

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Beebe Medical Center – New South Coastal Health Campus

2. Location (please be specific): Atlantic Avenue, Delaware Route 26, Clarksville Township, Sussex County, 19970

3. Parcel Identification #: 134-11.00-180.00; 188.00; 188.02 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Beebe Medical Center, Inc.

Address: 424 Savannah Road

City: Lewes

State: DE

Zip: 19958-1462

Phone: 302-645-3650

Fax: 302-645-3262

Email: dstreletsky@bbmc.org

6. Applicant's Name: Beebe Medical Center, Inc.

Address: 424 Savannah Road

City: Lewes

State: DE

Zip: 19958-1462

Phone: 302-645-3650

Fax: 302-645-3262

Email: dstreletsky@bbmc.org

7. Project Designer: Joseph R. Cairone, ASLA, DE #113-E, c/o Cairone & Kaupp, Inc.

Address: 1118 E. Columbia Avenue

City: Philadelphia

State: PA

Zip: 19125

Phone: 1-215-291-2800

Fax: 1-215-291-2804

Email: jrcairone@caironekaupp.com

8. Please Designate a Contact Person, including phone number, for this Project: Joseph R. Cairone, 1-215-291-2800

Information Regarding Site:

9. Type of Review: Rezoning Comp. Plan Amendment (Kent County Only) Site Plan Review
 Subdivision

10. Brief Explanation of Project being reviewed:
 Develop new 3- story 87,000 sf medical center. Uses include outpatient services, emergency care, imaging facilities and medical offices. Third floor is to be constructed at a future date. Project site is approximately 24 acres.

11. Area of Project(Acres +/-): 24 +/- acres

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? Investment Level 1
 Investment Level 2 Investment Level 3 Investment Level 4 Environmentally Sensitive Developing
 (Sussex Only)

13. 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.
 Evidence of PLUS/ LUPA submission has not been found.

14. Present Zoning: Agricultural – AR-1 with ES-1 overlay

15. Proposed Zoning: Agricultural – AR-1 with ES-1 overlay

16. Present Use: Combination Forest, Agricultural Field, Pasture & Single Family Homesite

17. Proposed Use: Medical Center

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
 Mix of undeveloped and former agricultural fields

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle Kent Sussex
 Suburban Inside growth zone Town Center Low Density
 Suburban reserve Outside growth zone Developing
 Other Environ. Sensitive Dev. District

20. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name:

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? 120 gpm

How will this demand be met? Use of on-site private wells, type and depth not yet determined

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name:

22. If a site plan please indicate gross floor area: 87,000 gsf

23. If a subdivision: Commercial Residential Mixed Use NOT APPLICABLE

24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units: N/A

Number of owner-occupied units: N/A

Target Population (check all that apply): NOT APPLICABLE

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 3+/-%
Square Feet: 31,000+/- sf

Proposed Use: % of Impervious Surfaces: 23+/-%
Square Feet: 236,500+/- sf

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 17+/- acres How much forest land will be removed? 9+/- acres

Are there known rare, threatened, or endangered species on-site? Yes No See Attached ERI Letter

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. 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 Pending completion of survey

If "Yes", have the wetlands been delineated? Yes No See Attached ERI Letter

Has the Army Corp 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: See Attached ERI Letter

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) NOT APPLICABLE</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No NOT APPLICABLE</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Currently co-ordinating with DNREC drainage section with respect to potential minor impacts within maintenance right of way. See Attached ERI Letter. If yes, please list name: St. Georges Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Bio-retention, Sub-surface infiltration beds and trenches, Pervious paving.</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): St. Georges Tax Ditch</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 5.50+/- Acres 239,600+/- Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 1.50/66,500 +/- acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Landscape areas developed using native materials. Portions of landscape areas will include planting that assist in filtering stormwater runoff.</p> <p>Where is the open space located? Perimeter of disturbed area and dispersed throughout developed site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Measures that are typically associated with this type of development, including bio-retention areas and pervious paving. Goal is to disperse runoff across a broad area as opposed to concentrating runoff in structures and pipes. Grading will be developed to limit amount of tree removal, esp. in internal parking area islands.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies Not yet determined</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

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 the peak season Pending Traffic Study

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Pending Traffic Study

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Two lanes, 12'+/- lane width, 6'+/- shoulder width

40. Will the street rights of way be public, private, or town? NOT APPLICABLE, NO NEW STREETS PROPOSED

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. Does not appear to be opportunity for connection to adjacent lands.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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 See ERI Letter

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No NOT YET DETERMINED

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them: Solid waste typically associated with the proposed use. Do not anticipate acquisition of special State permits.

