

**Preliminary land Use Service (PLUS)**

Delaware State Planning Coordination

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

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. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil@delaware.gov](mailto:datamil@delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: BLADES DEVELOPMENT, LLC
2. Location (please be specific): RIVER RD & S. MARKET ST, BLADES, DE 19973
3. Parcel Identification #: 1-32-1.15-16.00 4. County or Local Jurisdiction Name: Town of Blades
5. Owner's Name: BLADES DEVELOPMENT, LLC
- Address: 50 ALBE DRIVE
- City: NEWARK State: DE Zip: 19702
- Phone: (302) 373-4440 Fax: (302) 789-0226 Email: dbolascio@trueser.com
6. Applicant's Name: BUCK PAYNE, C/O BLADES DEVELOPMENT, LLC
- Address: 800 INDUSTRIAL ST, SUITE F
- City: WILMINGTON State: DE Zip: 19801
- Phone: (302) 984-1174 Fax: (302) 984-0277 Email: tbpayne@theputnam.com
7. Project Designer/Engineer: ROBERT PALMER (DAVIS BOWEN AND FRIEDER, INC)
- Address: 106 NORTH WASHINGTON ST., SUITE 103
- City: EASTON State: MD Zip: 21601
- Phone: (410) 770-4744 Fax: (410) 770-4515 Email: rip@dbfinc.com
8. Please Designate a Contact Person, including phone number, for this Project: BUCK PAYNE  
(302) 984-1174

Information Regarding Site:

9. Type of Review:  Rezoning  Comp. Plan Amendment (Kent County Only)  Site Plan Review  
 Subdivision

10. Brief Explanation of Project being reviewed:  
 MIXED DUPLEX, TRIPLEX & SINGLE FAMILY HOMES (140) & TWO (2) 12 UNIT APARTMENT BUILDINGS

11. Area of Project (Acres +/-): ± 6 ACRES

12. According to the State Strategies Map, in what Investment Strategy Level is the project located?  Investment Level 1  
 Investment Level 2  Investment Level 3  Investment Level 4  Environmentally Sensitive Developing (Sussex Only)

13. 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.  
 PLUS REVIEW - PLUS 2006-11-01: Town of Blades Comprehensive Plan Amendment

14. Present Zoning: RESIDENTIAL (R) NEIGHBORHOOD BUSINESS (NB) 15. Proposed Zoning: SAME

16. Present Use: NONE (VACANT) 17. Proposed Use: RESIDENTIAL

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
 FORMER 32-WIN PLAYING FACILITY, PHASE I, II & OTHER ENVIRONMENTAL REMEDIATION COMPLETED

19. Comprehensive Plan recommendation:  
 If in the County, which area, according to their comprehensive plan, is the project located in:  
 New Castle  Kent  Sussex   
 Suburban  Inside growth zone  Town Center  Low Density   
 Suburban reserve  Outside growth zone  Developing   
 Other  Environ. Sensitive Dev. District

20. Water:  Central (Community system)  Individual On-Site  Public (Utility) WELL  
 Service Provider Name: Town of Blades  
 Will a new public well be located on the site?  Yes  No IF REQUIRED  
 What is the estimated water demand for this project? 140 RESIDENCES (DUPLEX, TRIPLEX, SFH) 24 APARTMENTS  
 How will this demand be met?

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Town of Blades

22. If a site plan please indicate gross floor area: ± 93,000 SF (APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE)

23. If a subdivision:  Commercial  Residential  Mixed Use ± 58,000 FOOTPRINT OF BLDGS + GARAGES

24. If residential, indicated the number of number of Lots/units: ± 140 + 24 APARTMENTS ± 9 UNITS  
 Gross Density of Project: per ACRE Net Density TBD  
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.

25. If residential, please indicate the following:  
Number of renter-occupied units: 24  
Number of owner-occupied units: 140

Target Population (check all that apply):

Renter-occupied units

- Family or individual
- Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

- First-time homebuyer - If checked, how many units
- Move-up buyer - If checked, how many units
- Second home buyer - If checked, how many units
- Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 20% Proposed Use: % of Impervious Surfaces:  
Square Feet: APPROX. 4000 Square Feet: APPROX. 50%

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? NONE How much forest land will be removed? NONE

Are there known rare, threatened, or endangered species on-site?  Yes  No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes  No SITE IS WITHIN WELLHEAD PROTECTION AREA

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features - Water Resources.

