

## 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 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: Dogfish Head Warehouse Project
2. Location ( please be specific): A portion of the eastern PL borders Cave Neck Road, SE corner of PL is 500' +/- north from the intersection of Sam Lucas Road, on the north the property abuts existing Dogfish Head Craft Brewery.
3. Parcel Identification #: 2-35-20.00 53.00
4. County or Local Jurisdiction Name: where project is located: Town of Milton
5. If contiguous to a municipality, are you seeking annexation: No
6. Owner's Name: Dogfish CVI LLC

Address: 6 Cannery Village Center

City: Milton	State: DE	Zip: 19968
Phone: (302) 684-1000 ext 203	Fax:	Email: nick@dogfish.com

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

Address:

City:	State:	Zip:
Phone:	Fax:	Email:

8. Project Designer/Engineer: David M. Kuklish, P.E.

Address: 115 West Market Street

City: Lewes	State: DE	Zip: 19958
Phone: (302) 645-0777	Fax: (302)-645-0177	Email: DMKuklish@elementdg.com

9. Please Designate a Contact Person, including phone number, for this Project: Robert C. MacLeish (302) 677-1965

**Information Regarding Site:**

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: Construction of 100,000 +/- sf warehouse with associated parking and access.

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. September 2011; Town of Milton Comp Plan Amendment to support rezoning (2011-09-02)

12. Area of Project (Acres +/-): 39.54      Number of Residential Units: N/A      Commercial square footage: 100,000

13. Present Zoning: R1 (LPD)

14. Proposed Zoning: LI (Light Industrial)

15. Present Use: Vacant

16. Proposed Use: Warehouse

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Town of Milton

Will a new public well be located on the site?  Yes  No

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

Will a new community wastewater system be located on this site?  Yes  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? 25.5 +/-      How many forested acres will be removed? 10.0 +/-

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: 4.02 +/-

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps of Engineers signed off on the delineation?  Yes  No ACDE Approval Pending

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No      If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? No ground disturbance proposed

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: Existing Stormwater wet pond

23. Is open space proposed?  Yes  No      If "Yes," how much? 22.7 +/- Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater management and existing wooded/field areas to remain

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: 356 Trips (Per 8<sup>th</sup> Edition I.T.E. Manual)

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 8.5 % +/-

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. West, East, and South, We cannot connect do to security concerns.

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 Not recommended by DelDOT

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

16 Dec 2011  
Date

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

12/16/2011  
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. 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.





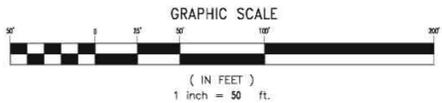
PLAN STATUS	
REV.	DATE
	CHANGE
	BY

PRELIMINARY RECORD PLAN  
 DOGFISH HEAD  
 TAX MAP # 235-20.00-53.00  
 BROADKILL HUNDRED  
 TOWN OF MILTON  
 SUSSEX COUNTY, DELAWARE

**ELEMENT**  
 115 W. Market Street, 2nd floor, Newark, DE 19750  
 251 N. Market Street, Wilmington, DE 19801  
 302.645.0777 [www.elementidg.com](http://www.elementidg.com)

*[Signature]*  
 12-29-11  
 David M. Kuzish, PE  
 DE PE 4522

DSN	DRW	CHKD
DMK	DR	DMK
SCALE: 1"=50'		
JOB No. e11134		
DATE: 14.Dec.11		
FILE No. e11134.record		
SHEET 3 of 4		

