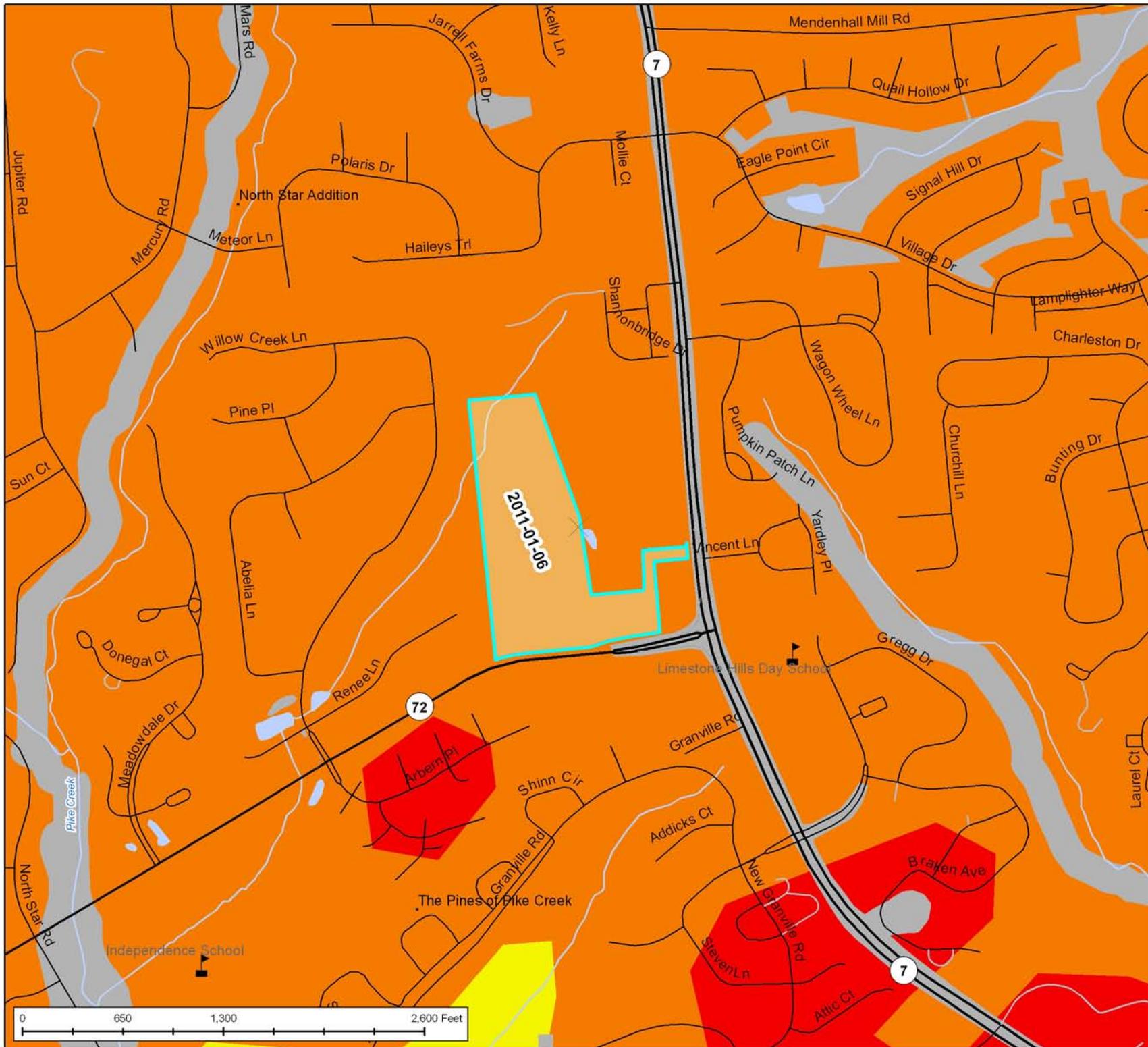
Traditions at Pike Creek
2011-01-06

-  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)

