

Preliminary Land Use Service PLUS

Delaware State Planning Coordination

Submit by Email

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

Purpose of PLUS --The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): 2010-09-03

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Levels 1 & 2

1. Project Title/Name: A.I. DuPONT HOSPITAL FOR CHILDREN - EXPANSION

2. Location (please be specific): 1600 ROCKLAND ROAD, WILMINGTON, DE 19899

3. Parcel Identification #: 06-118.00-002

4. County or Local Jurisdiction Name: where project is located: NEW CASTLE COUNTY

5. If contiguous to a municipality, are you seeking annexation? N/A

6. Owner's Name: THE NEMOURS FOUNDATION

Address: 1600 ROCKLAND ROAD

City: WILMINGTON

State: Delaware

Zip: 19899

Phone : (302) 651-4000

Fax

Email: abrinkwo@NEMOURS.ORG

7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): ARTHUR BRINKWORTH FOR THE NEMOURS FOUNDATION

Address: 1600 ROCKLAND ROAD

City: WILMINGTON

State: Delaware

Zip: 19899

Phone : (302) 651-4000

Fax

Email: abrinkwo@NEMOURS.ORG

8. Project Designer/Engineer: VANDEMARK & LYNCH, INC.

Address: 4305 MILLER ROAD

City: WILMINGTON

State: Delaware

Zip: 19802

Phone : (302) 764-7635

Fax

(302) 764-4170

Email: SJOHNS@VANDEMARKLYNCH.COM

9. Please Designate a Contact Person, including phone number, for this Project: STEPHEN L. JOHNS, P.E., P.L.S. 764-7635x103

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

EXPANSION TO EXISTING HOSPITAL TO PROVIDE ADDITIONAL SQUARE FOOTAGE PER PATIENT BED

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.

NO

12. Area of Project (Acres +/-):

314.998

Number of Residential Units:

0

Commercial square footage:

475000

13. Present Zoning: OR/S/NC21

14. Proposed Zoning: SAME

15. Present Use: CHILDRENS HOSPITAL

16. Proposed Use: SAME

17. Water: Central (Community system) Individual On-Site Public (Utility)

Will a new public well be located on this site?

- Yes No

Service Provider Name:

CITY OF WILMINGTON

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Will a new community wastewater system be located on this site?

- Yes No

Service Provider Name:

NEW CASTLE COUNTY

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

N/A

20. Environmental impacts:

N/A

How many forested acres presently on-site? 152.5

How many forested acres will be removed? 3

To your knowledge, 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 13.14

If "yes," have the wetlands been delineated? Yes No

Has the Army Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

IMMEDIATELY ADJACENT TO WATERBODY

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes No

22. List the proposed method(s) of stormwater management for the site:

GRASS FILTER STRIPS, BIO-RETENTION BASINS, BIO-SWALES, GREEN ROOFS, WATER HARVESTING

23. Is open space proposed? Yes No If "Yes," how much? Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate 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 peak season:

ADDITIONAL 510 AADT

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

26 Will the project connect to state maintained roads? Yes No

27. 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.

PROJECT WILL USE EXISTING SITE ENTRANCES

28. Are there existing sidewalks? Yes No bike paths? Yes No

Are there proposed sidewalks? Yes No bike paths? Yes No

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

29. To your knowledge, 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

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

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: Phone number:

31. Are any federal permits, licensing, or funding anticipated? Yes No

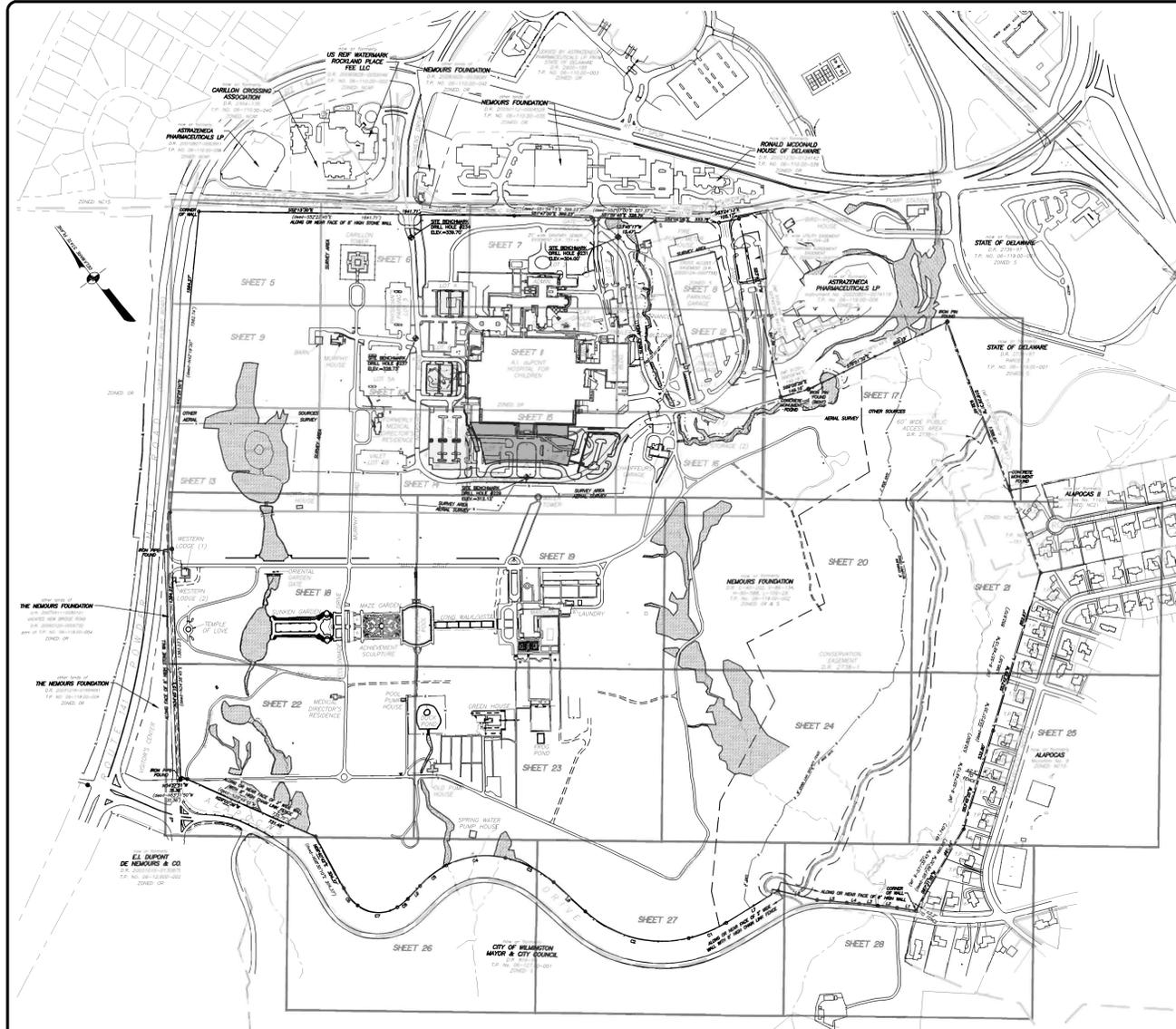
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of Property Owner Date/Time Field

