

I. Introduction

Procter & Gamble contracted with Beacon Engineering, LLC (BEACON) to prepare a Site Development Master Plan, for a warehouse expansion with parking, located in the City of Dover corporate limits. The site is situated on tax parcel ED-05-076.00-01-07.00-00001. The property is zoned IPM (Industrial Park Manufacturing). The site is located at the southeasterly corner of the intersection of West North Street and Electric Avenue. The northern boundary runs by and with West North Street. This parcel is bound to the south and west by Electric Avenue, Schutte Park, and the City of Dover VanSant Generating Station. The parcel is bound to the east by DOC Energy.

The property consists of 84.10 acres of land, 13.7 of which are the subject of this performance standards evaluation report. The parcel is currently developed as an industrial manufacturing facility that supplies all Pampers and Luvs brand baby wipes to North America. The property contains 37.01 acres of woodlands, and 4.1 acres are proposed to be cleared to support the proposed warehouse and parking expansion. A total of 89% of existing woodland would remain after the conclusion of this project.

The property is partially subject to the City Source Water Protection Overlay Zone being mapped in an excellent recharge area. The existing and proposed impervious surfaces within the mapped excellent recharge area would be increased from 25% to 39%. The property is situated in the Puncheon Run Creek Watershed which is a watershed of concern due to flooding observed in the lower reaches of the watershed.

II. Proposed Development

Procter & Gamble intends to redevelop this property through the construction of a 110,000 SF addition to the JE Warehouse, a 20,000 SF addition to Warehouse 3, expansion of the existing employee/visitor parking lot, expansion and reconfiguration of the existing contractor parking lot, and expansion of truck drop lots A & B. The additional employee parking is intended to support future expansion of production as well as a migration from contract employees. The contractor entrance is proposed to be relocated from the main (truck) entrance on West North Street to Electric Avenue to reduce traffic volumes entering and exiting the site directly from West North Street. The Electric Avenue entrance will improve traffic safety on West North Street by making use of the controlled movements at the West North Street/Hazlettsville Road – Electric Avenue/Mifflin Road intersection. The expanded truck drop lot space is intended to support the future expansion of production and eliminate the existing need for offsite material storage. The truck drop lot expansion is intended to reduce the truck traffic as more particularly described below. The existing buildings will be minimally affected as a result of this project.

III. Performance Standards

In accordance with Appendix B, Article 3 – Section 20.5, All uses within the IPM district are subject to performance standards as set forth in Article 5, Section 8. This section is listed below with descriptions of compliance.

- 8.1 Dangerous and objectionable elements. No land or building in any zone shall be used or occupied in any manner so as to cause any one or more of the following conditions to exist and to be dangerous, injurious, noxious or offensive beyond the boundaries of such premises in such a manner or in such amount as to adversely affect the reasonable use of the surrounding area or adjoining premises: Fire, explosive or other hazard; noise, or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness or electromagnetic disturbance; glare, liquid or solid refuse or waste; traffic congestion causing roadways or intersections in the surrounding highway network to fall below acceptable levels of comfort and convenience; or other substance, condition or element (referred to hereinafter as "dangerous or objectionable elements"), provided that any use permitted or not expressly prohibited by this ordinance may be undertaken and maintained if it conforms to the regulations of this section limiting dangerous and objectionable elements at the point of the determination of their existence.*

The proposed project will not produce any dangerous or objectionable elements. The expansion of Drop Lots A & B and the additions proposed to the JE Warehouse and Warehouse 3 will reduce the traffic impacts of the existing facility entrance. These items are described in greater detail in the following subsections.

- 8.2 Uses requiring performance standards review procedure. Those uses in the C-3, IPM, IPM2, IPM3, and M zones and uses accessory thereto, which are specified as being subject to performance standards review procedure, are subject to the procedure specified in article 5, section 8.6 in obtaining a site plan approval. The city planner may require other uses, whether existing or proposed and regardless of the particular zoning district, to submit to the performance standards review procedure when there exists reasonable grounds to believe that a proposed use is in violation, or is likely to violate, the performance standards, in which event, the property owner shall comply with [the] performance standards review procedure.*

It is understood that this project, which is within the IPM district, will require a performance standards review. This letter is to serve as the statements of compliance to satisfy this requirement.

- 8.3 Enforcement provisions applicable to other uses. Even though compliance with the performance standards procedure in obtaining a site plan approval is not required for some proposed uses, initial and continuing compliance with the performance standards themselves is required of every use, and provisions for enforcement to ensure continued compliance with the performance standards shall be invoked by the city planner against the property owner, tenant, or other responsible party if there are reasonable grounds to believe that performance standards are being violated by a particular activity or use.*

It is understood that these performance standards are perpetual in nature, and that future compliance with these standards will be required and enforced by the City.

