

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: To subdivide the parcel into 269+/- dwelling units 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 +/-): 181.5	Number of Residential Units: 269 Commercial square footage:
13. Present Zoning: S- Suburban	14. Proposed Zoning:
15. Present Use: Convent/institutional housing	16. Proposed Use: Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: United Water Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" 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): Moderately and standard market units	
20. Environmental impacts: Minor wetland fill with mitigation; preservation of Vernal Pools with expanded buffers. How many forested acres are presently on-site? 132 acres How many forested acres will be removed? 13 +/- acres 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 60.1 acres If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Fill of low quality wetlands to preserve Vernal Pools buffers How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Min. 50' buffer</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bio-retention and constructed wetlands	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 143 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Natural resource protection, passive recreation, stormwater	
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: 2,275 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10%

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. As required, provide connections to adjacent streets

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: Colm DeAscanis phone number: 302.998.9202

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.

Felician Sisters Joint Venture LLC

Signature of property owner.

Date

[Signature], member

1/21/16

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.

SITE DATA

PURPOSE OF PLAN: TO DEVELOP THE SUBJECT PROPERTY AS AN OPEN SPACE PLAN SUBDIVISION WITH 269 DWELLING UNITS AND REQUIRED UTILITIES.
 1. OWNER ADDRESS: FELICIAN SISTERS OF NORTH AMERICA REAL ESTATE TRUST, 467 EAST CHESTNUT HILL ROAD, NEWARK, DE 19715.
 2. TAX PARCEL NUMBER: 09-028-00-009 AND 11-0033-0-049
 3. AREA OF PARCEL: 181.49± ACS
 4. SOURCE OF TITLE: D.R. 20100420-0019099
 5. ZONING: S (SUBURBAN) - OPEN SPACE PLANNED

REQUIRED:

DWELLING UNIT	SITE AREA	LOT AREA	LOT WIDTH	STREET WIDTH	SIDE WALK	PAVING	REAR WALK	PAVING
S.F.M. DET.	15,000 SF	80 FT.	25 FT.	8 FT.	N/A	30 FT.	30 FT.	30 FT.
TOWNHOUSE	4,500 SF	48 FT.	20 FT.	8 FT.	8 FT.	20 FT.	20 FT.	20 FT.
TOWN HOUSE	1,200 SF	22 FT.	10 FT.	5 FT.	5 FT.	10 FT.	10 FT.	10 FT.
APARTMENT	1,000 SF	180 FT.	20 FT.	12 FT.	10 FT.	20 FT.	20 FT.	20 FT.

* LOT WITH VARIABLE W/TH PERMITTED TO PARKING

6. LOTS: EXISTING: 2 LOTS PROPOSED: 210 LOTS (INCLUDES APARTMENT PARCEL)

7. DWELLING UNIT MIX: 4 TOTAL UNITS TYPE REQUIRED MIN. 10% MAX. 40%

DWELLING UNIT	NUMBER	% OF MIX
S.F.M. DET.	39	14%
TOWNHOUSE	112	42%
TOWNHOUSE	112	42%
APARTMENT	60	22%
TOTAL UNITS	223	100%

8. PARKING: REQUIRED: 86 P.S. (30 DETACHED DWELLING UNITS + 2.25 P.S.) 263 P.S. (170 ATTACHED DWELLING UNITS + 2.25 P.S.) 135 P.S. (60 APARTMENT DWELLING UNITS + 2.25 P.S.) 606 P.S. TOTAL. PROVIDED: DETACHED: 78 P.S. (78 P.S. IN DRIVEWAYS/GARAGES) ATTACHED: 363 P.S. (240 P.S. IN DRIVEWAYS + 53 P.S. SHARED) APARTMENT: 135 P.S. (INCLUDES 13 ADA SPACES) 606 P.S. TOTAL.

9. AREA BREAKDOWN: LOT AREA: 24,544 ACRES 14,027/13.5% RIGHT-OF-WAY: 10,184 ACRES 5.06/5.6% RIGHT-OF-WAY ALLEY: 6,602 ACRES 0.3%/0.4% OPEN SPACE: 137,624 ACRES 78.8%/78.8% SUB TOTAL: 173,124 ACRES 100.0%/85.4%

APARTMENTS: BUILDING AREA: 1,024 ACRES 12.0%/10.5% IMPERVIOUS AREA: 1,824 ACRES 21.7%/19.0% OPEN SPACE: 5,554 ACRES 66.3%/23.1% SUB TOTAL: 8,374 ACRES 100.0%/4.6%

10. DATE OF SURVEY: AERIAL PHOTOGRAPHIC SURVEY PERFORMED BY COOPER AERIAL SURVEYS CO., DATED MARCH 9, 2013. PARTIALLY UPDATED BY VANDENBARK & LYNCH, INC. THROUGH MARCH 2015.

11. DATUM: HORIZONTAL: NAD83 VERTICAL: NAVD88

12. BENCHMARK: SEE PLAN FOR LOCATION

13. SEWER: 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 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 ON OR CREATED BY THIS PLAN.

14. WATER SUPPLY: UNITED WATER - SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.

15. FLOODPLAIN: THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS #000200400 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.

