

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: Former Playtex Plant 1		
2. Location (please be specific): 50 North Dupont Highway, Dover, DE 19903		
3. Parcel Identification #: ED-05-077.06-01-02.00-000	4. County or Local Jurisdiction Name: where project is located: Kent County	
5. If contiguous to a municipality, are you seeking annexation: Not Applicable		
6. Owner's Name: Energizer Personal Care – Thomas J. Houser		
Address: 533 Maryville University Drive		
City: Saint Louis	State: MO.	Zip: 63141-6268
Phone: 440-835-9942	Fax:	Email: JamesT.Houser@energizer.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Konover Acquisitions, LLC – Michelle Carlson		
Address: 135 South Road		
City: Farmington	State: CT	Zip: 06032
Phone: 860-284-7200 ext 15	Fax:	Email: mcarlson@konover.com
8. Project Designer/Engineer: To Be Determined		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project: Michelle Carlson 860-284-7200 ext 15		

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:

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 +/-): 9.3 Number of Residential Units: 0 Commercial square footage: 50,000 SF +/-

13. Present Zoning: CS1 14. Proposed Zoning: CS1

15. Present Use: Vacant Former Playtex Glove Plant 16. Proposed Use: Retail Development

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

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: City of Dover

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): Not applicable

20. Environmental impacts:

How many forested acres are presently on-site? 0 AC How many forested acres will be removed? 0 AC

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: 0 AC
 Non-tidal Acres: 0 AC

If "Yes", have the wetlands been delineated? Yes No Not applicable

Has the Army Corps of Engineers signed off on the delineation? Yes No Not applicable

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: Not applicable

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Not applicable

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: Underground and/or above ground detention

23. Is open space proposed? Yes 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)? Not applicable

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: 8,885 vehicle trips per day

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Not yet determined. Will be a retail development.

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. Not applicable

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: Michelle Carlson phone number: 860-284-7200 ext 15

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]
Signature of property owner