- 8.4 Nonconforming uses. Certain uses established before the effective date of this ordinance and nonconforming as to performance standards shall be given a reasonable time in which to conform therewith, as provided in article 7, section 1.53.*

This section is not applicable to this application for development.

- 8.5 Performance standards regulations. Where the following regulations overlap regulations of the Delaware Department of Natural Resources and Environmental Control or other state or local agencies,*

the more restrictive regulations shall apply in case of a conflict:

8.51 Fire and explosion hazards. All activities involving, and all storage of, inflammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point. The relevant provisions of the state and local laws and regulations shall also apply.

There are no anticipated fire or explosion hazards with this development application. It is understood that open fires are prohibited. The site is supported by 3 diesel tanks that are the fuel supply for fire protection equipment and emergency generators. All tanks are of a double wall design. One 500 gallon and 1 300 gallon tank are located inside of buildings. One 300 gallon tank is located outside, near the boiler house on the east side of the property.

8.52 Radioactivity or electromagnetic disturbance. No activities shall be permitted which emit dangerous radioactivity at any point, or electromagnetic disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

There are no anticipated radioactive or electromagnetic hazards with this development application or located on the property.

8.53 Noise. The maximum sound pressure level radiated by any use or facility (other than transportation facilities open to the public) at the property line shall not exceed the values in the designated octave bands given in [the following] table I, after applying the corrections shown in [the following] table II. The sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z243-1944, American Standards Association, Inc., New York, N.Y., and American Standard Specification for an Octave Band Filter Set for the Analysis of Noise and Other Sounds, Z24.10-1953, American Standards Association, Inc., New York, N.Y., shall be used).

There are no anticipated significant sources of excessive noise associated with this development application or located on the property. The loudest anticipated noises will be the yard trucks moving the trailers around the property. A copy of the 2022 noise analysis is enclosed with this narrative.

8.54 Vibration. No vibration shall be permitted which is discernible without instruments at the property line.

There is no anticipated vibration with this development application or located on the property.

8.55 Smoke. No emission shall be permitted at any point, from any chimney or otherwise, of visible grey smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc., and copyrighted 1954 (being a direct facsimile reduction of the standard Ringlemann chart as issued by the United States Bureau of Mines), except that visible grey smoke of a shade equal to No. 2 on said chart may be emitted for four minutes in any 30 minutes. These provisions applicable to visible grey smoke shall also apply to visible smoke of a different color, but with an apparently equivalent opacity. Any emission shall be in conformance with air pollution regulations of the Delaware Department of Natural Resources and Environmental Control.

There are no anticipated smoke emissions with this development application. All emissions are existing from equipment on the property and are permitted by a DNREC synthetic minor air permit. No discharge is permitted other than when the fire pumps and generators are exercised. The stacks are visually monitored for compliance with the permit requirements and to visually document the opacity of the startup smoke disappears within the required period allowed by the permit. The engines that drive the fire pumps are operated for 30 minutes on a weekly basis. The emergency generators are operated for 20 minutes on a weekly basis.

8.56 Odors. No emission shall be permitted of odorous gases or other offensive odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air emitted to four volumes of clean air. Any process which may involve the creation or emission of any offensive odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III, Odor Thresholds, in chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington D.C., and said manual and/or table as subsequently amended.

There are no anticipated odors associated with this development application or located on the property. Please also refer to responses found in performance standard 8.53.

8.57 Fly ash, dust, fumes, vapors, gases, and other forms of air pollution. No emission shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property, or which can cause any excessive soiling, at any point, and/or which does not conform to air pollution regulations of the Delaware Department of Natural Resources and Environmental Control, and, in no event, any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding 0.3 grain per cu. ft. of the conveying gas resulting from combustion. Standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and 50 percent excess air.

There are no anticipated fly ash, dust, fumes, vapors, gases, or other forms of air pollution anticipated with this development application. Please also refer to responses found in performance standard 8.55.

8.58 Glare. No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion or welding or otherwise, shall be permitted. This restriction shall not apply to signs otherwise permitted by the provisions of this ordinance.

There are no anticipated sources of glare associated with this development application or located on the property. All lighting will be shielded, downturned, and will comply with City of Dover Lighting Regulations.

8.59 Liquid or solid wastes. No discharge shall be permitted at any point into any public sewer, private sewage disposal system or stream, or into the ground, except in accord with standards approved by the Delaware Department of Natural Resources and Environmental Control, of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements.

All liquid and solid waste generated at this facility is managed in conformance with DNREC, Kent County, and the City of Dover regulations. Hazardous waste that is generated at this facility is

managed by Clean Harbors/Safety Clean and is processed at a permitted offsite location. Universal waste that is generated at this facility is managed by Covanta and is incinerated to produce waste energy. Metal, plastic, and cardboard waste is recycled to the maximum extent practicable.