Signature of Person Completing form (if different than property owner) Date/Time Field

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. If electronic signature is not attached, a signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, 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.**

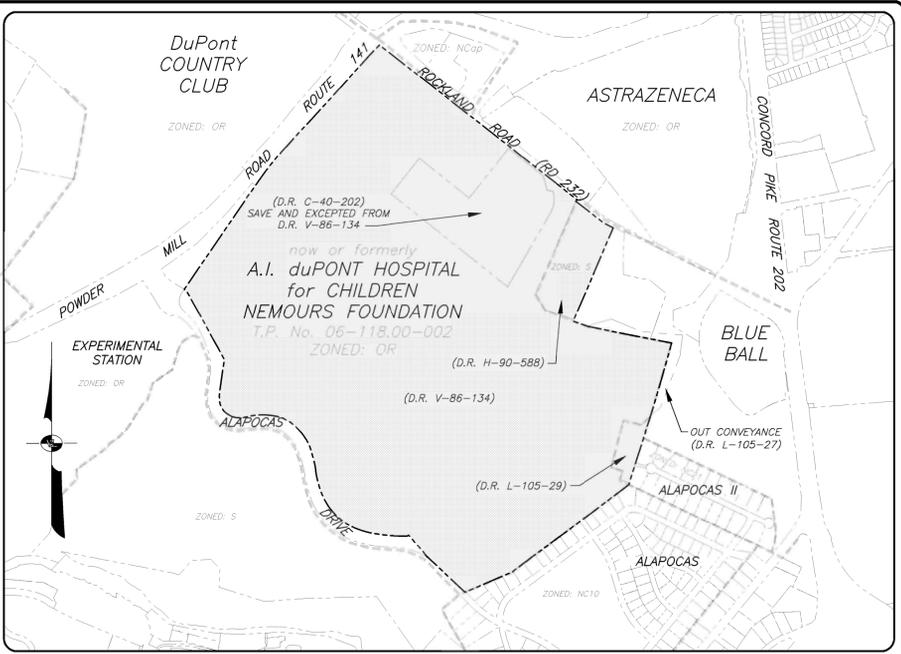


NOTES (cont.):

- HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM - NAD 1983 (HARN REFERENCE).
- VERTICAL DATUM: NATIONAL AMERICAN VERTICAL DATUM - NAVD 1988.
- ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT UNITS.
- TOPOGRAPHIC SURVEY INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY VANDEMARK & LYNCH, INC. DURING NOVEMBER 2009 THROUGH JANUARY 2010. THE FIELD SURVEYS WERE SUPPLEMENTED WITH AERIAL MAPPING COMPILED BY AXIS GEOSPATIAL, DECEMBER 2005.
- PROPERTY SURVEY BASED ON FIELD SURVEY PERFORMED BY VANDEMARK & LYNCH, INC. IN FEBRUARY 2010.
- CONSERVATION BOUNDARY AND 60 FOOT WIDE PUBLIC ACCESS PATHWAY EASEMENT WERE DEFINED ON A PLAN ENTITLED "CONSERVATION EASEMENT PLAN" RECORDED IN THE OFFICE OF THE NEW CASTLE COUNTY, DELAWARE, RECORDER OF DEEDS AS MICROFILM NO. 14029 ON NOVEMBER 4, 1999 (INSTRUMENT NO. 19991104-0706234).
- PARKING AGREEMENT: FOR SHARED ACCESS VIA THE ACCESS DRIVE, SEE RECIPROCAL "CROSS ACCESS AND PARKING AGREEMENT" BETWEEN ASTRAZENECA PHARMACEUTICALS LP AND THE NEMOURS FOUNDATION, DATED JANUARY 24, 2002, AND RECORDED IN THE OFFICE OF THE NEW CASTLE COUNTY, DELAWARE, RECORDER OF DEEDS IN INSTRUMENT NO. 20020124-0007758.
- WATER: CITY OF WILMINGTON - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWER: NEW CASTLE COUNTY - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- PER REVIEW OF THE NEW CASTLE COUNTY, DELAWARE, TAX PARCEL MAP, CRITICAL NATURAL AREAS LAYER, NO CRITICAL NATURAL AREAS EXIST ON THIS PROPERTY.
- AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBERS 10003C0065J, 10003C0066J AND 10003C0068J WITH AN EFFECTIVE DATE OF JANUARY 17, 2007, THIS PROPERTY LIES OUTSIDE THE 100 YEAR FLOODPLAIN.
- THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, DATED 1987, REVISED 1993, MAY 2001, AND FEBRUARY 2006.
- WETLANDS DELINEATION PERFORMED BY ATLANTIC HYDROLOGIC, INC. PROJECT/FILE NUMBER 022400067, DATED MAY 28, 2004. NO WETLANDS EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE AS DETERMINED BY A REVIEW OF THE SITE BY ATLANTIC HYDROLOGIC IN JULY 09, 2010.
- THIS PLAN IS IN ACCORDANCE WITH A TITLE SEARCH PREPARED BY GLOBAL TITLE, INC. AND RECEIVED ON DECEMBER 12, 2009. PER THIS TITLE SEARCH THIS PROPERTY IS SUBJECT TO:

DEED RECORD	DATE	DESCRIPTION
731-4	07-08-1988	20' WIDE SANITARY SEWER EASEMENT (AS SHOWN) FROM OWNER TO NEW CASTLE COUNTY, DELAWARE
2738-1	11-02-1999	CONSERVATION EASEMENT AND 60' WIDE PUBLIC ACCESS AREA (AS SHOWN)
20020124-0007758	01-24-2002	RECIPROCAL CROSS EASEMENT AND PARKING AGREEMENT (AS SHOWN)
20020212-0013952	02-12-2002	LAND DEVELOPMENT IMPROVEMENT AGREEMENT (NOT PLOTTABLE-BLANKET IN NATURE)
20050330-0029452	03-28-2005	LAND DEVELOPMENT IMPROVEMENT AGREEMENT (NOT PLOTTABLE-BLANKET IN NATURE)
20060824-0081712	08-24-2006	LAND DEVELOPMENT IMPROVEMENT AGREEMENT (NOT PLOTTABLE-BLANKET IN NATURE)
X-104-29	02-25-1979	8' WIDE UTILITY EASEMENT (AS SHOWN) FROM ST. JOE PAPER COMPANY TO THE NEMOURS FOUNDATION
B-79-76	10-19-1966	DIAMOND STATE TELEPHONE COMPANY AGREEMENT (NOT PLOTTABLE-REFERENCED PLAN NOT AVAILABLE)
MF 14029	10-15-1995	CONSERVATION EASEMENT PLAN PREPARED FOR STATE OF DELAWARE (AS SHOWN)
MF 2837	01-07-1975	RECORD MINOR SUBDIVISION PLAN PROPERTY OF ST. JOE PAPER COMPANY TO AC. TO THE NEMOURS FOUNDATION (D.R. H-90-588)
MF 5120	03-30-1979	RECORD MINOR SUBDIVISION PLAN PROPERTY OF ST. JOE PAPER COMPANY AND THE NEMOURS FOUNDATION-LAND SWAP (D.R. L-105-27 AND D.R. L-105-28)
MF 20050405-0031800	04-01-2005	RECORD MINOR LAND DEVELOPMENT PLAN A.I. DUPONT HOSPITAL FOR CHILDREN PARKING GARAGE I
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING AREA VARIANCES FROM THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY, DELAWARE:

DESCRIPTION	NEW CASTLE COUNTYBOARD OF ADJUSTMENT APPLICATION NO.	REMARKS
NEONATAL INTENSIVE CARE UNIT	2003-0858	03-1349-A 40' HEIGHT VARIANCE
PARKING GARAGE I	2004-0391	04-0253-A 40' HEIGHT VARIANCE
EXISTING CONDITIONS	2006-0186	06-0186-A PAVING, STREET, & SIDE YARD SETBACKS-VISITOR'S CENTER
- BENCHMARK: ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATION, REFERENCED WITH THE ONLINE POSITION USER SERVICE (OPUS).
- SITE BENCHMARKS:
 - SET DRILL HOLE #229 - SEE THIS SHEET FOR LOCATION, ELEVATION 312.12 FEET
 - SET DRILL HOLE #231 - SEE THIS SHEET FOR LOCATION, ELEVATION 304.00 FEET
 - SET DRILL HOLE #234 - SEE THIS SHEET FOR LOCATION, ELEVATION 339.70 FEET
 - SET DRILL HOLE #237 - SEE THIS SHEET FOR LOCATION, ELEVATION 328.73 FEET
- EXISTING MONUMENTS:
 - CONCRETE MONUMENT FOUND (#): 2
 - IRON PIN FOUND (#): 2
 - IRON PIPE FOUND (#): 2



ZONING MAP NO. 16 and 23 LOCATION PLAN SCALE: 1" = 800'

NOTES:

- OWNER: THE NEMOURS FOUNDATION
1600 ROCKLAND ROAD
P.O. BOX 269
WILMINGTON, DE 19899
- TAX PARCEL NO.: 06-118.00-002
- MODIFIED GRID NO.: 106/366
- AREA: 314,988± ACRES
- SOURCE OF TITLE: DEED RECORD C, VOLUME 40, PAGE 202, DEED RECORD V, VOLUME 86, PAGE 134, DEED RECORD H, VOLUME 80, PAGE 588, AND DEED RECORD L, VOLUME 105, PAGE 29, EXCLUDING OUT CONVEYANCES, DEED RECORD L, VOLUME 105, PAGE 27, AND DEDICATED RIGHT OF WAY PER MICROFILM 7445.
- ZONING:

OR (OFFICE REGIONAL)	LOT AREA	STREET YARD SETBACK:	REAR YARD SETBACK:	SIDE YARD SETBACK:	PAVING STREET YARD:	PAVING OTHER YARD:	BUILDING HEIGHT:
S (SUBURBAN)	2AC	40'	50'	40'	40'	30'	40'
NC21 (NEIGHBORHOOD CONSERVATION)	21,780 S.F.	40'	40'	10'	N/A	N/A	40'

BUILDING	BUILDING AREA SUMMARY		EXISTING BUILDING FOOTPRINT (S.F.)	PROPOSED BUILDING FOOTPRINT (S.F.)
	EXISTING GROSS FLOOR AREA (S.F.)	PROPOSED GROSS FLOOR AREA (S.F.)		
AIDHC	2,432,000 ± ***	350,000 ±	246,178 ±	96,536 ±
ADMINISTRATION BUILDING	102,957 ±	0	47,600 ±	0
MRI BUILDING*	3,170 ±	0	3,170 ±	0
UTILITY BUILDING*	29,609 ±	0	29,609 ±	0
PLAYGROUND SHED*	85 ±	0	85 ±	0
BUILDING A*	489 ±	0	489 ±	0
TRAILER*	454 ±	0	454 ±	0
ROCKLAND ROAD GATE HOUSE	183 ±	0	183 ±	0
FIRE PUMP/METER HOUSE*	1,190 ±	0	1,190 ±	0
LIFE SCIENCE*	10,567 ±	0	10,567 ±	0
BUILDING B*	297 ±	0	297 ±	0
PARKING GARAGE	535,000 ±	0	111,792 ±	0
ORANGERIE*	3,354 ±	0	3,354 ±	0
SHED*	288 ±	0	288 ±	0
TRUCK GARAGE*	4,756 ±	0	4,756 ±	0
STORAGE (1)*	2,527 ±	0	2,527 ±	0
STORAGE (2)*	233 ±	0	233 ±	0
VALET LOT BUILDING*	201 ±	0	201 ±	0
FORMERLY MEDICAL DIRECTOR'S RESIDENCE	7,056 ±	0	2,980 ±	0
MURPHY HOUSE	3,728 ±	0	1,604 ±	0
BARN	3,200 ±	0	1,600 ±	0
CARILLON TOWER	N/A	0	916 ±	0
MANSSION	N/A	0	16,022 ±	0
LAUNDRY	N/A	0	1,078 ±	0
GREEN HOUSE*	N/A	0	12,318 ±	0
POOL PUMP HOUSE*	N/A	0	458 ±	0
MEDICAL DIRECTOR'S RESIDENCE	N/A	0	983 ±	0
NORTH PUMP HOUSE*	N/A	0	549 ±	0
WESTERN LODGE (1)*	N/A	0	1,535 ±	0
WESTERN LODGE (2)*	N/A	0	440 ±	0
SPRING WATER PUMP HOUSE*	N/A	0	1,298 ±	0
WATER TOWER	N/A	0	505 ±	0
CHAUFFEURS GARAGE	N/A	0	4,489 ±	0
OLD PUMP HOUSE*	N/A	0	1,250 ±	0
ORIENTAL GARDEN GATE*	N/A	0	1,466 ±	0
TOTAL	3,141,324 ± **	350,000 ±	511,000 ±	96,536 ±

*ASSUMED 1-STORY STRUCTURE.
**DOES NOT INCLUDE BUILDING ASSOCIATED WITH MANSION.
***PER INSTRUMENT NO. 20040405-0031800 = 2,432,000 SF, OF WHICH 1,215,000 SF IS 7' HIGH MECHANICAL/STRUCTURAL SPACE ABOVE EACH FLOOR, AND 2,000 SF IS MECHANICAL PENTHOUSES.