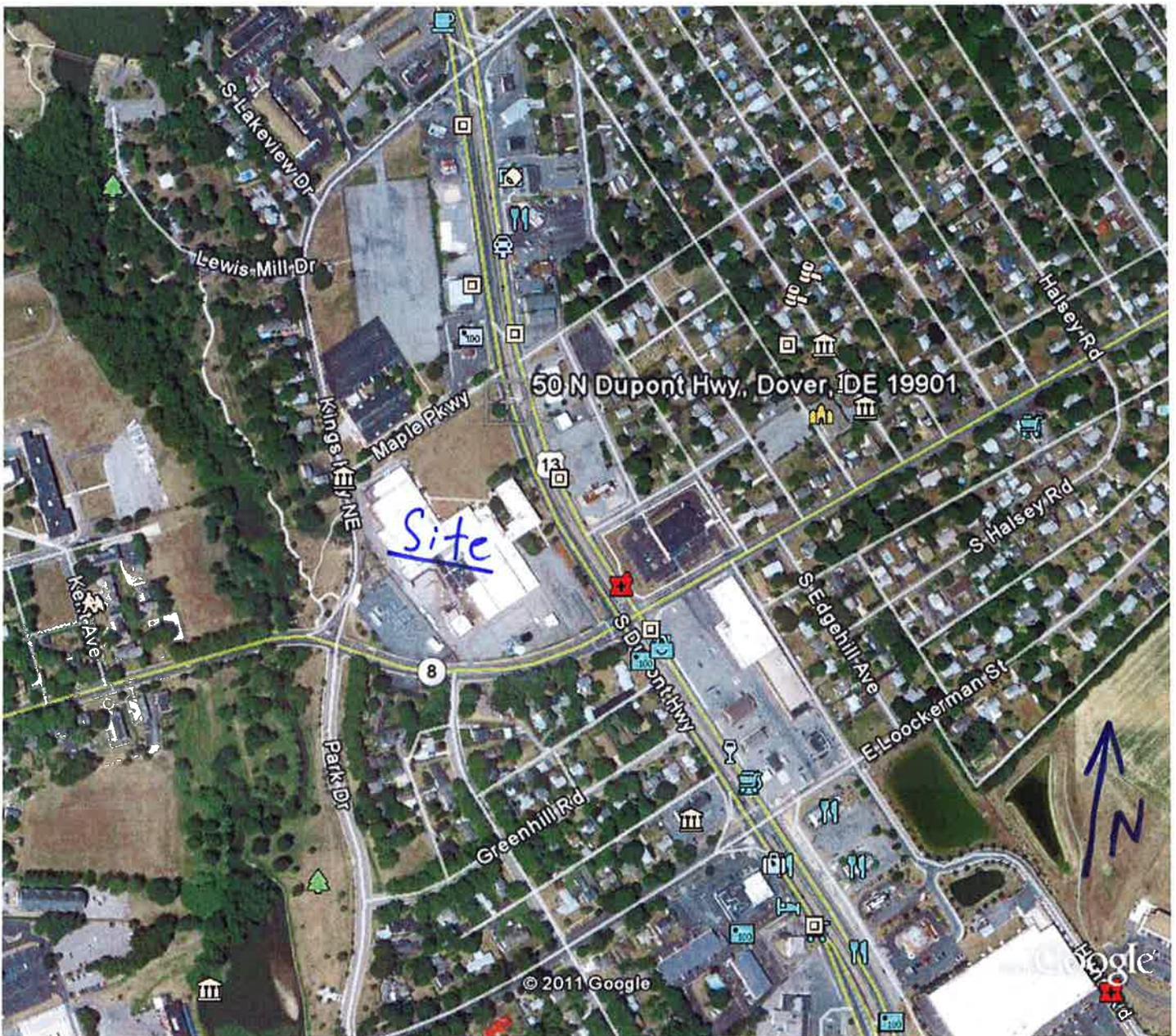
8/31/2011
Date

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

8/31/2011
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 