Process wastewater generated at this facility is discharged through the East and South outfalls and is governed by an industrial pretreatment permit issued by the Kent County Wastewater Treatment Facility. Domestic wastewater associated with the facility restrooms are discharged through the North outfall.

Stormwater runoff associated with this application will be collected and managed using an infiltration basin, and it is planned that stormwater runoff through the 100-yr storm event will be infiltrated with little to no discharge to the unnamed tributary of Puncheon Run Creek. Stormwater management will meet or exceed all requirements of the Delaware Sediment & Stormwater Regulations, the Kent Conservation District requirements to overmanage stormwater runoff to mitigate downstream flooding, and the City of Dover Source Water Protection Overlay Zone.

8.60 Traffic congestion. When, in the surrounding highway network, operating conditions are at or near the design capacity level beyond which would result in functional failure of the surrounding highway network. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause functional failures beyond acceptable levels. (The conditions described in this [sub]section are also used to describe "level of service E" as defined by the highway capacity manual developed by the transportation research board, dated 1985.)

There are no anticipated traffic congestion concerns associated with this development application. The expansion of Drop Lot A and B will reduce the need for offsite storage of trucks. Currently, trucks that bring raw materials to the property are checked in and either dispatched to 1 of the onsite drop lots or to an offsite warehouse for temporary storage. Trucks that are loaded with finished product are likewise dispatched to one of the onsite drop lots or taken to an offsite warehouse for temporary storage. When offsite raw materials are ready for manufacturing or finished products are ready for distribution, trucks from the facility are dispatched to retrieve the product for inspection at the plant before raw materials are brought into the plant or finished products are transported to the global distribution network. The current trucking operation generates 128 trips per day.

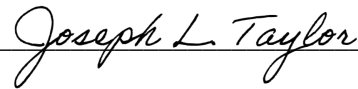
The proposed warehouse expansions will reduce the need for offsite warehousing of raw materials and finished goods with a goal of all raw materials and finished product being warehoused on site and only passing 1 time through the facility entrance. The proposed truck traffic, when this project is complete, will be reduced to 82 trips per day associated with the facility 10-year master plan. This represents a 36% reduction in truck traffic on Dover and DelDOT truck routes.

The addition of the contractor entrance on Electric Avenue will reduce traffic congestion at the entrance on West North Street and direct this traffic to a controlled movement intersection.

Coordination with DelDOT is ongoing. A pre-submittal meeting is scheduled for May 23, 2024. This project will comply with all DelDOT and the City of Dover traffic requirements and regulations.

Signed Affidavit:

"I am aware of the performance standards required by Article 3, Section 8, and I have read and understand these standards. I hereby agree to always conform to the applicable standards."



Joseph L. Taylor
Environmental Health and Safety Program Leader
Procter & Gamble

City of Dover Noise Ordinance: Dover, Delaware, Code of Ordinances/Part II - Code of Ordinances/Appendix B-Zoning/Article 5. - Supplementary Regulations/Section/Section 8. - Performance Standards/ Section 8.53 Noise which states:

The maximum sound pressure level radiated by any use or facility (other than transportation facilities) at the property line shall not exceed the values in the designated octave bands given in [the following] table I, after applying the corrections shown in [the following] table II. The sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z243-1944, American Standards Association, Inc., New York, N.Y., and American Standard Specification for an Octave Band Filter Set for the Analysis of Noise and Other Sounds, Z24.10-1953, American Standards Association, Inc., New York, N.Y., shall be used).

<u>Table 1</u>	
<i>Octave Band Range In Cycles per Second</i>	<i>Sound Pressure Level in Decibels re 0.0002 dyne/cm²</i>
<i>30-300</i>	<i>60</i>
<i>301-2,400</i>	<i>40</i>
<i>Above 2,400</i>	<i>30</i>

* If the noise is not smooth and continuous and is not radiated between the hours of 10:00 p.m. and 7:00 a.m., one or more of the corrections in table II shall be applied to the decibel levels given in table I.

Table 2				
Type of Location of Operation or Character of Noise	Correction in Decibels			
Daytime Operation Only				
Noise Source operates less than*				
20 percent of any one-hour period	5			
05 percent [sic] of any one-hour period	10			
Noise of impulsive character (hammering, etc.)	-5			
Noise of periodic character (hum, screech,etc.)	-5			
Property is located in one of the following zones and is not withing 500 feet of any residential district*				
Central commercial C-2 Zone	5			
Service commercial C-3 Zone Manufacturing M Zone	10			
Property is located in industrial park manufacturing zone IPM	10			
Location of Test	Limit-60+10 (dB) 30-300	Limit-40+10 (dB) 301-2400	Limit-30+10 (dB) >2400	Combined (dB)
Command Center Front Fence	29	18	18.5	54.5
	36	18.1	17.5	55.9
	23	15.8	16.7	52
	33.3	16.7	18.8	50.8

Odor

Add state
requirement to
column E