<http://dmz-arclms02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area?  Yes  No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)?  Yes  No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development?  Yes  No If "Yes," please include this information on the site map. GOAL IS EQUAL OR LESS

29. 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 Corp of Engineers 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:

Will there be ground disturbance within 100 feet of wetlands  Yes  No

30. Are there streams, lakes, or other natural water bodies on the site?  Yes  No

If the water body is a stream, is it:  Perennial (permanent)  Intermittent  Ephemeral (Seasonal)

If "Yes", have the water bodies been identified?  Yes  No

Will there be ground disturbance within 100 feet of the water bodies  Yes  No If "Yes", please describe:

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

Yes  No

If yes, please list name:

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

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): *SWALES INFILTRATION, POSSIBLE EXPANSION OF EXISTING STORMWATER MANAGEMENT FACILITY*

Will development of the proposed site create or worsen flooding upstream or downstream of the site?  Yes  No

33. Is open space proposed?  Yes  No If "Yes," how much? Acres Square Feet *APPROX. 20,000 SF FOR "POCKET PARK"*

Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.

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*

Where is the open space located?

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

*SITE FOR PUBLIC WELL*

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land?  Yes  No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they? *STREETS AND UTILITY DISTRIBUTION*

36. Are any environmental mitigation measures included or anticipated with this project?  Yes  No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No

38. Will this project generate additional traffic?  Yes  No

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 the peak season 440 RESIDENCES AND 24 APARTMENTS

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. A NEW STREET CONNECTING 4TH STREET DEAD END TO RIVER ROAD ACROSS FROM 6TH STREET. THE ROAD DESIGN IS UNDETERMINED AT THIS TIME.

40. Will the street rights of way be public, private, or town? TOWN

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

42. 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. WE ARE LINKING EXISTING HOMES TO ADDITIONAL LINKS TO ROADWAY INFRASTRUCTURE

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

Is there an opportunity to connect to a larger bike/pedestrian network?  Yes  No

44. 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

Will this project affect, physically or visually, any historic or cultural resources?  Yes  No  
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  
 Yes  No If yes, please list them: RESIDENTIAL REFUSE ONLY

45. Please make note of the time-line for this project: SUBDIVISION APPROVAL BY EARLY 2008

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

[Signature]  
Signature of property owner

29 May 07  
Date

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

Date

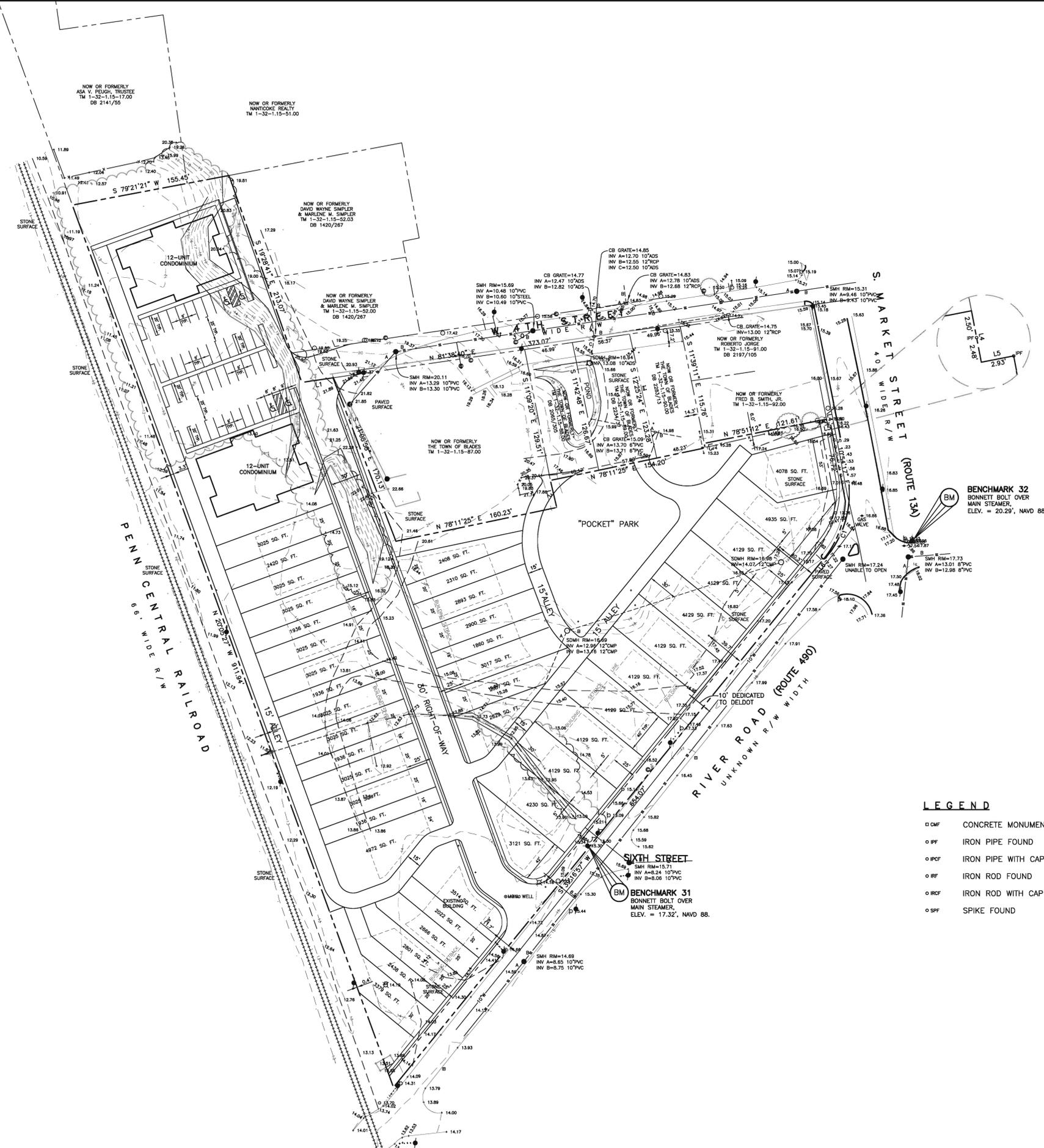
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto: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. **Instructions:** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, 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.**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.00'	62.64'	61.51'	S 21°08'11" W	37°46'44"

