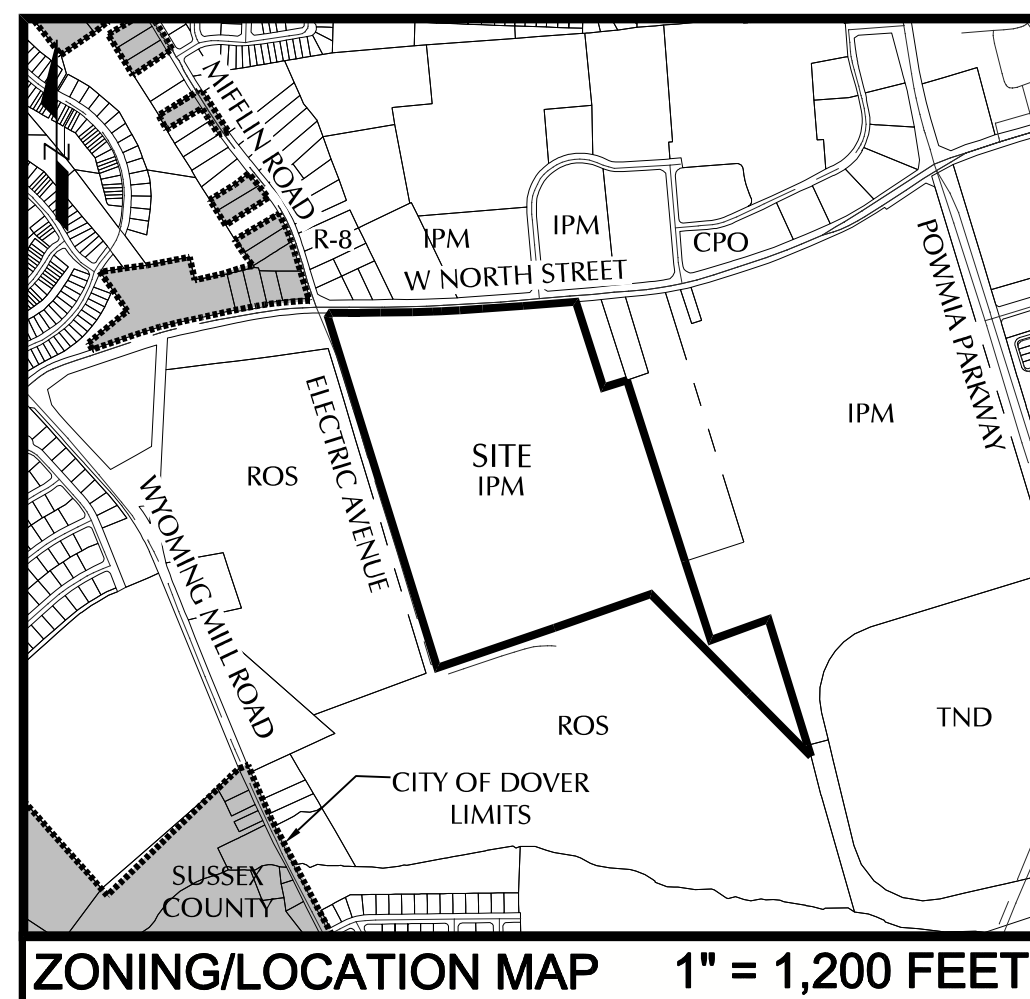
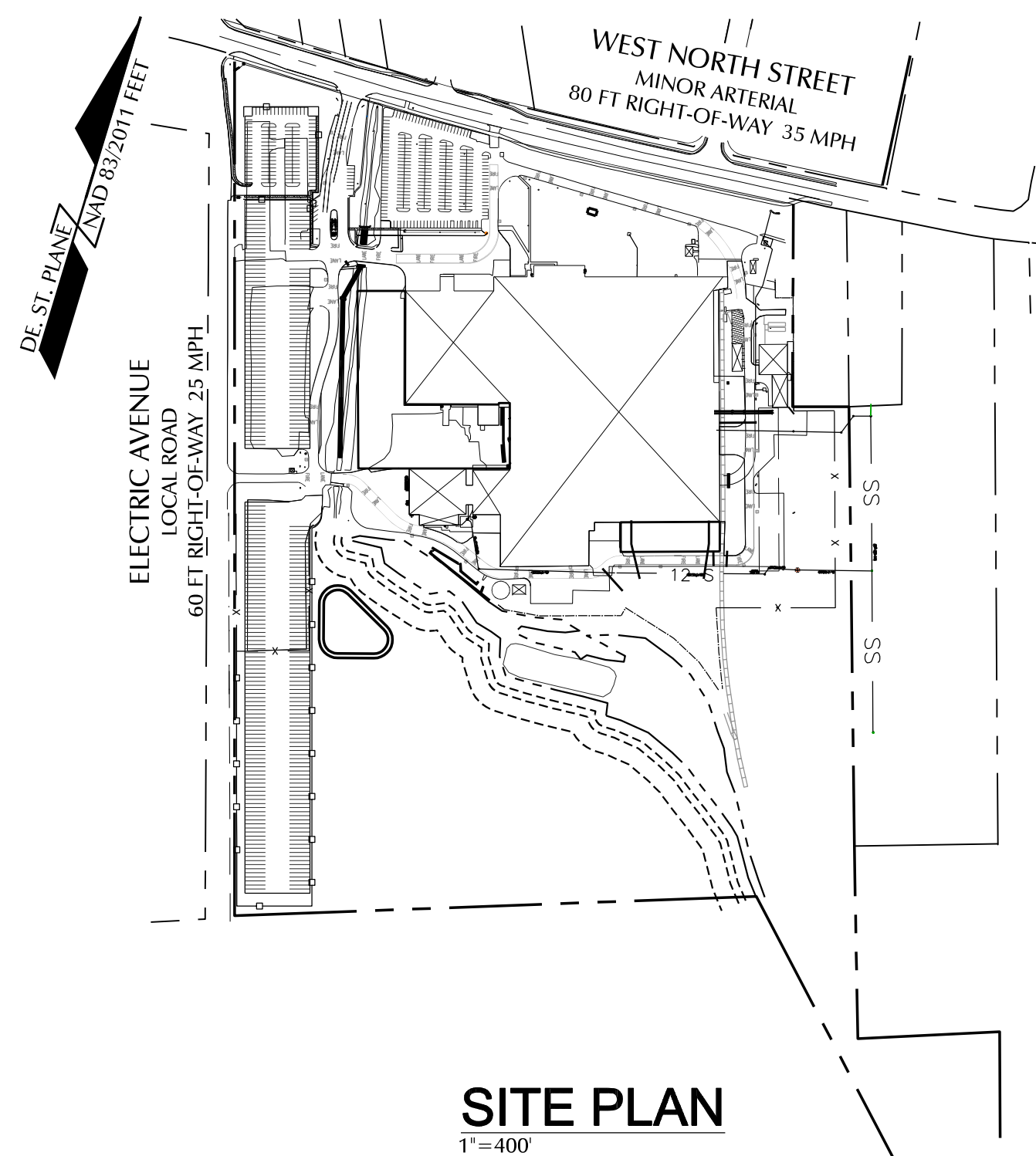


1. TOPOGRAPHIC SURVEY WAS PERFORMED IN MARCH 2021 BY TRUE NORTH LAND SURVEYING, INC. & UPDATED FEBRUARY 2024 BY TRUE NORTH LAND SURVEYING, INC. HORIZONTAL DATUM IS NAD 83/2009, DELAWARE SPC. VERTICAL DATUM IS REPORTED IN NAVD 88/2009. ALL UNITS ARE IN FEET.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
3. CONTRACTOR SHALL NOTIFY "MISS UTILITY OF DELMARVA" AT (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR DESIGNATED EASEMENT.
5. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING ANY EXCAVATION OR PIPE INSTALLATION BY TEST PITTING, IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. PROVIDING THE INFORMATION ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL LOCATED OR UN-LOCATED EXISTING UTILITIES AND STRUCTURES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE OWNERS SATISFACTION, AT THE CONTRACTORS EXPENSE.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
7. ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION.
8. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESEAL OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK ARE. INCLUDE, BUT NOT LIMITED TO, MAIL BOXES, SIGNS, LANDSCAPING, TREES, GUY WIRES, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES.
9. ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
11. DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
12. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
13. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS REQUIRED AND EXISTING OR NEW VAIVE BOXES, MANHOLES, CATCH BASINS ETC. PRIOR TO PLACING PAVING.
14. WETLAND DELINEATION PREPARED BY EIR, INC. LIMITS OF STATE AND FEDERAL WETLANDS ARE AS SHOWN.
15. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND AT SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.