16. WATER RESOURCES: THIS SITE LIES PARTIALLY WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP # 1, DATED DECEMBER 2011.

17. WETLANDS: A WETLANDS INVESTIGATION WAS CONDUCTED BY IN ACCORDANCE WITH THE 1987 USAGE WETLANDS DELINEATION MANUAL (7-87) AND WETLAND RESOURCES SUPPLEMENT TO CORPS OF ENGINEERS WETLAND. WETLANDS WERE FOUND TO EXIST ON THE SITE AS DEPICTED ON THIS PLAN.

18. CRITICAL NATURAL AREA: THE SITE IS NOT CURRENTLY WITHIN A CRITICAL NATURAL AREA PER INVENTORY OF NATURAL AREAS. HOWEVER IT IS ANTICIPATED THE SITE WILL BE DESIGNATED BY DNR AS A CRITICAL NATURAL AREA.

19. NATURAL RESOURCES:

PROTECTED RESOURCES	PROTECTION RATIO	TOTAL AREA	DISBURSED AREA	PROTECTED AREA	PROTECTED RATIO
WETLANDS	1.00	8674 AC.	1.36 AC.	58.76 AC.	0.68
WETLAND BUFFER	1.00	22,114 AC.	1.99 AC.	20.12 AC.	0.91
MATURE FOREST	0.80*	72,57 AC.	0.87 AC.	71.70 AC.	0.98
OPEN FOREST	0.80*	15,630 AC.	0.24 AC.	4,232 AC.	0.27

*PROTECTION RATIOS CALCULATED IN CONSIDERATION OF SITE BEING DESIGNATED AS CRITICAL NATURAL AREA (CNA).

20. DEED RESTRICTIONS: NONE

21. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE PLAN OF OUR LADY OF GRACE HOME, INC. RECORD MINOR LAND DEVELOPMENT PLAN PREPARED BY VANDENBARK & LYNCH, INC. DATED SEPTEMBER 10, 1987 AND RECORDED ON JANUARY 8, 1988 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 9004. NO DEEDS SHALL BE BURED ON THE SITE.

22. 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.

23. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY, LAST DATED, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

24. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THIS PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING ALL OPEN SPACE AND STORMWATER MANAGEMENT AREAS SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____