LINE	BEARING	DISTANCE
L1	N 81°38'40" E	30.76'
L2	N 13°13'35" W	27.00'
L3	N 11°48'35" W	4.50'
L4	S 10°54'17" E	4.98'
L5	N 79°05'43" E	3.00'
L6	S 40°01'43" W	6.98'



- LEGEND**
- CMF CONCRETE MONUMENT FOUND
  - IPF IRON PIPE FOUND
  - IPCF IRON PIPE WITH CAP FOUND
  - IRF IRON ROD FOUND
  - IRCF IRON ROD WITH CAP FOUND
  - SFF SPIKE FOUND



THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

ARCHITECTS ENGINEERS SURVEYORS  
 SAUSBURY, MARYLAND (410) 543-9091  
 MILFORD, DELAWARE (302) 424-1441

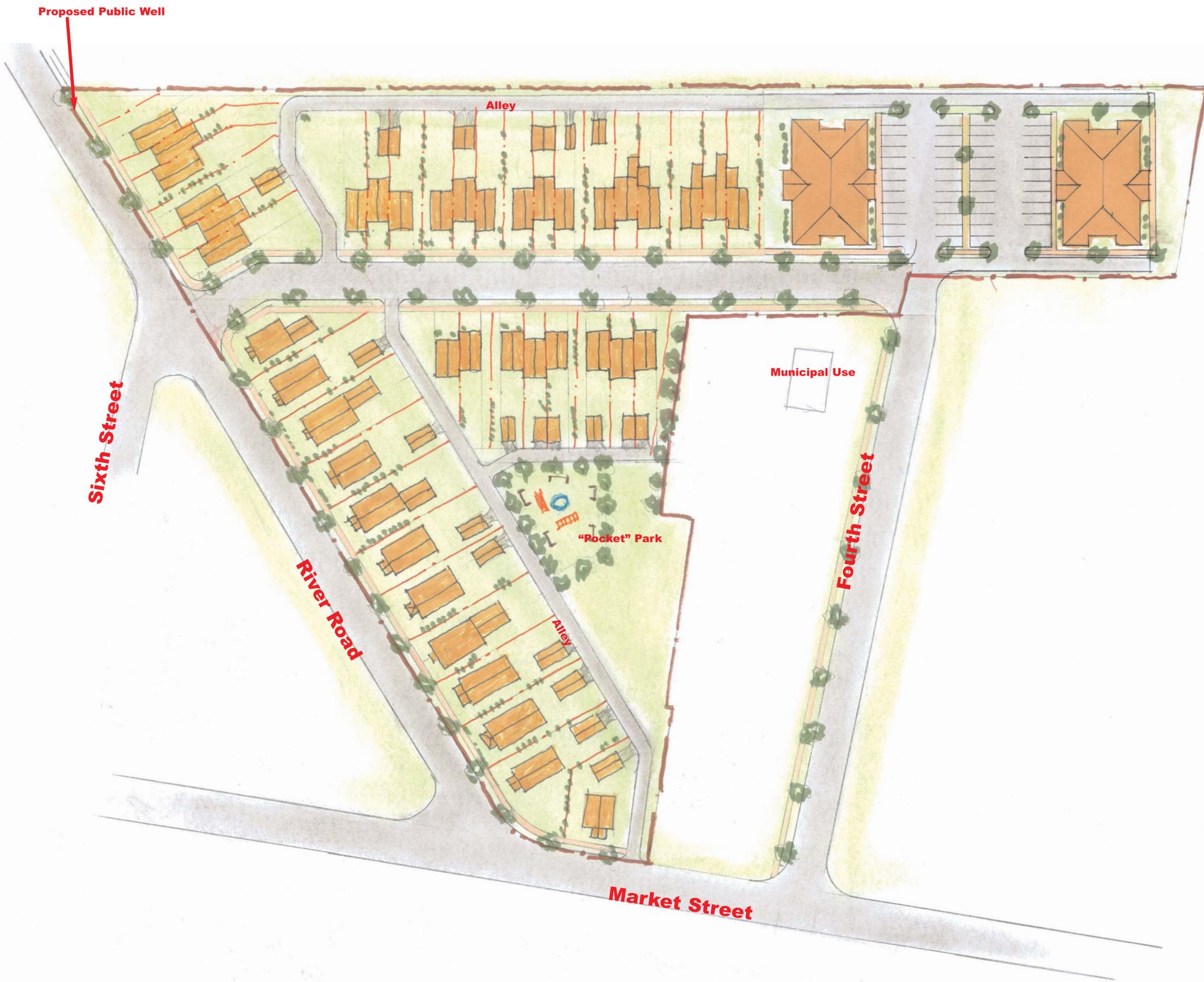


PRELIMINARY SITE PLAN  
 OF THE LANDS OF  
**BO-WIN ENTERPRISES, INC.**  
 TOWN OF BLADES  
 BROAD CREEK HUNDRED  
 SUSSEX COUNTY, DELAWARE