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN L. JOHNS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____ PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

- THIS PLAN SUPERSEDES, IN PART, THE FOLLOWING RECORD PLANS ON FILE IN THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE: INSTRUMENT NUMBER 20050405-0031800, 20040206-0014371, MICROFILM NUMBER: 14029, 7445, 5120, AND 4335.
- SEWAGE FLOWS:
EXISTING FLOW (BASED ON AVERAGE WATER USE FOR LAST 18 YEARS) = 216,000 GPD
PROPOSED FLOW = 52 BEDS x 150 GPD = 7,800 GPD
5 LIVE-IN PARENTS x 50 GPD = 250 GPD
TOTAL = 224,050 GPD
PEAK FLOW = 900,000 GPD
- THERE WILL BE NO DEBRIS DISPOSAL ON THIS SITE.
- ALL FIRE LINES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, DATED NOVEMBER 11, 2009, AS AMENDED.
- DRAINAGE, STORMWATER MANAGEMENT, AND EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- PARKING RATIONALE:

REQUIRED:	EXISTING	FUTURE BUILDOUT
1 SPACE PER 3 BEDS	= (200 BEDS) 67	(252 BEDS) 84
1 SPACE PER MEDICAL STAFF	= (530 STAFF) 530	(612 STAFF) 612
1 SPACE PER 2 EMPLOYEES	= (2,239 EMPLOYEE) 1,120	(2,638 EMPLOYEE) 1,319±
TOTAL REQUIRED SPACES	= 1,717	2,015

EXISTING: IN PARKING LOTS = 1,071
IN PARKING GARAGE = 1,628
TOTAL EXISTING SPACES = 2,750 (INCLUDES 82 SHARED PARKING SPACES PER PARKING AGREEMENT WITH ASTRAZENECA)
HANDICAP SPACES EXISTING = 29 + 27 IN GARAGE = 56

PROPOSED:
EXISTING SPACES = 2,750
NEW SPACES = 244
EXISTING SPACES DISPLACED BY HOSPITAL EXPANSION = 203
TOTAL PROPOSED SPACES = 2,791
HANDICAP SPACES REQUIRED: 20 SPACES PLUS 1% OF SPACES OVER 1,000 = 38 61 (PROPOSED)

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT TO THIS PLAN, AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____ OWNER

CERTIFICATE OF APPROVAL

APPROVED _____ BY _____
GENERAL MANAGER FOR THE DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

SHEET INDEX

SHEET 1	INDEX PLAN AND PROJECT INFORMATION
SHEET 2	LEGEND PLAN
SHEET 3	PROPERTY & WETLANDS PLAN
SHEET 4	SCHEMATIC PRE-BULK EROSION AND SEDIMENT CONTROL PLAN
SHEETS 5-28	EXPLORATORY PLANS

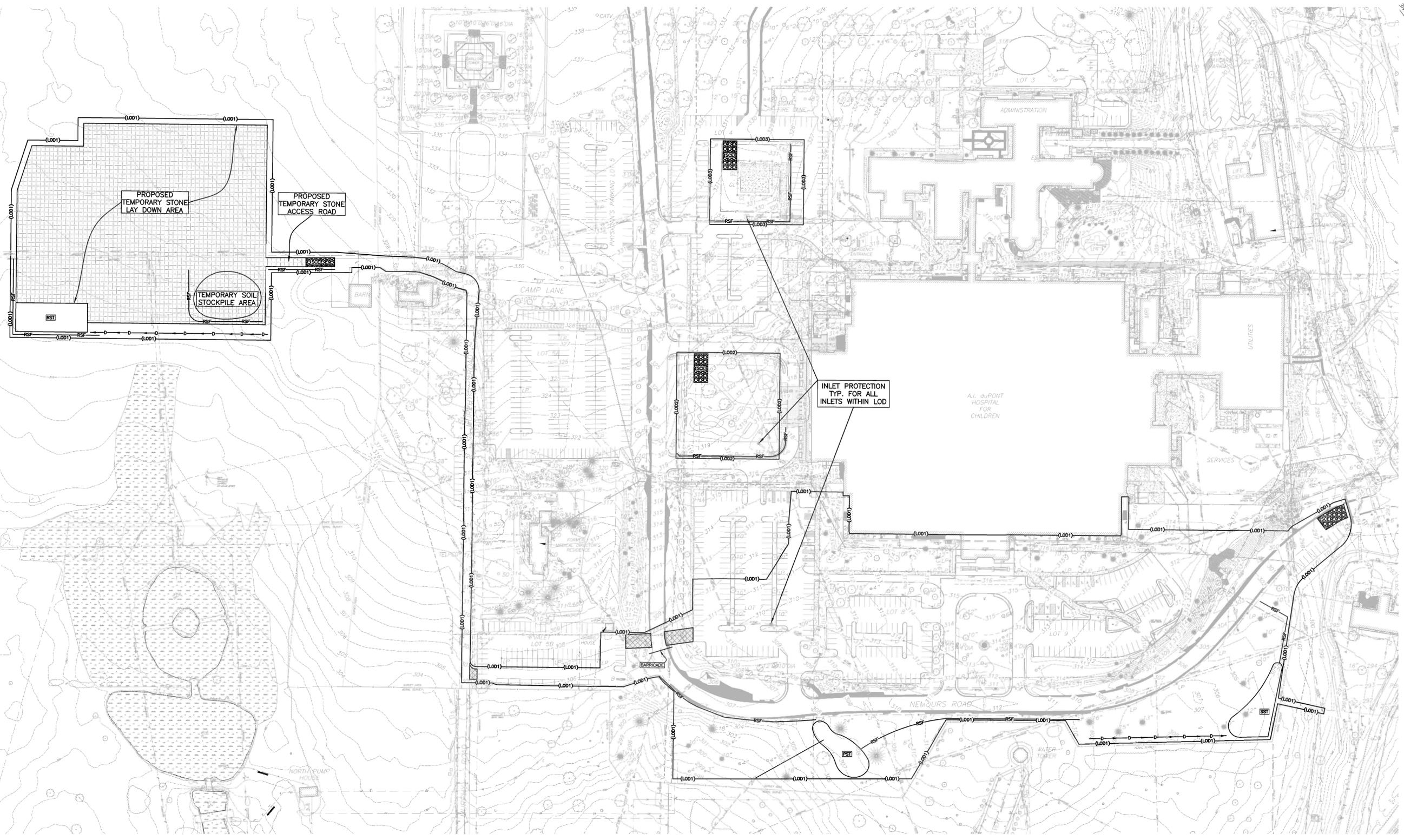
NO.	DATE	REVISION	BY	APPROVED

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED EXPANSION OF THE A.I. DUPONT HOSPITAL FOR CHILDREN AND ASSOCIATED SITE IMPROVEMENTS.

