

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

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: Procter & Gamble Dover Wipes Future State		
2. Location (please be specific): 1340 W. North Street, Dover, DE 19901		
3. Parcel Identification #: 2-05-07600-01-0700-00001	4. County or Local Jurisdiction Name: where project is located: Kent County	
5. If contiguous to a municipality, are you seeking annexation: NO		
6. Owner's Name: Scott McNary		
Address: P.O. Box 7010C		
City: Dover	State: DE	Zip: 19903
Phone: 302-678-2600x2337	Fax: NA	Email: McNary.KS@pg.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Mike Bramble		
Address: P.O. Box 7010C		
City: Dover	State: DE	Zip: 19903
Phone: 302-678-2600x2014	Fax: NA	Email: Bramble.MJ@pg.com
8. Project Designer/Engineer: On-Board Engineering		
Address: 2 Penn's Way, Suite 400		
City: New Castle	State: DE	Zip: 19720
Phone: 302-613-5708	Fax: 302-613-5739	Email: Andrew.Barnes@onboardusa.com
9. Please Designate a Contact Person, including phone number, for this Project: Mike Bramble, 318-308-3743		

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: Procter & Gamble is installing new warehousing area and a new parking lot.
 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. UNKNOWN

12. Area of Project (Acres +/-): Overall site ≈ 80 acres; project area ≈ 49 acres Number of Residential Units: 0 Commercial square footage: currently at ~ 525,000 sq. ft. with project, potentially increase up to ~ 611,000 sq. ft.

13. Present Zoning: IPM 14. Proposed Zoning: IPM

15. Present Use: Commercial/Industrial 16. Proposed Use: Commercial/Industrial

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): NA

20. Environmental impacts:
 How many forested acres are presently on-site? 33 acres How many forested acres will be removed? 0 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? Yes No
 Are the wetlands: Tidal Acres: Non-tidal Acres: estimated at 8.4 acres.
 If "Yes", have the wetlands been delineated? Yes No
 Has the Army Corps 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:
 How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Estimated to be ~ 50 ft from wetland area

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:
 Permeable pavement, Grass swales, Bio swales, building disconnects

23. Is open space proposed? Yes No If "Yes," how much? ~ 0.13 Acres:
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive Recreation

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: **No trips generated**

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

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. **None**

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

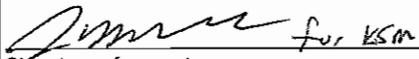
Has this site been evaluated for historic and/or cultural resources? Yes No

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: Mike Bramble phone number: 318-308-3743