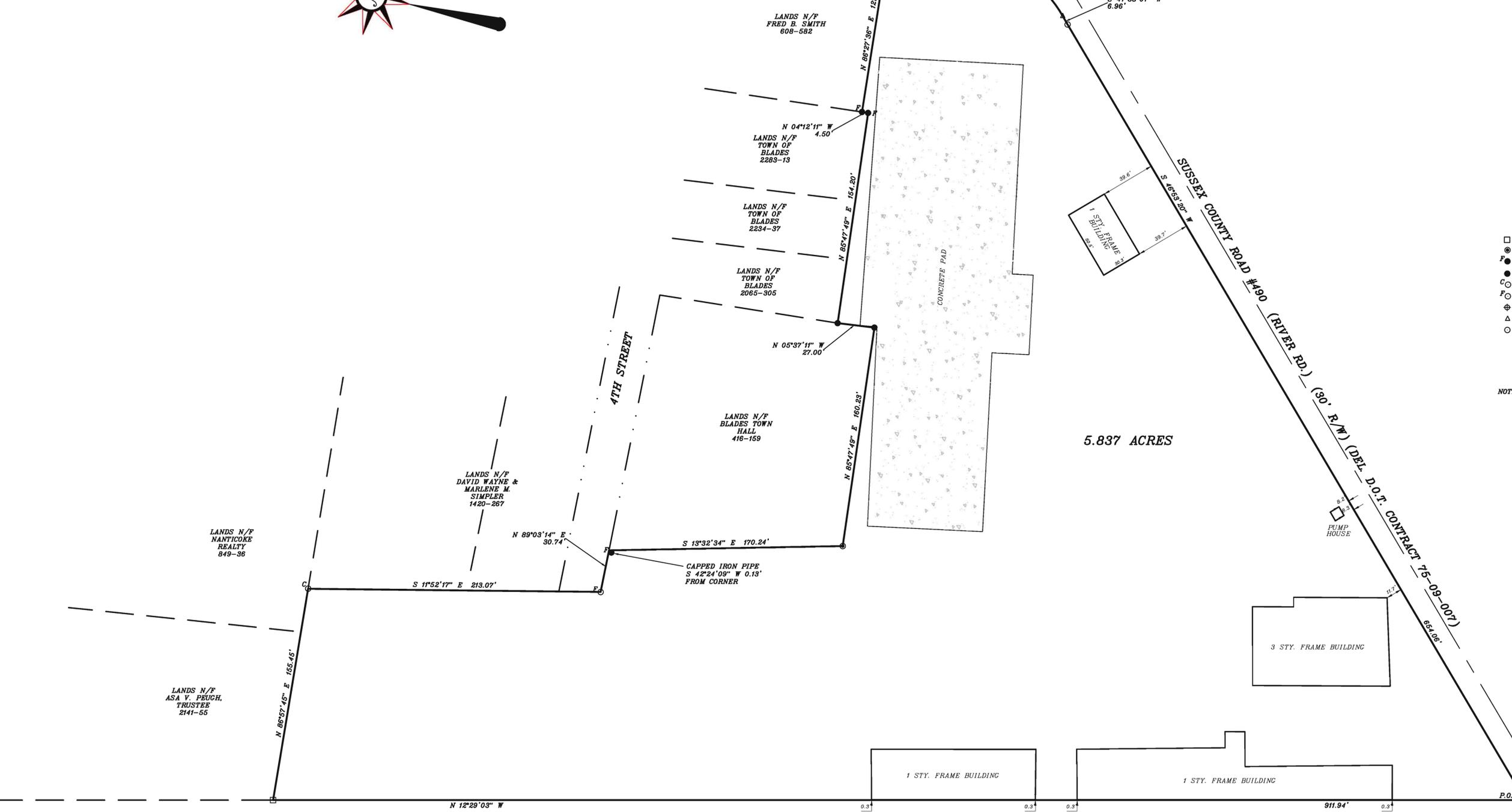
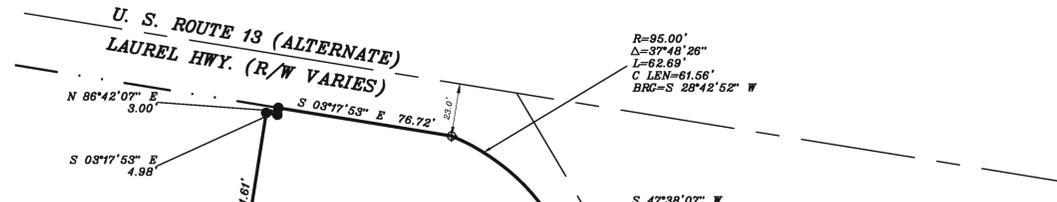
Revisions:

Date:	APRIL 2007
Scale:	1" = 50'
Dwn.By:	PMH
Proj.No.:	1667A001B
Dwg.No.:	

Y:\1667A001\dwg\BO-WIN ENT site plan.dwg May 08, 2007 - 8:54am



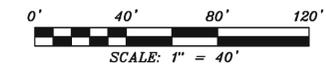
Former Peninsula Plating Property  
**Conceptual Site Plan**  
For Discussion Purposes Only  
November 14, 2006



- CONCRETE MONUMENT (FOUND)
- IRON STOB (FOUND)
- F● IRON PIPE (FOUND)
- IRON PIPE (SET)
- CAPPED IRON ROD (FOUND)
- F○ IRON ROD (FOUND)
- ⊕ CROSSMARK IN SIDEWALK (SET)
- △ RAILROAD SPIKE (SET)
- POINT

NOTES: 1. ALL BUILDINGS ARE IN DISREPAIR.  
2. NO WELLS FOUND ON SITE.