45. Please make note of the time-line for this project: Commence construction – Spring 2008; Substantial Completion – Spring 2009

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

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

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, Suite 302, Haslet Building, Third Floor, 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.

August 29, 2007

Mr. Fletcher H. MacNeill, AIA, LEED AP
Ewing Cole
Federal Reserve Bank Building
100 North Sixth Street
Philadelphia, PA 19106

Re: Environmental Site Features
Proposed Beebe South Coastal Facility
Parcels 180.00, 188.00 and 188.02, Tax Map 1-34-11
Baltimore Hundred, Sussex County, Delaware

Dear Mr. MacNeill:

Environmental Resources, Inc. (ERI), has performed a preliminary review of site features for the three above referenced parcels which are proposed for the Beebe South Coastal Medical Center facility. The project site is located on the southerly side of State Route 26 in Clarksville, Delaware, opposite Irons Lane (CR 384-A). Parcels 188 and 188.02 are entirely wooded without any existing structures. Parcel 180 is an L-shaped property which connects to the rear (southerly) portion of Parcel 188.02. At this point a 4-acre agricultural field abuts the adjoining property. Moving to the east on Parcel 180, a wood lot occurs which is developed with a farm access road. The parcel then extends to the north also having frontage along S.R. 26. The portion of the parcel fronting S.R. 26 is developed with a modern residential dwelling, a garage and several outbuildings. This 3-acre portion of the site is currently being utilized primarily as pasture.

ERI has made preliminary investigations on the entire property for the presence of wetlands subject to the Corps of Engineers' Regulatory Program, water features which may be regulated by the Corps of Engineers' Regulatory Program or subject to Delaware Department of Natural Resources & Environmental Control (DNREC) subaqueous lands jurisdiction, and tax ditch features which are subject to the control by DNREC's Drainage Section. ERI will also offer preliminary opinions as to the likelihood of the presence of State or federally rare, threatened or endangered species and the likelihood that historic or cultural resources would be found on the subject site.

To accomplish the initial review of the property, ERI has reviewed a variety of resource map information including USDA *Soil Survey for Sussex County*, National Wetlands Inventory maps, USGS topographic maps and State wetland mapping project (SWMP) maps along with 2004 color infrared aerial photography. ERI has also conducted an extensive on-site walkthrough of the entire property. Our findings are summarized under the following headings:

Soils—Despite some evidence to the contrary on the USDA *Soil Survey*, the majority of this site can be characterized as consisting of moderately well-drained to well-drained sandy soils. Two small areas

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of hydric soils were identified. These areas are consistent with the location of two small wetland areas which occur on the property (refer to *Wetlands* section for further description).

Wetlands—A small fringe of forested nontidal wetlands exists along the northeasterly property line of Parcel 188.02 common to its boundary with the existing Howard Manor subdivision. This wetland appears to be an isolated depression without a surface water connection to downstream navigable waters. While this portion of the site meets the criteria for wetland classification specified in the 1987 *Corps of Engineers Wetland Delineation Manual*, due to its isolated nature it is likely not subject to the current Corps' Regulatory Program.

A second small wetland area is associated with the southeast corner of Parcel 180. National Wetland Inventory map and SWMP maps indicate the presence of more extensive wetlands to the east and south of the southeast corner of Parcel 180. The small area of forested wetlands identified by ERI is associated with this mapped complex. Nearby agricultural drainage features connect this wetland area to the Derrickson Creek Tax Ditch and downstream navigable waters of Whites Creek. In ERI's opinion, this small wetland area is subject to the Corps' Regulatory Program.

Upon reviewing the preliminary site plan for the project, it appears that both of these wetland areas are easily avoided. ERI is currently completing a wetland delineation plan and report to be submitted to the U.S. Army Corps of Engineers for verification.

Drainage Features—In accordance with previous engineering studies prepared for the property, none of the subject site lies within a 100-year floodplain. Based upon review of USGS topographic maps, no blue-line drainage features or streams exist on the subject property. Accordingly, no regulated subaqueous lands subject to the jurisdiction of DNREC occur on the site.

Several shallow drainage swales exist on Parcel 180 associated with the existing agricultural field and pasture area. These manmade swales through uplands are not subject to the Corps of Engineers' Regulatory Program. No drainage features whatsoever exist on Parcels 188 and 188.02 except for a roadside swale within the S.R. 26 right of way.

Tax Ditches—A portion of an existing tax ditch network subject to regulation by DNREC's Drainage Section lies within and along some of the property line associated with Parcel 180. A portion of tax ditch separates the agricultural field portion of Parcel 180 from the wood lot. An existing culverted road crossing is present. A portion of the tax ditch also bisects the pasture area near the S.R. 26 frontage of Parcel 180. This portion of ditch passes stormwater from the vicinity of the nearby 84 Lumber facility located to the east of Parcel 180.

Any impacts to tax ditches or their maintenance easements will need to be assessed and coordinated with DNREC's Drainage Section. Based upon review of the current site plan, impacts are likely avoidable or, in the worst case, would be minimal as allowed by DNREC's Drainage Section.

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In ERI's opinion, it is unlikely that these ditches would be regulated by the Corps of Engineers as waters of the United States. However, this will be determined by the Corps upon approval of the jurisdictional determination report and application being submitted to the Philadelphia District by ERI.

Threatened and Endangered Species—ERI has received information regarding records of threatened and endangered species on several other project sites in the immediate vicinity for which no records of federally or State rare threatened or endangered species existed. ERI has submitted requests for information specific to this site to the U.S. Fish & Wildlife Service and DNREC Natural Heritage Program.

Historic and Cultural Resources—Only modern buildings and structures are present on the existing site. The S.R. 26 frontage of Parcel 180 is developed with a modern home site. No indications of past development or historic resources are present on the S.R. 26 frontage of Parcels 188 and 188.02. There is no evidence of historic uses in the southerly body of the property. It is unlikely that any resources of concern exist in this area.

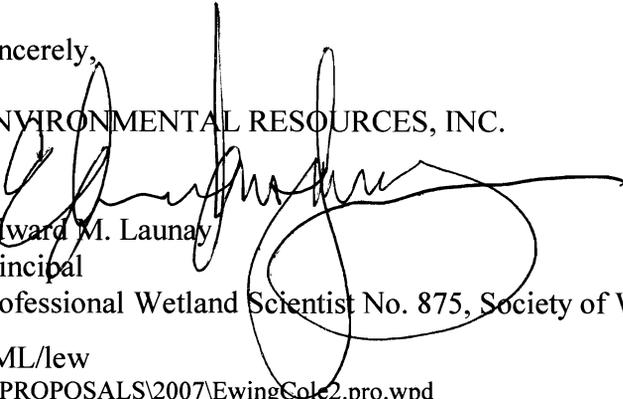
In ERI's opinion, it is unlikely that concerns regarding historic resources are relevant to this property. In the event that a federal license such as a permit from the Corps of Engineers would be required for any aspect of this project, Section 106 coordination would occur as a result as required by federal regulations.

Conclusion—In ERI's opinion, the use of the property is well suited for the proposed use, development of the Beebe South Coastal Medical Center facility. Soils and topography are well suited toward the proposed development. Wetland areas on the site are extremely minimal and are currently being avoided by the present site plan. The project will result in some unavoidable loss of forested uplands; however, the site is located along the existing State Route 26 corridor which is occupied by a variety of mixed commercial and residential uses which are continuing to develop.

If you have any additional questions in regard to ERI's preliminary assessment of environmental features for the project area, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.