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

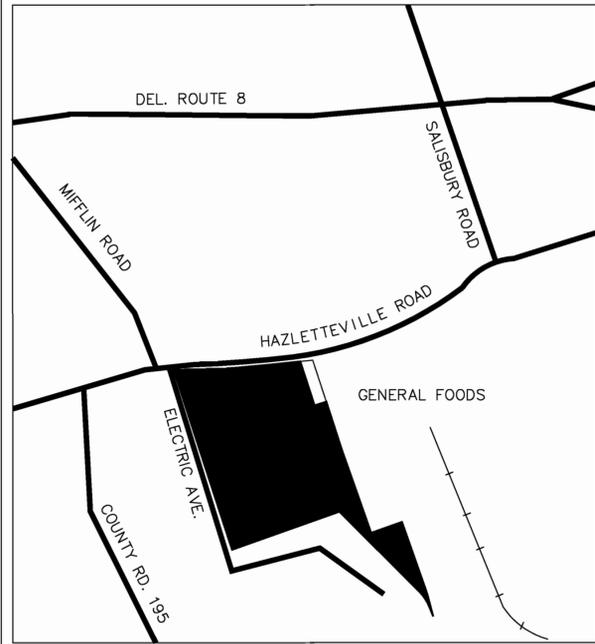
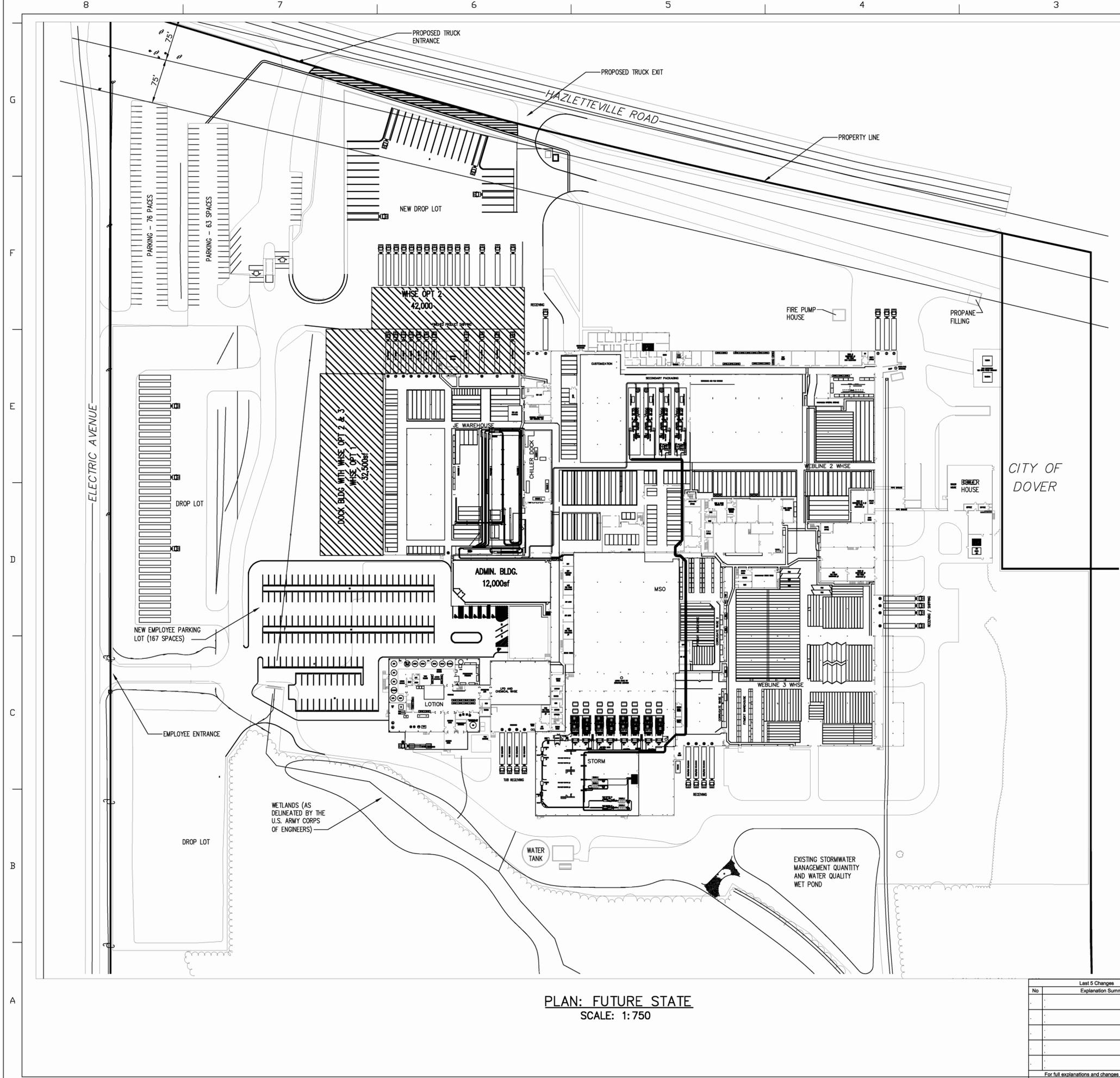
1JUL2013
 Date


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

1JUL2013
 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.



VICINITY MAP
SCALE: 1" = 3200'

GENERAL NOTES

- FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY - PANEL NUMBER 100006 0005 C, DATED SEPTEMBER 16, 1982, INDICATES THAT SITE DEVELOPMENT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA NOR IMPACTED BY THE 100-YEAR FLOODPLAIN OR FLOODWAY FRINGE AREA.
 - KENT COUNTY TAX PARCEL NUMBER: 76-ED-05-01-07
 - DEED RECORD: T-27-295
 - ZONING CLASSIFICATION: IPM, INDUSTRIAL PARK MANUFACTURING (CONVENTIONAL)
FRONT YARD SETBACK = 60 FT. MIN.
SIDE YARD SETBACK = 40 FT. MIN.
REAR YARD SETBACK = 40 FT. MIN.
MAXIMUM FLOOR AREA RATIO = 50% OF TOTAL AREA
 - SITE DATA:
LOT AREA 86.3463 Ac.
BUILDING HEIGHT 2
STORM BLDG=44'-4", LOTION BLDG=49'
BUILDING # STORIES 2
EXISTING FLOOR AREA 526,000 Sq. Ft.
PROPOSED FLOOR AREA 86,500 Sq. Ft.
WAREHOUSE BUILDING 1: 32,500 Sq. Ft.
WAREHOUSE BUILDING 2: 42,000 Sq. Ft.
ADMINISTRATIVE BUILDING: 12,000 Sq. Ft.
TOTAL FLOOR AREA 612,500 Sq. Ft.
FLOOR AREA RATIO 14.1%
 - OFF-STREET PARKING
TOTAL PARKING 225 SPACES
PARKING REQUIRED (LARGEST OF A OR B):
A) ONE SPACE PER EMPLOYEE PER LARGEST WORKSHIFT : 186 EMPLOYEES= 167 SPACES
B) ONE SPACE PER 800 S.F. OF FLOOR SPACE:
588,800 S.F. / (1 SPACE/800 S.F.) = 763 SPACES
 - PERIMETER DATA SHOWN FOR SITE WAS TAKEN IN PART FROM "SITE PLAN" DATED 7/16/92, AS PREPARED BY TETRA TECH RICHARDSON.
 - TOPOGRAPHY WAS FIELD RUN BY McCrone, Inc., SEPTEMBER 1998.
 - PROPOSED USE: MANUFACTURING
 - WETLANDS SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY McCrone, Inc. IN NOVEMBER 1992 AND SIGNED BY AccE.
 - ALL TOPO SHOWN IS BASED ON SCOTT DATUM. SCOTT DATUM IS 60.03 FEET ABOVE NGVD 1929 DATUM. THEREFORE, CME52 ELEV. = 106.50 BASED ON SCOTT DATUM. BASED ON NGVD 1929, CME52 ELEV. = 46.47.
 - SOILS:
Jo - JOHNSTON SILT LOAM
Kt - KLEJ LOAMY SAND
R1A - RUMFORD LOAMY SAND, 0 TO 2% SLOPES
R1B - RUMFORD LOAMY SAND, 2 TO 5% SLOPES
R2C3 - RUMFORD LOAMY SAND, 5 TO 10% SLOPES, SEVERELY ERODED
S1A - SASSAPRAS SANDY LOAM, 0 TO 2% SLOPES
S1B - SASSAPRAS SANDY LOAM, 2 TO 5% SLOPES
S2C3 - SASSAPRAS SANDY LOAM, 5 TO 10% SLOPES, SEVERELY ERODED
S1B - SASSAPRAS LOAM, 2 TO 5% SLOPES
W1 - WOODSTOWN SANDY LOAM
 - OFF-STREET LOADING ZONE SPACES EXISTING = 33
- OWNER
THE PROCTER AND GAMBLE DOVER WIPES COMPANY
P.O. BOX 7010C
DOVER, DE 19903
- ENGINEER:
ON BOARD ENGINEERING SERVICES
2 PENN'S WAY, SUITE 400
NEW CASTLE, DE 19720

PLAN: FUTURE STATE
SCALE: 1:750

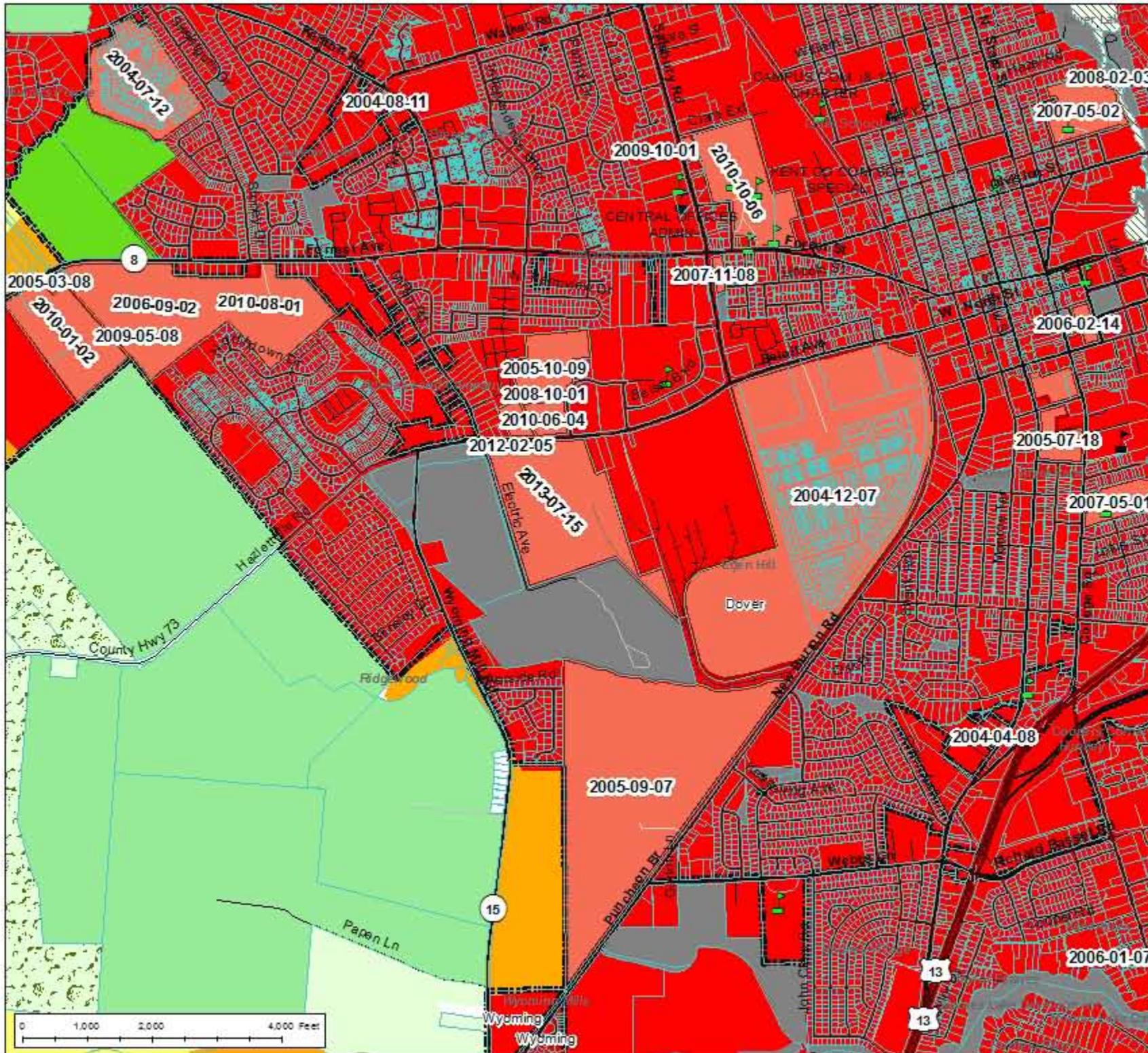
No.	Last 5 Changes	Name / Date	Property of Procter & Gamble - Important - This Drawing Print is loaned for mutual assistance and as such is subject to recall at any time. Information contained herein is not to be disclosed or reproduced in any form for the benefit of parties other than necessary subcontractors and suppliers without written consent of Procter & Gamble.	Scale	AS NOTED
	Explanation Summary			CAD System	Drawing Size D
	Design Site	Drawn 04/15/13		THE DOVER WIPES COMPANY DOVER SITE PLAN FULL WITH FUTURE STATE	
	MNR No.	Check	APB		
	Init FLC 1-3	Approv			
	Init FLC 4-7	Lead Designer	APB		
	Derived From	Project Owner			
	Replaces	Project			
	Printed By				
	Print Date				
	Ref Number				

Procter & Gamble
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Drawing Number
PGDW-C1000-
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Proctor and Gamble
2013-07-15

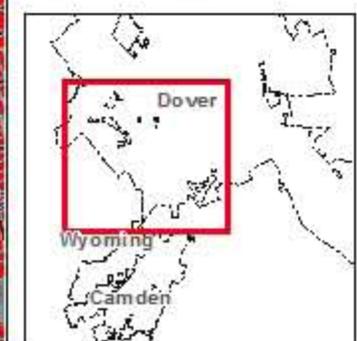


- Kent
- PLUS Project Areas
- Municipalities
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:24,000

