

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • 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 <u>before</u> 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): <u>2015-08-09</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>1/2</u>		
1. Project Title/Name: La Grange Plaza		
2. Location (please be specific): 2801 Pulaski Highway, Newark DE		
3. Parcel Identification #: 1102610001	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: Beacon La Grange, LLC		
Address: P.O. Box 1855		
City: Orange Park	State: FL	Zip: 32067
Phone: 302-373-5957	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Beacon La Grange, LLC		
Address: P.O. Box 1855		
City: Orange Park	State: FL	Zip: 32067
Phone: 302-373-5957	Fax:	Email:
8. Project Designer/Engineer: Scott Lobdell, P.E.		
Address: 630 Churchmans Road		
City: Newark	State: DE	Zip: 19702
Phone: 302-368-3184	Fax: 302-368-7195	Email: slobdell@vcea.org
9. Please Designate a Contact Person, including phone number, for this Project: Scott Lobdell 302-368-3184		

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Site plan w/ rezoning for 17,225 SF of Office/Retail and a Restaurant 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.	
12. Area of Project (Acres +/-): 5 Number of Residential Units: 0 Commercial square footage: 17225	
13. Present Zoning: S & CR	14. Proposed Zoning: CR
15. Present Use: Open Field	16. Proposed Use: Commercial
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts: How many forested acres are presently on-site? 1.25 How many forested acres will be removed? 0.66 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>50 feet</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bio swales and bio retention	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 1,230 Trips (assuming retail and restaurant)

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5

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. Connection is being made to La Grange Parkway

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

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: Scott Lobdell phone number: 302-368-3184

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

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, 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 MAJOR LAND DEVELOPMENT PLAN WITH REZONING

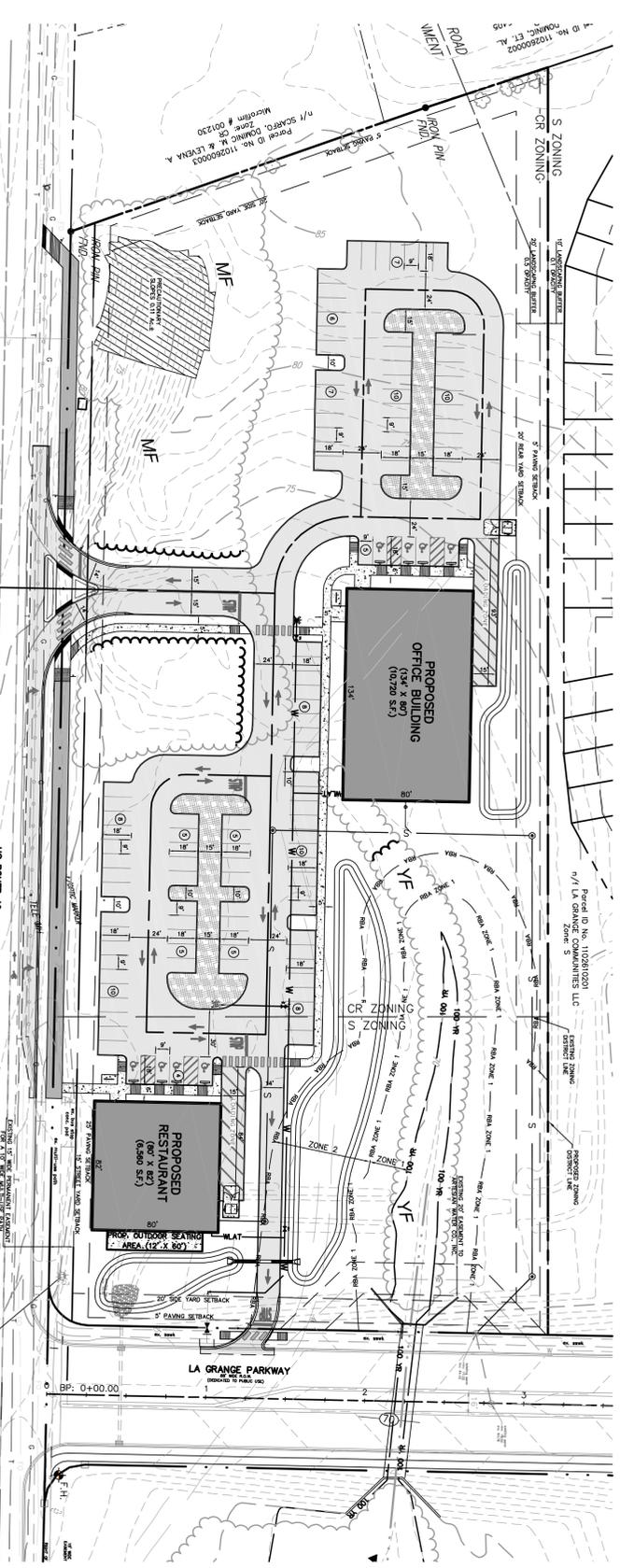
FOR LA GRANGE PLAZA PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