Edward M. Launay
Principal

Professional Wetland Scientist No. 875, Society of Wetland Scientists

EML/lew

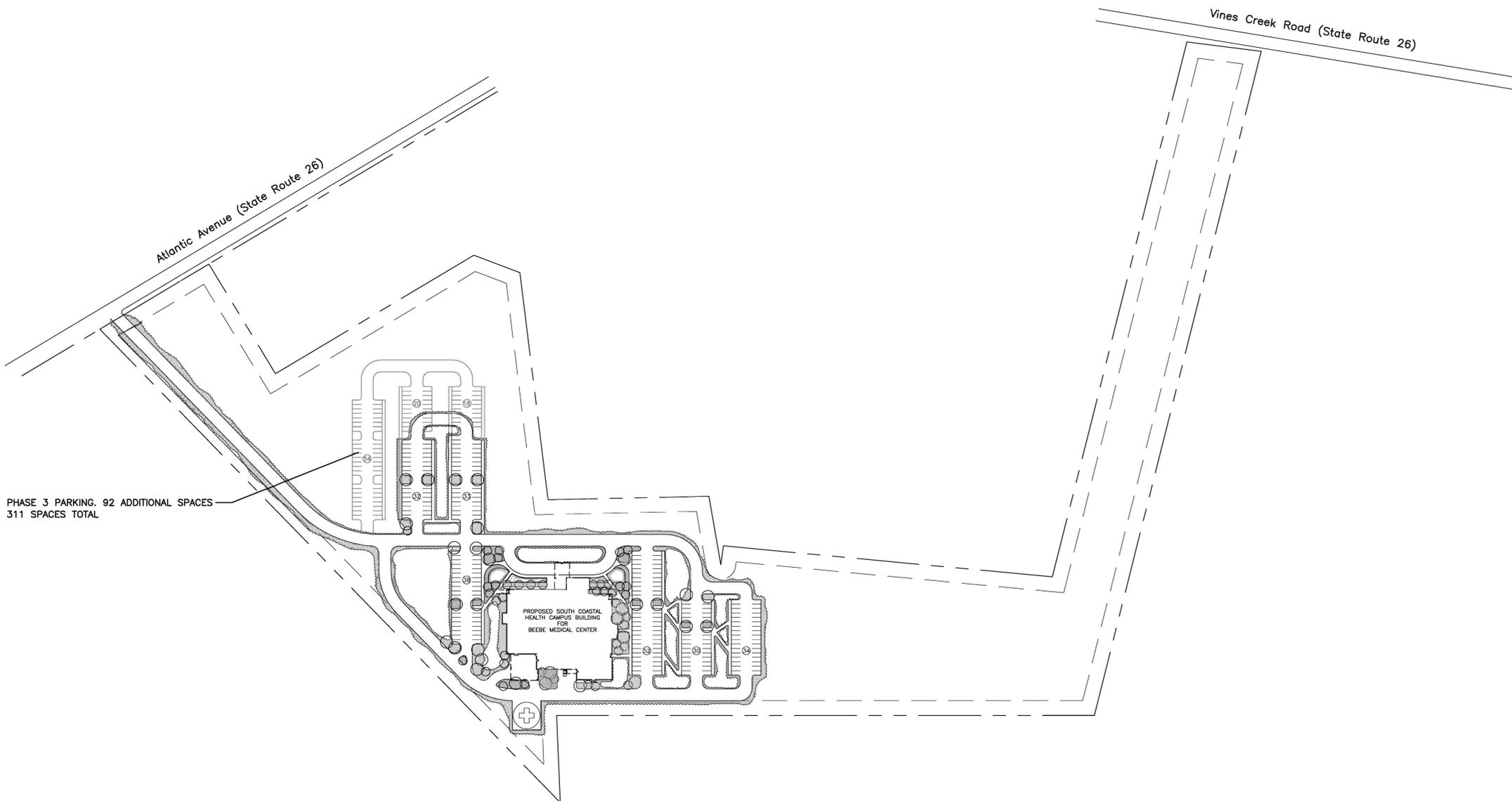
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Beebe South Coastal Medical Facility Site

Legend

- Tax Ditch
- Approximate Wetland Boundary
- Site Boundary

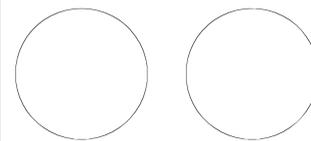




PHASE 3 PARKING. 92 ADDITIONAL SPACES
311 SPACES TOTAL

PROPOSED SOUTH COASTAL
HEALTH CAMPUS BUILDING
FOR
BEEBE MEDICAL CENTER

NOTE:
PARKING SPACE COUNT FOR PHASES 1 AND 2: 219 SPACES



Partner In Charge

James A. Wilson

general notes

CAIRONE & KAUFF, INCORPORATED
PLANNING, ENGINEERING AND LANDSCAPE ARCHITECTURE



1118 S. Columbia Avenue
Pittsburgh, PA 15206
412.261.2000

key plan

no.	by	description	date

revisions

EwingCole

Architects
Engineers
Interior Designers
Planners

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BEEBE HOSPITAL/MEDICAL CENTER
PROPOSED
SOUTH COASTAL HEALTH CAMPUS

project title

SITE PLAN STUDY

drawing name

scale 1" = 100' date AUGUST 1, 2007

reference files	drawn by	JMA
W:\BESG01-B	project no.	DD
28588-1b	floor/section	L100
	drawing no.	

Preliminary Land Use Service (PLUS)

Beebe Medical Center
2007-09-07

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

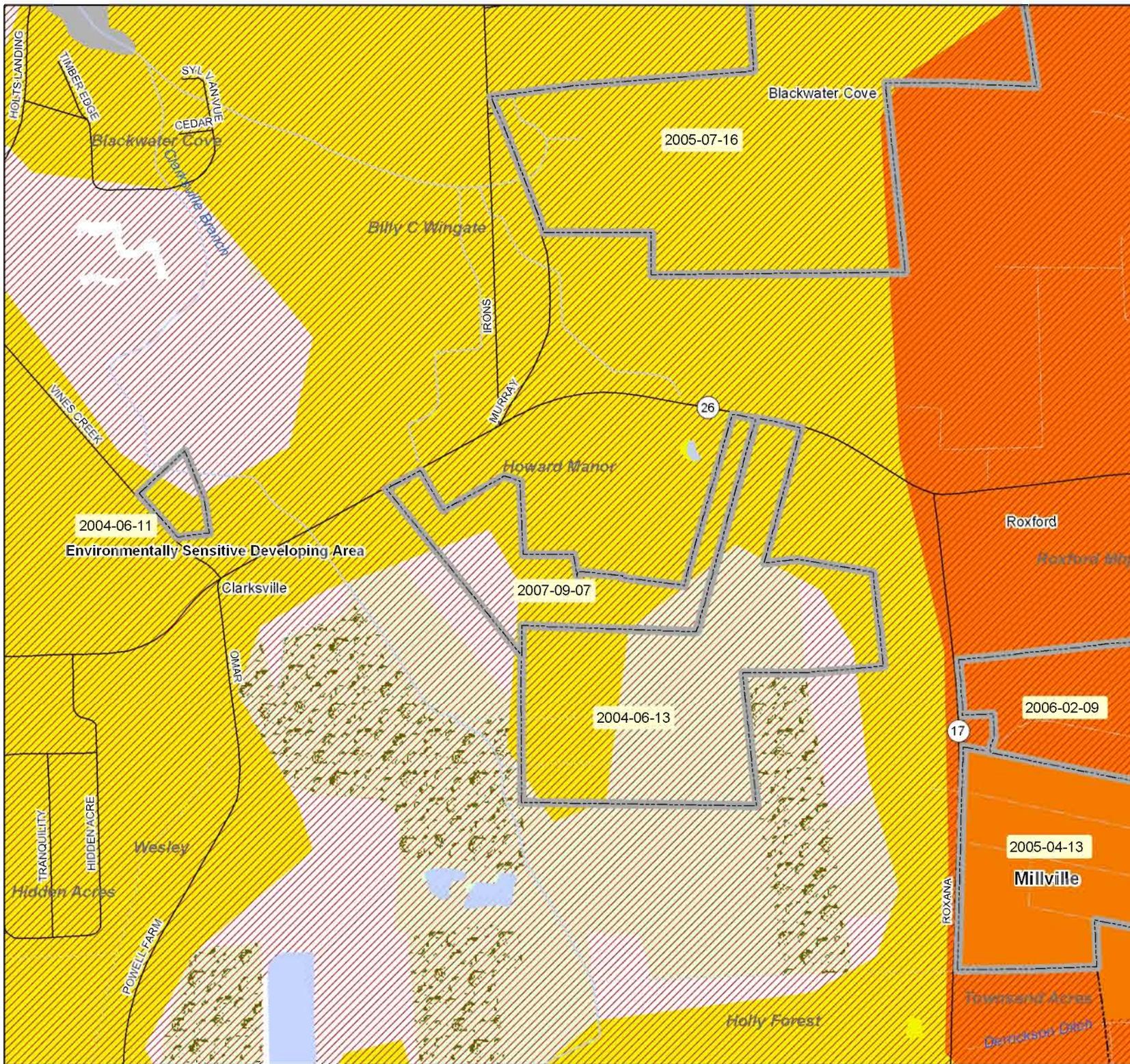
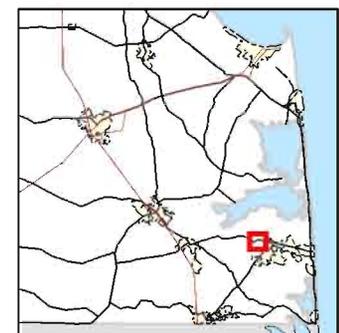
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

