Application Form
Submitted Time:
April 1, 2024 10:09 AM

Preliminary Land Use Service

PLUS ID: 2024-04-05

State Strategy Level: Level 1

PLUS Application Type - Site Plan Review

Title: Proposed Warehouse Expansion & Drop Lot Improvements - Procter & Gamble, Inc.
County: Kent County Municipality: Dover
Description of PLUS project/plan:
Improve Facility efficiency by expanding warehouse and truck/trailer storage at the facility. See attached narrative.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 2-05-07600-01-0700-00001

Project Location: 1340 West North Street, Dover

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Justin Hebert
1340 West North Street
Dover, DE 19904
Phone: (513) 332-3120
Email: hebert.j.1@pg.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? No

,

Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Beacon Engineering, LLC
Robert Palmer
Phone: (302) 864-8825
Email: rpalmer@beaconengineeringllc.com
Fax: (302) 000-0000

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): 13.6
Type of Development: Industrial
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? Yes
If Previous PLUS, what was the PLUS ID: 2013-07-15

Zoning Information

Present Zoning for this project area: IPM-Industrial Park Manufacturing
Proposed Zoning for this project: IPM-Industrial Park Manufacturing

Land Use Information

Present Use for this project area: Manufacture of disposable wipes
Proposed Use for this project: Manufacture of disposable wipes

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial:
Type of Industrial: Manufacturing
Institution Type:
Total Square footage: 532,903

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? Yes

If yes, please provide a contact name and phone number to schedule a site visit:
Joe Taylor - 302.258.8400

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? Public Utility
Who is the Water Service Provider: Municipal
Will a new public well be located at this site? No

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? Public Utility
Who is the Wastewater Service Provider: Municipal
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	37.63	Yes	3.8

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? No
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? Yes
If yes, estimated Acres of Non-Tidal Wetlands: 3.5

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? Yes
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Unknown

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Infiltration to comply with the Delaware S&S Regulations and City of Dover Source Water Protection Overlay Zone Requirements

Open Space Details

Is there Open Space proposed for this project? No
Estimated acres of Open Space proposed:
What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? Yes
Please provide estimated vehicle trips this project will generate on an average weekday.
661
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
30

Road Connectivity Details

Will this project connect to State maintained roads? Yes

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A - Existing Facility to be expanded. City of Dover does not desire truck traffic access Electric Avenue

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	Yes	Yes
Type existing	Internal, Within Right-of-Way	Within Right-of-Way	Within Right-of-Way
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? No

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature

Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Proposed Warehouse Expansion & Drop Lot Improvements

Project ID (to be completed by OSPC): 2024-04-05

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

04/01/2024
Date

Dennis Kalaygian, Procter & Gamble Representative

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

BEACON ENGINEERING LLC
CELEBRATING 10 Years of Service
23318 Cedar Lane · Georgetown, DE 19947 · 302.864.8825
info@beaconengineeringllc.com

MEMORANDUM

DATE: March 31, 2024

PROJECT: Proposed Warehouse Expansion and Drop Lot Improvements
Procter & Gamble, Inc.
1340 West North Street
Dover, Delaware 19901

NARRATIVE: This project seeks to improve operational efficiency with regard to raw and finished product handling. Specifically, a 110,000 SF expansion of the JE warehouse and a 20,000 SF expansion of warehouse 3 is proposed to permit the delivery of raw materials directly to the facility and shipping of finished products from the facility to the distribution network. Also, insufficient space currently exists at the facility to stage and store all trucks that are necessary to service the facility.

Currently, raw product that is delivered to the facility is either offloaded at the facility or it is checked into the system and dispatched to offsite warehousing. Raw product that is stored offsite is re-loaded onto trucks and delivered to the facility for processing into finished product. The handling of finished product is similar in that product that is checked out of the facility and stored at offsite warehouses must be brought back to the facility to be checked in before it is shipped to the distribution network.

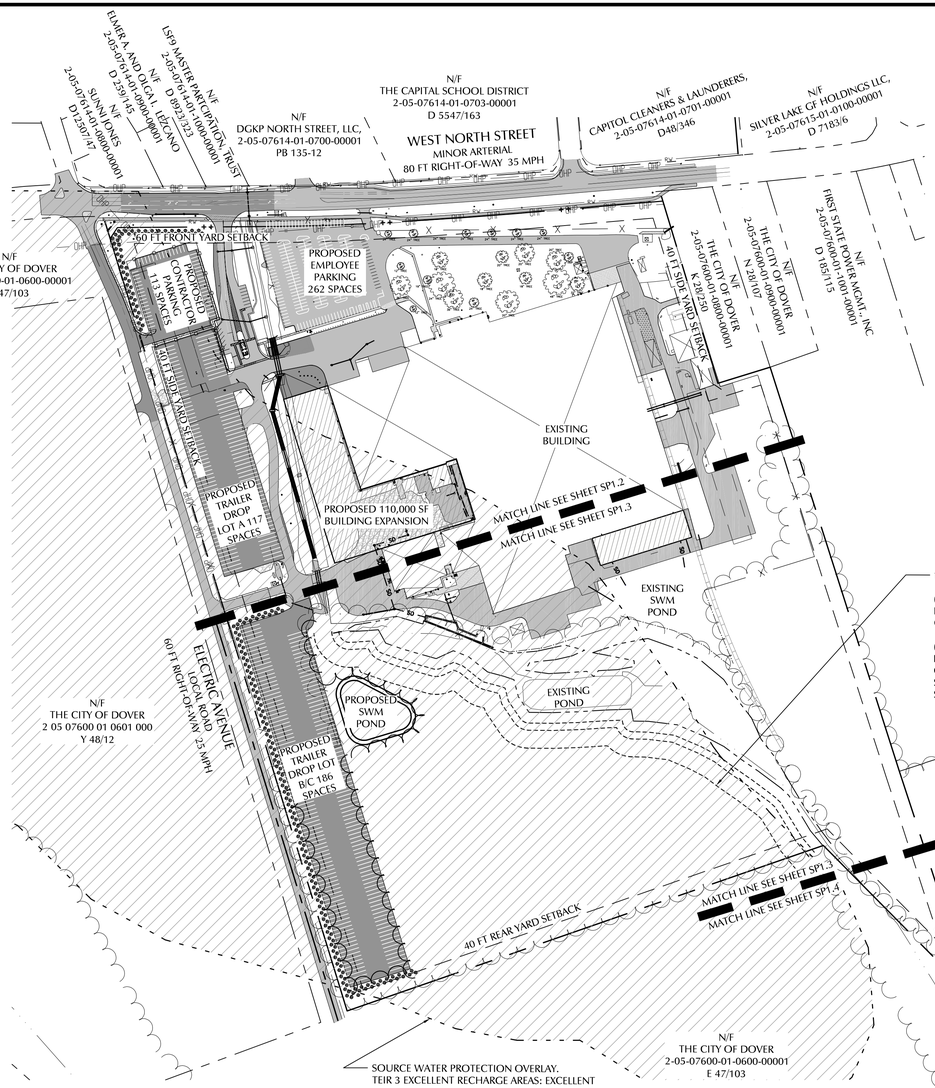
This project will reduce traffic associated with handling and trucking raw and finished product by nearly 40%.