LANDS TO BE CONVEYED TO  
**THE PUTNAM GROUP LLC and/or ASSIGNS**  
TOWN OF BLADES



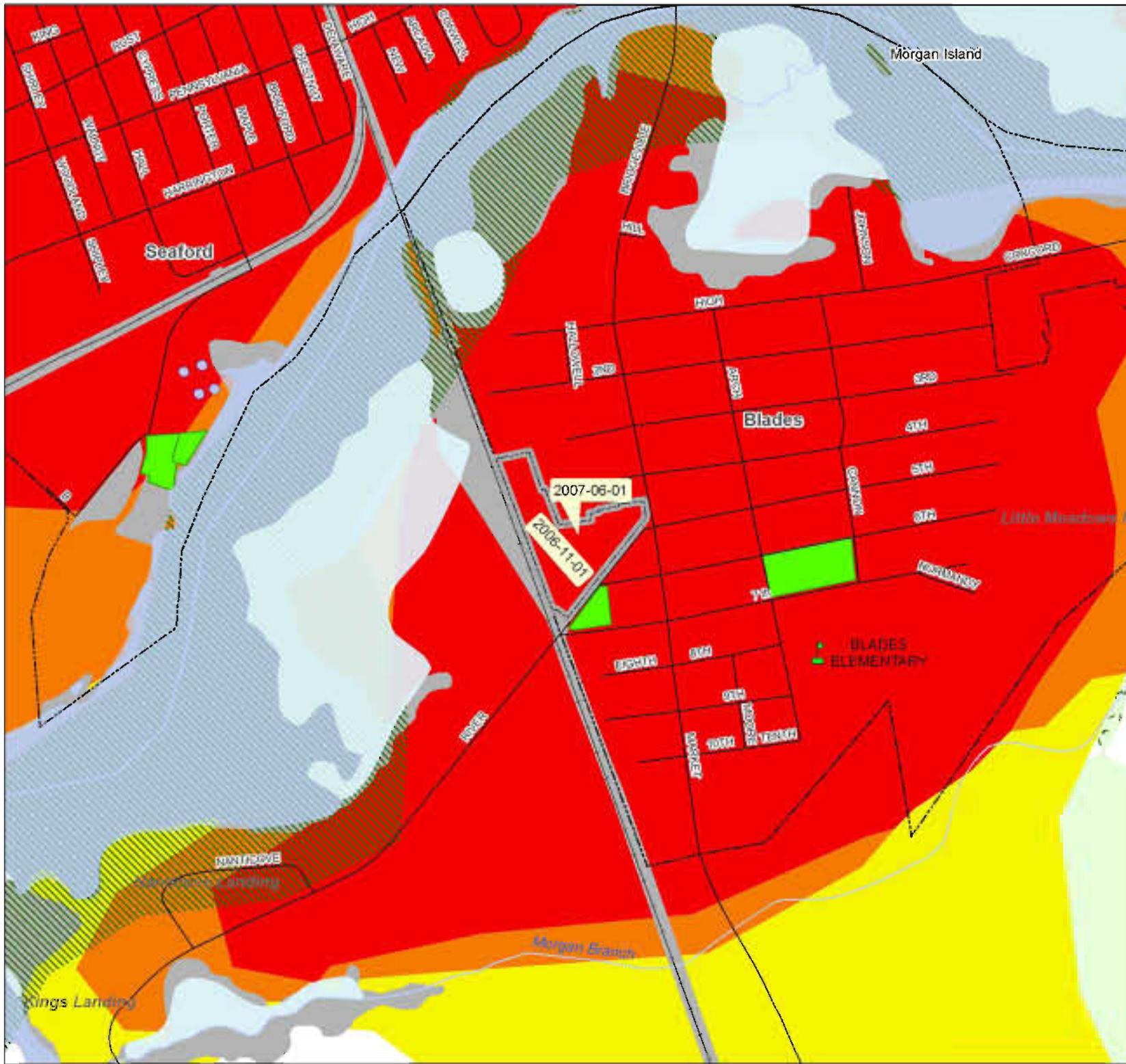
<b>MILNER LEWIS, INC.</b> LAND SURVEYING 24459 SUSSEX HIGHWAY, UNIT 1 SEAFORD, DELAWARE 19973	HUNDRED	COUNTY
	BROAD CREEK	SUSSEX
	STATE	DRAWN BY
	DELAWARE	D. A. MORRIS
	REF.	DWG. NO.
	D.B.1030-118	1-32-1.15-16

SURVEY CLASS: URBAN

NOV. 21, 2006

# Preliminary Land Use Service (PLUS)

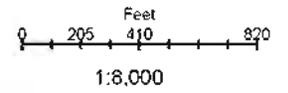
Blades Development  
2007-06-01



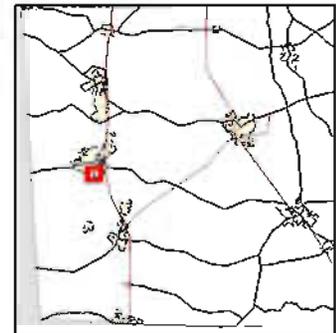
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