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 LOCATION MAP

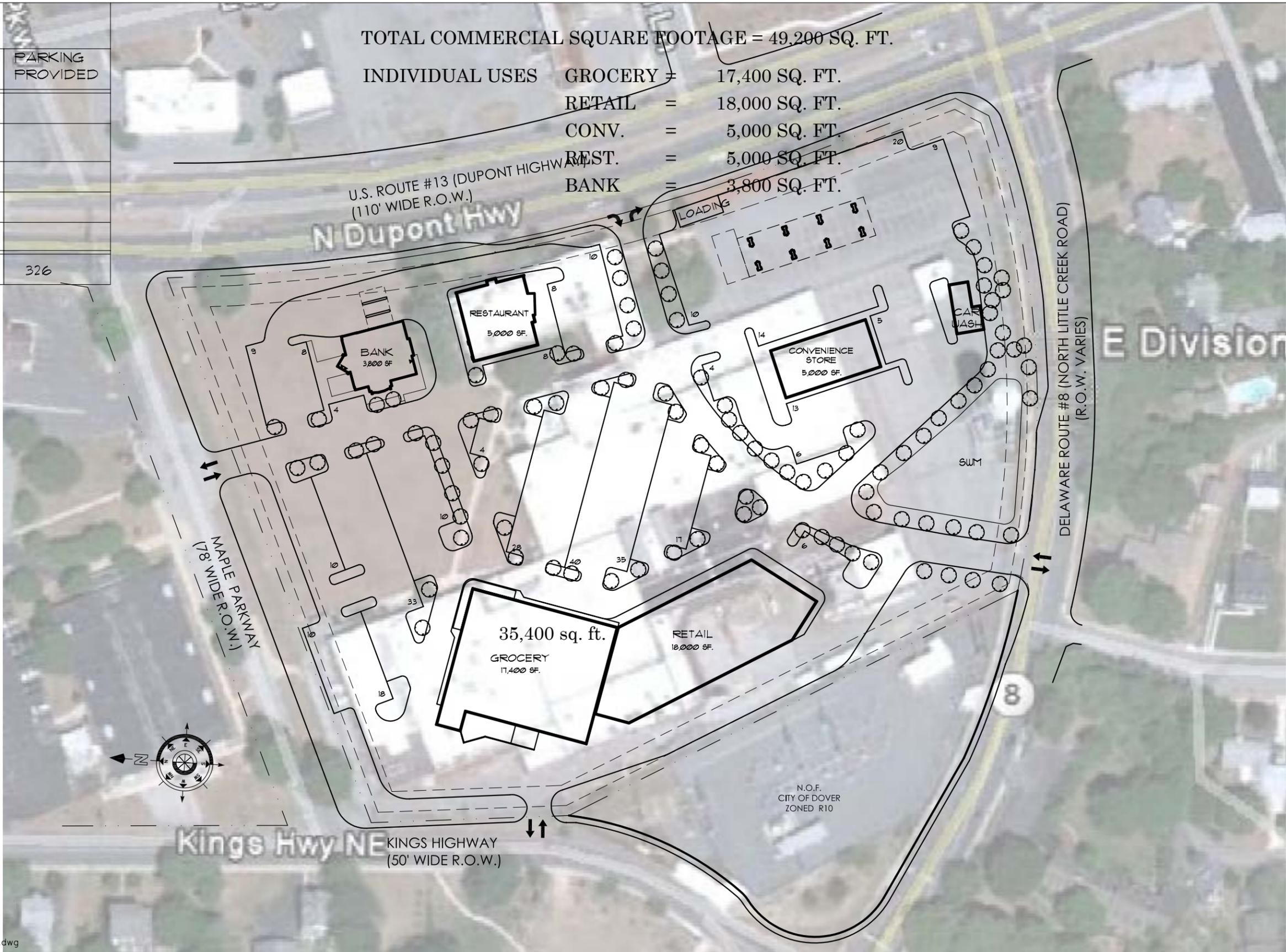
50 N. Dupont Highway - Dover, Delaware
9.3 AC +/- Located at NW corner of
intersection of Routes 13 and 8.

BUILDING AREA SUMMARY			
ALL AREA & PARKING CALCULATIONS ARE PRELIMINARY			
TYPE	AREA	PARKING REQ'D	PARKING PROVIDED
GROCERY	17,400 SF	87 (5/1000 SF)	
CONVENIENCE STORE	5,000 SF	70	
RETAIL	18,000 SF	90 (5/1000 SF)	
BANK	3,800 SF	19 (5/1000 SF)	
RESTAURANT	5,000 SF	60 (12/1000 SF)	
TOTAL	49,200 SF	326	326

TOTAL COMMERCIAL SQUARE FOOTAGE = 49,200 SQ. FT.

INDIVIDUAL USES

GROCERY	=	17,400 SQ. FT.
RETAIL	=	18,000 SQ. FT.
CONV.	=	5,000 SQ. FT.
REST.	=	5,000 SQ. FT.
BANK	=	3,800 SQ. FT.



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WATER STREET DEVELOPMENT
 1000 WISCONSIN AVE., NW, SUITE 200
 WASHINGTON, DC 20007

DOVER DEKUNRE RETAIL SITE

PRELIMINARY SITE STUDY

OPTION-3B
 SITE PLAN
 SCALE: 1"=100'
 PROJECT No.: 2011033.00
 DATE: 08-29-2011

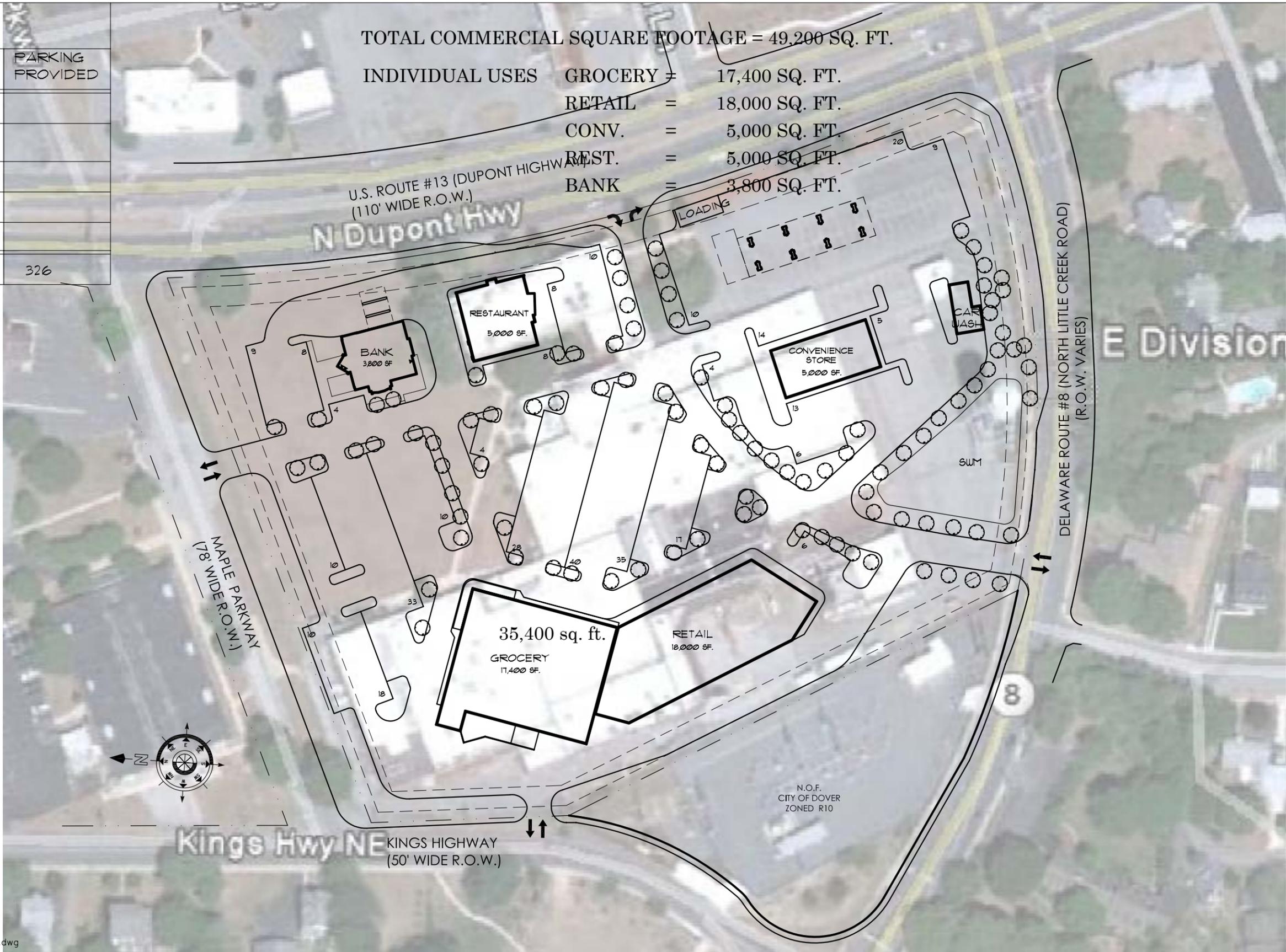
ROUNDS VANDUZER ARCHITECTS
 467A N. WASHINGTON STREET
 FALLS CHURCH, VA 22046
 703-533-3577
 703-533-7806 (FAX)
 RV@RVARCHITECTS.COM
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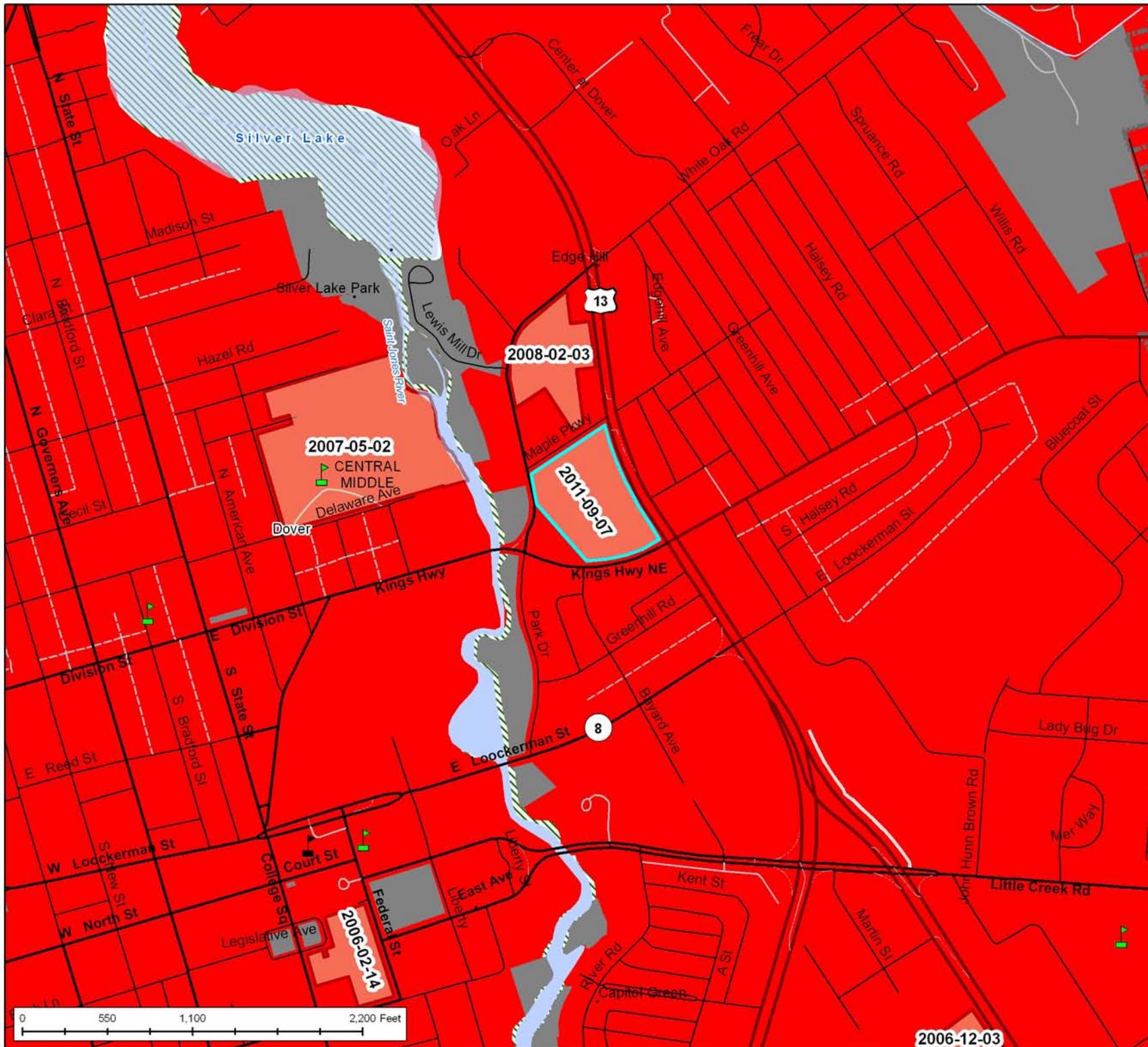
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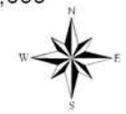
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Preliminary Land Use Service (PLUS)
Former Playtex Plant
2011-09-07