GENERAL NOTES:

- ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE DELAWARE STANDARD SPECIFICATIONS FOR HIGHWAYS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- A 20' WIDE DRAINAGE EASEMENT TO BE ON EACH SIDE OF THE ROAD UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT TO BE ON EACH SIDE OF THE ROAD 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 LANS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANNING, FLOOD PROTECTION, AND OTHER SPECIAL FEATURES SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- NO DEBRIS WILL BE BARRIED ON THIS SITE.
- TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS OBTAINED BY FIELD SURVEY OR CONTOURS HAS OCCURRED SINCE 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 (FIRM) NUMBER 17085C0017, THE NORTH-EASTERN CORNER OF THIS PROPERTY LIES WITHIN (ZONE "X") A REGULATED 100 YEAR FLOODPLAIN.
- WATER SUPPLY IS BY ARTESIAN WATER COMPANY, INC. AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF LAND AND NATURAL RESOURCES FOR ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWER DISPOSAL IS BY NEW CASTLE COUNTY PUBLIC SEWER AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF PUBLIC HEALTH. SEWER CAPACITY EXISTED TO ACCOMMODATE THIS PLAN. SEWER CAPACITY TO ACCOMMODATE THE PROPOSED 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 SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF AN EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- ALL FIRE LINES, FIRE HYDRANTS, SPRINKLER AND STAMPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE LATER AMENDED.
- WHERE AREAS BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY 2000 WATER RESOURCE MAP ARE DESIGNATED AS A PROTECTION AREA DISTRICT.
- THIS SITE CONTAINS NO KNOWN TRAILS OR PATHS WHICH ARE LEGALLY ACCESSIBLE BY THE PUBLIC.
- THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPROD FOR THE BENEFIT OF THE NEW CASTLE COUNTY.
- METALANS: NO METALANS WERE FOUND TO EXIST ON THIS SITE.
- CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).
- IMPACT FEES: 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.
- A LANDSCAPE PLAN, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LAST DATED SEPTEMBER 14, 2010, AND APPROVED BY NEW CASTLE COUNTY COUNCIL, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THE PREPARED OF ALL PLANNING WILL BE BOUND BY CONTINUOUS BY UPRIGHT CONCRETE CURB EXCEPT WHERE SPECIFICALLY APPROVED BY VARIANCE.
- SANITARY SEWER LOCATED WITHIN THE PROPERTY SHALL BE PRIVATELY OPERATED AND MAINTAINED. ALL SANITARY SEWER LOCATED OUTSIDE THE PROPERTY LINES SHALL BE PUBLICLY OPERATED AND MAINTAINED.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER CASTLE COUNTY DRAINAGE CODE.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF THE DEVELOPER, BEACON LA GRANGE, LLC, DATED 04/01/2014, AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 1102810001.

LEGEND

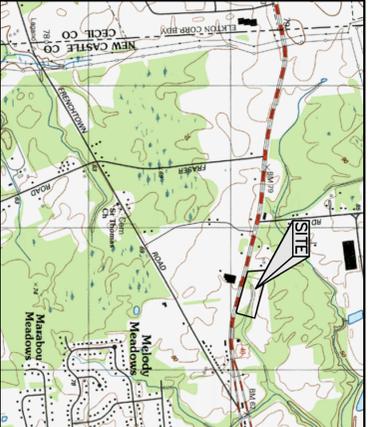
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING CURB
- PROPOSED CURB
- EX. EDGE OF PAVEMENT
- EXISTING LINE STRIPING
- PROPOSED LINE STRIPING
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT CROSS SECTION
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- SOIL BORING LOCATIONS
>
- SOIL TYPE BOUNDARY LINE
- MONUMENT/PIPE FOUND
- MONUMENT TO BE SET



Site Plan
Scale: 1"=50'

ZONING DISTRICT/DEVELOPMENT TYPE	MIN. OSR/LSR	DENSITY GROSS/NET	FLOOR AREA RATIO (ON-SITE, PUBLIC)	UTILITIES
COMMERCIAL REGIONAL (CR)	0.20	N.A./N.A.	0.37/0.47	PUBLIC
COMMERCIAL RETAIL				

STEP	DESCRIPTION	AREA (AC)
STEP 1	GROSS SITE AREA	5.25 ± AC
STEP 2	NATURAL RESOURCE PROTECTED LAND	0.09 AC
STEP 3	STEER SLOPES (LESS STEEP SLOPES)	0.11 AC
STEP 3	FOREST MATURE (LESS STEEP SLOPES)	0.11 AC
STEP 3	FOREST YOUNG (LESS STEEP SLOPES)	0.13 AC
STEP 3	TOTAL RESOURCE LAND	0.34 AC
STEP 4	PROTECTED RESOURCE LAND	0.66 AC