26. UTILITY EASEMENT: A 8 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.

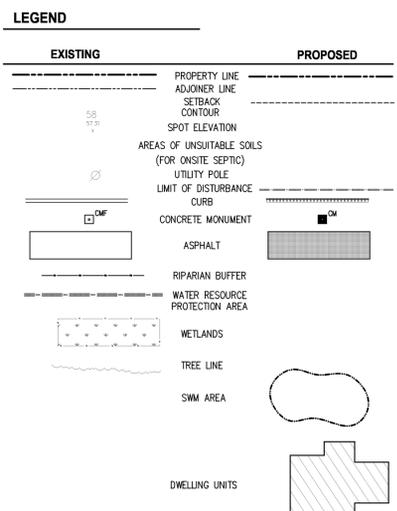
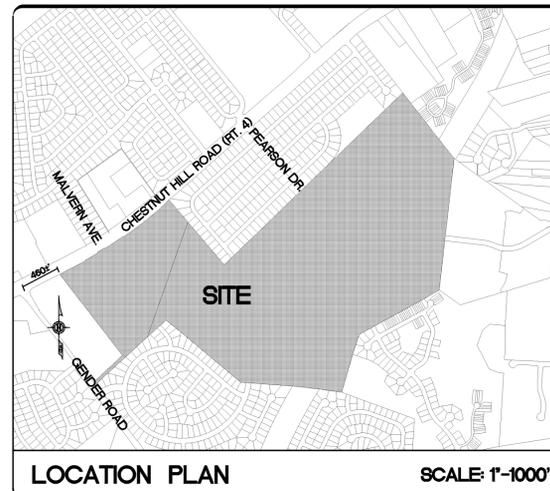
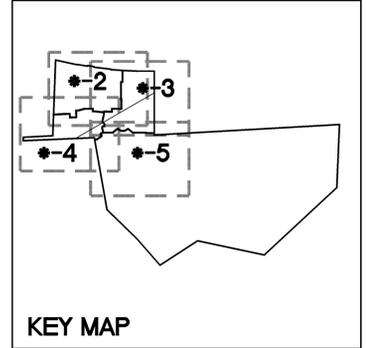
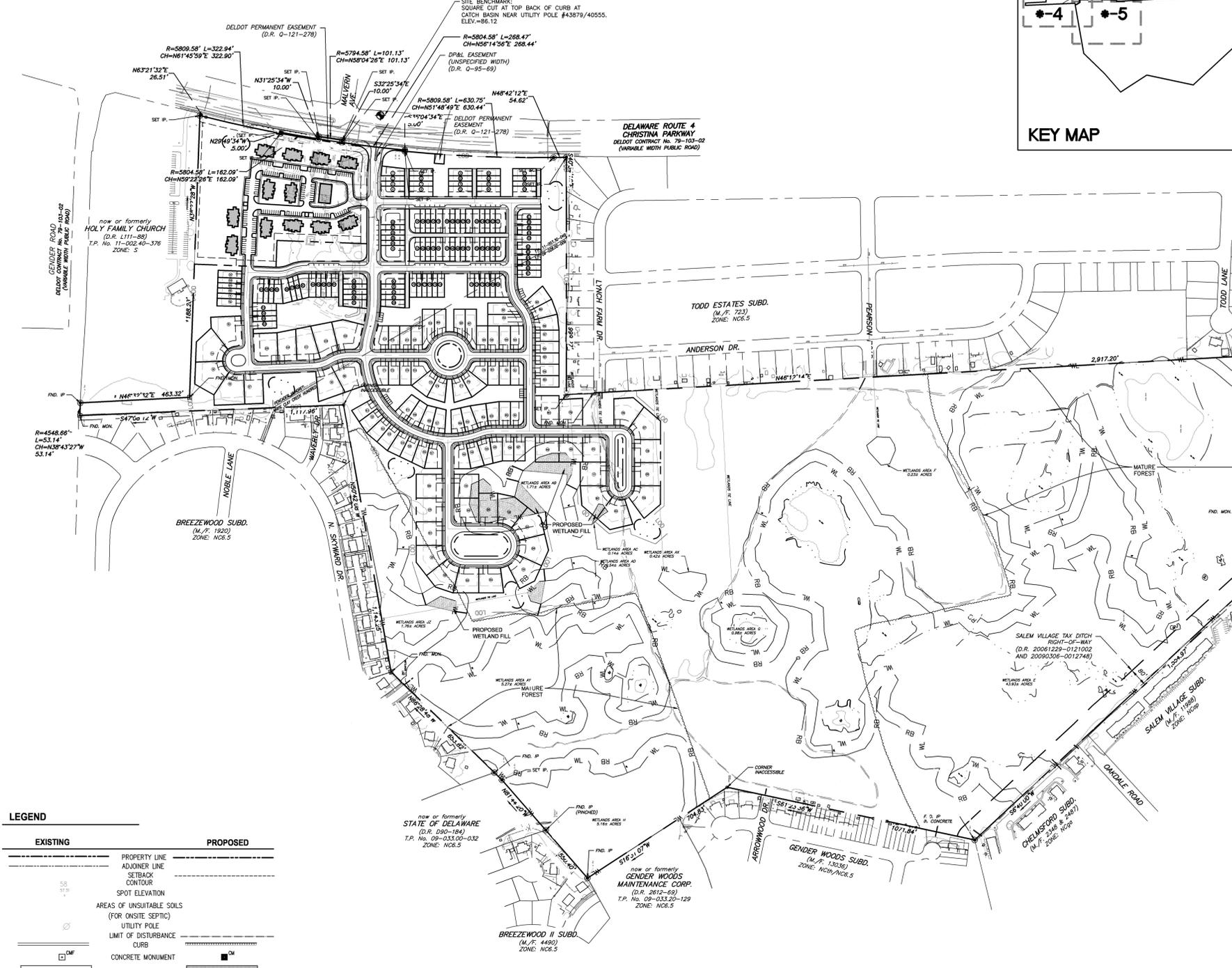
27. PUBLIC ROADWAYS: 60' RIGHT OF WAY: 882'± L.F. 50' RIGHT OF WAY: 1,819'± L.F. 35'± L.F. TOTAL LINEAR FEET OF STREETS: 8,635'± L.F.

28. SUBDIVISION STREETS: ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO ITS APPROVAL. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.

29. LIMIT OF DISTURBANCE: 50.0 ± ACRES. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), 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 _____ AT INSTRUMENT NO. _____

30. DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.

31. MONUMENTS: EXISTING : 0 PROPOSED : 0



SHEET INDEX

- EXP 1 COVER SHEET
- EXP 2 SHEET 2
- EXP 3 SHEET 3
- EXP 4 SHEET 4
- EXP 5 SHEET 5

CERTIFICATION OF OWNERSHIP

I, _____ 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.

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ DATE _____ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY _____ DATE _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

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.

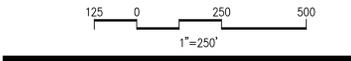
DATE _____ COLMILLE DE ASCANIS REGISTRATION #13049 DATE _____

ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	12.16.15

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE
 SUITE 401
 WILMINGTON, DE 19804
 Tel: 302.998.9202
 Fax: 302.691.1314
 cdaengineering.com

DRAWN BY:	EMT
CHECKED BY:	CD
PROJECT No.:	15.134.00
SCALE:	1" = 250'
DATE:	DECEMBER 16, 2015
CAD FILE:	