DRAWING INDEX:

T1.1	TITLESHEET
T1.2	GENERAL AND CONSTRUCTION NOTES
EX1.0	EXISTING CONDITIONS PLAN
EX1.1	EXISTING CONDITIONS PLAN
EX1.2	EXISTING CONDITIONS PLAN
EX1.3	EXISTING CONDITIONS PLAN
SP1.0	SITE PHASING PLAN
SP1.1	SITE PLAN
SP1.2	SITE PLAN
SP1.3	SITE PLAN
LS1.0	TREE PRESERVATION AND SELECTIVE CLEARING PLAN
LS1.1	TREE PRESERVATION AND SELECTIVE CLEARING PLAN
LS1.2	TREE PRESERVATION AND SELECTIVE CLEARING PLAN
UP1.0	UTILITY PLAN
UP1.1	UTILITY PLAN
UP1.2	UTILITY PLAN
FM1.1	FIRE MARSHAL SITE PLAN
CD1.1	CONSTRUCTION DETAILS



IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED 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 CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: THE DOVER WIPES COMPANY
ONE PROCTER & GAMBLE PLAZA
CINCINNATI, OHIO 45202

<u>OWNER/APPLICANT:</u>		<u>EQUITABLE OWNER:</u>
THE DOVER PIPES COMPANY		PROCTER & Gamble
ONE PROCTER & GAMBLE PLAZA		1340 WEST NORTH STREET
CINCINNATI, OHIO 45202		DOVER, DELAWARE 19904
PHONE: 302-678-2600		
 <u>CONSULTANT:</u>		
BEACON ENGINEERING, LLC		
23318 CEDAR LANE		
GEORGETOWN, DELAWARE 19947		
PHONE: 302-864-8825		
RPALMER@BEACONENGINEERINGLLC.COM		
 <u>PROPERTY & ZONING DATA:</u>		
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:	3.59 +/- AC PER WETLAND DELINEATION PREPARED BY ERJ, INC.	
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:	NAD 83, FEET	
HORIZONTAL DATUM:	DELAWARE STATE PLANE, NAD 83	
DEED REFERENCE:	DEED BOOK 0176, PAGE 0136	
EXISTING BUILDING AREA:	532,903 SF	
PROPOSED BUILDING AREA:	662,942 SF	
SITE STRATEGIES		
INVESTMENT LEVEL:	1	
POSTED SPEED LIMIT:	35 MPH	
NEAREST TOWN:	DOVER	
BOUNDARY SURVEYOR:	TRUE NORTH LAND SURVEYING, INC.	
DATE OF BOUNDARY SURVEY:	MARCH 2021, UPDATED FEBRUARY 2024	
PORTIONS OF THIS SITE LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP NUMBERED 10001C0168H MAY 05, 2003.		
THIS PROJECT WILL BE CONSTRUCTED IN 4 PHASES.		
<u>SOURCE WATER PROTECTION OVERLAY: TIER 3 EXCELLENT</u>		
MAX. IMPIEVIOUS ALLOWED ON PORTION OF LAND WITHIN TIER 3:	30%	
MAX. IMPIEVIOUS ALLOWED WITH INFILTRATION:	60%	
IMPIEVIOUS PROPOSED WITHIN TIER 3 WITH INFILTRATION:	39%	

<u>HEIGHT, AREA & BULK REQUIREMENTS IPM:</u>	
MIN. LOT AREA:	2.5 AC
MIN. LOT WIDTH:	200 FT
MIN. LOT DEPTH:	300 FT
MIN. FRONT YARD:	60 FT
MIN. SIDE YARD:	40 FT
MIN. REAR YARD	40 FT
MIN. SIDE OR REAR YARD WHICH ADJOINS A RESIDENTIAL ZONE:	100 FT
BUILDING HEIGHT STORIES:	NO LIMIT
BUILDING HEIGHT FEET:	EQUAL TO DISTANCE TO NEAREST LOT LINE
FLOOR AREA RATIO:	0.5
MAX LOT COVERAGE:	75%
PROPOSED LOT COVERAGE:	42%
PROPOSED HEIGHT OF 2 STORY 21,000 SF BUILDING ADDITION (WAREHOUSE 3):	40 FT
PROPOSED HEIGHT OF 110,000 SF BUILDING ADDITION (JE WAREHOUSE) :	45 FT

PARKING REQUIREMENTS:

INDUSTRIAL PARK	1 PER EMPLOYEE (101 EMPLOYEES ON LARGEST
MANUFACTURING:	SHIFT) 185 EMPLOYEES ON THE 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.

<u>PARKING PROVIDED:</u>	
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

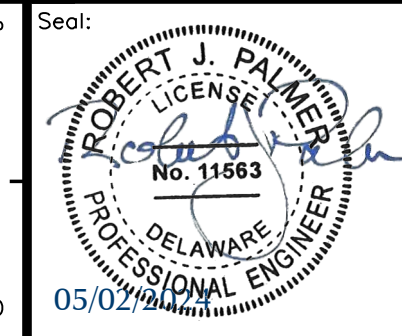
TOTAL ACCESSIBLE PARKING: 8 SPACES PROVIDED

TOTAL PARKING PROVIDED: 316 SPACES (303 TRAILER SPACES)

I, ROBERT J. PALMIR, 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 REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2024.


ENGINEER: ROBERT J. PALMER, P.E.
BEACON ENGINEERING, LLC
23318 CEDAR LANE
GEORGETOWN, DELAWARE 19947

05/02/2024
DATE

[illegible]

**WAREHOUSE EXPANSION & PARKING IMPROVEMENTS
PROCTER & GAMBLE**
SANT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-076.00-01-07.00-00001

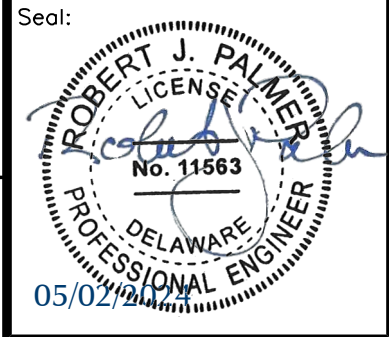
TITLE SHEET

Date:	MAY 3, 2024
Scale:	AS SHOWN
Own.By:	BAS
Proj.No.:	P&G01-02

Dwg.: **T1.1**

SEDIMENT AND STORMWATER CONSTRUCTION NOTES

3. THE KENT CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER PLAN.
2. REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE KENT CONSERVATION DISTRICT.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION & SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVED PLANS SHALL REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
8. POST CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE KENT CONSERVATION DISTRICT WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
9. APPROVAL OF A SEDIMENT & STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
10. THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS #7110. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY THE DEPARTMENT.
11. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
12. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
13. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
14. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
15. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE KENT CONSERVATION DISTRICT TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
16. THE KENT CONSERVATION DISTRICT MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
17. WHEN DIRECTED BY THE KENT CONSERVATION DISTRICT, THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR TO ALL THE SEDIMENT CONTROL AND STORMWATER MANAGEMENT DEVICES DURING SITE CONSTRUCTION ACTIVITIES INCLUDING UTILITY INSTALLATION.
18. THE SITE CONTRACTOR, UNDER THE DIRECTION OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR TO ALL THE SEDIMENT CONTROL AND STORMWATER MANAGEMENT DEVICES DURING SITE CONSTRUCTION ACTIVITIES INCLUDING UTILITY INSTALLATION.
19. THE OWNER GRANTS THE KENT CONSERVATION DISTRICT PERMISSION TO CONDUCT ONSITE INSPECTIONS. THE OWNER REQUESTS KCD INSPECTORS CHECK IN AT THE BUSINESS' OFFICE UPON ARRIVAL.
20. THE OWNER SHALL MAINTAIN ALL STORMWATER MANAGEMENT DEVICES FOR THE LIFE OF THIS FACILITY.
21. A PERIODIC MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES SHALL BE REQUIRED TO INSURE EFFECTIVE SEDIMENT CONTROL. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES OTHER THAN PERIMETER CONTROLS SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL.
22. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED AND ACCEPTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
23. ALL AREAS NOT COVERED BY BUILDING OR PAVEMENT WILL BE SEEDED USING PERMANENT SEED MIXTURE SHOWN ON THIS PLAN. A MINIMUM OF 4" OF TOPSOIL SHALL BE APPLIED TO ALL AREAS REQUIRING SEEDING. AREAS OF "CUT" SHALL BE UNDERCUT AND FINAL GRASSES ESTABLISHED WITH A MINIMUM OF 4" TOPSOIL, , 6" MINIMUM IN DELDOT RIGHT-OF-WAY..
24. UPON COMPLETION OF STOCKPILING, TOPSOIL, SEED AND MULCH USING TEMPORARY SEED MIXTURE SPECIFICATIONS IF TO REMAIN IN PLACE LONGER THAN 14 DAYS.
25. SEEDING (PERMANENT):
 - A. SHALL BE CONSTRUCTED BETWEEN FEBRUARY 1 TO APRIL 30 OR AUGUST 15 TO OCTOBER 31.
 - B. SEED BED PREPARATION: APPLY 23 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ. FT.; HARROW OR DISC INTO SOIL TO A DEPTH OF 3 TO 4 INCHES; APPLY DOLOMITIC LIMESTONE AT 92 LBS. PER 1000 SQ. FT.
 - C. SEEDING: APPLY SPECIFIED DELAWARE SEED MIX ON A MOIST SEED BED WITH SUITABLE EQUIPMENT, MINIMUM COVERAGE 1/4 INCH, UNLESS OTHERWISE NOTED. REFER TO STABILIZATION REQUIREMENTS ON SHEET SW2.3.
 - D. MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNWEATHERED SMALL GRAIN STRAW AT A RATE OF 92 LBS. PER 1000 SQ. FT. MULCH TO BE ANCHORED WITH MULCH ANCHORING TOOL ON THE CONTOUR OR ASPHALT TIE-DOWN METHODS.
26. ALL FILL SLOPE AREAS SHOWN HEREON ARE TO BE STABILIZED PER PARAGRAPH 24 ABOVE IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS FOR THESE SLOPES.
27. IF CONSTRUCTION ACTIVITY IS COMPLETED OR CEASES FOR A PERIOD OF 14 DAYS, ALL DISTURBED AREAS WILL BE STABILIZED EITHER PERMANENTLY OR TEMPORARILY, FOLLOWING THE SPECIFICATIONS AND STANDARDS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
28. TEMPORARY VEGETATIVE COVER, MULCHING AND/OR SPRINKLING WITH WATER SHALL BE THE METHODS USED AS NECESSARY TO CONTROL DUST. CONTROL DUST USING ONE OF THE APPROVED METHODS SPECIFIED IN DE-ESC-3.4.8. REFER TO DRAWING SW3.1.
29. THE CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
30. PROVIDE EXCELSIOR MATTING ON ALL SLOPES OF 3:1 OR GREATER AND IN ALL AREAS OF CONCENTRATED FLOW. USE SSM-1 FOR SLOPES UP TO 3:1 USE SSM-11, FOR SLOPES BETWEEN 2:1 AND 3:1.
31. AREA SHALL BE SWEEP CLEAN AT THE END OF EVERY WORK DAY AND PRIOR TO EXPECTED RAINFALL.
32. ALL STONE USED FOR EROSION CONTROL PRACTICES SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC (US FABRICS US 315 OR EQUIVALENT.)