Warehouse construction requires significant area for construction staging. Therefore, Drop Lot A will be removed from service during the course of warehouse construction and replaced with Drop Lot B. Drop Lot B also provides the necessary area for truck staging and storage to meet facility service requirements. Following the completion of the warehouse expansions, Drop Lot A will be restored and returned to service as a drop lot.

Other work that is proposed via this project is the improvement of the existing contractor and employee/visitor parking lots to allow more efficient use of these existing spaces.

AGENCY CONTACT: This project has been presented to the City of Dover (2020 and 2024, Kent Conservation District (2024), and DelDOT Planning 2020, 2021, and 2024[pending meeting date]) for review, discussion, and to develop pathways to seek approval.

DE: ST PLANE
NAD 83/2011 FEET



LEGEND

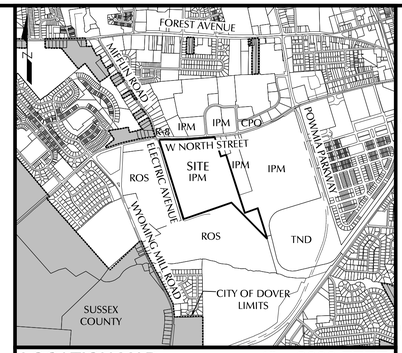
EXISTING		PROPOSED
	PROPERTY LINE	
RW	RIGHT OF WAY	RW
++ ++	EASEMENT	++ ++
	YARD SETBACKS	
	TREELINE	
50 50 50 50	STORM PIPE	
	BUILDING	
	PAVING	
	CONCRETE	
	DITCH/SWALE FLOW DIRECTION	
	TREES	
	LIGHT POLE	
	WETLAND	
	LIMIT OF DISTURBANCE (LOD)	

NOTE: OFF-STREET PARKING AREAS SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION AT THE EXPENSE OF THE OWNER OR LESSEE AND NOT USED FOR THE SALE, REPAIR DISMANTLING, OR SERVICING OF ANY VEHICLES, EQUIPMENT, MATERIALS OR SUPPLIES.

100 FOOT WETLAND SETBACK PER CITY OF DOVER ORDINANCE 11.222

(THE SETBACK MAY BE REDUCED TO 50 FEET FROM THE TOP OF BANK PROVIDED THAT A RIPARIAN BUFFER IS ESTABLISHED IN THE SETBACK, CONSISTING OF NATIVE VEGETATION. (SEE FIGURE 11-1))

(THE SETBACK MAY BE REDUCED TO 30 FEET FROM THE TOP OF BANK PROVIDED THAT A RIPARIAN BUFFER IS ESTABLISHED IN THE SETBACK, CONSISTING OF NATIVE VEGETATION AND PROVIDED THAT BANK STABILIZATION IS IMPLEMENTED THROUGH THE PLANTING OF NATIVE SPECIES. (SEE FIGURE 11-1))



LOCATION MAP 1" = 2000 FEET

SITE DATA

OWNER/APPLICANT
THE DOVER WIPES COMPANY
C/O JLL VALUATION AND ADVISORY
700 EAST CAMPBELL ROAD. SUITE 265
RICHARDSON, TEXAS 75081
PHONE: 302-678-2600

CONSULTANT:
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DE 19947
PHONE: 302-864-8825
RPALMER@BEACONENGINEERINGLLC.COM

PROPERTY & ZONING DATA:

LAND USE APPROVAL AGENCY:	CITY OF DOVER PLANNING & ZONING
TAX MAP:	ED-05-076.00-01-07.00-00001
LATITUDE:	39.149143° N
LONGITUDE:	-75.552685° W
ZONING:	IPM (INDUSTRIAL PARK MANUFACTURING)
EXISTING PROPERTY AREA:	84.10 AC
EXISTING CONDITION:	INDUSTRIAL PARK
WETLAND AREA:	10.31+/- AC (OUTSIDE LOD, PER STORMWATER ASSESSMENT STUDY GIS) WETLAND DELINEATION PENDING
PROPOSED PROPERTY AREA:	84.10 AC
PRESENT USE:	MANUFACTURING
PROPOSED USE:	MANUFACTURING
WATER:	CITY OF DOVER
SEWER:	CITY OF DOVER
NUMBER OF EXISTING LOTS:	1
NUMBER OF PROPOSED LOTS:	1
PROPOSED LIMIT OF DISTURBANCE:	13.64 +/- AC
SITE ACCESS:	WEST NORTH STREET
VERTICAL DATUM:	NAVD 88, FEET
HORIZONTAL DATUM:	DELAWARE STATE PLANE, NAD 83
DEED REFERENCE:	DEED BOOK 0176, PAGE 0136
EXISTING BUILDING AREA:	532,903 SF
PROPOSED BUILDING AREA:	642,903 SF
STATE STRATEGIES INVESTMENT LEVEL:	1
POSTED SPEED LIMIT:	35 MPH
NEAREST TOWN:	DOVER
BOUNDARY SURVEYOR:	
DATE OF BOUNDARY SURVEY:	

