



23318 Cedar Lane · Georgetown, DE 19947 · 302.864.8825
info@beaconengineeringllc.com

Transmitted via Email: rose.zappacosta@delaware.gov for Mr. David L. Edgell, AICP

June 6, 2024

Office of State Planning Coordination
122 Martin Luther King junior Blvd. South- Haslet Armory, 3rd Floor
Clover, DE space 19901

Attn: Mr. David L. Edgell, AICP, Director

RE: PLUS Review – 2024-04-05
Warehouse Expansion & Parking Improvements – Procter & Gamble
Tax Map # 2-05-07600-01-0700
City of Dover, East Dover Hundred
Kent County, Delaware
Project No. P&G01-02

Dear Ms. Edgell:

The purpose of this letter would be to provide a general acknowledgement of comments and recommendations provided by the various government and regulatory agencies that participated in the above reference PLUS review. Generally, it is the Design Team's intent to comply with the spirit of those recommendations subject to the following:

Build Requirements/Agency Permitting Requirements

DelDOT: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DART First State: The Design Team has coordinated with DART First Sand DelDOT Planning to locate a Type 2 bus stop. Also, please note that bicycle parking is proposed at numerous locations throughout the facility.

DNREC: Special Stormwater Management Requirements: Prior to this PLUS meeting, the Design Team coordinated with the Kent Conservation District to establish design and permitting objectives.

DNREC: General Stormwater Management Requirements: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Industrial Stormwater: This facility is subject to an industrial stormwater discharge permit. All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Wetlands & Waterways: A wetland delineation has been prepared by Environmental Resource Insights, and this delineation has been reviewed with the Wetlands and Waterways Section and the US Army Corps of Engineers. No disturbance of wetlands or the City prescribed 100-foot riparian buffer from non-tidal wetlands is proposed. All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Excellent Groundwater Recharge Area: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Previous Contamination: All known contamination has been remediated consistent with State and Federal requirements.

DNREC: Leaking Underground Storage Tanks: All leaking underground storage tanks have been closed in accordance with State and Federal requirements.

DDA: Acknowledged. This agency is not applicable to this project.

DEMA: This agency indicated that the proposed project does not adversely impact this agency's programs and objectives.

SHPO: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

Recommendations/Additional Information

Though the suggestions made by the referenced agencies do not represent State code requirements, it is the intent of the Design Team to generally comply with the suggestions made by the following agencies:

DeLDOT: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Wetlands and Waterways/Vegetated Buffer Zones: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Land and Water Conservation Fund or Outdoor Recreation, Parks and Trails: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Removal of Forest: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Water Quality: Given the heavy traffic associated with the proposed use, the use of permeable paving is not advised because permeable paving does not provide a durable surface that is warranted for this use. Consideration will be provided to convert certain areas of the developed land to meadow.

DNREC: Excellent Groundwater Recharge Area: The Design Team intend to comply with the City of Dover Code with regard to the Tier 3 Excellent Recharge Area.

DNREC: Stormwater Management: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

DNREC: Drainage: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

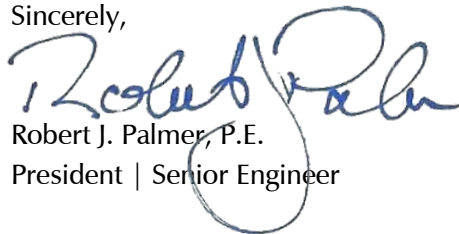
DNREC: Sustainable Practices: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan) with the exception of the following:

- No electric vehicle charging stations will be provided because this recommendation is not consistent with current corporate policy

DEMA: All comments and recommendations are acknowledged and will be incorporated into the site development master plan (master plan).

Should you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Palmer".

Robert J. Palmer, P.E.

President | Senior Engineer

CC: Ms. Dawn Melson-Williams, AICP, Principal Planner – City of Dover