	Revision:	By:	Date:

WAREHOUSE EXPANSION & PARKING IMPROVEMENTS 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	GENERAL AND CONSTRUCTION NOTES
--	---------------------------------------

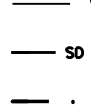
Date:	MAY 3, 2024
Scale:	NONE
Own.By:	BAS
Proj.No.:	P&G01-02

Dwg.: T1.2

M:\Projects\P&G01-02 - P&G DropLot Exp\Construction Docs\DWGs\Construction DWG\PNG01-02 EXISTING SITE PLAN.dwg May 02 , 2024 - 10:16am, (Brian)



LEGEND

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



**WAREHOUSE EXPANSION & PARKING IMPROVEMENTS
PROCTER & GAMBLE**
SAINT JONES RIVER WATERSHED, CITY OF DOVER,
EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
TAX MAP #ED-05-07-6.00-01-07.00-000001

EXISTING CONDITIONS PLAN

Dwg.: **EX1.0**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED HEREIN ARE COPYRIGHTED TO BEACON ENGINEERING LLC., AND SHALL NOT BE MODIFIED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2024



		Revision:	By:	Date:

THOU! WRITTEN PERMISSION. COPYRIGHT © 2024

WAREHOUSE EXPANSION & PARKING IMPROVEMENTS PROCTER & GAMBLE SANT 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
--	--

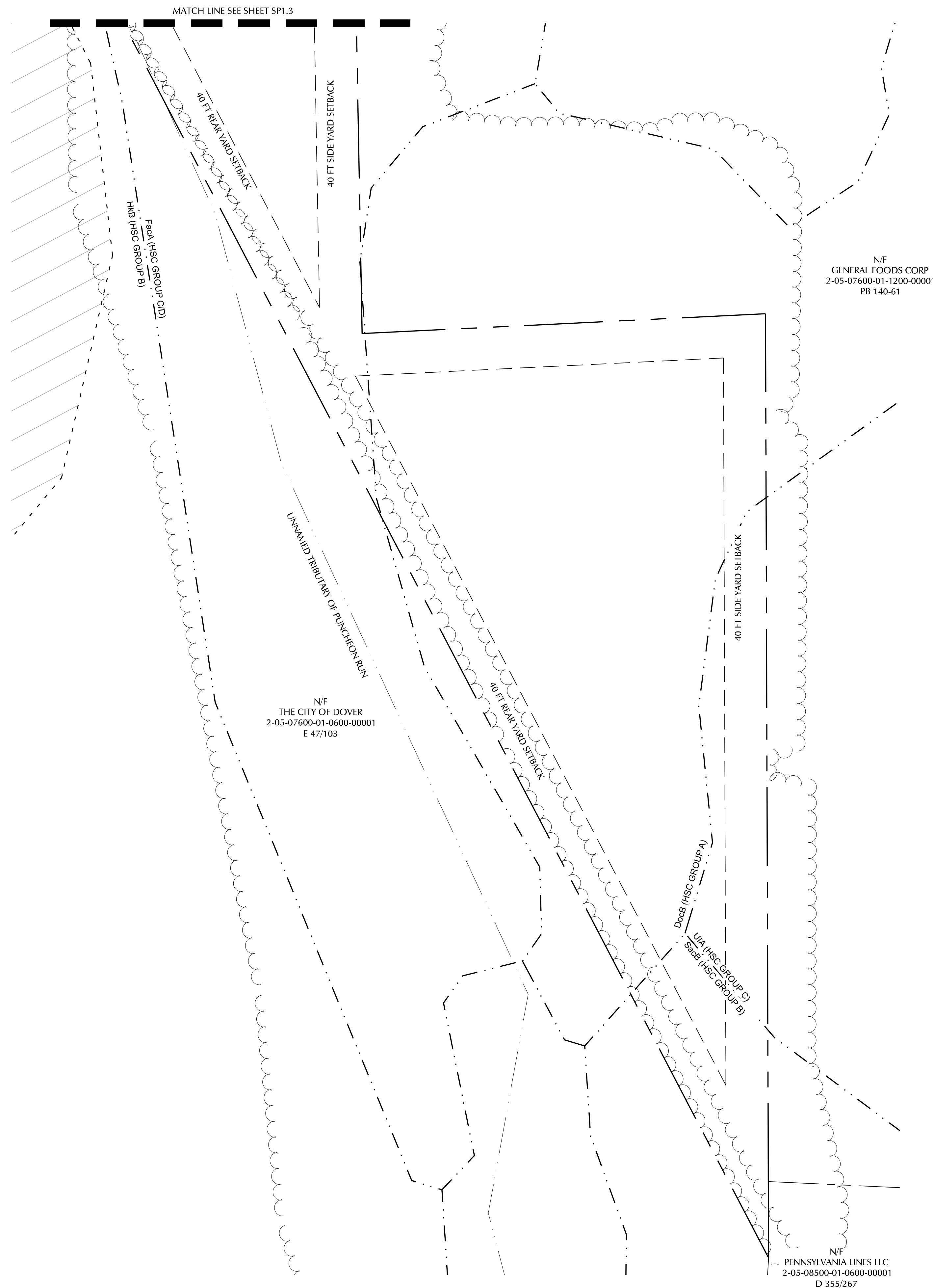
Date:	MAY 3, 2024
Scale:	1" = 60'
Own.By:	BAS
Proj.No.:	P&G01-02

Dwg.: **EX1.1**



WAREHOUSE EXPANSION & PARKING IMPROVEMENTS 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
--	---------------------------------

Dwg.: **EX1.2**



Dwg.: **EX1.3**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED HEREIN ARE COPYRIGHTED TO BEACON ENGINEERING LLC., AND SHALL NOT BE MODIFIED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2024