PORTIONS OF THIS SITE LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP
THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

HEIGHT, AREA & BULK REQUIREMENTS IPM:

LOT AREA:	2 AC
LOT WIDTH:	200 FT
LOT DEPTH:	150 FT
FRONT YARD:	60 FT
SIDE YARD:	40 FT
REAR YARD	40 FT
SIDE OR REAR YARD WHICH ADJOINS A RESIDENTIAL ZONE:	100 FT
BUILDING HEIGHT:	NO LIMIT
BUILDING FEET:	EQUAL DISTANCE TO NEAREST LOT LINE
FLOOR AREA RATIO:	0.5
MAX LOT COVERAGE:	70%
PROPOSED LOT COVERAGE:	42%

PARKING REQUIREMENTS:

INDUSTRIAL PARK MANUFACTURING:	1 PER EMPLOYEE (101 EMPLOYEES ON LARGEST SHIFT)
LOADING SPACES:	FOR MANUFACTURING, WHOLESALE, OR STORAGE USES IN THE M OR IPM ZONE, AND FOR BUILDINGS IN EXCESS OF 150,000 SQUARE FEET IN ANY ZONE, SUFFICIENT OFF-STREET LOADING BERTHS SHALL BE PROVIDED.
TOTAL SPACES REQUIRED:	101 SPACES

PARKING PROVIDED:

PROPOSED SPACES:	316 SPACES (INCLUDES 8 ADA SPACES)
TOTAL SPACES PROVIDED:	316 SPACES PROVIDED

ACCESSIBLE PARKING REQUIREMENTS:

PARKING (301-400):	8 SPACES (INCLUDES 2 VAN SPACES)

ACCESSIBLE PARKING PROVIDED:

PARKING (301-400):	8 SPACES PROVIDED
TOTAL ACCESSIBLE PARKING:	8 SPACES PROVIDED
TOTAL PARKING PROVIDED:	316 SPACES (303 TRAILER SPACES)

0 200 400 600 FEET

OWNER'S / DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER /DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #ED-05-076.00-01-07.00-00001 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: THE DOVER WIPES COMPANY DATE
700 EAST CAMPBELL ROAD, SUITE 265
RICHARDSON, TX 75081

ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2022.

ENGINEER: ROBERT J. PALMER, P.E. DATE

WETLAND VERIFICATION

DATE

Seal:

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision:	By:	Date:

PROCTER & GAMBLE
SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

SITE PLAN

Date:	MAR. 20, 2024
Scale:	1" = 200'
Dwn.By:	BAS
Proj.No.:	P&G01-02

Dwg.:
SP1.1

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N/F
SUNNI JONES
2-05-07614-01-0800-00001
D12507/47

N/F
ELMER A. AND OLGA I. LEZCANO
2-05-07614-01-0900-00001
D 259/145

N/F
ISF9 MASTER PARTICIPATION, TRUST
2-05-07614-01-1000-00001
D 8923/323

N/F
DGKP NORTH STREET, LLC,
2-05-07614-01-0700-00001
PB 135-12

WEST NORTH STREET
MINOR ARTERIAL
80 FT RIGHT-OF-WAY 35 MPH

DE ST PLANE
NAD 83/2011 FEET

N/F
THE CITY OF DOVER
2-05-07600-01-0600-00001
E 47/103

60 FT FRONT YARD SETBACK

PROPOSED CONTRACTOR PARKING 113 SPACES

PROPOSED EMPLOYEE PARKING 262 SPACES

1.5' PERMANENT EASEMENT

100' SOUTH CHAWAY

N/F
CAPITOL CLEANERS & LAUNDERERS,
2-05-07614-01-0701-00001
D48/346

ELECTRIC AVENUE
COUNTY ROAD
60 FT RIGHT-OF-WAY 25 MPH

(3) 50 LF OF 29' X 45' ELLIPTICAL RCP

COMPACT PARKING SPACES (9' X 16')

N/F
THE CITY OF DOVER
2-05-07600-01-0800-00001
K 28/250

N/F
THE CITY OF DOVER
2 05 07600 01 0601 000
Y 48/12

RELOCATE EXISTING FIRE HYDRANT HERE

48" X 240' JUNCTION BOX WITH MANWAY ACCESS

97 LF OF 24' X 60' BOX CULVERT

PROPOSED TRAILER DROP LOT A 117 SPACES

48" X 168" JUNCTION BOX WITH MANWAY ACCESS

(2) 430 LF OF 48" RCP

40 FT SIDE YARD SETBACK

60 FT FRONT YARD SETBACK

PROPOSED 110,000 SF BUILDING EXPANSION

EXISTING BUILDING

MATCH LINE SEE SHEET SP1.3

0 60 120 180 FEET

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A B C D E F G H I J K L M N O P

Seal:

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision:
By:
Date:

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

SITE PLAN

Date: MAR. 20, 2024
Scale: 1" = 60'
Dwn.By: BAS
Proj.No.: P&G01-02

Dwg.:
SP1.2

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MATCH LINE SEE SHEET SP1.2

DE. ST. PLANE
AND 83/2011 FEET

ELECTRIC AVENUE
LOCAL ROAD
60 FT RIGHT-OF-WAY 25 MPH

55' 65' 55'

40 FT SIDE YARD SETBACK

N/F
THE CITY OF DOVER
2 05 07600 01 0601 000
Y 48/12

PROPOSED
TRAILER
DROP LOT
B 186
SPACES

PROPOSED
SWM
POND

EXISTING
BUILDING

EXISTING
SWM
POND

EXISTING
POND

100'
50'
30'

100 FOOT WETLAND SETBACK PER CITY OF DOVER ORDINANCE 11.222

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40 FT REAR YARD SETBACK

N/F
FIRST STATE POWER MGMT., INC
2-05-07600-01-0601-00001
D 185/115

N/F
GENERAL FOODS CORP
2-05-07600-01-1200-00001
PB 140-61

N/F
THE CITY OF DOVER
2-05-07600-01-0600-00001
E 47/103

MATCH LINE SEE SHEET SP1.4

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 FEET

0 60 120 180

Seal:

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision:	By:	Date:

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

SITE PLAN

Date:	MAR. 20, 2024
Scale:	1" = 60'
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Dwg.:

SP1.3

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DE ST PLANE
NAD 83/2011 FEET

MATCH LINE SEE SHEET SP1.3

N/F
GENERAL FOODS CORP
2-05-07600-01-1200-00001
PB 140-61

N/F
THE CITY OF DOVER
2-05-07600-01-0600-00001
E 47/103

N/F
PENNSYLVANIA LINES LLC
2-05-08500-01-0600-00001
D 355/267

0 60 120 180
FEET

Seal:

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision:	By:	Date:

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

SITE PLAN

Date:	MAR. 20, 2024
Scale:	1" = 60'
Dwn.By:	BAS
Proj.No.:	P&G01-02

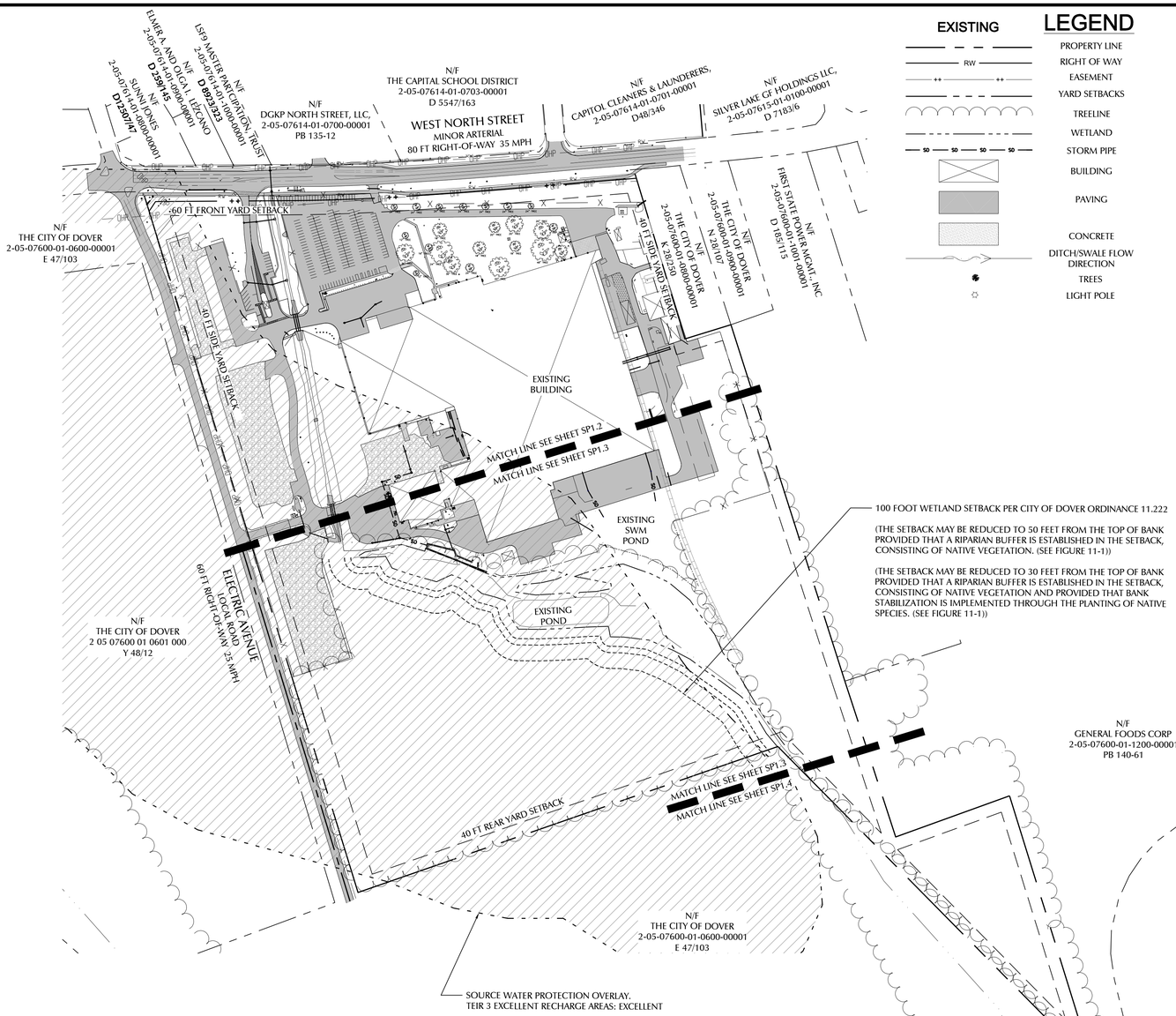
Dwg.:

SP1.4

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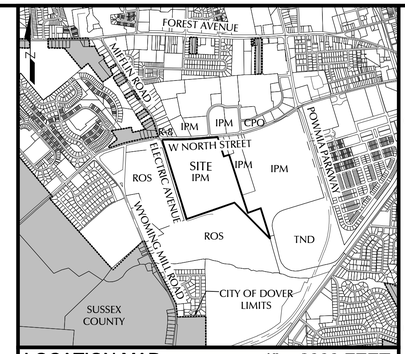
DE ST. PLANE
NAD 83/2011 FEET



LEGEND

EXISTING

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- YARD SETBACKS
- TREELINE
- WETLAND
- STORM PIPE
- BUILDING
- PAVING
- CONCRETE
- DITCH/SWALE FLOW DIRECTION
- TREES
- LIGHT POLE



LOCATION MAP 1" = 2000 FEET

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8823 | info@beaconengineeringllc.com

Seal:

Revision:	By:	Date:

PRELIMINARY
FOR OWNER REVIEW

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

EXISTING CONDITIONS PLAN

Date:	FEB. 9, 2024
Scale:	1" = 200'
Dwn.By:	BAS
Proj.No.:	P&G01-02

Dwg.:

EX1.1

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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

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N/F
SUNNI JONES
2-05-07614-01-0800-00001
D12507/47