Site Data:

OWNER OF RECORD: BEACON LA GRANGE, LLC
2701 BAY CIRCLE, WEST
07418 BAY PARK, NJ 07073

APPLICANT: BEACON LA GRANGE, LLC
1712 BAY CIRCLE WEST
ORANGE PARK, FL 32073

ENGINEER/SURVEOR: VAN CLEEF ENGINEERING ASSOCIATES
630 CHURCHMAN'S ROAD, SUITE 105
NEWARK, DE 19702
(302) 368-3184

PROPERTY ADDRESS: 2801 RULACRE HWY
NEWARK, DE 19702

1. PARCEL NO.: 1102810001

2. EXISTING ZONING: S (SUBURBAN) & CR (COMMERCIAL REGIONAL) OR COMMERCIAL REGIONAL

3. PROPOSED ZONING: 20091114 0116879

4. SOURCE OF TITLE: TO BE SET

5. DUTY: TO BE SET

6. PROJECT BENCHMARK: 5.29 AC ± (238,612.50 SF.)

7. GROSS ACREAGE: UNDEVELOPED LAND

8. EXISTING LAND USE: OFFICES & RESTAURANT

9. PROPOSED LAND USE: OFFICES & RESTAURANT

10. SITE AREA DISTRIBUTIONS:
TOTAL AREA: 5.25 AC ± (238,612.50 SF.)
PAVING/AMBERVIOUS COVERAGE: 1.49 AC ± (64,420.00 SF.)
PAVING/AMBERVIOUS COVERAGE: 3.37 AC ± (146,908.46 SF.)
STORMWATER MANAGEMENT AREA: 0.49 AC ± (21,412.14 SF.)

11. LOT REGULATIONS (CR - COMMERCIAL REGIONAL):
RETO
MINIMUM LOT SIZE: 1 AC
MINIMUM LOT WIDTH: 100 FT.
MINIMUM LOT DEPTH: 20 FT.
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 20 FT.
FRONT YARD SETBACK: 20 FT.
FRONT STREET YARD/OPEN SPACE: 25 FT.
BUILDING HEIGHT: 50 FT.

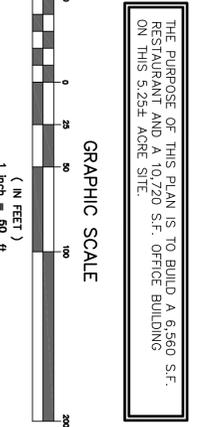
12. PARKING RATIO: REQUIRED 9 SPACES PER 1,000 SF. RESTAURANT: 60 SPACES PROVIDED INCLUDING 45 SPACES PER 1,000 SF. MEDICAL OFFICE: 4.5 = 49 SPACES REQUIRED INCLUDING 414 SPACES

13. MONUMENTATION: EXISTING: 2
PROPOSED: 4

14. FIRE HYDRANTS: EXISTING: 0
PROPOSED: 2

15. CLEARING RATIO: MATURE FORESTS: REQUIRED PROTECTION = 0.5
TOTAL MATURE FOREST: 0.87 AC
0.70 AC PROVIDED
YOUNG FORESTS: REQUIRED PROTECTION = 0.2
TOTAL YOUNG FOREST: 0.28 AC
0.23 AC PROVIDED
TOTAL WOODS CLEARED: 0.17 AC + 0.03 AC = 0.20 AC
1.13 AC + 0.20 AC = 0.93 AC PROTECTED

16. SANITARY SEWER FLOW DATA:
30 GPD/SEAT = 250 SEATS X 30 = 7,500 GPD
0.1 GPD/SF = 10,720 SF X 0.1 = 1,072 GPD
TOTAL = 8,572 GPD
AVG. PEAK = 4 X 8,572 GPD = 34,288 GPD



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

811
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1-800-282-8555 (DE & MD)
WWW.MISSUTILITYDELMARVA.COM
PROJECT OR USER'S ONE
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MAYNARD'S SERVICE

PLAN NOTATIONS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL, OF THE RESPONDER PROFESSIONAL, SHALL BE CONSIDERED VOID. THIS PLAN HAS BEEN HERETOFORELY MODIFIED, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES. THE INTENTION OF THIS PLAN IS TO BE RECORDED IN ACCORDANCE WITH THE DISCREETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: **SCOTT E. LOBBELL**
DELAWARE PROFESSIONAL ENGINEER NO. 12260
DATE

Van Cleef
ENGINEERING ASSOCIATES
Professional Engineering
Landscape Architecture
Consulting Civil Engineering
Environmental Engineering
Surveying
1000 W. STATE ST., SUITE 100, NEWARK, DE 19702
PHONE: (302) 368-3184 FAX: (302) 368-7185
EMAIL: HOFF@VANCLEEF.COM WWW.VANCLEEF.COM

PROJECT: 1403NCC DESIGNED BY: S.E.L.
DATE: 04/01/2014 DRAWN BY: E.P.C.
SCALE: 1" = 50' CHECKED BY: S.E.L.

FOR
BEACON LA GRANGE LLC
PARCEL NO. 1102810001
SITUATED IN
PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

COVER SHEET
Application # -
EXPLORATORY
PLAN
SHEET NUMBER
1

Certification of Plan Accuracy:
APPROVED (DATE):
SCOTT E. LOBBELL, PROFESSIONAL ENGINEER NO. 12260
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

Certification of Plan Ownership:
I, SCOTT E. LOBBELL, HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF BEACON LA GRANGE, LLC, IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT I HAVE THE NECESSARY AUTHORITY TO EXECUTE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS AND BY THE NEW CASTLE COUNTY SHARED DEVELOPMENT CODE.

Certification of Ownership:
I, ROBERT SPIRE, HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF BEACON LA GRANGE, LLC, IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT I HAVE THE NECESSARY AUTHORITY TO EXECUTE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS AND BY THE NEW CASTLE COUNTY SHARED DEVELOPMENT CODE.

NO.	REVISION	INITIALS	DATE
1			

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WWW.MISSUTILITYDELMARVA.COM
PROJECT OR USER'S ONE TWO
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
WORKING DR'S NOTICE

PLAN NOTES: THIS PLAN CONTAINS AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VOID. THIS SEAL IS NOT SPECIFICALLY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER'S LIABILITY SHALL BE LIMITED TO THE DESIGN AND LIABILITY OF THE APPLICABLE PARTY.