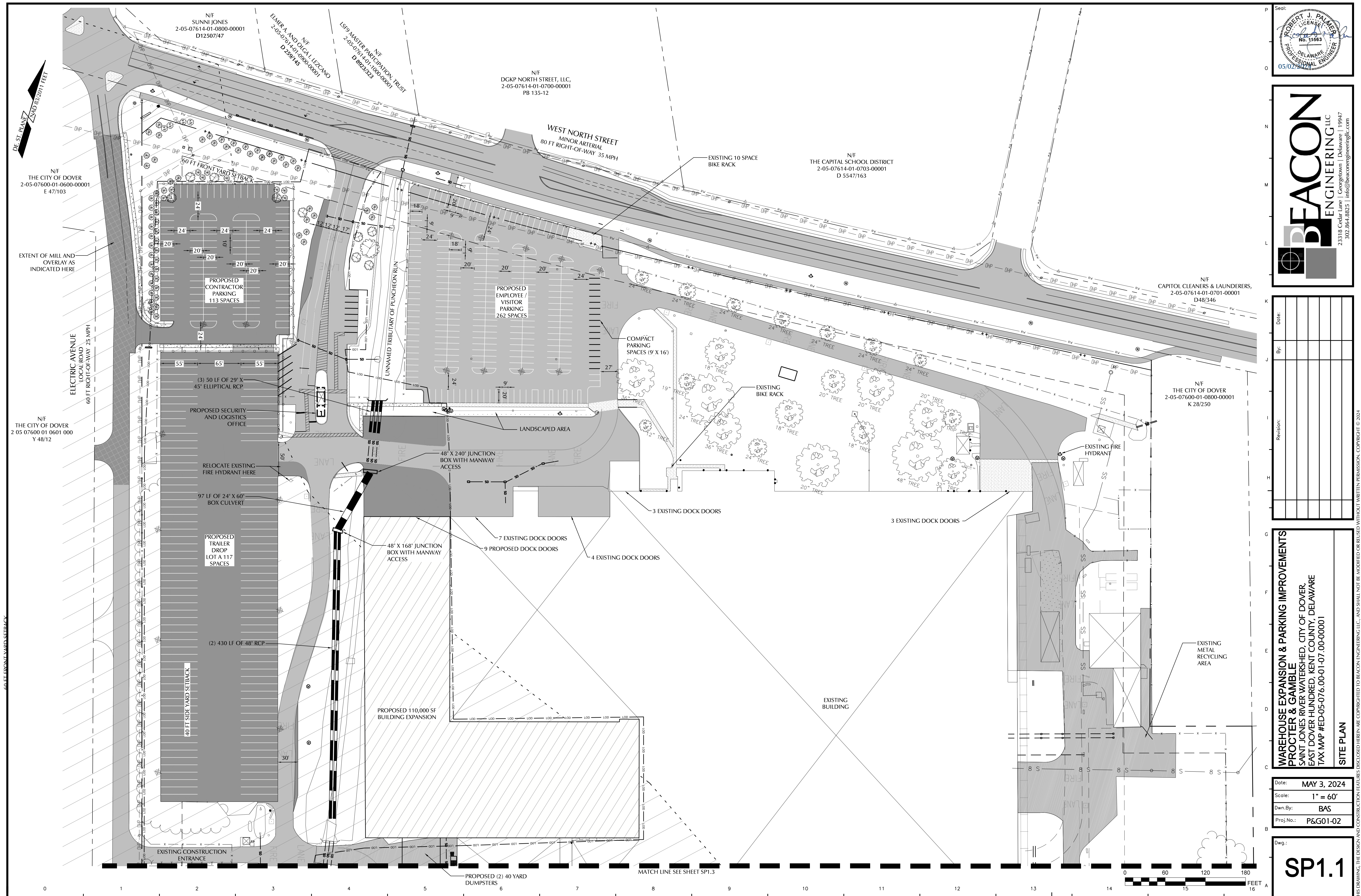


LAND AREAS FOR EACH PHASE:		
	IMPERVIOUS	GRASSED/LANDSCAPED
PHASE 1	6.23 AC	3.01 AC
PHASE 2	4.34 AC	1.62 AC
PHASE 3	3.56 AC	1.79 AC
PHASE 4	2.07 AC	0.14 AC



WAREHOUSE EXPANSION & PARKING IMPROVEMENTS PROCTER & GAMBLE SAINT JONES RIVER WATERSHED, CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE TAX MAP #D-05-076, 00-01-07, 00-000001	SITE PLAN
--	-----------

Dwg.:
SP1.0





MATCH LINE SEE SHEET SP1.3

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

UNNAMED TRIBUTARY OF

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

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



	Revision:	By:	Date:

WAREHOUSE EXPANSION & PARKING IMPROVEMENTS PROCTER & GAMBLE SAINT JONES RIVER WATERSHED, CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE TAX MAP #E05-075-00-01-07, 00-000001	SITE PLAN
--	------------------

Date:	MAY 3, 2024
Scale:	1" = 60'
Dwn.By:	BAS
Proj.No.:	P&G01-02

Dwg.: **SP1.3**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED HEREIN ARE COPYRIGHTED TO BEACON ENGINEERING LLC., AND SHALL NOT BE MODIFIED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2024

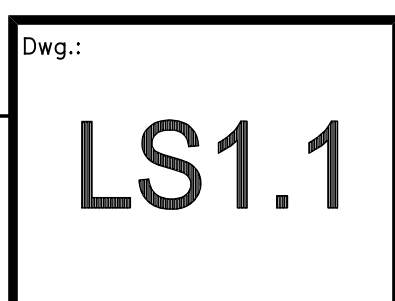
DE. ST. PLANE
NAD 83/2011 FEET

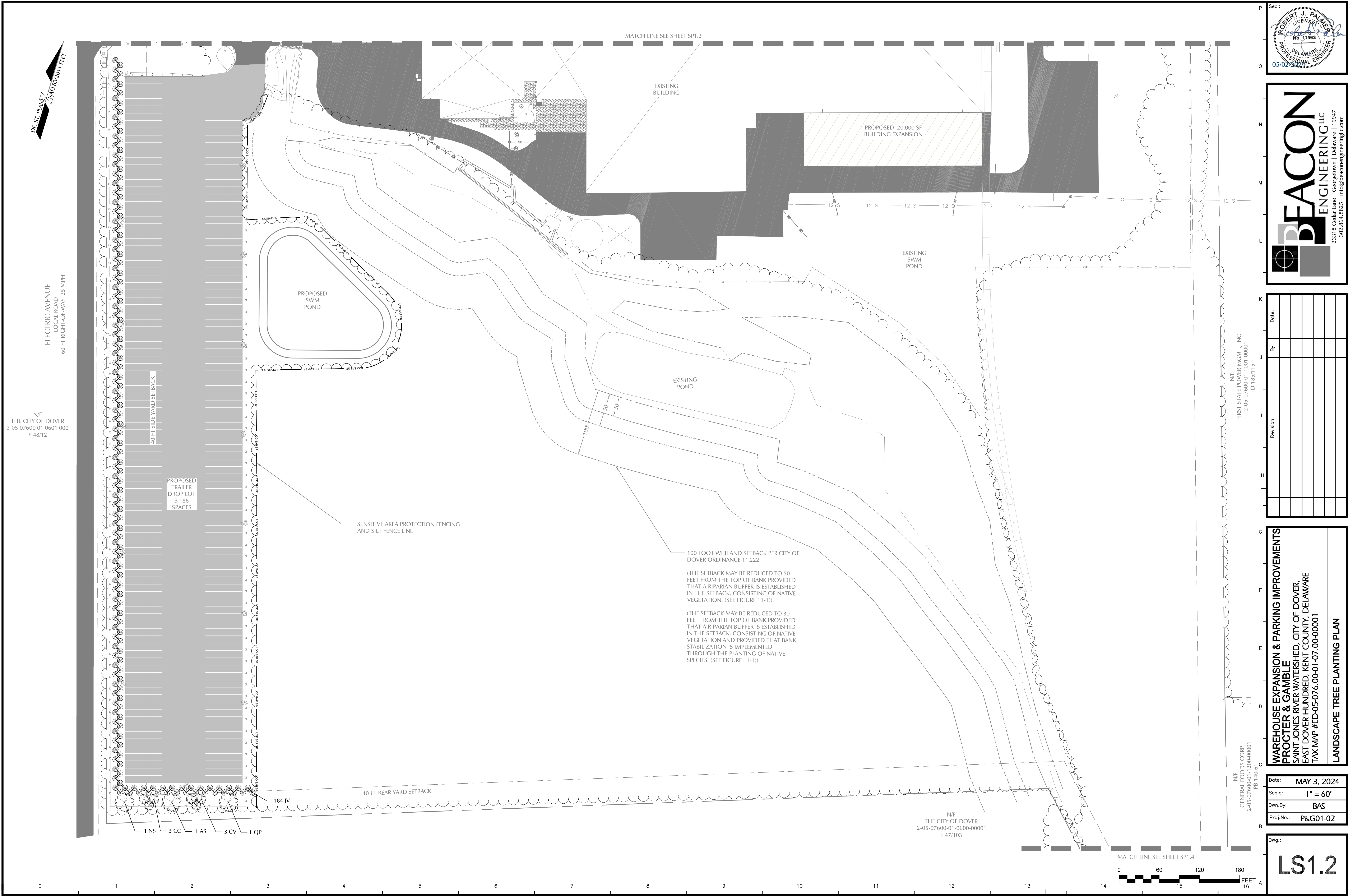
-
- LEGEND**
- | EXISTING | PROPOSED |
|----------------------------|----------------------------|
| PROPERTY LINE | PROPERTY LINE |
| RIGHT OF WAY | RIGHT OF WAY |
| EASEMENT | EASEMENT |
| YARD SETBACKS | YARD SETBACKS |
| TREELINE | TREELINE |
| STORM PIPE | STORM PIPE |
| BUILDING | BUILDING |
| PAVING | PAVING |
| CONCRETE | CONCRETE |
| DITCH/SWALE FLOW DIRECTION | DITCH/SWALE FLOW DIRECTION |
| TREES | TREES |
| LIGHT POLE | LIGHT POLE |
| WETLAND | WETLAND |
- NOTE:**
WOODLAND PRESERVATION DATA
 1. AREA OF WOODLANDS EXISTING ONSITE 37.01AC.
 2. PROPOSED AREA OF WOODLANDS TO BE CLEARED 4.1AC.
 3. 11% OF ONSITE WOODLANDS TO BE REMOVED, 89% OF WOODLANDS TO REMAIN.
- TREE PRESERVATION AND PLANTING IN NON-WOODLANDS DATA**
 1. TOTAL DEVELOPMENT AREA 25.87AC.
 1 TREE PER 3,000SF = 376 TREES
 2. NUMBER OF EXISTING TREES ??
 3. NUMBER OF PROPOSED TREES ??
- | ID | QTY | SIZE | REMARKS |
|-----|--------------|----------------------------|---------|
| 15 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 1 | 2" cal. Min. | B&B, Full, Heavy, Vigorous | |
| 5 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 2 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 3 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 3 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 239 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 1 | 2" cal. Min. | B&B, Full, Heavy, Vigorous | |
| 3 | 5' - 6' ht. | B&B, Full, Heavy, Vigorous | |
| 1 | 2" cal. Min. | B&B, Full, Heavy, Vigorous | |