APPLICATION No. # 2015-

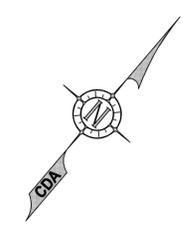
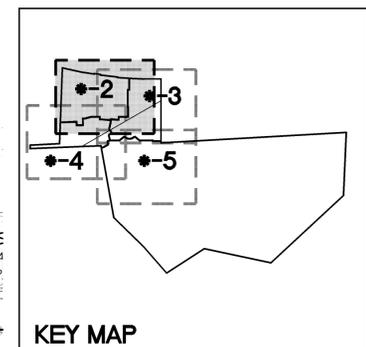
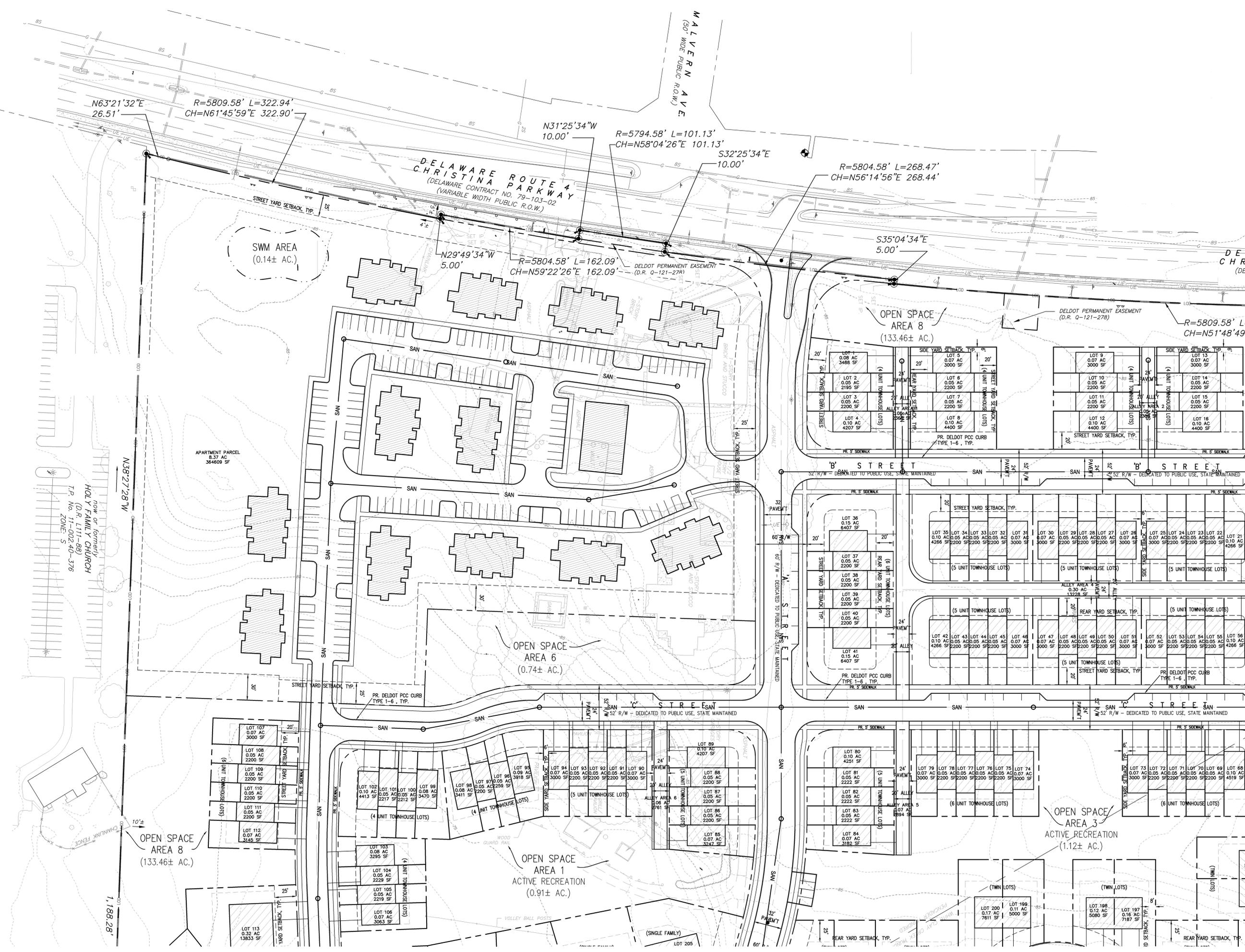
OUR LADY OF GRACE

EXPLORATORY MAJOR SUBDIVISION PLAN

PENCADER/WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

EXPLORATORY RECORD MAJOR SUBDIVISION PLAN

DRAWING NUMBER: **EXP-1**



ISSUE/REVISION	DATE
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CAD FILE:	

**APPLICATION No. # 2015-
OUR LADY OF GRACE**

**EXPLORATORY MAJOR
SUBDIVISION PLAN**

PENCADER/WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

**EXPLORATORY RECORD MAJOR
SUBDIVISION PLAN**

DRAWING NUMBER: **EXP-2**

GENDER ROAD
(DELAWARE CONTRACT NO. 79-103-02
(VARIABLE WIDTH PUBLIC R.O.W.))

now or formerly
HOLY FAMILY CHURCH
(D.R. L111-88)
T.P. No. 11-002.40-376
ZONE: S

R=4548.66' L=53.14'
CH=N3843.27°W 53.14'

BREEZEWOOD SUBD.
(M./F. 1920)

BREEZEWOOD SUBD.
(M./F. 1920)

N. SKYWARD DR.
(60' WIDE PUBLIC R.O.W.)

WAVERLY DR.
(60' WIDE PUBLIC R.O.W.)