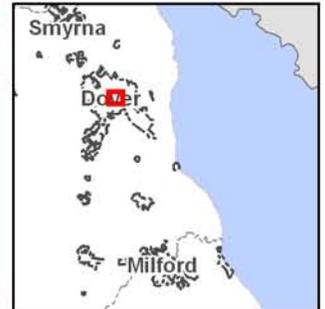
-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play



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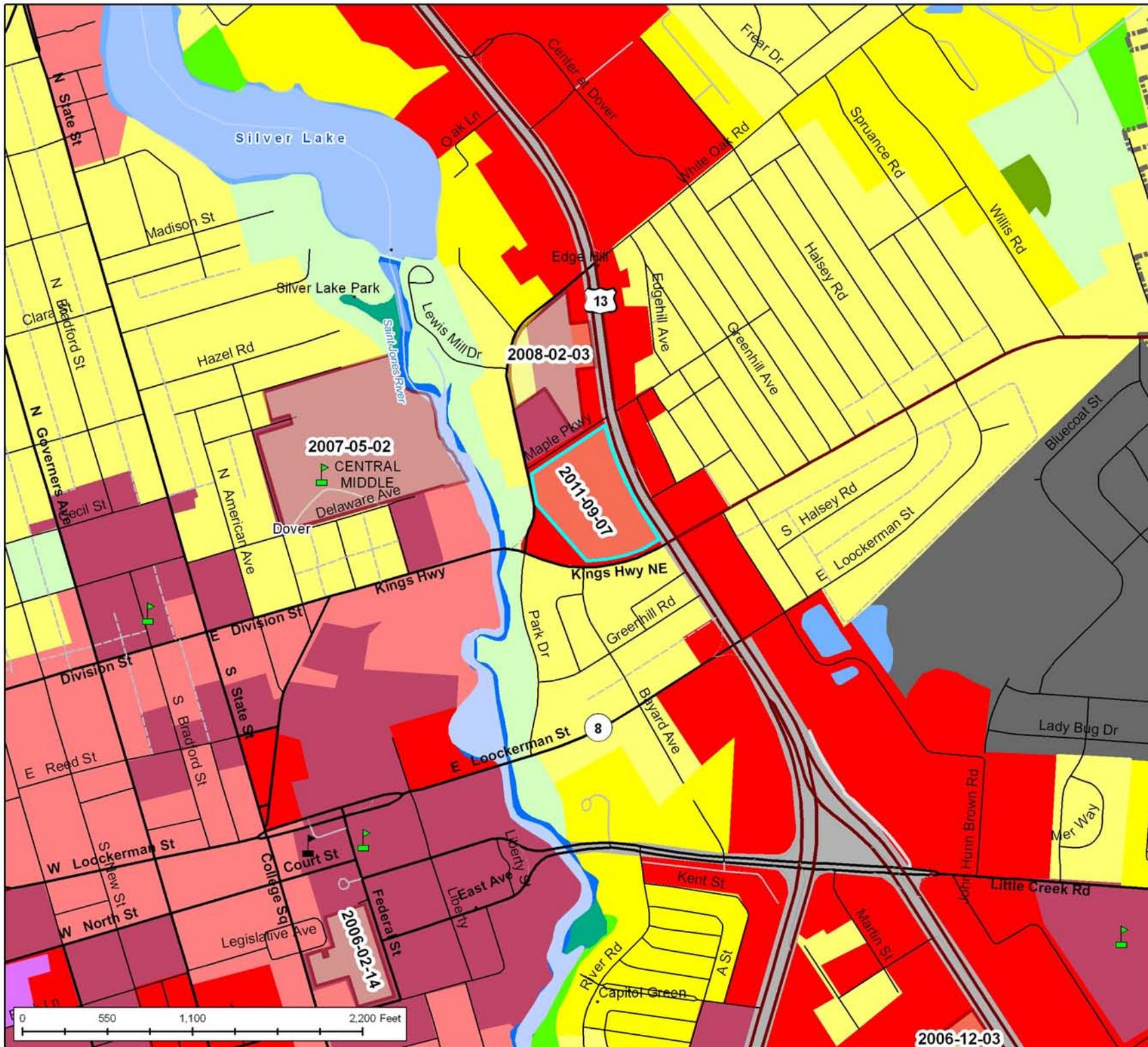
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2006-12-03

Preliminary Land Use Service (PLUS)

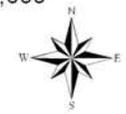
Former Playtex Plant

2011-09-07

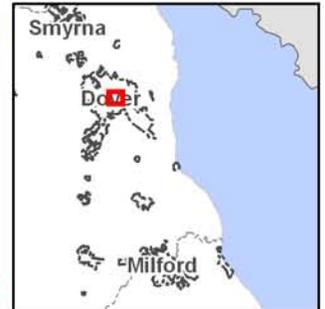
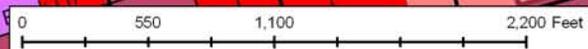


- Project Areas
- Municipalities
- Land Use/Land Cover**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Trans./Comm./Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - CAFO
 -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

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2006-12-03

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2011-09-07

-  Project Areas
-  Municipalities

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



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