I, SARAH K. MATAS, HEREBY STATE THAT I AM A LANDSCAPE DESIGNER IN THE STATE OF DELAWARE, THAT THE LANDSCAPE INFORMATION, NOTES AND DETAIL SHOWN HEREON, REPRESENTS GOOD LANDSCAPE DESIGN PRACTICES.

OWNER/APPLICANT THE DOVER WIPES COMPANY ONE PROCTER & GAMBLE PLAZA CINCINNATI, OHIO 45202 PHONE: 302-678-2600	EQUITABLE OWNER PROCTER & Gamble 1340 WEST NORTH STREET DOVER, DELAWARE 19904
CONSULTANT: BEACON ENGINEERING, LLC 23318 CEDAR LANE GEORGETOWN, DELAWARE 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:	-75.552683° W
ZONING:	IPM (INDUSTRIAL PARK MANUFACTURING)
EXISTING PROPERTY AREA:	84.10 AC
EXISTING CONDITION:	INDUSTRIAL PARK
WETLAND AREA:	3.59 +/- AC PER WETLAND DELINEATION PREPARED BY ERI, INC.
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:	662,942 SF
STATE STRATEGIES	
INVESTMENT LEVEL:	1
POSTED SPEED LIMIT:	35 MPH
NEAREST TOWN:	DOVER
BOUNDARY SURVEYOR:	TRUE NORTH LAND SURVEYING, INC.
DATE OF BOUNDARY SURVEY:	MARCH 2021, UPDATED FEBRUARY 2024
PORTIONS OF THIS SITE LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP	
NUMBERED 10001C0168H MAY 05, 2003.	
THIS PROJECT WILL BE CONSTRUCTED IN 4 PHASES.	
<u>SOURCE WATER PROTECTION OVERLAY: TIER 3 EXCELLENT</u>	
MAX. IMPERVIOUS ALLOWED ON	
PORTION OF LAND WITHIN TIER 3:	30%
MAX. IMPERVIOUS ALLOWED	
WITH INFILTRATION:	60%
IMPERVIOUS PROPOSED WITHIN	
TIER 3 WITH INFILTRATION:	39%
<u>HEIGHT, AREA & BULK REQUIREMENTS IPM:</u>	
MIN. LOT AREA:	2.5 AC
MIN. LOT WIDTH:	200 FT
MIN. LOT DEPTH:	300 FT
MIN. FRONT YARD:	60 FT
MIN. SIDE YARD:	40 FT
MIN. REAR YARD:	40 FT
MIN. SIDE OR REAR YARD WHICH	
ADJOINS A RESIDENTIAL ZONE:	100 FT
BUILDING HEIGHT STORIES:	NO LIMIT
BUILDING HEIGHT FEET:	EQUAL TO DISTANCE TO NEAREST LOT LINE
FLOOR AREA RATIO:	0.5
MAX LOT COVERAGE:	75%
PROPOSED LOT COVERAGE:	42%
PROPOSED HEIGHT OF 2 STORY	
21,000 SF BUILDING ADDITION	
(WAREHOUSE 3):	40 FT
PROPOSED HEIGHT OF 110,000	
SF BUILDING ADDITION	
(JE WAREHOUSE) :	45 FT
<u>PARKING REQUIREMENTS:</u>	
INDUSTRIAL PARK	1 PER EMPLOYEE (101 EMPLOYEES ON LARGEST
MANUFACTURING:	SHIFT) 185 EMPLOYEES ON THE LARGEST SHIFT
LOADING SPACES:	FOR MANUFACTURING, WHOLESALER, 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:	185 SPACES
<u>PARKING PROVIDED:</u>	
PROPOSED SPACES:	316 SPACES (INCLUDES 8 ADA SPACES)
TOTAL SPACES PROVIDED:	316 SPACES PROVIDED
<u>ACCESSIBLE PARKING REQUIREMENTS:</u>	
PARKING (301-400):	8 SPACES (INCLUDES 2 VAN SPACES)
<u>ACCESSIBLE PARKING PROVIDED:</u>	
PARKING (301-400):	8 SPACES PROVIDED
TOTAL ACCESSIBLE PARKING:	8 SPACES PROVIDED
TOTAL PARKING PROVIDED:	316 SPACES (303 TRAILER SPACES)

[illegible]





Seal:
ROBERT J. PAMMER
LICENSE
No. 11563
DELAWARE
PROFESSIONAL ENGINEER
05/02/2024

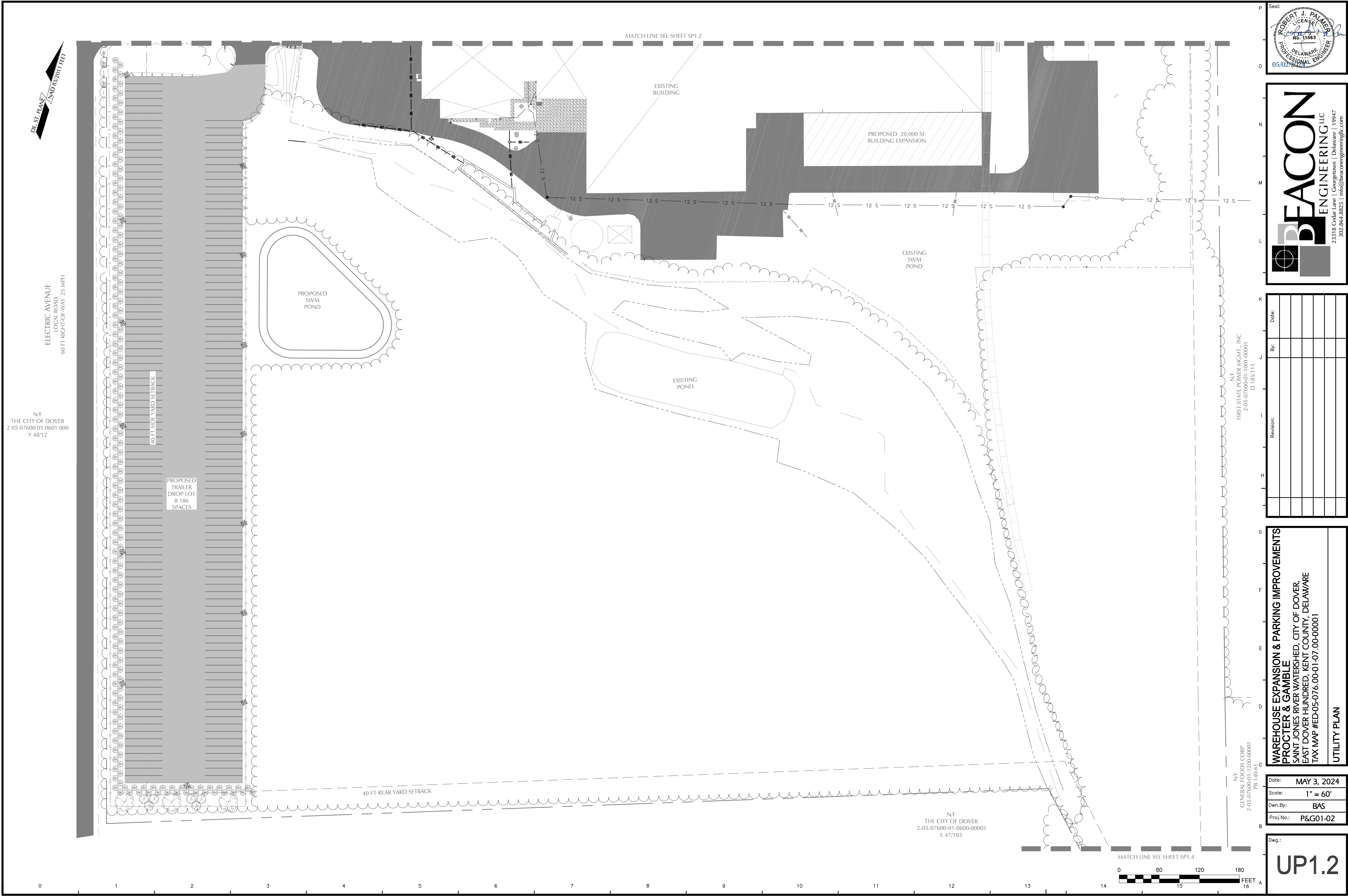
BEACON
ENGINEERING LLC
22319 Cedar Lane | Georgetown | Delaware | 19947
302.864.8825 | info@beaconengineeringllc.com