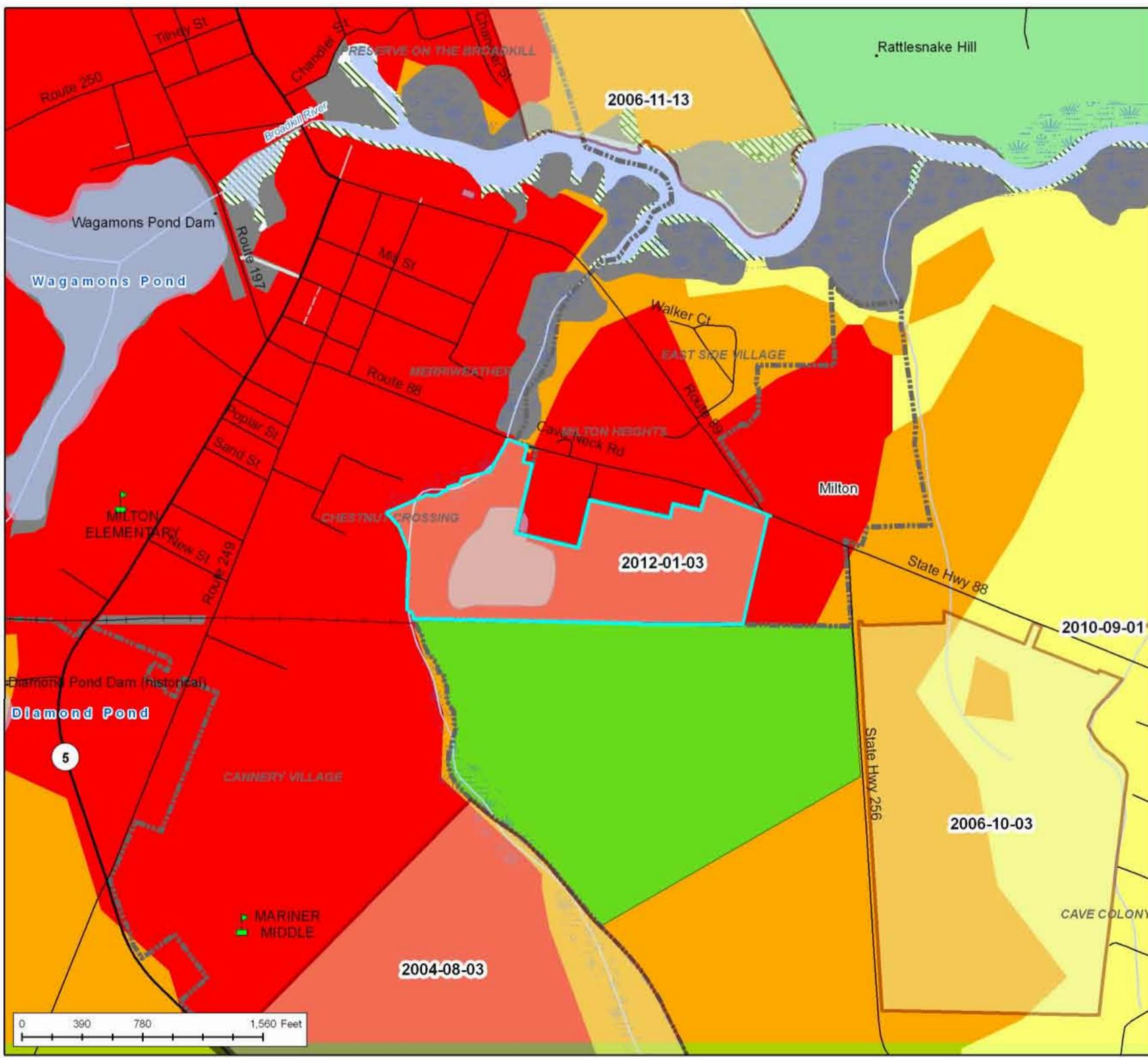


SITE PLAN



# Preliminary Land Use Service (PLUS)

Dogfish Head Warehouse  
2012-01-03



- PLUS Project Areas
  - Municipalities
  - State Parks
  - Forestry Easements
  - Purchased Dev. Rights
  - Ag District
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture
- 2010 State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