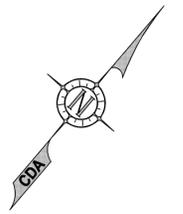
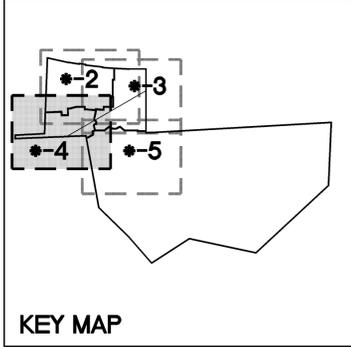
OPEN SPACE
AREA 8
(133.46± AC.)

OPEN SPACE
AREA 1
ACTIVE RECREATION
(0.91± AC.)

SWM AREA
(0.14± AC.)

SWM AREA
(0.14± AC.)

OPEN SPACE
AREA 8
(133.46± AC.)



ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	12.16.15

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1"=50'

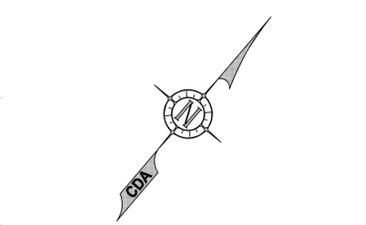
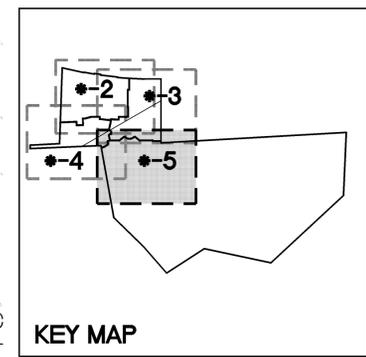
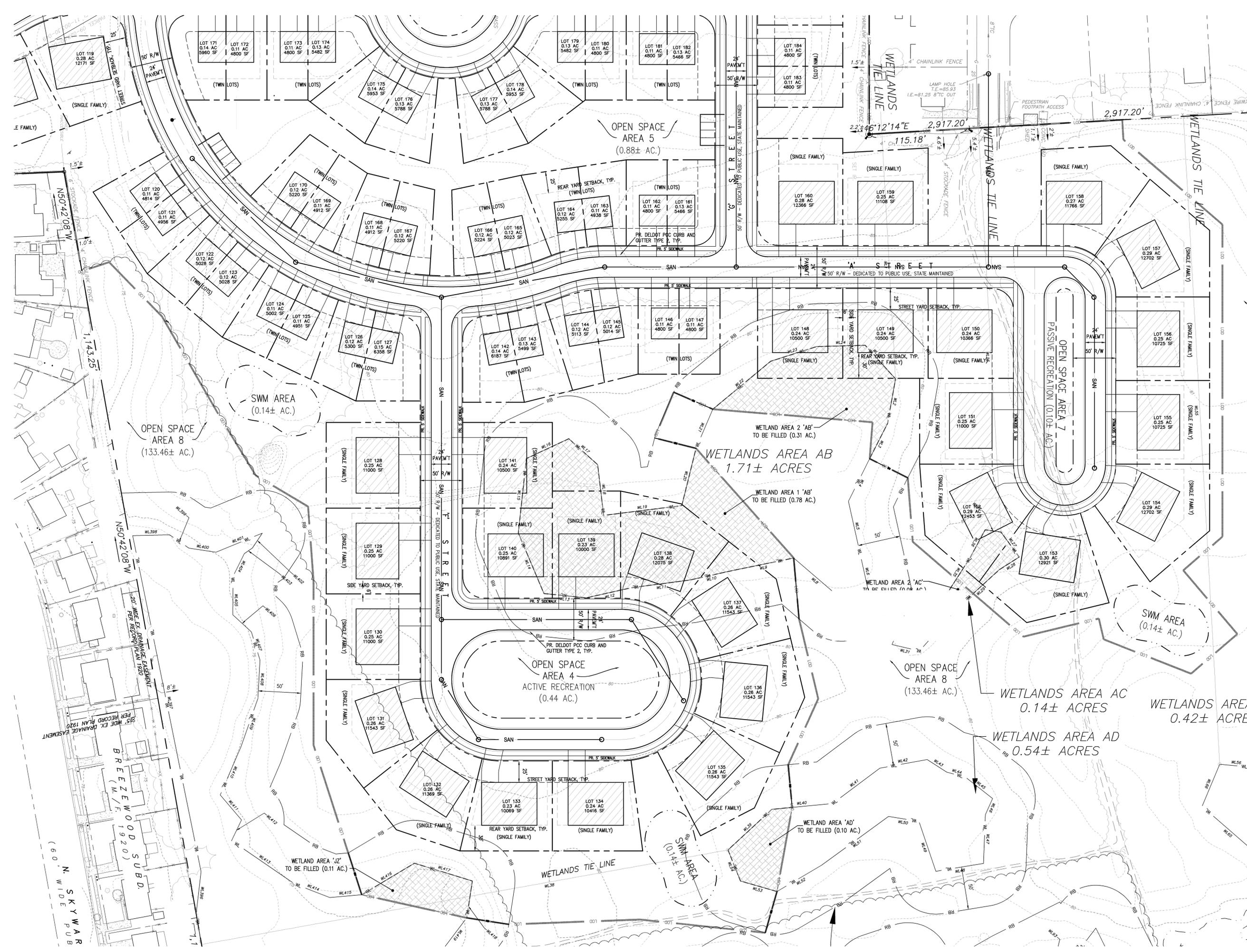
APPLICATION No. # 2015-
OUR LADY OF GRACE