## 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)

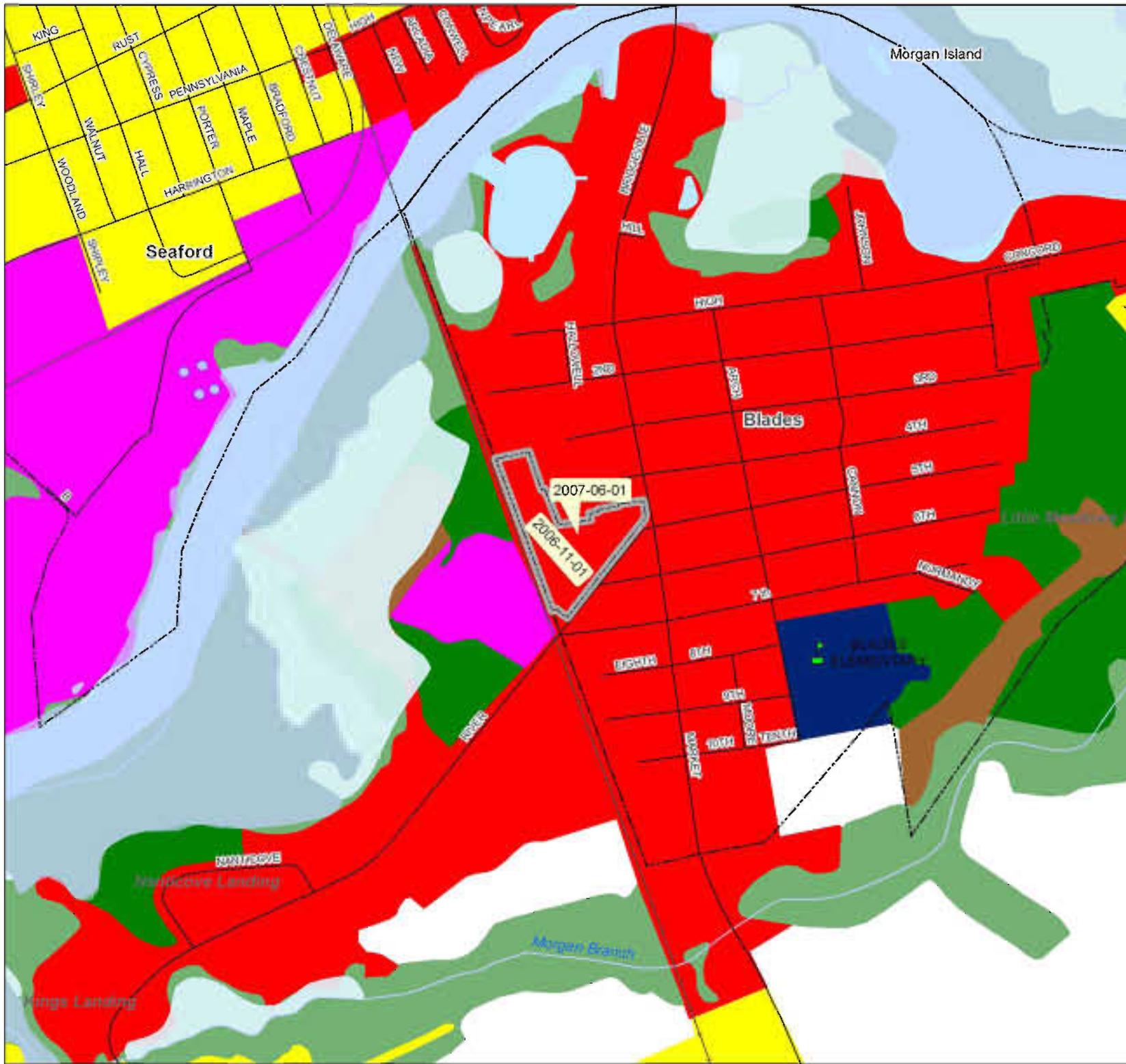


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[www.state.de.us/planning](http://www.state.de.us/planning)

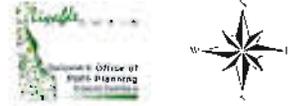
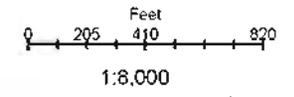