N/F
ELMER A. AND OLGA I. LEZCANO
2-05-07614-01-1800-00001
D 259/145

N/F
ISF9 MASTER PARTICIPATION TRUST
2-05-07614-01-1000-00001
D 5923/323

N/F
DGKP NORTH STREET, LLC,
2-05-07614-01-0700-00001
PB 135-12

WEST NORTH STREET
MINOR ARTERIAL
80 FT RIGHT-OF-WAY 35 MPH

N/F
THE CAPITAL SCHOOL DISTRICT
2-05-07614-01-0703-00001
D 5547/163

N/F
CAPITOL CLEANERS & LAUNDERERS,
2-05-07614-01-0701-00001
D48/346

N/F
THE CITY OF DOVER
2-05-07600-01-0800-00001
K 28/250

DE ST PLANE
NAD 83/2011 FEET

N/F
THE CITY OF DOVER
2-05-07600-01-0600-00001
E 47/103

60 FT FRONT YARD SETBACK

ELECTRIC AVENUE
COPLAND ROAD
60 FT RIGHT-OF-WAY 25 MPH

N/F
THE CITY OF DOVER
2 05 07600 01 0601 000
Y 48/12

COMPACT
PARKING
SPACES (9' X 16')

40 FT SIDE YARD SETBACK

EXISTING
BUILDING

MATCH LINE SEE SHEET SP1.3

0 60 120 180 FEET

Seal:

BEACON ENGINEERING LLC
23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

PRELIMINARY
FOR OWNER REVIEW

Date:
By:
Revision:

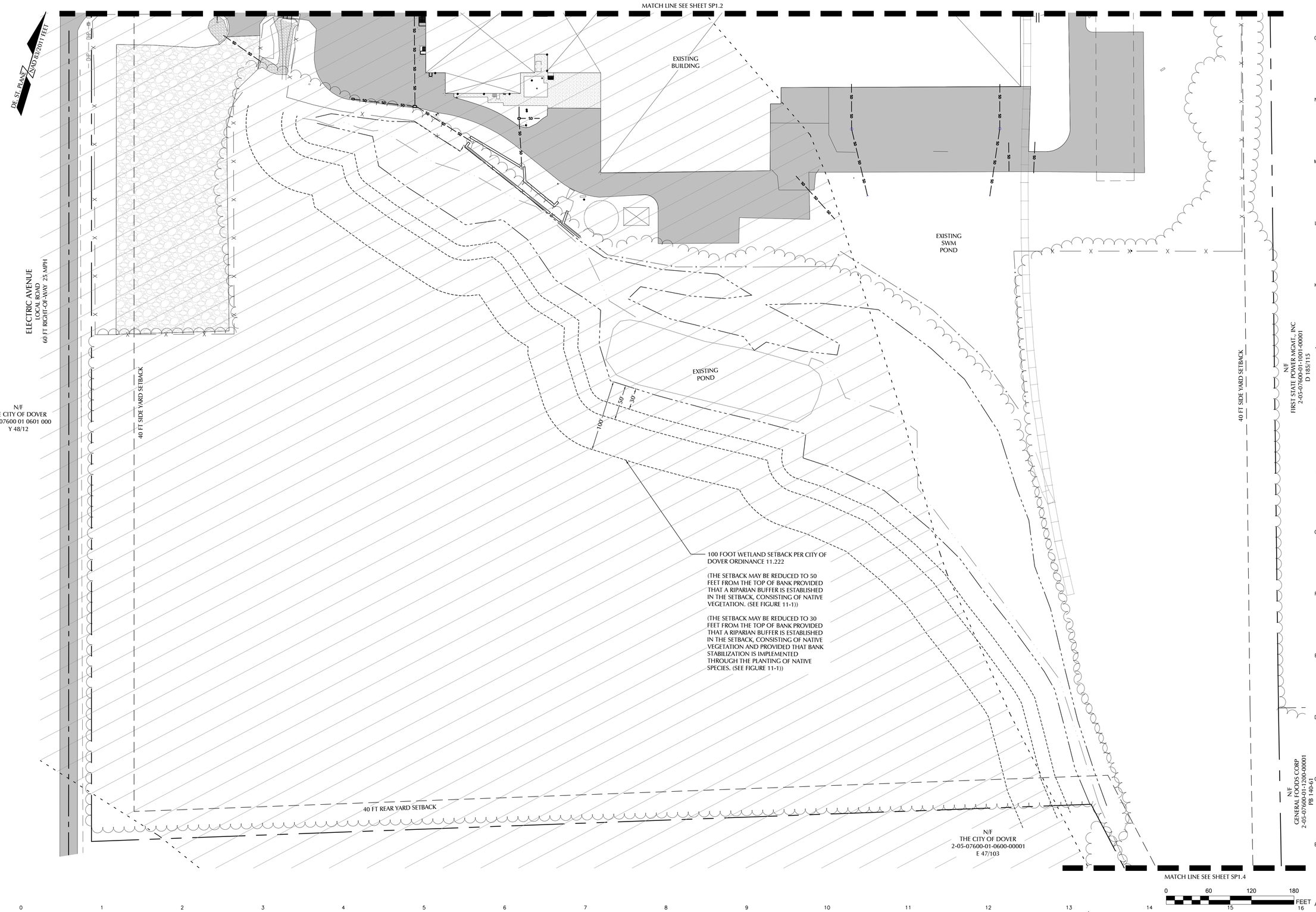
PROCTER & GAMBLE
SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

EXISTING CONDITIONS PLAN

Date:	FEB. 9, 2024
Scale:	1" = 60'
Dwn.By:	BAS
Proj.No.:	P&G01-02

Dwg.:
EX1.2

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Revision:	By:	Date:

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

EXISTING CONDITIONS PLAN

Date:	FEB. 9, 2024
Scale:	1" = 60'
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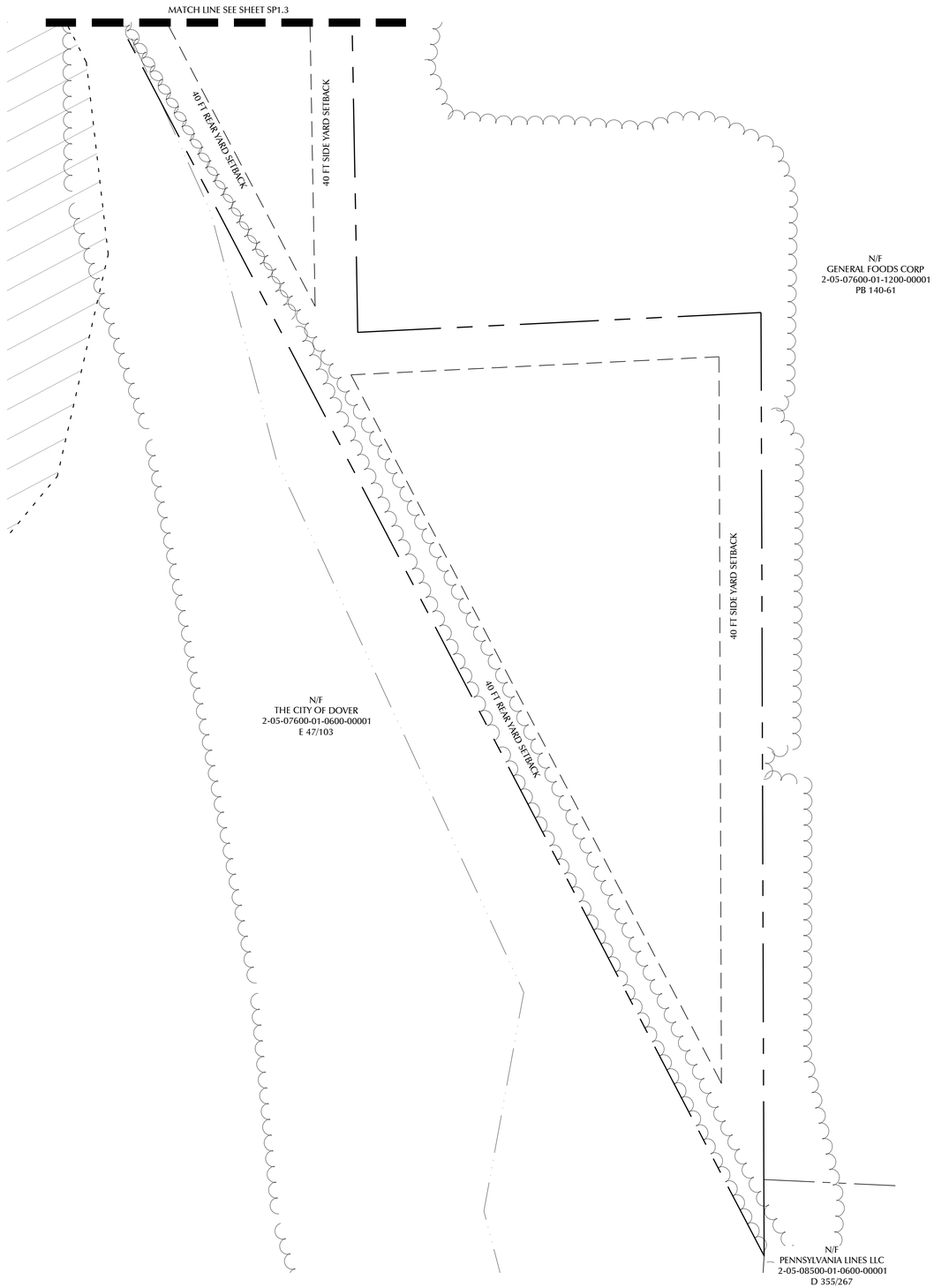
Dwg.:

EX1.3

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M:\Projects\P&G01-02 - P&G DropLot Exp\Construction Docs\DWGs\Construction DWG\PNG01-02 EXISTING SITE PLAN.dwg Feb 12 , 2024 - 2:33pm, (Brian)

DE ST. PLANE
NAD 83/2011 FEET



0 60 120 180 FEET

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

P O N M L K J I H G F E D C B A

Seal:

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23318 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

Revision: By: Date:

PRELIMINARY
FOR OWNER REVIEW

PROCTER & GAMBLE

SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

EXISTING CONDITIONS PLAN

Date:	FEB. 9, 2024
Scale:	1" = 60'
Dwn.By:	BAS
Proj.No.:	P&G01-02

Dwg.:

EX1.4

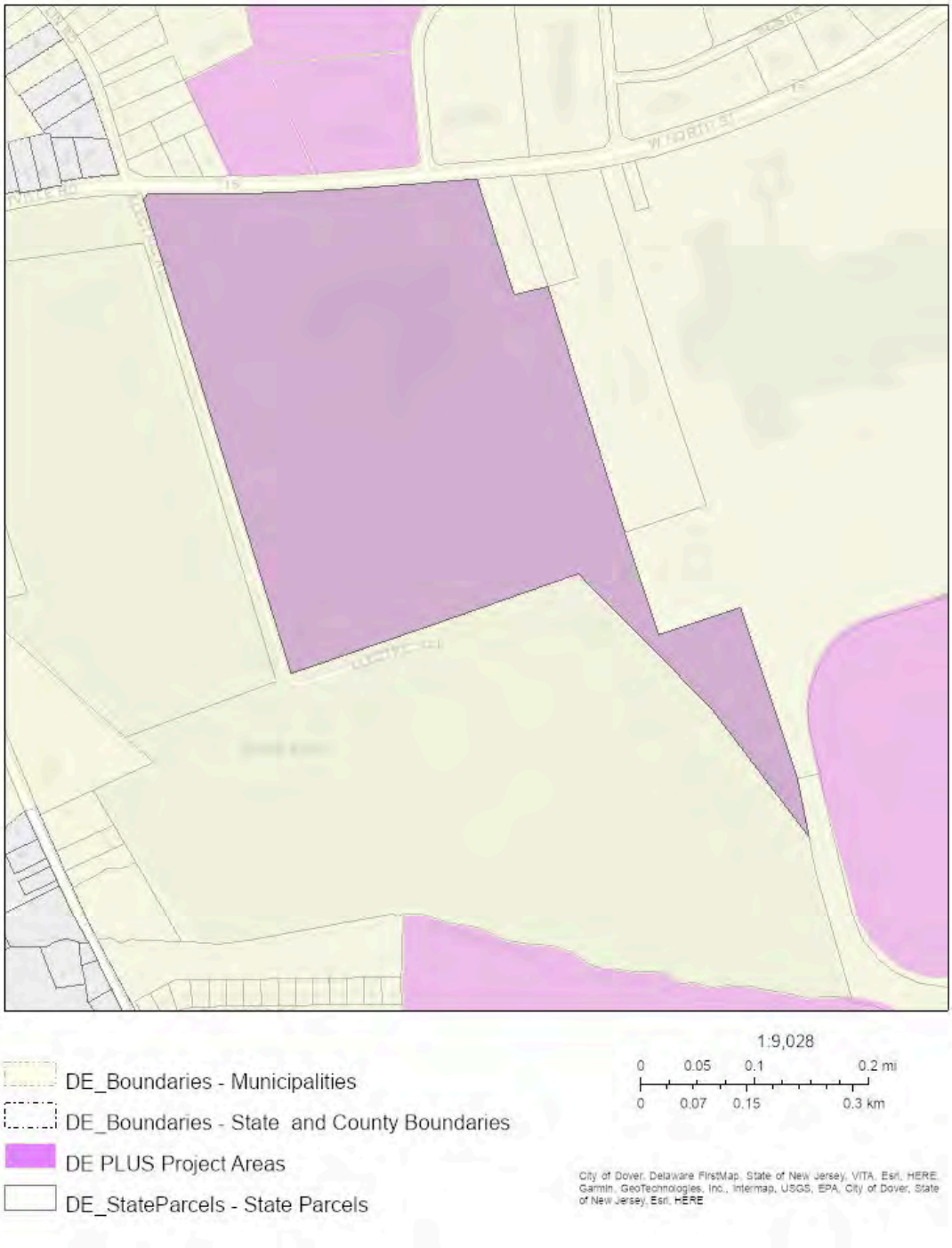
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Screening Report

Area of Interest (AOI) Information

Area : 3,689,492.51 ft²

Apr 5 2024 12:58:28 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	7,317,989.01	N/A
DE_StateParcels - State Parcels	1	3,689,492.51	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	3,618,757.03	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	7	3,689,494.00	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	6	428,985.31	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	1	N/A	213.87
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	3,689,492.47	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2013-07-15	3,628,496.29
2	2024-04-05	3,689,492.72

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2-05-07600-01-0700-00001	84.70	3,689,492.51

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-0060	3,618,757.03

Soils Kent County

#	SOILNAME	Area(ft²)
1	Unicorn loam, 0 to 2 percent slopes	38,899.43
2	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	50,435.25
3	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	159,736.47
4	Fallsington sandy loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	236,547.38
5	Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	330,264.77
6	Hambrook-Urban land complex, 0 to 5 percent slopes	1,339,876.54
7	Urban land	1,533,734.16

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.44	19,321.43
2	6.15	22,304.19
3	0.53	23,133.87
4	1.06	27,987.39
5	2.33	100,421.92
6	5.41	235,816.51