**EXPLORATORY MAJOR
SUBDIVISION PLAN**

PENCADER/WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE:
**EXPLORATORY RECORD MAJOR
SUBDIVISION PLAN**

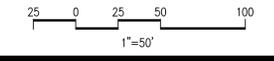
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EXP-4



ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	12.16.15

CDA ENGINEERING INC.
 CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE Tel: 302 998 9202
 SUITE 401 Fax: 302 691 1314
 WILMINGTON, DE 19804 cdaengineering.com

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**APPLICATION No. # 2015-
 OUR LADY OF GRACE**

**EXPLORATORY MAJOR
 SUBDIVISION PLAN**

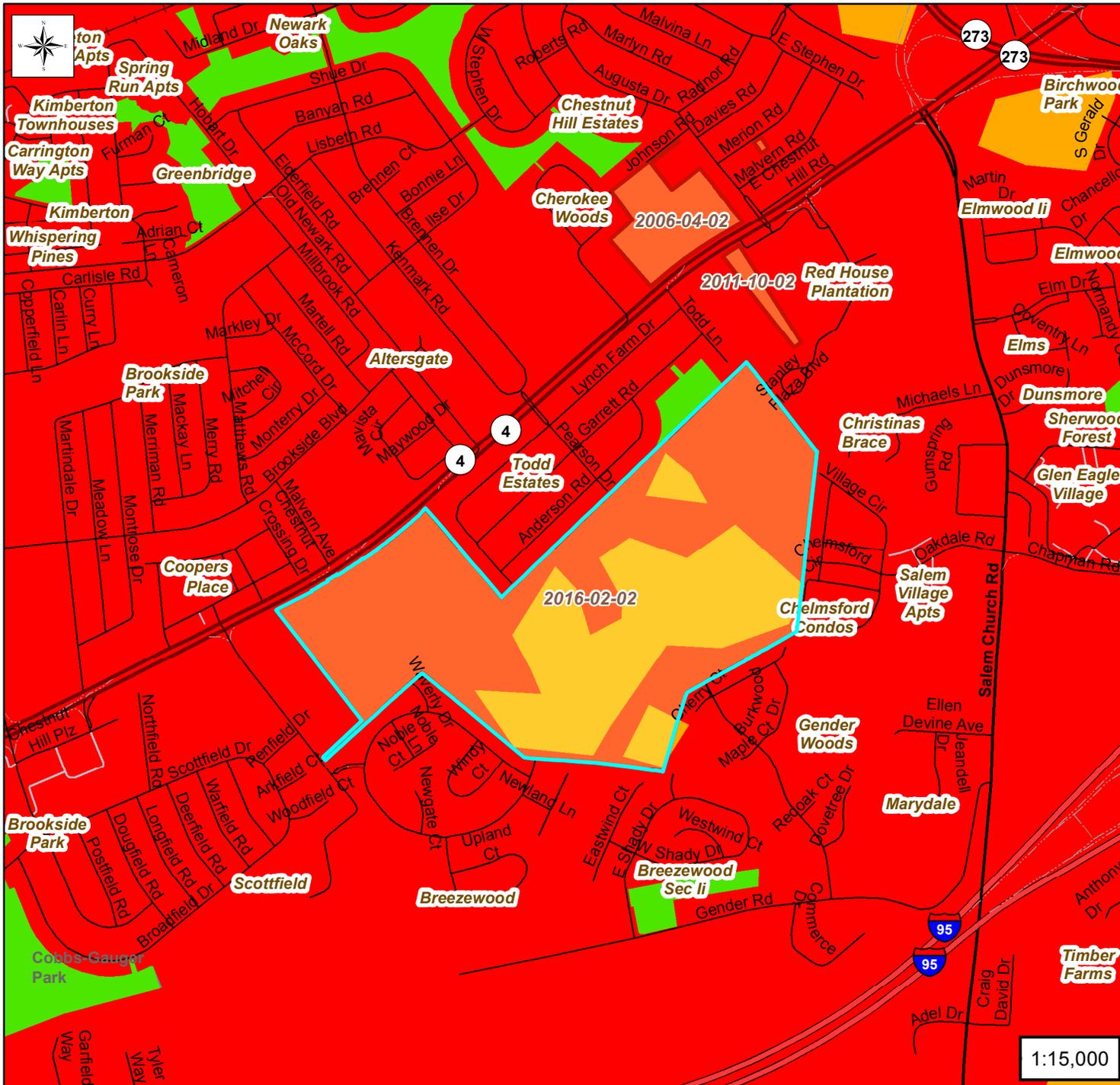
PENCADER/WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: **EXPLORATORY RECORD MAJOR
 SUBDIVISION PLAN**

DRAWING NUMBER: **EXP-5**

Preliminary Land Use Service (PLUS)

Our Lady of Grace
2016-02-02



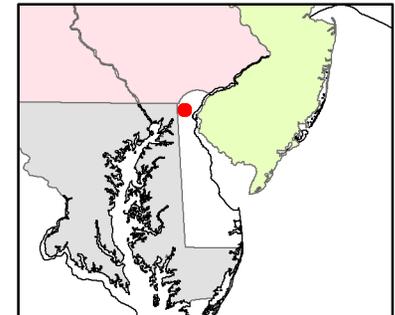
Legend

2010 State Strategies

Strategy Level

- Level 1
- Level 2
- Out of Play
- Publicly Accessible Lands
- PLUS Project Areas

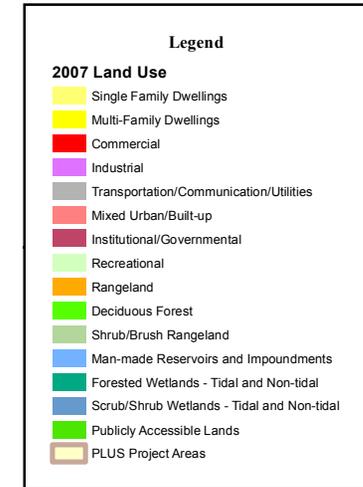
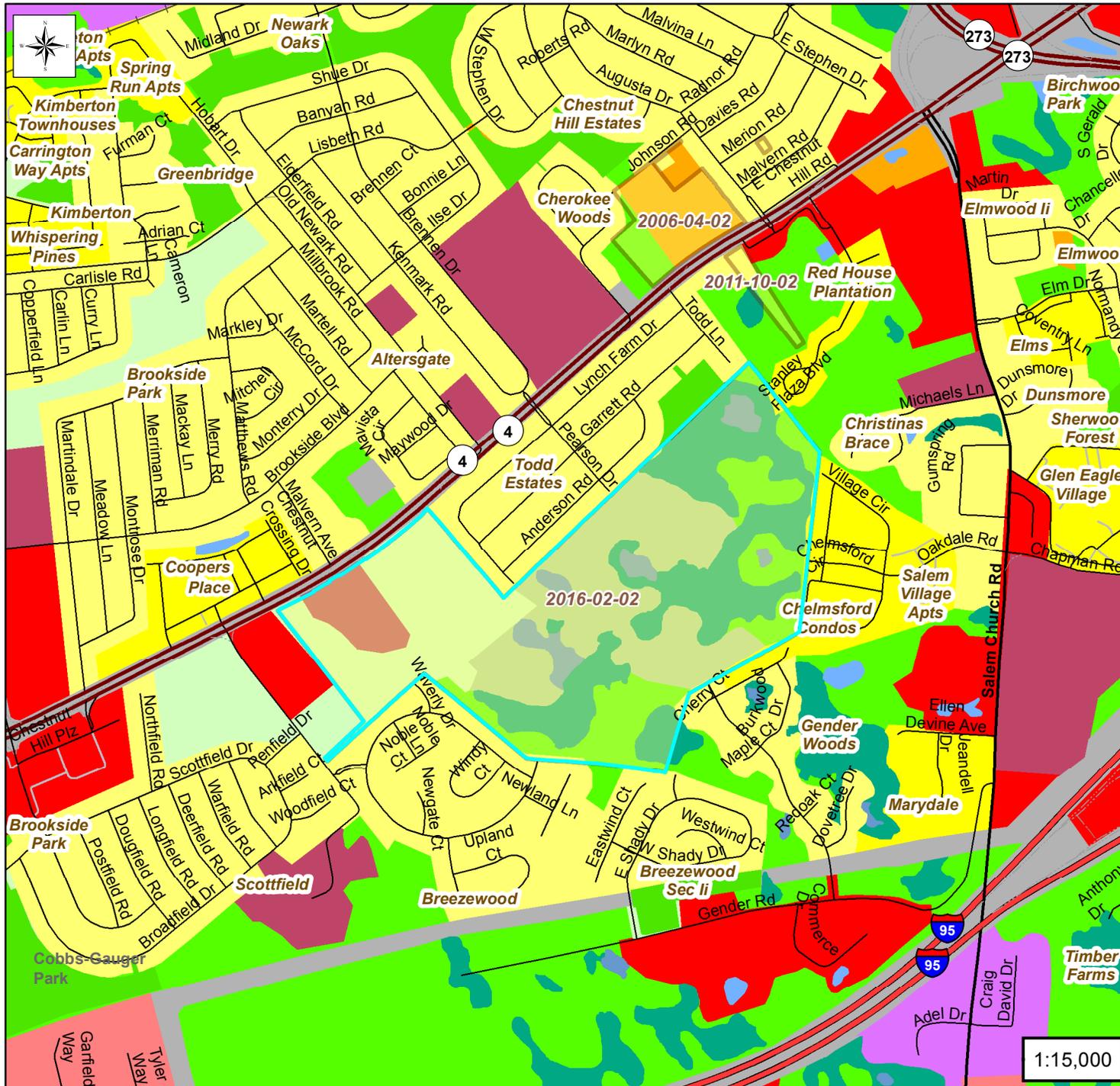
Location Map