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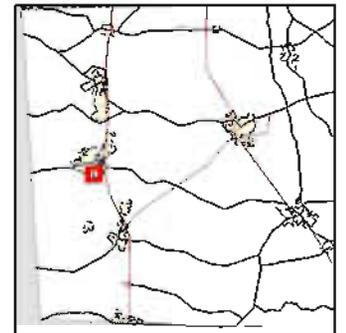
Blades Development  
2007-06-01



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



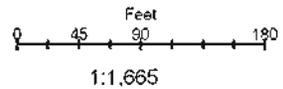
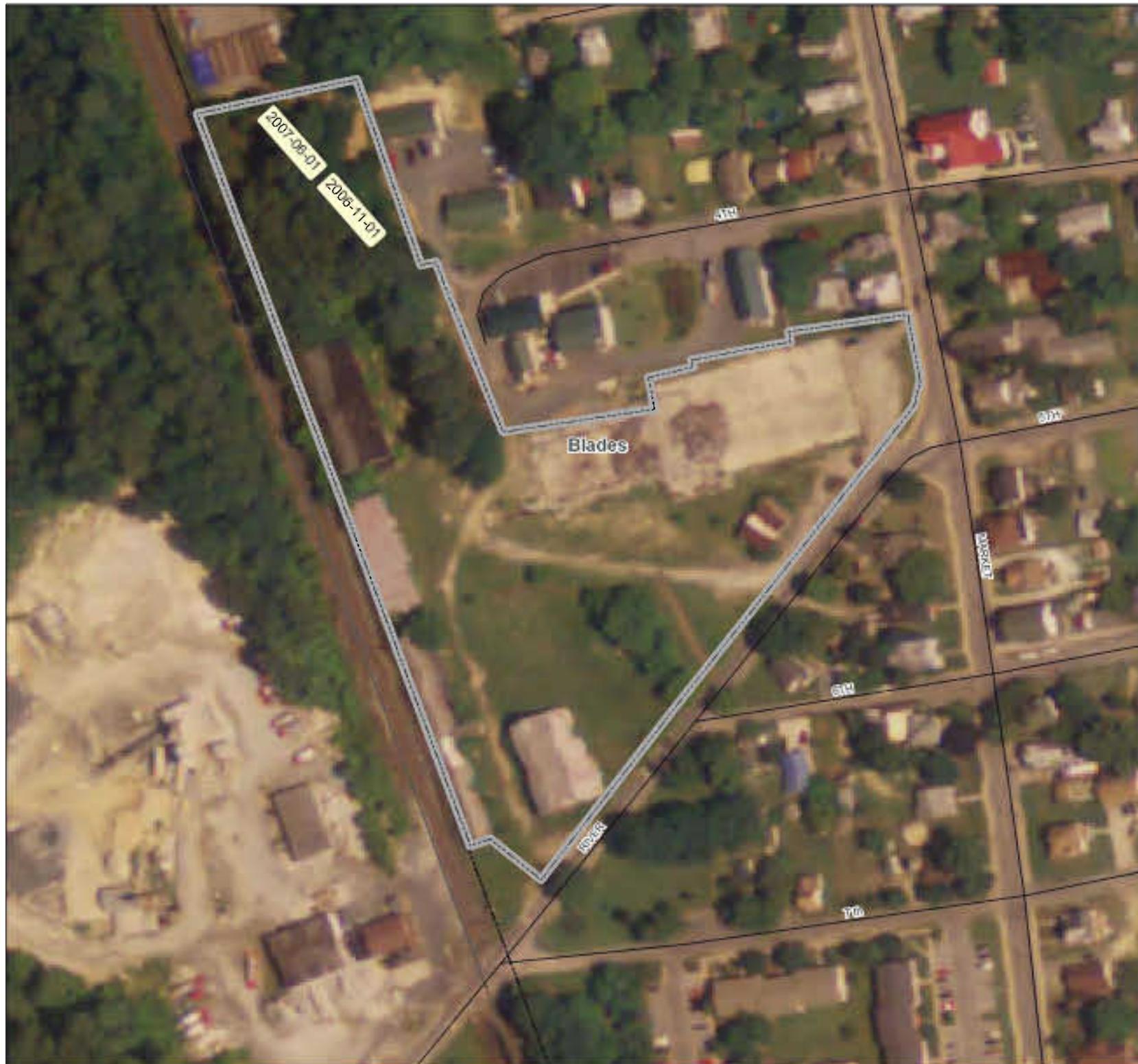
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# Preliminary Land Use Service (PLUS)

Blades Development  
2007-06-01

-  Project Area
-  Municipalities



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