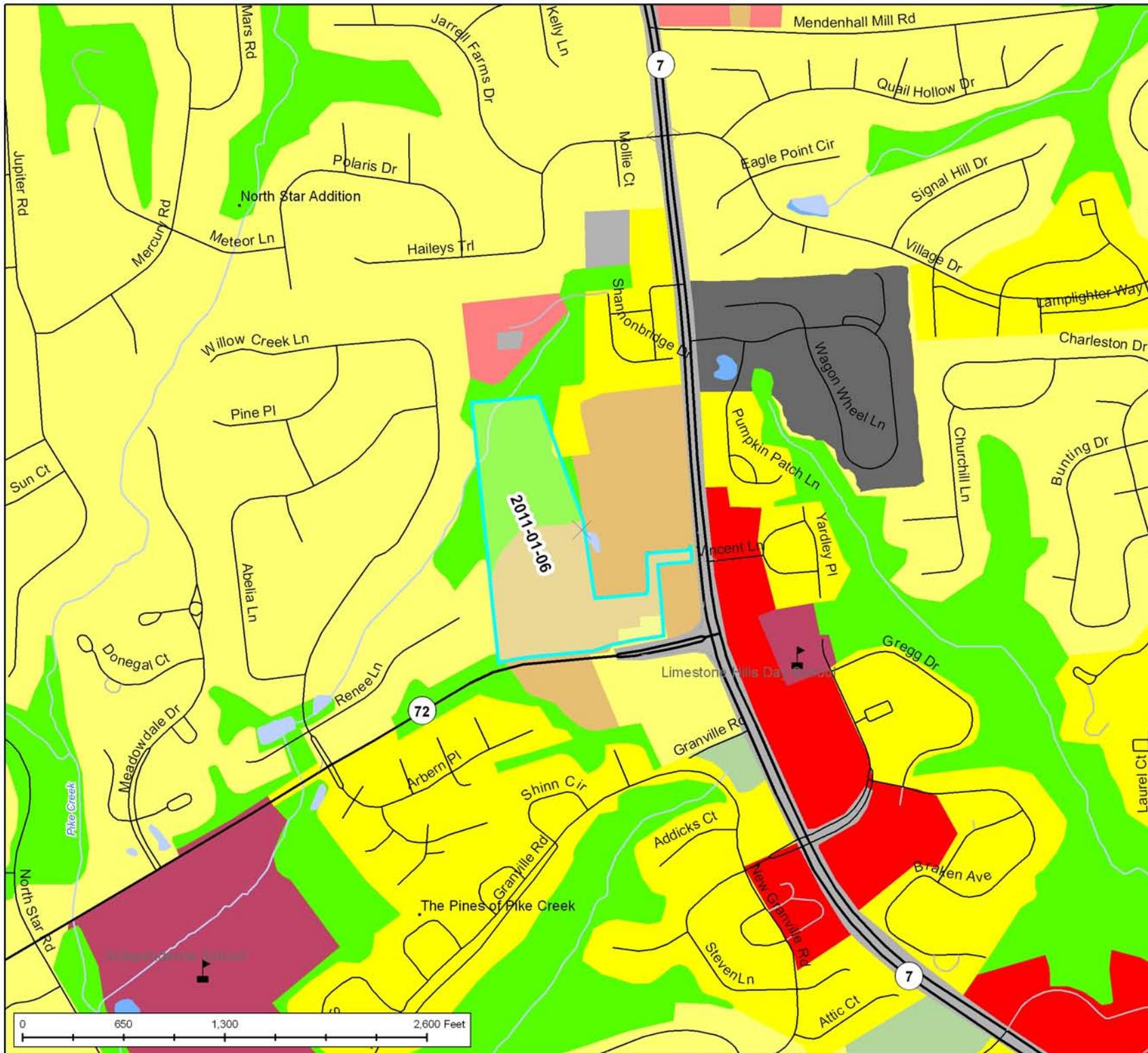
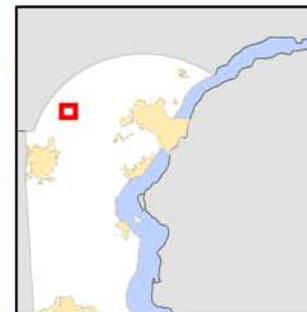
Traditions at Pike Creek
2011-01-06

-  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)

Traditions at Pike Creek
2011-01-06

-  Project Areas
-  Municipalities

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



1:3,500



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State Planning Coordination.
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