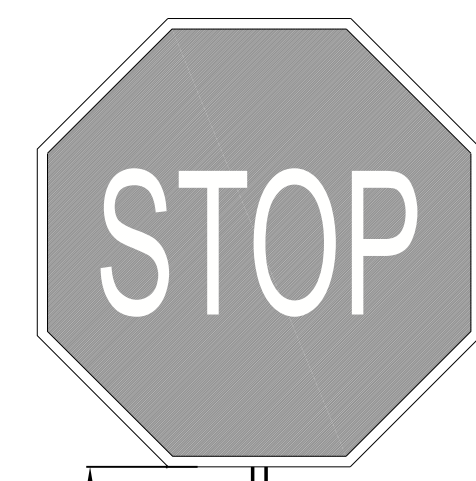
Revisions	By:	Date:

**WAREHOUSE EXPANSION & PARKING IMPROVEMENTS
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
LANDSCAPE TREE PLANTING PLAN

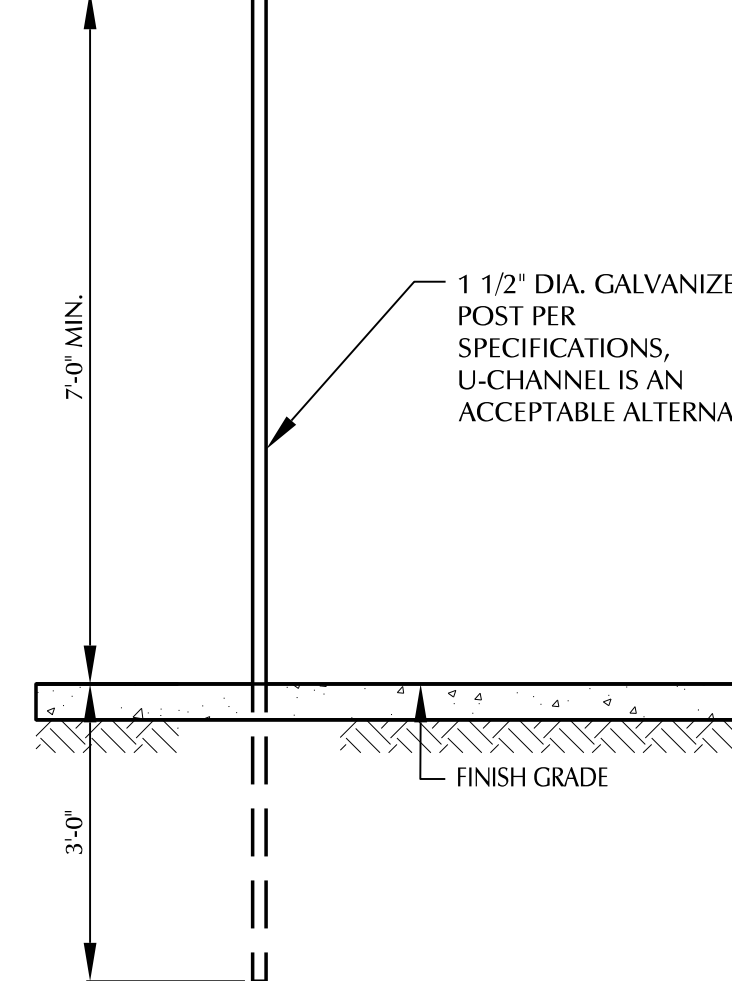
Date: MAY 3, 2024
Scale: 1" = 60'
Dwn.By: BAS
Proj.No.: P&G01-02

Dwg.: **LS1.2**



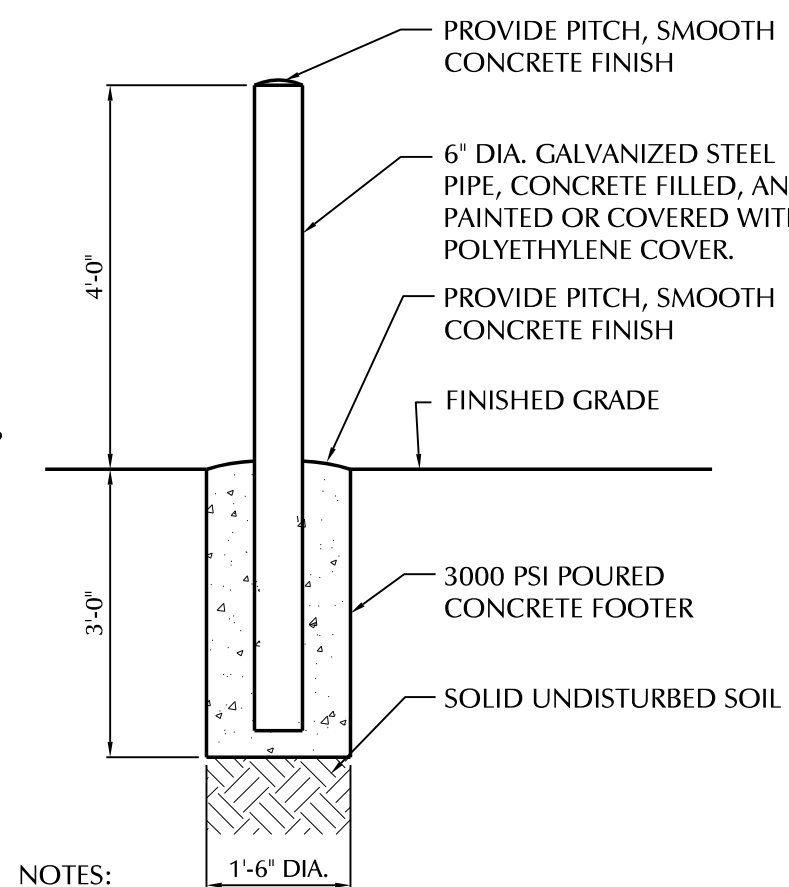


— RED AND WHITE
SIGN (USDOT
STANDARD R1-1)



STREET SIGN DETAIL

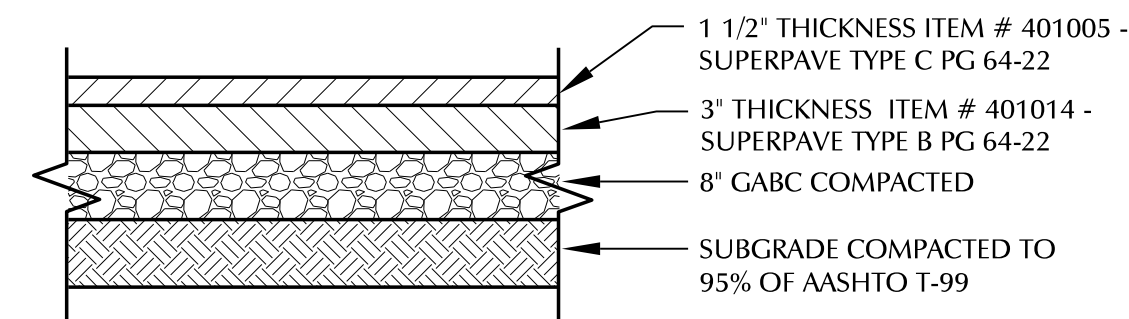
NOT TO SCALE



- NOTES:
- | |
|------------|
| 1'-6" DIA. |
|------------|
1. ALL CONCRETE USED FOR BOLLARDS SHALL BE 3,000 PSI PORTLAND CEMENT CONCRETE MIX NO. 2.
 2. SURFACE PREPARATION FOR PAINTED BOLLARDS INCLUDES REMOVAL OF ANY INK MARKINGS BY WIPING DOWN PIPE WITH CLEAN 100% ISOPROPYL ALCOHOL SATURATED WITH DENATURIZED ALCOHOL. PROVIDE UNIFORM SCARIFICATION AS NECESSARY, AND WIPING OFF DUST RESIDUE.
 3. PAINTING OF BOLLARDS TO CONSIST OF PRIMER, INTERMEDIATE AND FINISH COATS AS FOLLOWS: PRIMER - 2.5 TO 3.5 MILS TMEM-ZINC ZINC, INTERMEDIATE - 2 TO 3 MILS HI-BUILD EPOXYLINE II, FINAL - 3 TO 4 MILS ENDURA-SHIELD. TOTAL DRY FILM THICKNESS TO BE 7.5 TO 10.5 MILS.
 4. POLYETHYLENE COVERS TO BE AS MANUFACTURED BY IDEAL SHIELD.
 5. BOLLARD COLOR SCHEMUE IS AS FOLLOWS: FUEL CANOPIES - RED; HANDICAP SPACES - BLUE; BUILDING FACADES - WHITE OR GRAY; MECHANICAL, ELECTRICAL, AND HVAC EQUIPMENT, HYDRANTS, DUMPSTER ENCLOSURES, AND LOADING ZONES - YELLOW.