Base Flood Elevation

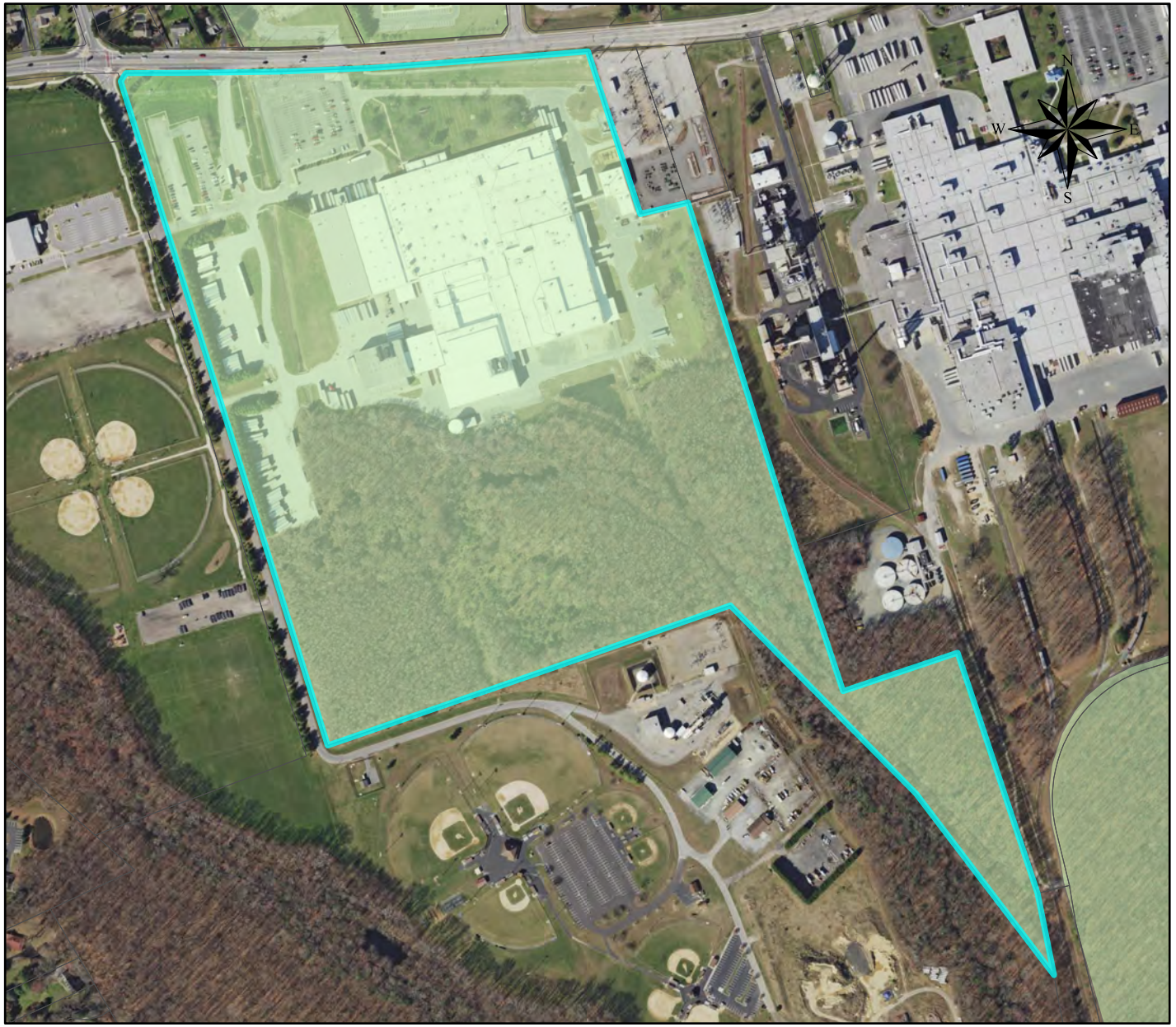
#	DFIRM_ID	Length(ft)
1	10001C	213.87

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	3,689,492.47

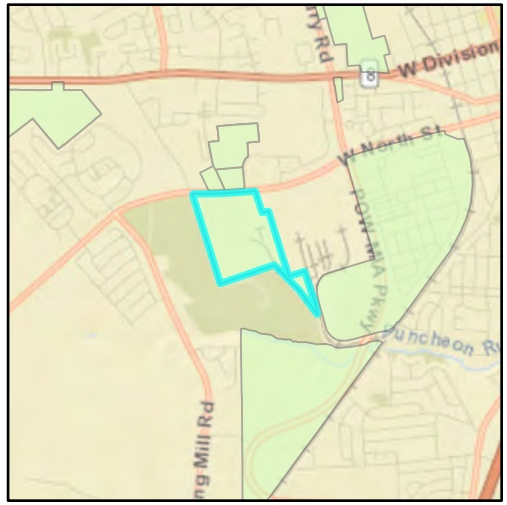
Preliminary Land Use Service (PLUS)

2024-04-05 Proposed Warehouse Expansion & Drop Lot Improvements - Procter & Gamble, Inc.



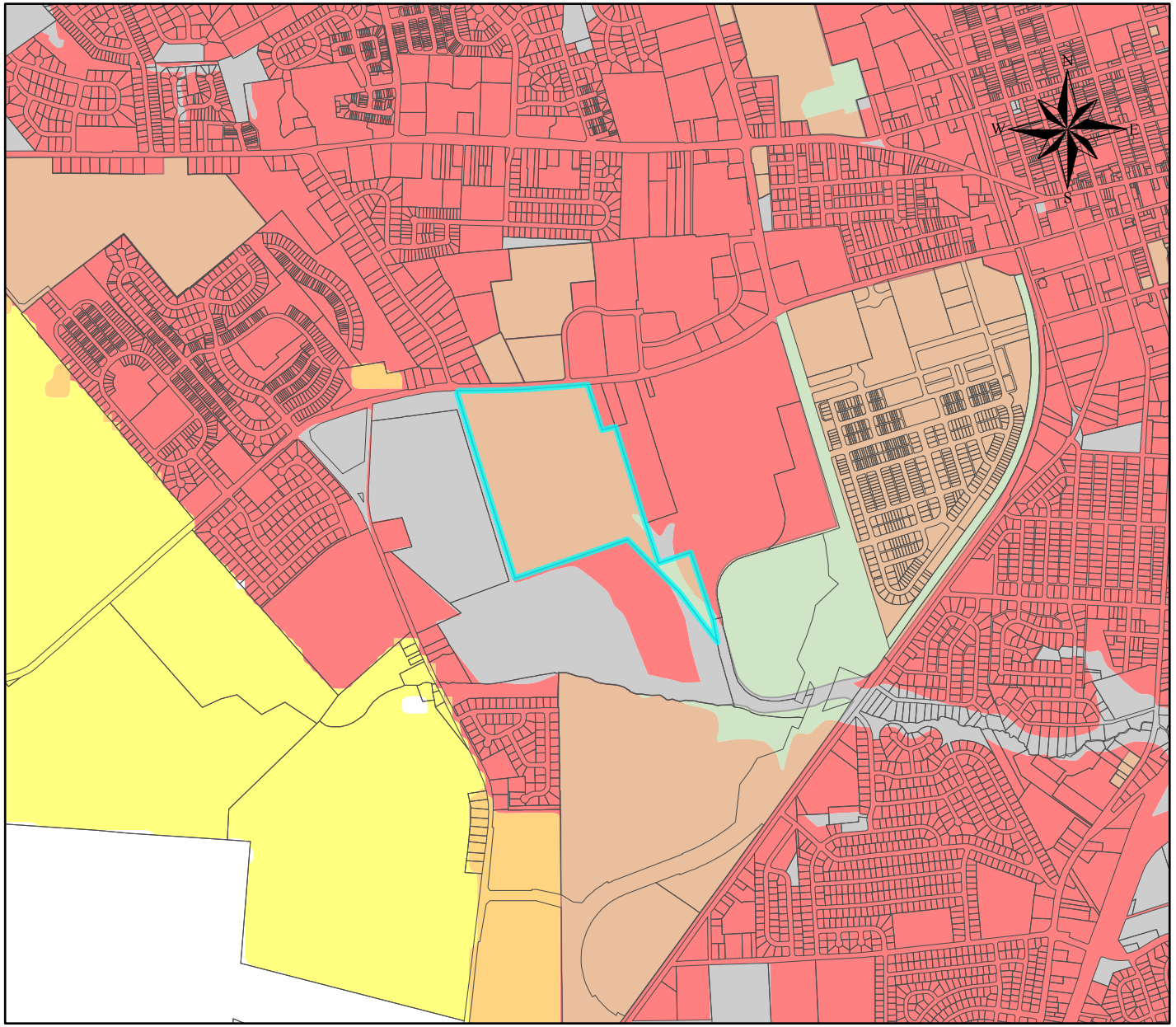
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-04-05 Proposed Warehouse Expansion & Drop Lot Improvements - Procter & Gamble, Inc.



Legend

PLUS Project Areas

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