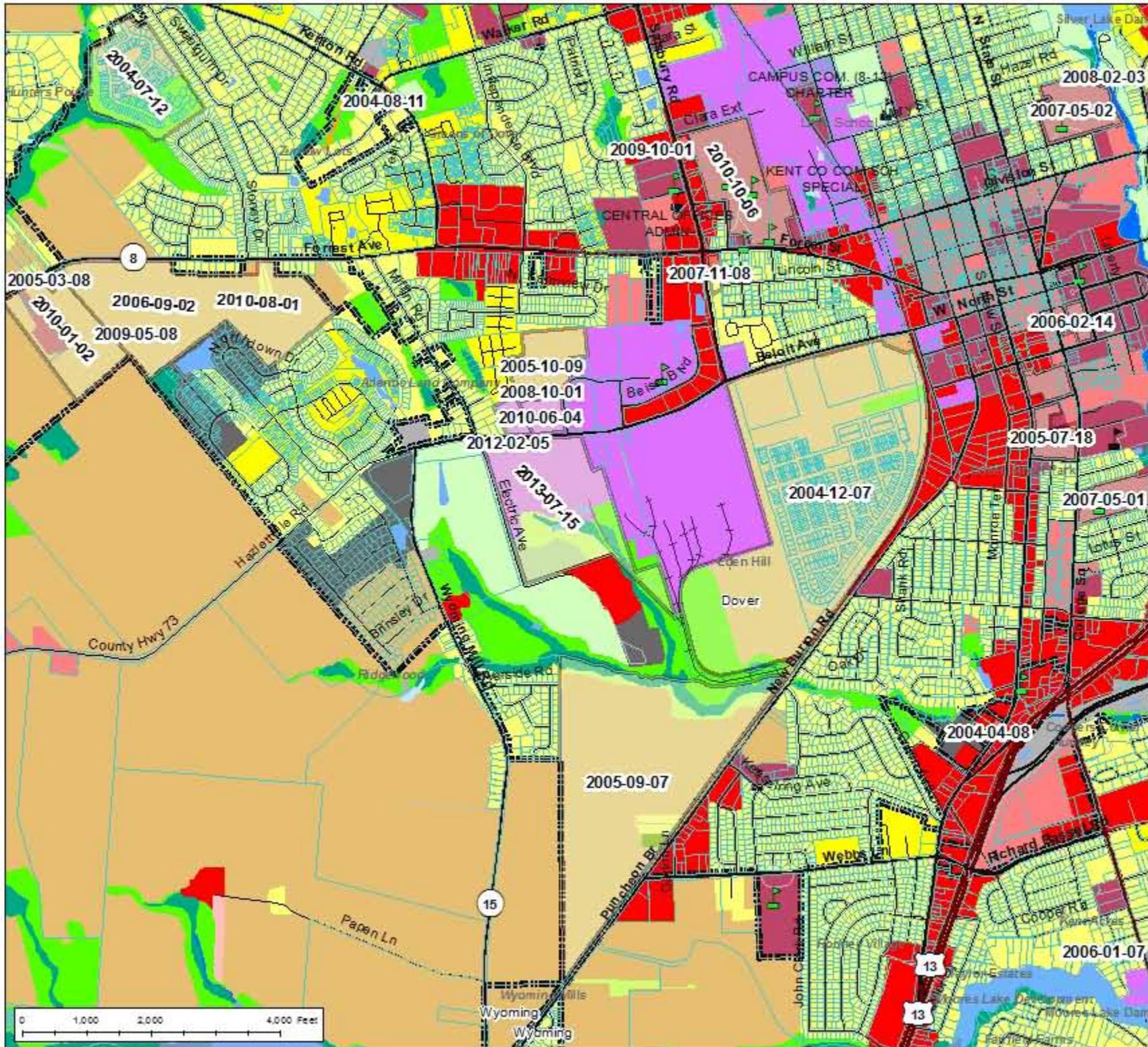


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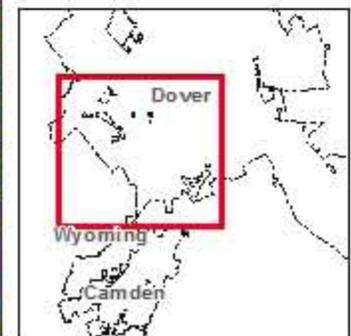
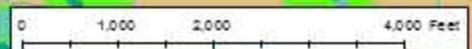


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Build-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-out
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:24,000



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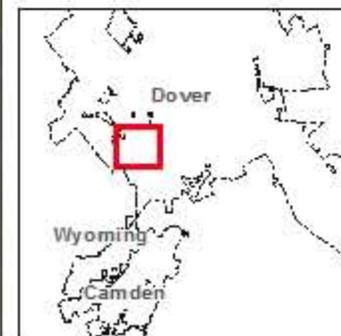


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0 270 540 1,080 Feet