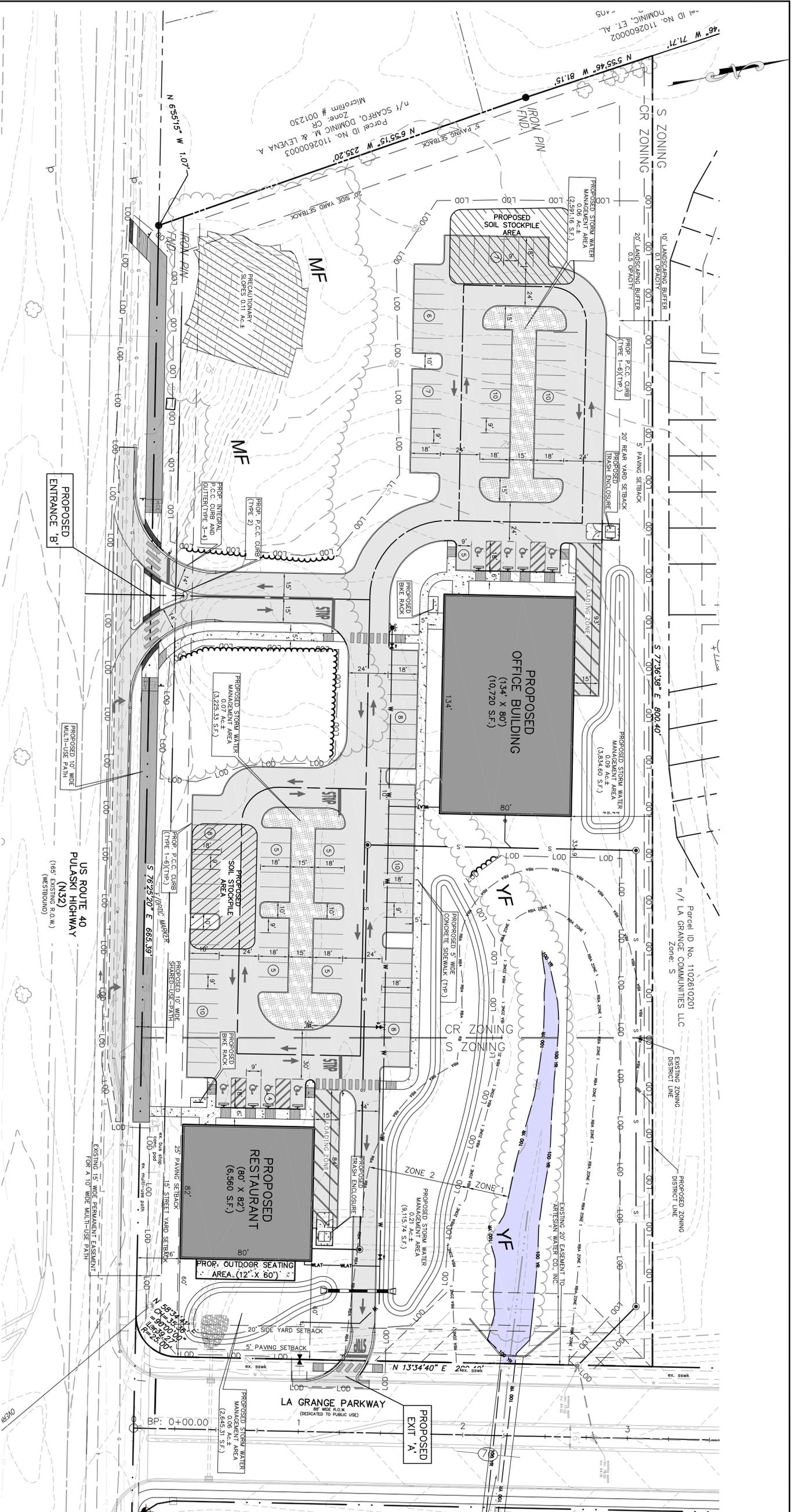
BY: **SCOTT E LOBBELL** DATE: _____
DELAWARE PROFESSIONAL ENGINEER NO. 12260



PROJECT: 1403NCC DESIGNED BY: S.E.L.
DATE: 4/01/2014 DRAWN BY: E.P.C.
SCALE: 1" = 30' CHECKED BY: S.E.L.

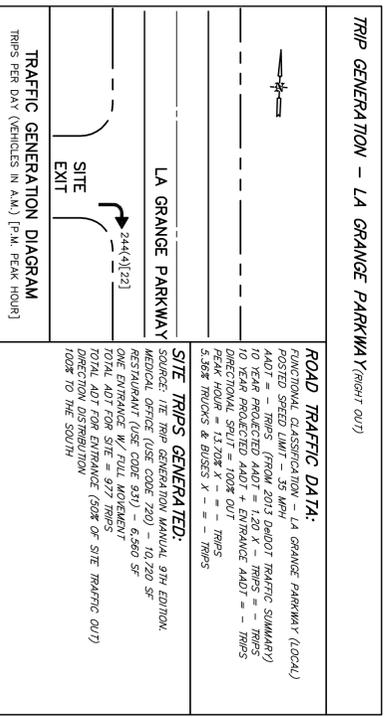
LA GRANGE PLAZA
FOR
BEACON LA GRANGE, LLC
PARCEL NO. 10260001
SITuated IN
PENCADEER HUNDRED
NEW CASTLE COUNTY, DELAWARE

SITE PLAN
Application # - _____
EXPLORATORY SKETCH SHEET NUMBER 3

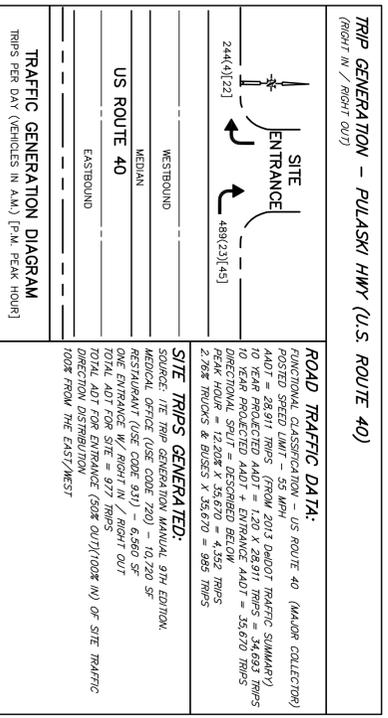


Site Plan
Scale: 1"=30'

PROPOSED EXIT 'A'

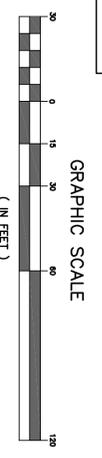


PROPOSED ENTRANCE 'B'