6" GALVANIZED STEEL PIPE BOLLARD DETAIL

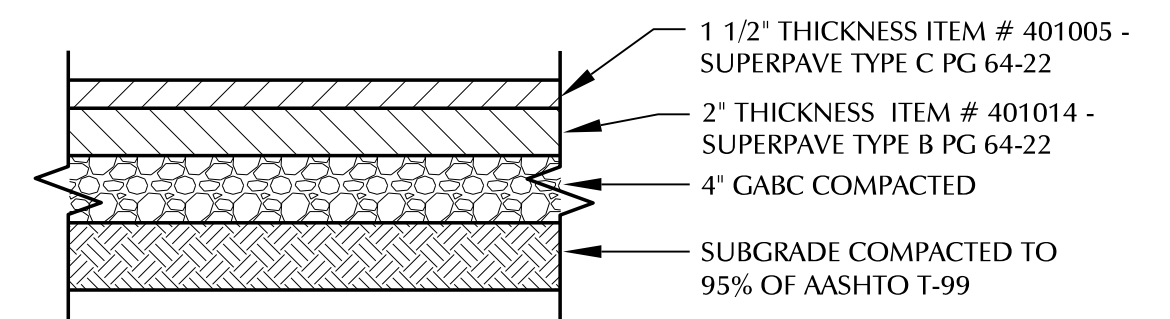
NOT TO SCALE



NOTE:
PROVIDE "WARM MIX" PG 64-22 160GYR
STRUCTURAL NUMBER = $1.5(0.4) + 3(0.4) + 6(0.14) = 2.64$

HEAVY PAVING SECTION

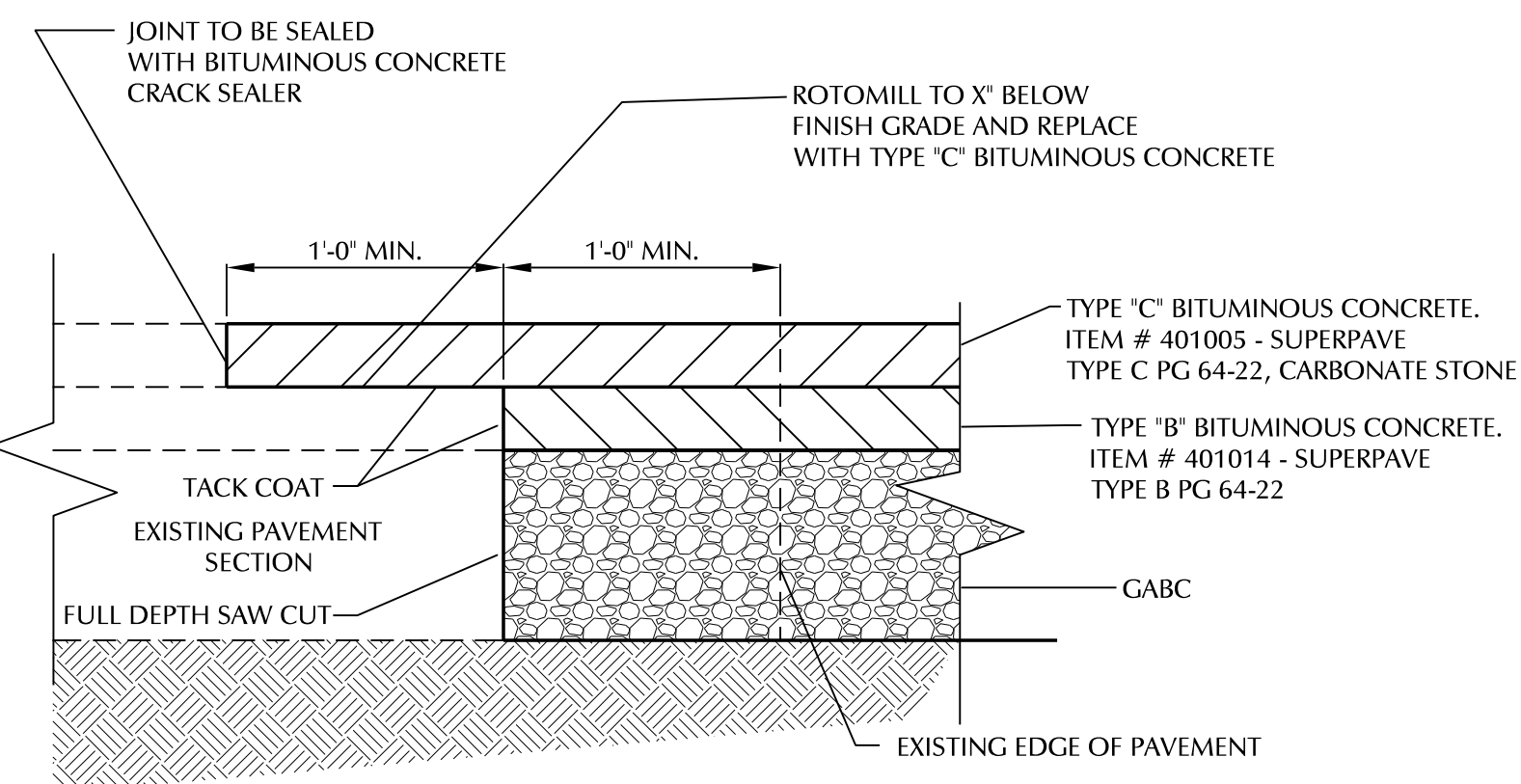
NOT TO SCALE



NOTE:
PROVIDE "WARM MIX" PG 64-22 160GYR
STRUCTURAL NUMBER = $1.5(0.4)+2(0.4)+4(0.14)=1.96$

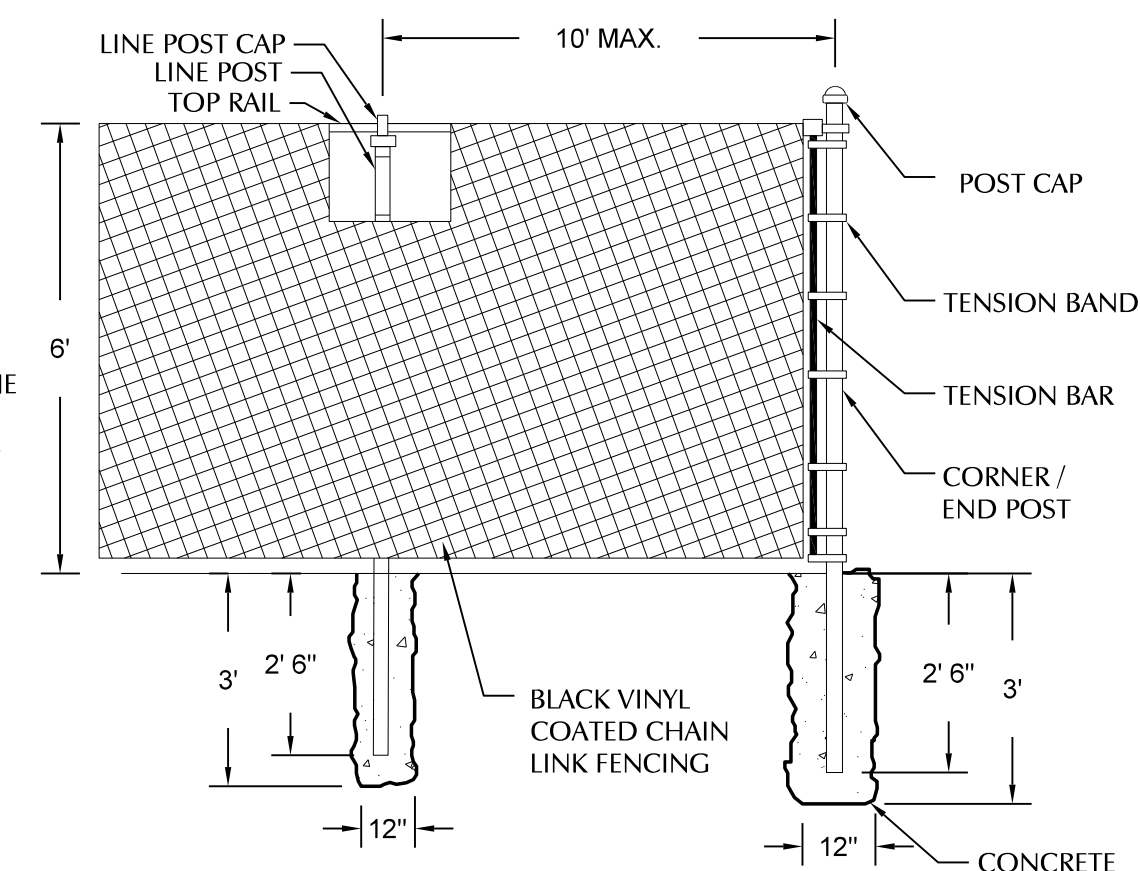
LIGHT PAVING SECTION

NOT TO SCALE



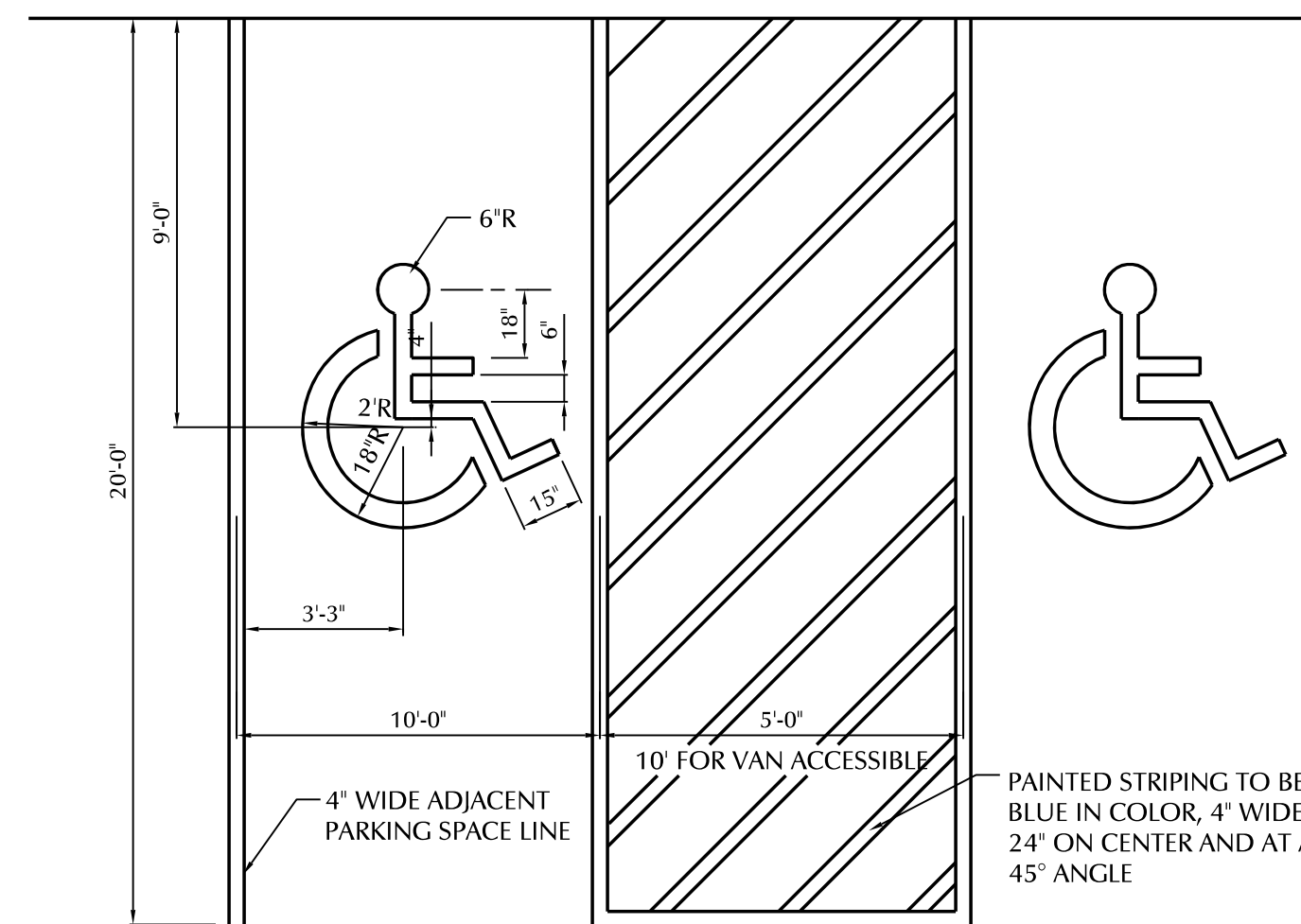
TYPICAL PAVEMENT TIE-IN DETAIL

NOT TO SCALE