Feet
0 125 250 500

1:10,000

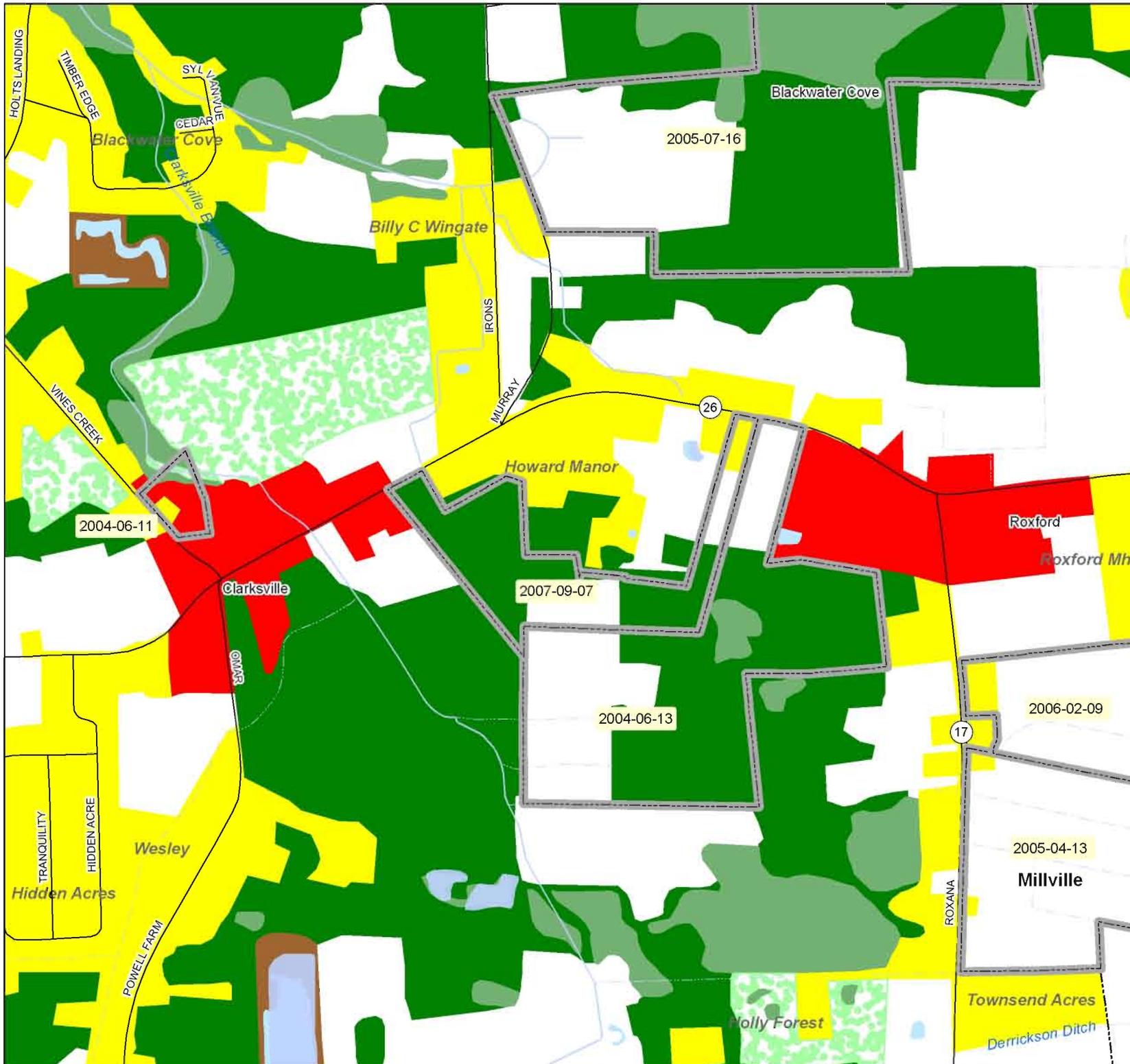


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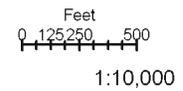


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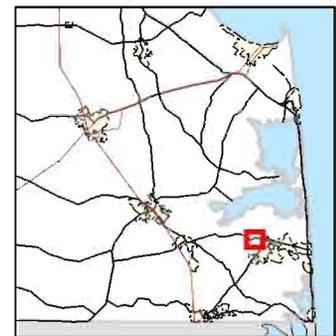
Beebe Medical Center
2007-09-07



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



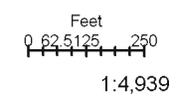
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Beebe Medical Center
2007-09-07

-  Project Area
-  Municipalities



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