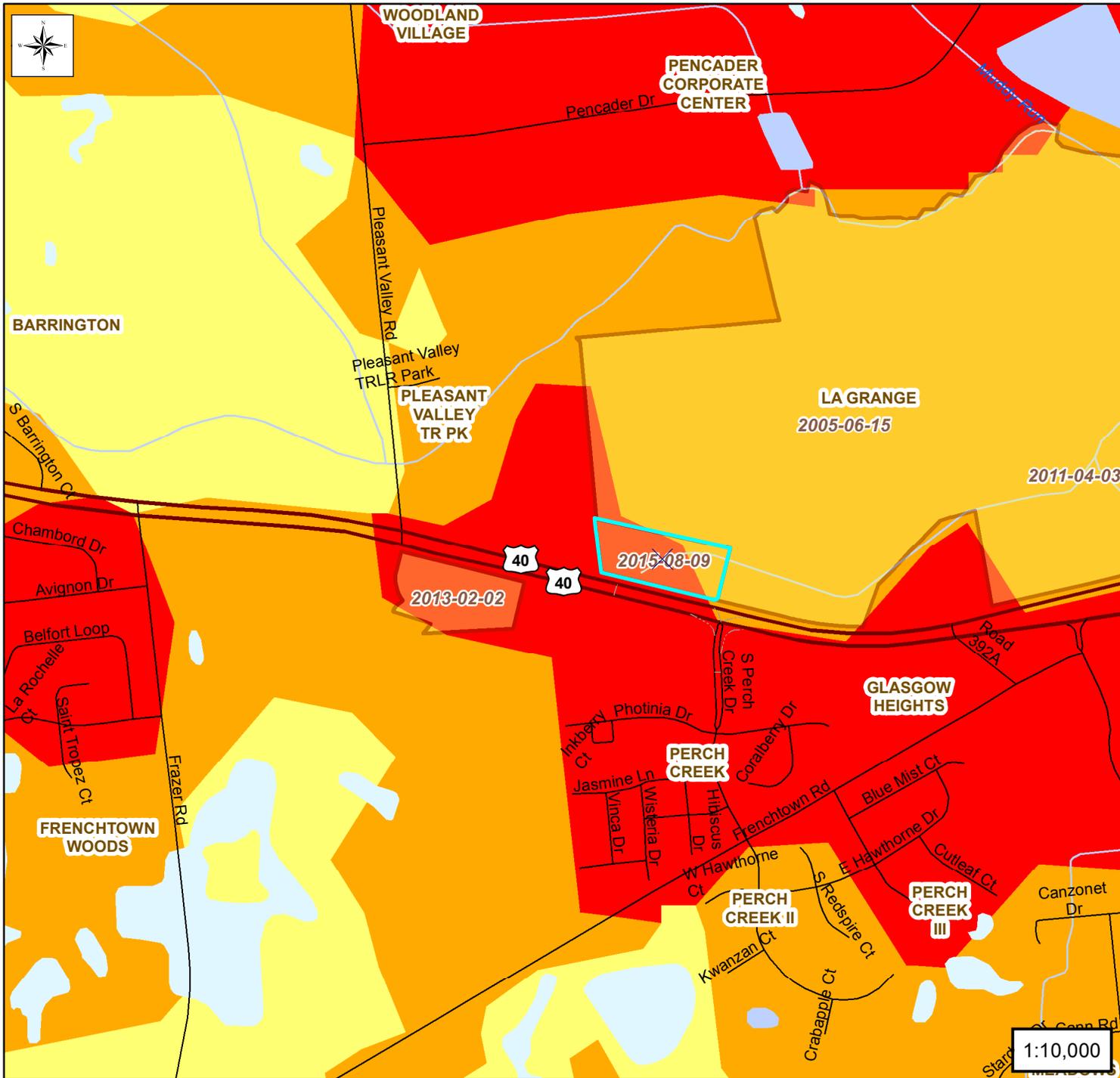


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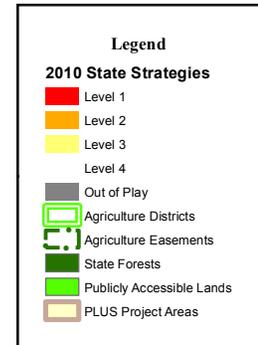
- ① EXISTING DRAINAGE M.H.
- ② EXISTING STORM PIPE
- ③ PROPOSED STORM PIPE
- ④ EXISTING SANITARY M.H.
- ⑤ PROPOSED SANITARY M.H.
- ⑥ EXISTING SANITARY SEWER
- ⑦ PROPOSED SANITARY SEWER
- ⑧ EXISTING SAN. FORCEMAIN
- ⑨ EXISTING WATER MAIN
- ⑩ EX./PROP. FIRE HYDRANT
- ⑪ EX./PROP. GATE VALVE
- ⑫ EXISTING GAS MAIN
- ⑬ PROPOSED GAS MAIN
- ⑭ SOIL BORING LOCATIONS
- ⑮ MONUMENT/PIPE FOUND
- ⑯ MONUMENT TO BE SET



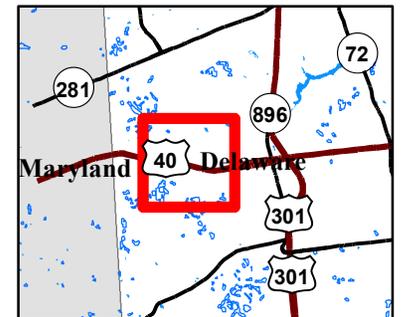
Preliminary Land Use Service (PLUS)



La Grange Plaza
2015-08-09

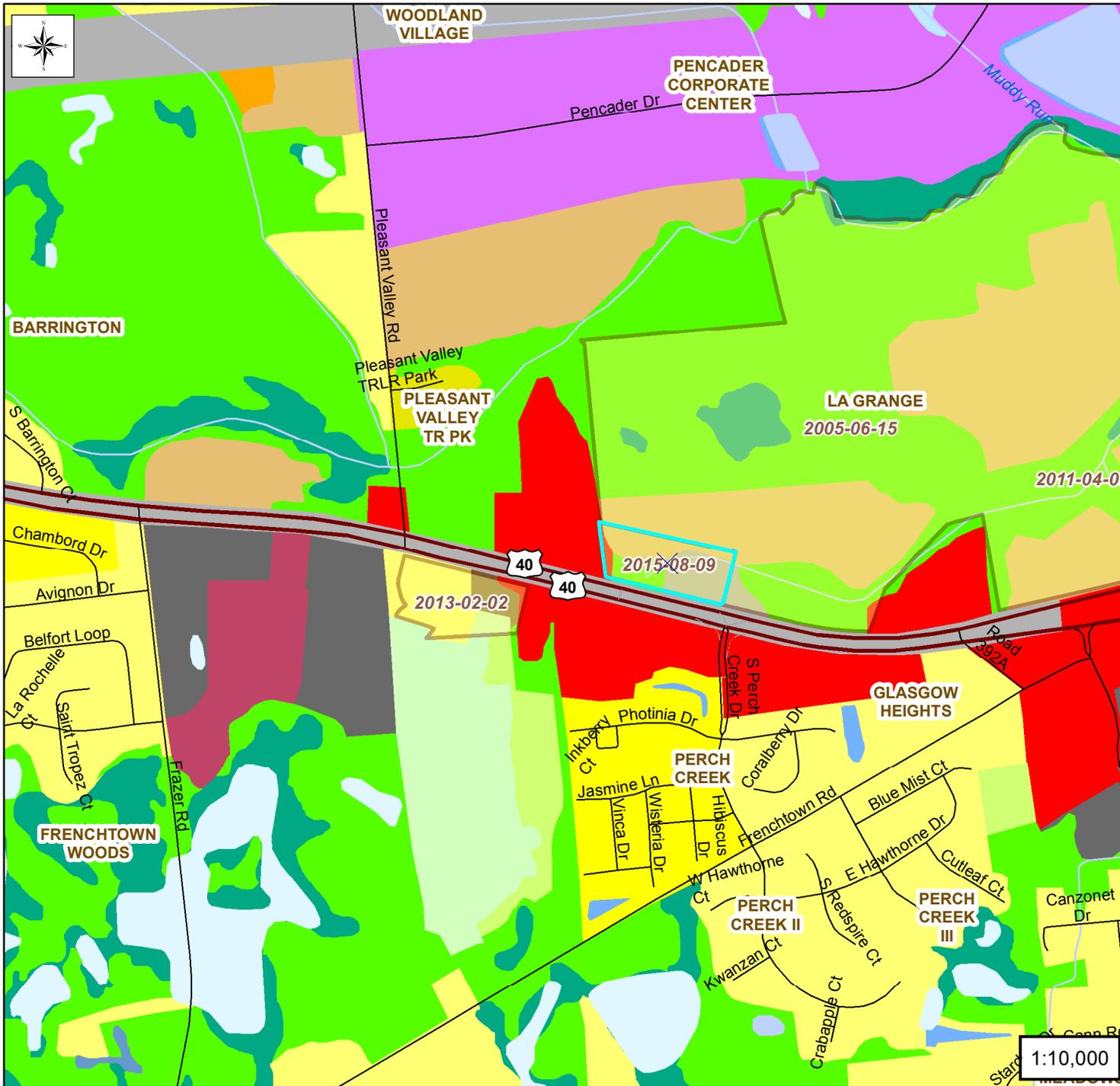


Location Map

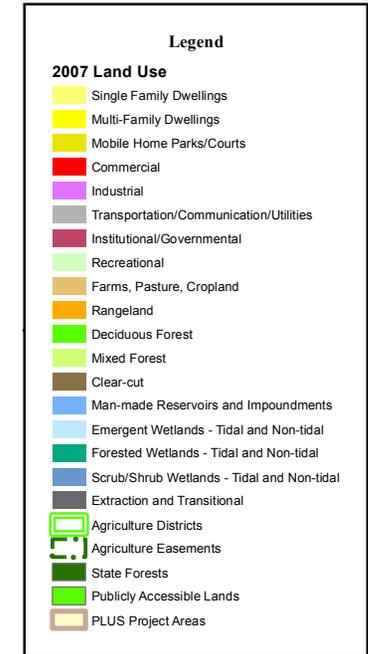


Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

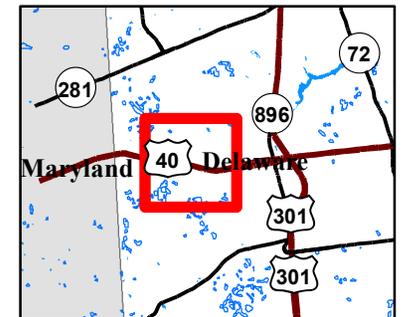
Preliminary Land Use Service (PLUS)