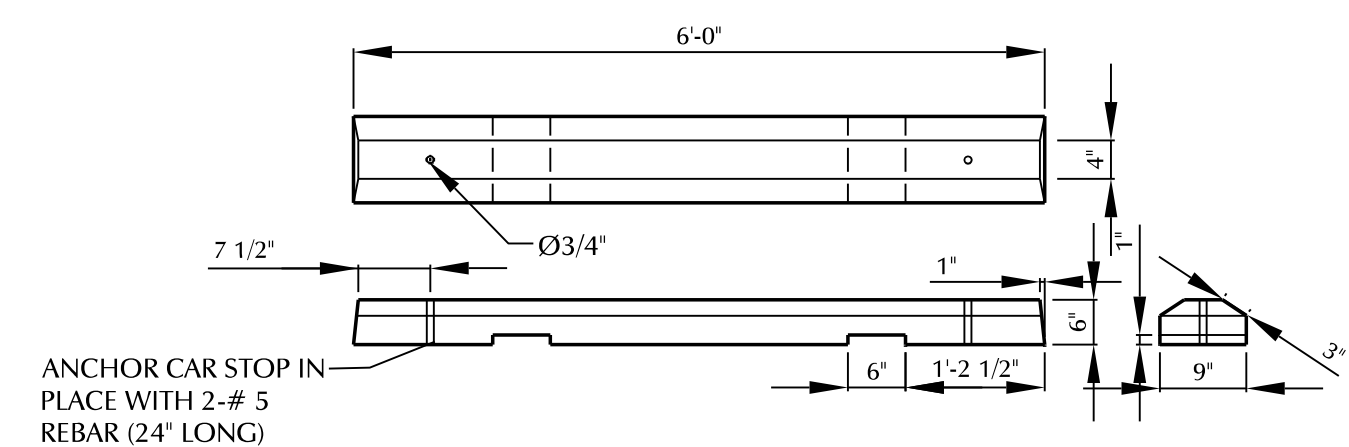
CHAIN LINK FENCE DETAIL

NOT TO SCALE



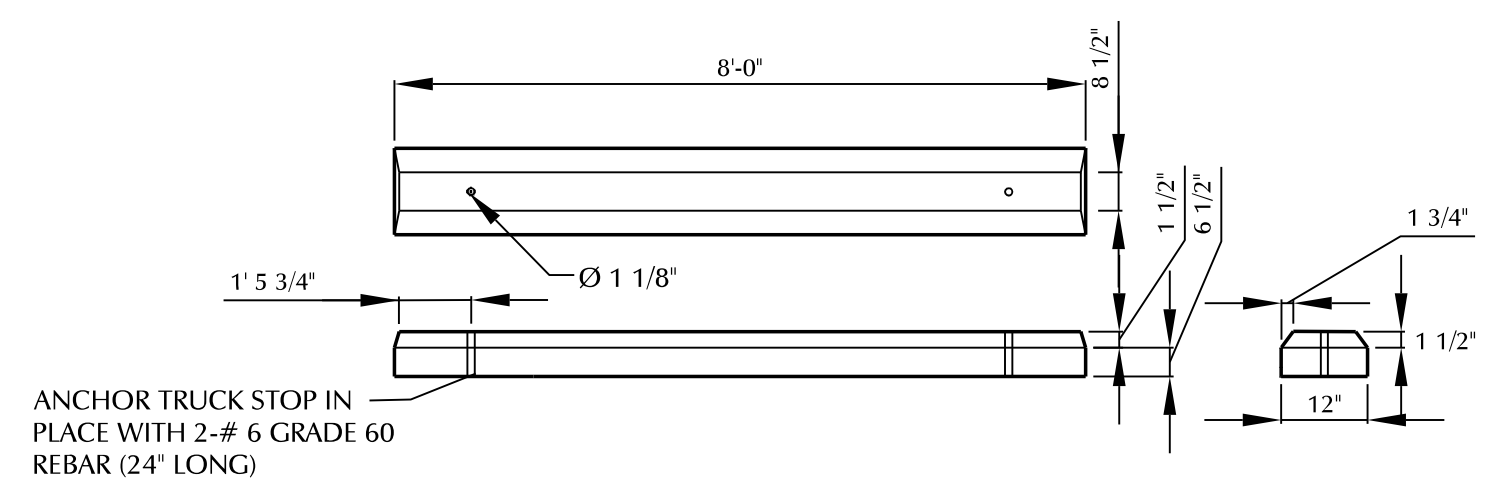
HANDICAP PARKING DETAIL

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



CONCRETE LARGE TRUCK WHEEL STOP DETAIL

NOT TO SCALE



	Revision:	By:	Date:

HOLLAND WRITTEN PERMISSION, COPYRIGHT © 2024

WAREHOUSE EXPANSION & PARKING IMPROVEMENT
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

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

Date:	MAY 3, 2024
Scale:	NO SCALE
Own.By:	BAS
Proj.No.:	P&G01-02

yg.:

CD1.1