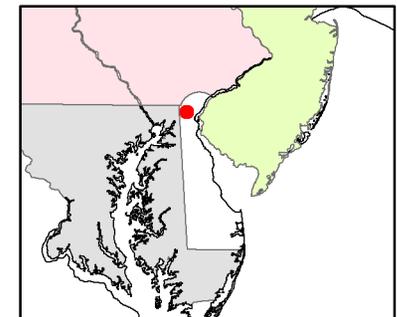
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Our Lady of Grace
2016-02-02



Location Map

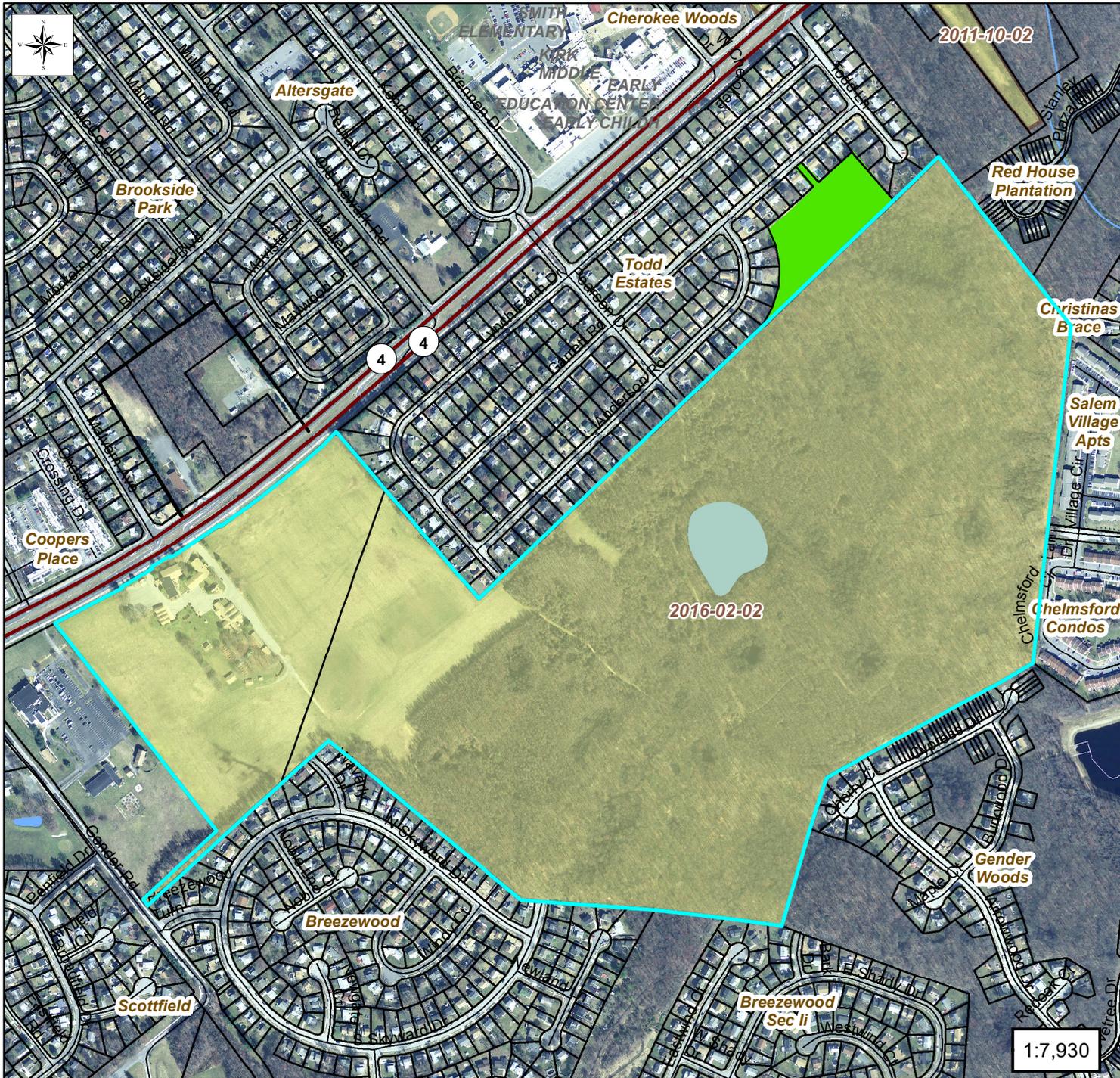


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Preliminary Land Use Service (PLUS)

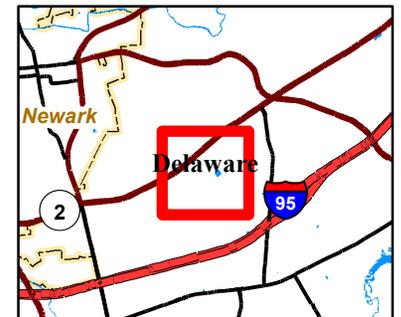


**Our Lady of Grace
2016-02-02**

Legend

- Publicly Accessible Lands
- PLUS Project Areas

Location Map



Mapping provided by the Delaware
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