1:10,000

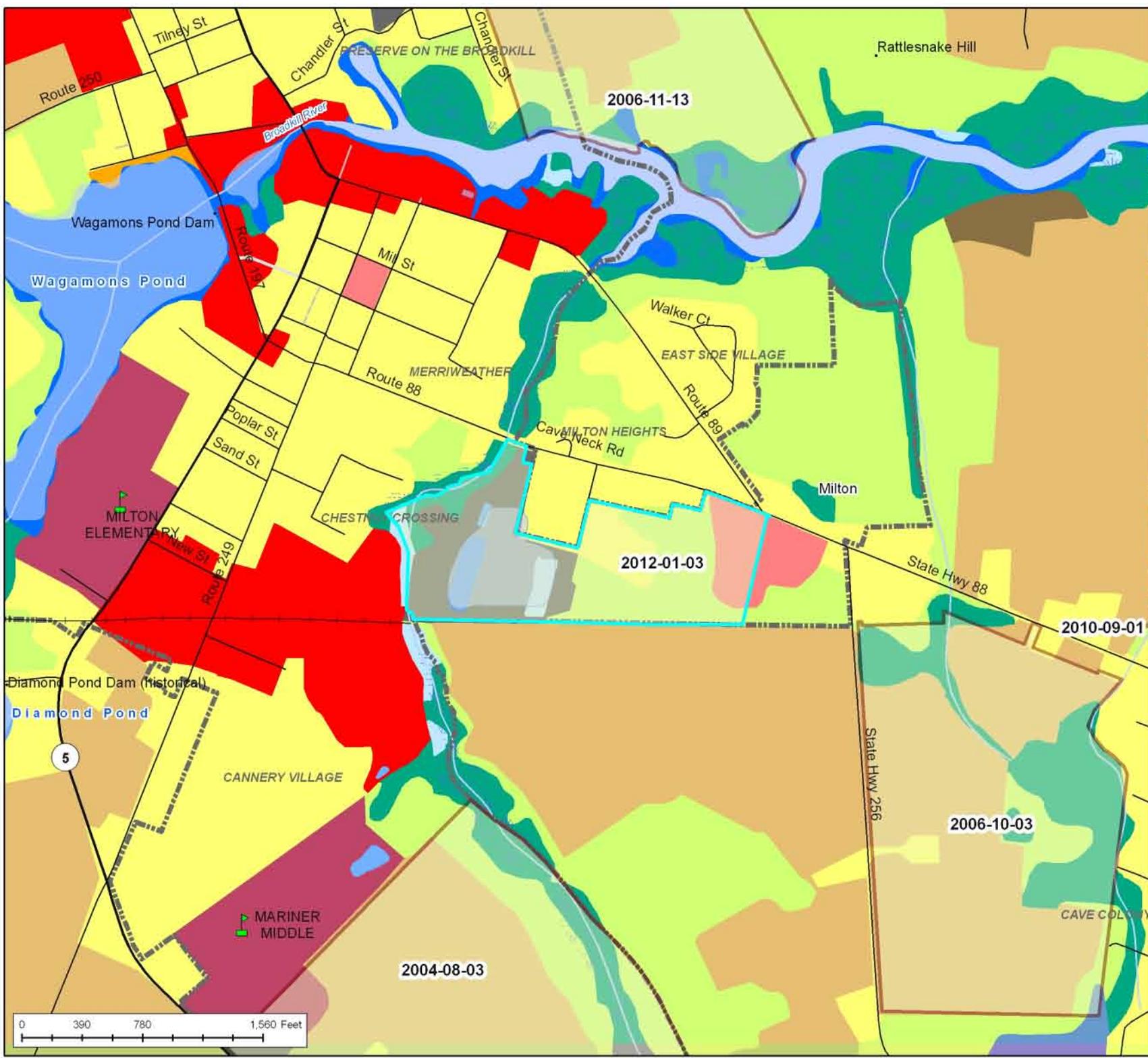


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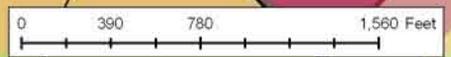


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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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2012-01-03

-  Project Areas
-  Municipalities

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



1:3,684



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