APPLICATION NO. _____
EXPLORATORY PLAN
MAJOR LAND DEVELOPMENT PLAN
A.I. DUPONT HOSPITAL for CHILDREN - EXPANSION
ROCKLAND ROAD - POWDER MILL ROAD - ALAPOCAS DRIVE
BRANDYWINE HUNDRED
NEW CASTLE COUNTY, DELAWARE
SCALE: 1" = 400'
JUNE 03, 2010

VANDEMARK & LYNCH, INC.
ENGINEERS - PLANNERS - SURVEYORS
4305 MILLER RD.
WILMINGTON, DE 19802/(302) 764-7635
WWW.VANDEMARKLYNCH.COM

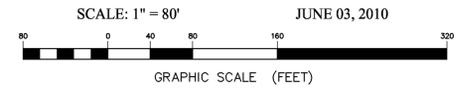
PERMANENT FILE 106/366	QA REVIEW	APPROVED BY
SURVEYED BY T. HASKIE	PROJECT MANAGER S. JOHNS	REFERENCE DRAWINGS
COMPUTED BY K. GOLDSTONE	DRAWN BY J. DOWNEY (BENNETT)	
PROJECT NO. 22498.03	FILE NO. 39994-L	SHEET 1 OF 28
		REVISION



SEE SHEET 2 FOR LEGEND

LOD 1 = 14.29 AC
 LOD 2 = 0.76 AC
 LOD 3 = 0.56 AC
 TOTAL DISTURBANCE = 15.61 AC

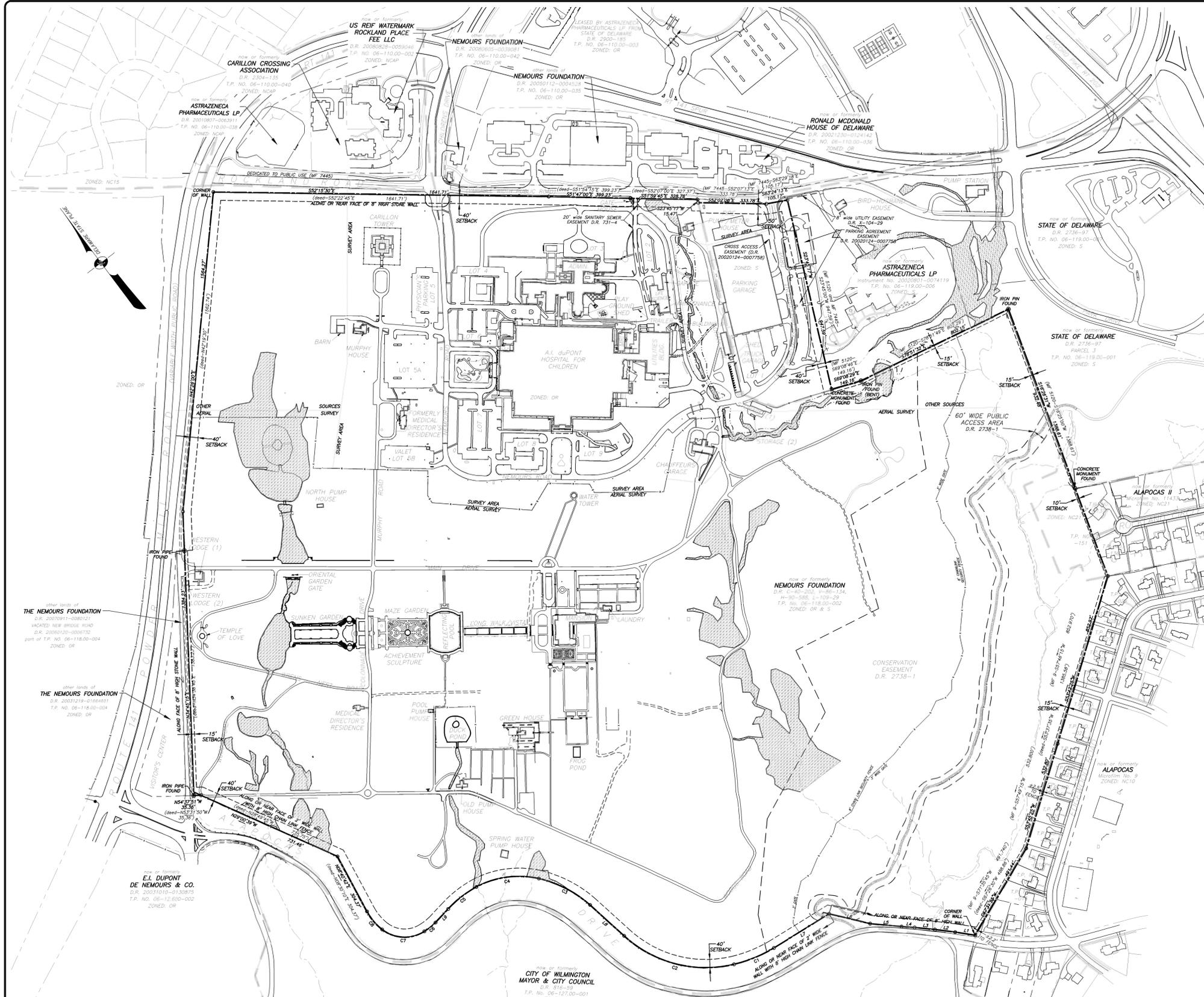
**EXPLORATORY PLAN
 SCHEMATIC PRE-BULK EROSION
 AND SEDIMENT CONTROL PLAN
 MAJOR LAND DEVELOPMENT PLAN
 A.I. duPONT HOSPITAL for
 CHILDREN - EXPANSION**
 ROCKLAND ROAD - POWDER MILL ROAD - ALAPOCAS DRIVE
 BRANDYWINE HUNDRED
 NEW CASTLE COUNTY, DELAWARE



NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

		VANDEMARK & LYNCH, INC. <small>ENGINEERS - PLANNERS - SURVEYORS</small> <small>4305 MILLER RD. WILMINGTON, DE 19802/(302) 764-7635</small> <small>WWW.VANDEMARKLYNCH.COM</small>	
		PERMANENT FILE <i>106/366</i>	QA REVIEW
SURVEYED BY <i>T. HADKE</i>	PROJECT MANAGER <i>S. JOHNS</i>	REFERENCE DRAWINGS	
COMPUTED BY <i>K. GOLDSTONE</i>	DRAWN BY <i>J. DOWNEY (BENNETT)</i>		
PROJECT NO. <i>22498.03</i>	FILE NO. <i>39994-L</i>	SHEET <i>4 OF 28</i>	REVISION



TAX PARCEL NO.	OWNER	DEED RECORD	ZONING
06-128.00-137	MARGARET G. KEMPNER TRUSTEE	20090504-0027090	NC21
06-128.00-151	SPECIAL SERVICES/FISCAL UNIT	1508-58	NC21
06-128.00-136	RODGER D. II & VICTORIA M. SMITH	20060113-0005092	NC21
06-128.00-029	THOMAS M. & KATHLEEN L. TERRANOVA	20090217-0008230	NC10
06-128.00-028	BENJAMIN C. 3RD & MARY WETZEL	489-219	NC10
06-128.00-027	PHILIP E. & MAUREN MILFORD	N104-266	NC10
06-128.00-026	BEN M. JR & CAROL M. OSBUN	E111-262	NC10
06-128.00-025	JOSEPH F. FLICKINGER III	20020830-0084172	NC10
06-128.00-024	MARY ANNE M. LEROY	20030522-0063158	NC10
06-128.00-023	HERBERT BURKE FLICKINGER JR	20090721-0048160	NC10
06-128.00-022	NANCY M. CARR	2240-136	NC10
06-128.00-021	LONEYE M. HUMBERT-ARONSTAM & BRADLEY R. ARONSTAM	20080516-0033992	NC10
06-128.00-118	WILLIAM J. JR. & KATHLEEN M. FORD	1159-194	NC10
06-128.00-020	GORDON & SUZANNE PFEIFFER	693-218	NC10
06-128.00-019	CHARLES J. & JANICE F. DURANTE	1562-88	NC10
06-128.00-018	JEROME T. & JACQUELINE A. MIRAGLIA	20050802-0075898	NC10
06-128.00-017	RAY C. & BARBARA E. BUTTERWORTH	20010906-0073678	NC10
06-128.00-016	ANNE WATERHOUSE	671-68	NC10
06-128.00-015	MARK M. & CLARE B. GROCHOWSKI	2540-47	NC10

LINE	BEARING	LENGTH
L1	N44°10'45"W	99.04'
L2	N45°54'22"W	100.00'
L3	N47°25'45"W	100.04'
L4	N48°55'15"W	63.95'
L5	N47°32'35"W	154.37'
L6	N39°48'45"W	206.98'
L7	N84°37'23"W	316.51'
L8	N10°58'32"W	224.84'
L9	S80°13'40"W	90.59'

LINE	BEARING	LENGTH
L1	N44°16'10"W	99.04'
L2	N45°59'47"W	100.00'
L3	N47°31'10"W	100.04'
L4	N48°59'10"W	63.95'
L5	N47°47'00"W	154.37'
L6	N39°52'50"W	206.98'
L7	N84°32'30"W	316.68'
L8	N11°06'40"W	224.84'
L9	S80°07'10"W	90.59'

CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	694.08'	211.50'	N75°15'14"W	210.68'
C2	591.78'	578.39'	N38°35'44"W	555.64'
C3	566.68'	285.06'	N25°59'41"W	282.06'
C4	444.62'	314.53'	N60°34'08"W	308.01'
C5	535.27'	175.64'	S89°57'07"W	174.75'
C6	285.27'	69.93'	S88°46'26"W	69.76'
C7	177.94'	220.79'	N50°24'28"W	206.90'
C8	285.27'	115.57'	N03°17'10"W	114.78'

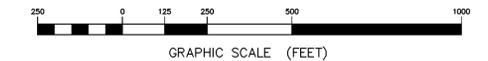
CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	694.08'	211.50'	N75°51'20"W	210.68'
C2	591.78'	578.39'	N39°11'50"W	555.64'
C3	566.68'	285.06'	N25°50'10"W	282.06'
C4	444.62'	314.53'	N60°47'50"W	308.01'
C5	535.27'	175.64'	S89°35'00"W	174.75'
C6	285.27'	69.93'	S87°11'30"W	69.76'
C7	177.94'	220.79'	N50°22'40"W	206.90'
C8	285.27'	115.57'	N03°23'40"W	114.78'

NOTE:

- WETLANDS DELINEATION PERFORMED BY ATLANTIC HYDROLOGIC, INC. SEE REPORT DATED JUNE 23, 2004. WETLANDS SHOWN PER "WETLANDS PLAN, LANDS OF NEMOURS FOUNDATION," BY APEX ENGINEERING, INC., PROJECT/FILE NUMBER 0224000WET, DATED MAY 28, 2004. NO WETLANDS EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE AS DETERMINED BY A REVIEW OF THE SITE BY ATLANTIC HYDROLOGIC IN JULY 09, 2010.
- ZONING:
 - OR (OFFICE REGIONAL)
 - LOT AREA: 1AC
 - STREET YARD SETBACK: 40'
 - REAR YARD SETBACK: 40'
 - SIDE YARD SETBACK: 15'
 - PAVING STREET YARD: 40'
 - PAVING OTHER YARD: 10'
 - BUILDING HEIGHT: 50'/140'
 - S (SUBURBAN)
 - LOT AREA: 2AC
 - STREET YARD SETBACK: 50'
 - REAR YARD SETBACK: 50'
 - SIDE YARD SETBACK: 40'
 - PAVING STREET YARD: 50'
 - PAVING OTHER YARD: 30'
 - BUILDING HEIGHT: 40'
 - NC21 (NEIGHBORHOOD CONSERVATION)
 - LOT AREA: 21,780 S.F.
 - STREET YARD SETBACK: 40'
 - REAR YARD SETBACK: 40'
 - SIDE YARD SETBACK: 10'
 - PAVING STREET YARD: N/A
 - PAVING OTHER YARD: N/A
 - BUILDING HEIGHT: 40'

SEE SHEET 2 FOR LEGEND

**EXPLORATORY PLAN
 PROPERTY AND WETLANDS PLAN
 MAJOR LAND DEVELOPMENT PLAN
 A.I. duPONT HOSPITAL for
 CHILDREN - EXPANSION**
 ROCKLAND ROAD - POWDER MILL ROAD - ALAPOCAS DRIVE
 BRANDYWINE HUNDRED
 NEW CASTLE COUNTY, DELAWARE
 SCALE: 1" = 250'
 JUNE 03, 2010



NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

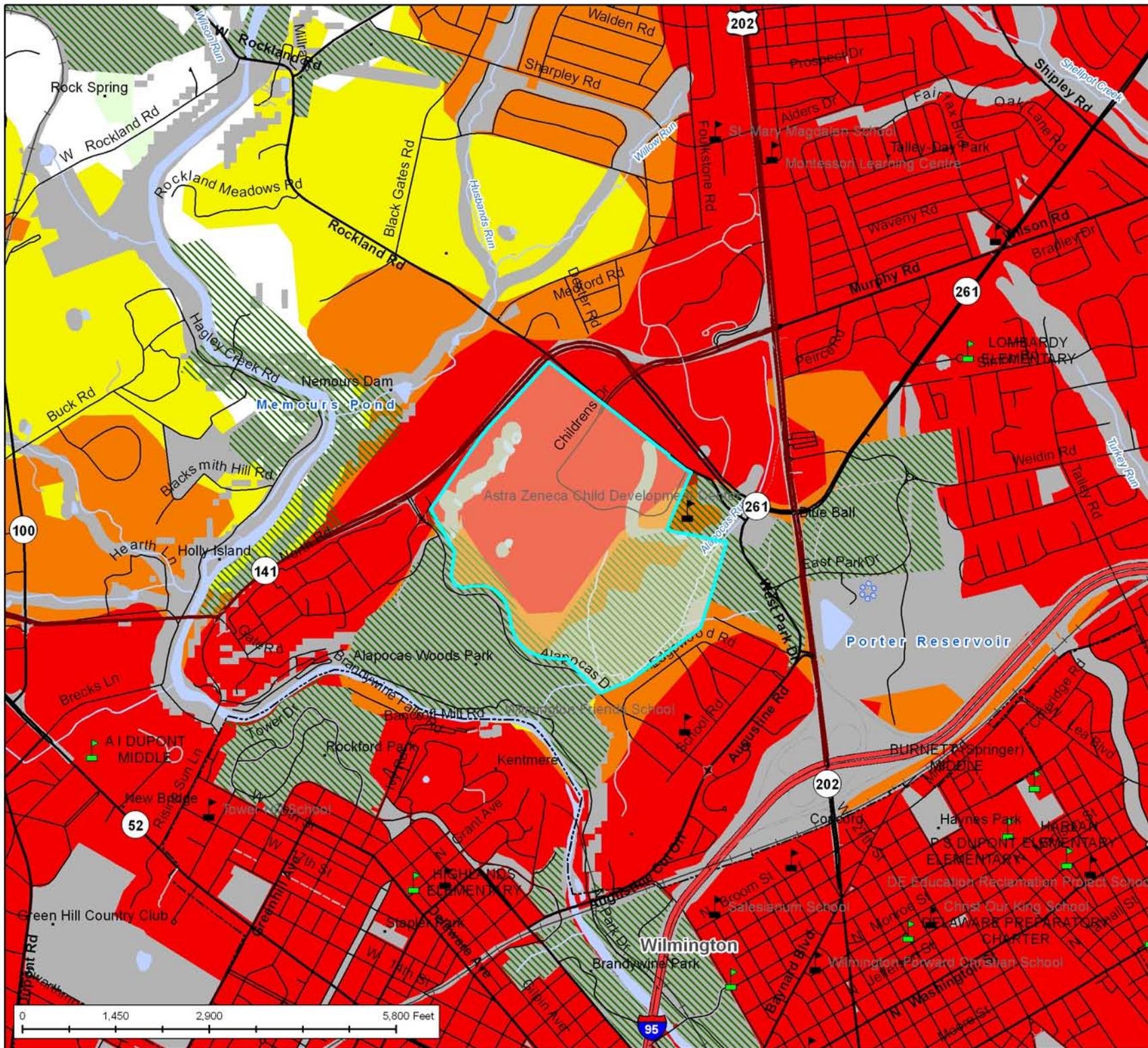
VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER RD.
 WILMINGTON, DE 19802/(302) 764-7635
 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 106/366	QA REVIEW	APPROVED BY
SURVEYED BY T. HADKE	PROJECT MANAGER S. JOHNS	REFERENCE DRAWINGS
COMPUTED BY K. GOLDSTONE	DRAWN BY J. DOWNEY (BENNETT)	REVISION
PROJECT NO. 22498.03	FILE NO. 39994-L	SHEET 3 OF 28

C:\wkg\39994\C3D.dwg, 7/28/2010 11:26:53 AM, Jennifer Bennett, VanDemark & Lynch, Inc.

Preliminary Land Use Service (PLUS)