La Grange Plaza
2015-08-09



Location Map

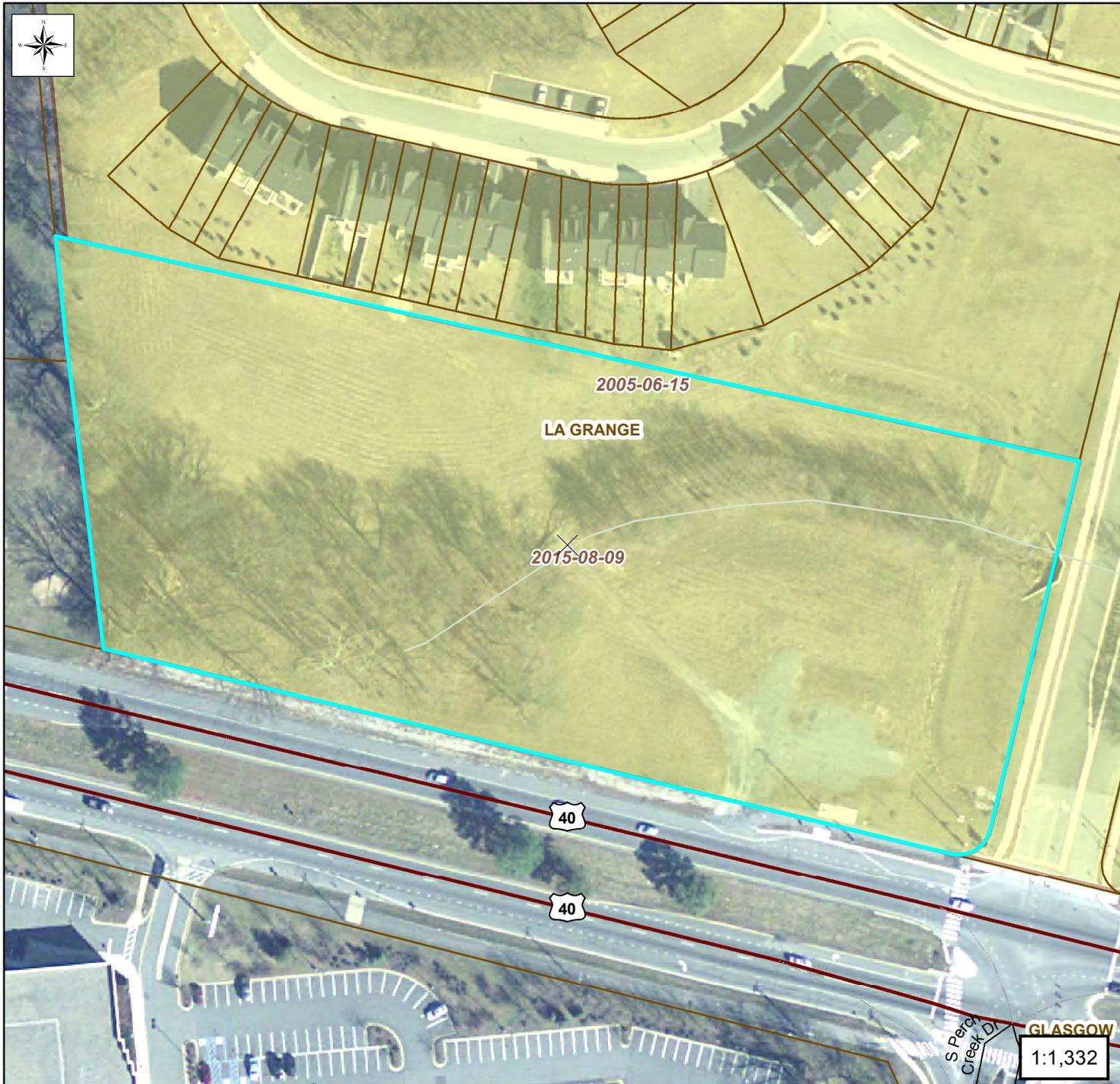


1:10,000



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)



La Grange Plaza
2015-08-09

Legend

- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