A.I. DuPont Hospital Expansion
2010-09-03



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

1:24,000

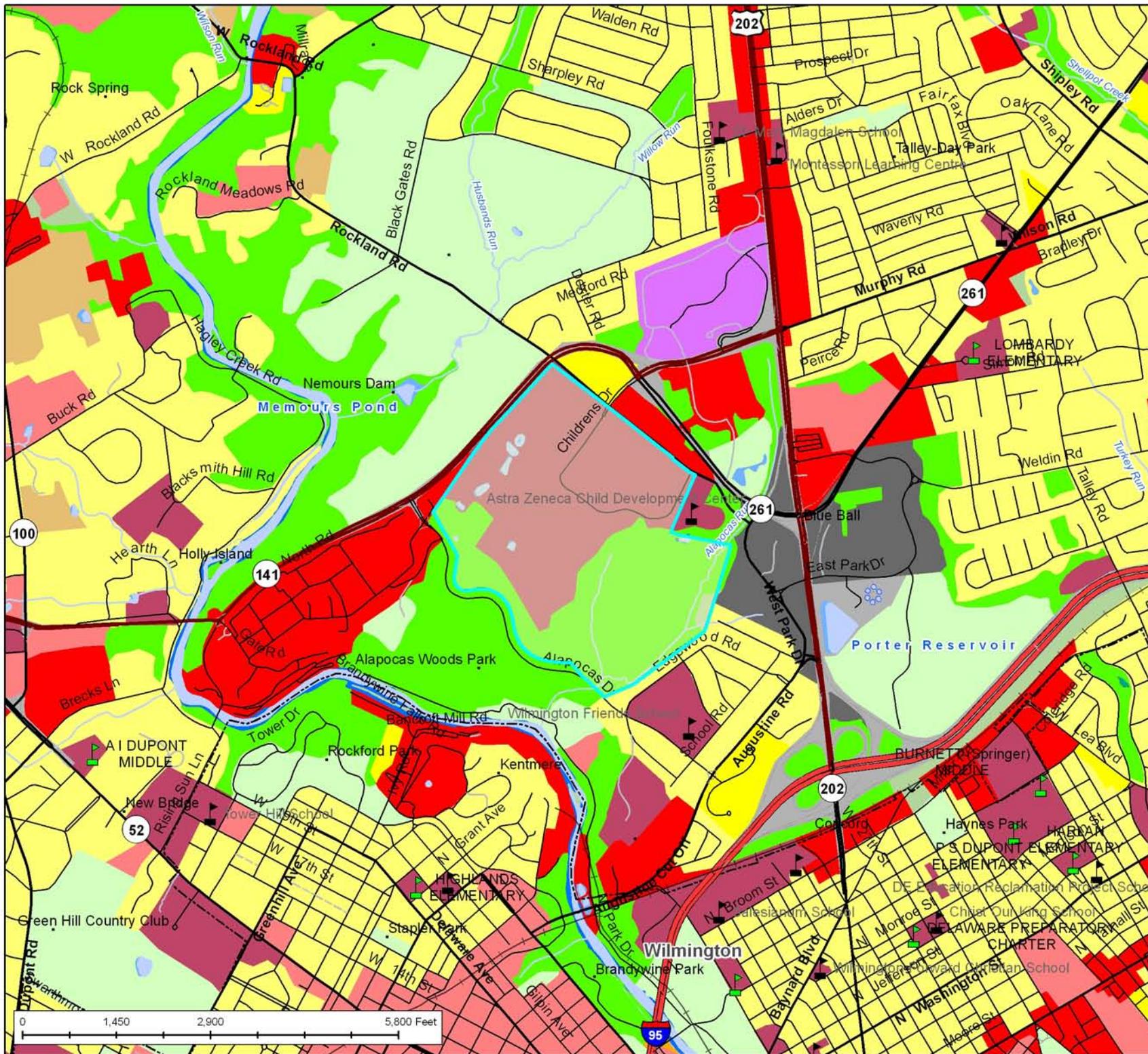


Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

A.I. DuPont Hospital Expansion
2010-09-03

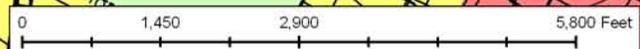


- Project Areas
- Municipalities
- Land Use/Land Cover**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Trans./Comm./Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - CAFO
 - Rangeland
 - Orchards/Nurseries
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Reservoirs and Impoundments
 - Marinas/Ports/Docks
 - Open Water
 - Emergent Wetlands
 - Forested Wetlands
 - Scrub/Shrub Wetlands
 - Sandy Areas
 - Extraction/Transition

1:24,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov

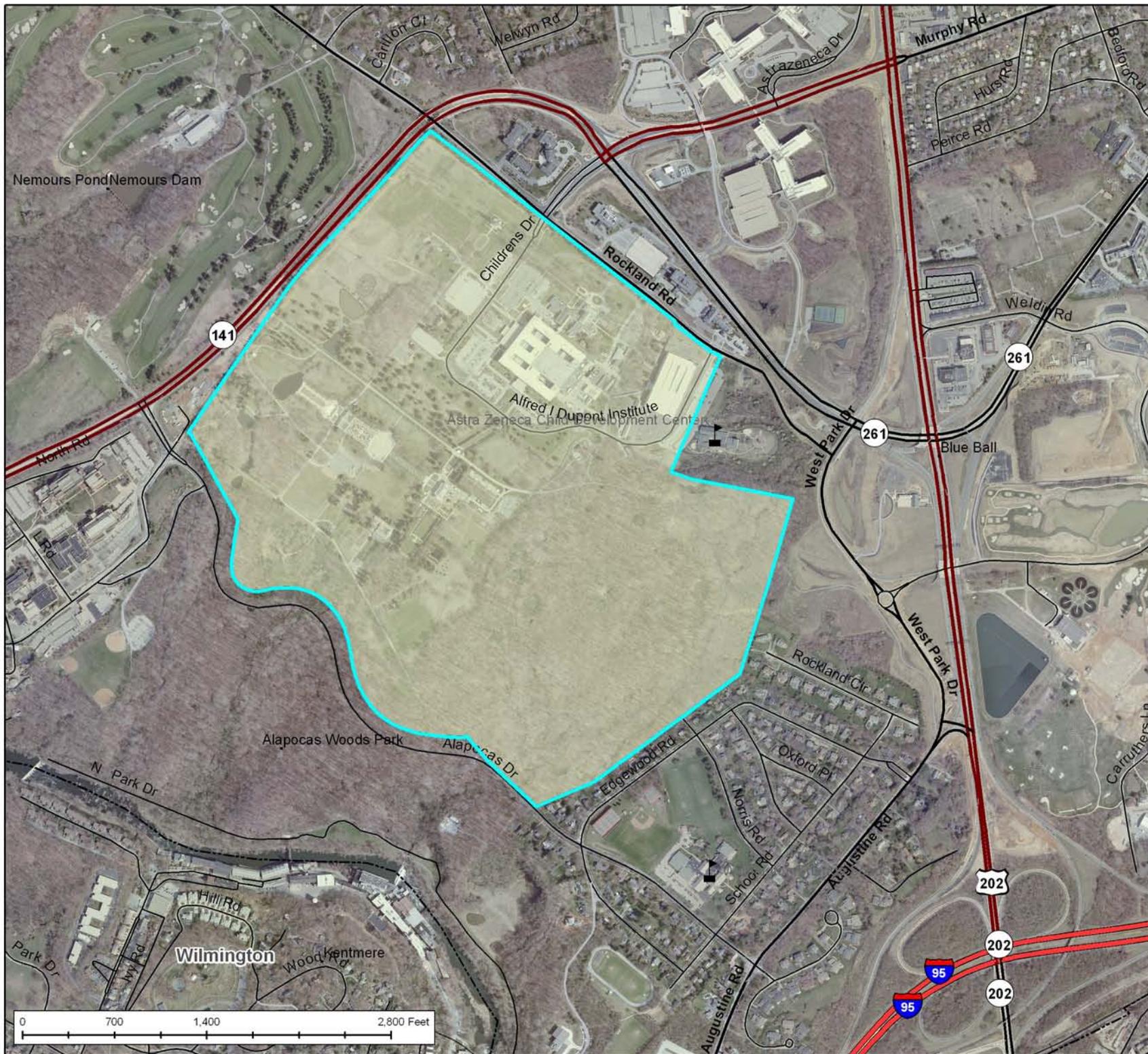


Preliminary Land Use Service (PLUS)

A.I. DuPont Hospital Expansion
2010-09-03

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:11,820



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov

