

# 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): 2011-04-07

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2004 - Level 2; 2010 - Level 1

1. Project Title/Name:
2. Location ( please be specific):
3. Parcel Identification #:  
4. County or Local Jurisdiction Name: where project is located:
5. If contiguous to a municipality, are you seeking annexation?
6. Owner's Name: 

Address:

City:  State:  Zip:

Phone :  Fax:  Email:
7. Equitable Owner/Developer  
(This Person is required to attend the PLUS meeting): 

Address:

City:  State:  Zip:

Phone :  Fax:  Email:
8. Project Designer/Engineer: 

Address:

City:  State:  Zip:

Phone :  Fax:  Email:
9. Please Designate a Contact Person, including phone number, for this Project:

**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:

Initial development of a Freestanding Emergency Dept. - Ultimate build out of a hospital and medical campus

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.

Gateway - Application No. 2007-10-12

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

108.26

Number of Residential Units:

0

Commercial square footage:

1,014,150

13. Present Zoning: C-3

14. Proposed Zoning: C-3

15. Present Use: vacant land

16. Proposed Use: Medical Campus

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:

Artesian Water

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:

Town of Middletown

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

not applicable

20. Environmental impacts:

Tree removal and potential future stream crossing

How many forested acres presently on-site? 35

How many forested acres will be removed? 4

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 10

Non-tidal Acres

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?

In no case closer than 50 feet.

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:

Green Technology Best Management Practices for quality; infiltration and/or detention basins if required

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)?

Areas of the site left undeveloped will be for the use of Christiana Care as passive recreation and stormwater management

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:

Phase 1 - 1986 ADT Ultimate Buildout - 46,167 ADT

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.

connection with Park and Ride driveway; future connection to Brick Mill Road at signalized intersection at Brick Mill Elementary School

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 **Patrick Fugeman** Digitally signed by Patrick Fugeman  
DN: cn=Patrick Fugeman, o=Christiana Care, ou=Design and Construction,  
email=pfugeman@christianacare.org, c=US  
Date: 2011.03.31 16:55:02 -0400' Date/Time Field

Signature of Person Completing form (if different than property owner) **William Mather** Digitally signed by William Mather  
DN: cn=William Mather, o, ou=Duffield Associates,  
email=wmather@duffnet.com, c=US  
Date: 2011.03.29 09:05:26 -0400' Date/Time Field

**Signed application must be received before application is scheduled for PLUS review.**

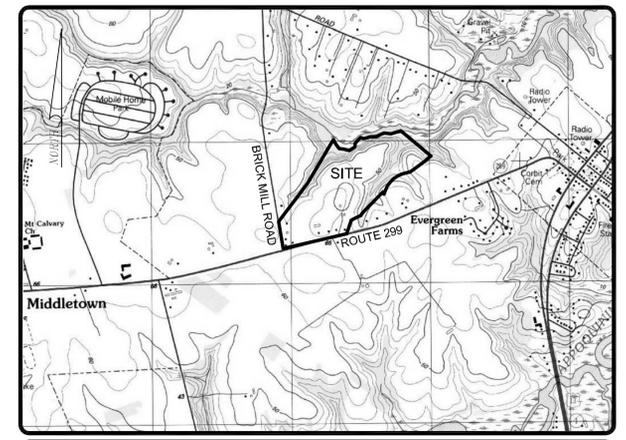
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (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.**



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT OF A FREESTANDING EMERGENCY DEPARTMENT, A FUTURE HOSPITAL AND FUTURE MEDICAL OFFICE BUILDINGS. ONLY THE FREESTANDING EMERGENCY DEPARTMENT IS CURRENTLY PROPOSED FOR CONSTRUCTION. ALL OTHER DEVELOPMENT SHOWN ON THE PLAN WILL BE DEVELOPED IN FUTURE PHASES.
  2. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH DELAWARE STATE FIRE REGULATIONS.
  3. NO SUBDIVISION OF LAND IS PROPOSED BY THIS PLAN. ALL INTERNAL ROADS WILL BE PRIVATE.
  4. ALL UTILITIES ON SITE WILL BE PRIVATE.
  5. ALL ROADS WILL BE DESIGNED TO TOWN OF MIDDLETOWN STANDARDS.
  6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 100030310J DATED JANUARY 17, 2007 A PORTION OF THE SITE LIES WITHIN A 100 YEAR FLOODPLAIN.
  7. THE DEVELOPER WILL PRESERVE TREES ON SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS DRIVES, AND UTILITIES.
  8. NO DEBRIS SHALL BE BURIED ON SITE.
  9. ENTRANCE LOCATIONS ARE AS SHOWN ON THE PLANS FOR THE SR 299 IMPROVEMENTS BY THE DELAWARE DEPARTMENT OF TRANSPORTATION, PREPARED BY MCCORMICK TAYLOR AND ASSOCIATES, LAST DATED 2/15/2011.
  10. RIGHT OF WAY DEDICATION SHOWN IS PER THE PROPOSED RIGHT OF WAY LINE AS SHOWN ON THE PLANS FOR THE SR 299 IMPROVEMENTS BY THE DELAWARE DEPARTMENT OF TRANSPORTATION, PREPARED BY MCCORMICK TAYLOR AND ASSOCIATES, LAST DATED 2/15/2011.
  11. A PRE-APPLICATION MEETING WAS HELD WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION ON FEBRUARY 21, 2011.
  12. A TRAFFIC IMPACT STUDY WAIVER REQUEST WAS SUBMITTED TO THE DELAWARE DEPARTMENT OF TRANSPORTATION ON MARCH 14, 2011.
  13. WETLANDS, BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY WOODIN AND ASSOCIATES, TITLED "GATEWAY" LAST DATED 02/01/2008.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	662.96'	619.51'	53°32'26"	S45°57'53"W	597.21'

LINE	BEARING	DISTANCE
L1	S27°45'28"E	129.63'
L2	S38°05'57"E	122.86'
L3	S91°04'05"E	114.02'
L4	S75°47'05"E	136.57'
L5	N55°33'40"E	154.35'
L6	N07°49'11"E	83.82'
L7	N43°16'52"E	182.00'
L8	S57°03'47"E	65.19'
L9	N86°10'35"E	50.25'
L10	N70°38'00"E	116.73'
L11	N87°49'08"E	156.28'
L12	N62°01'51"E	94.87'
L13	N65°43'20"E	98.23'
L14	S82°10'40"E	187.63'
L15	N71°37'28"E	227.70'
L16	N80°27'57"E	13.65'
L17	S19°11'40"W	77.46'
L18	N17°07'44"W	64.18'
L19	S38°57'58"W	88.06'
L20	S10°58'46"W	24.91'
L21	S71°22'07"W	71.74'



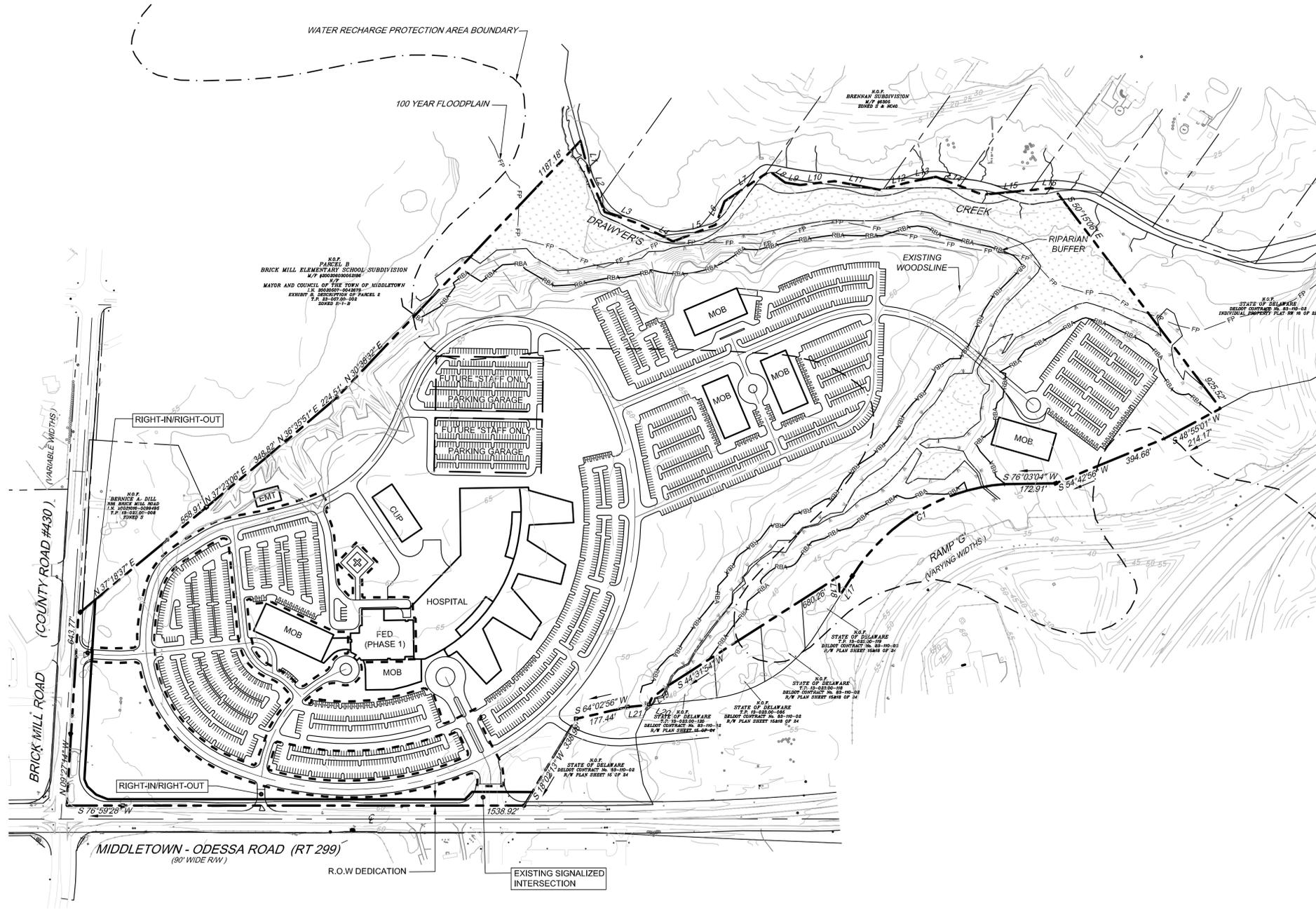
USGS QUAD MAP, MIDDLETOWN, DEL. 1993 **LOCATION MAP** SCALE: 1" = 2,000'

DATA COLUMN	
APPLICATION NO.	
TAX PARCEL NO.:	23-025-00-087, 23-025-00-088, 23-025-00-089, 23-025-00-090, 23-025-00-091, 23-025-00-092, 23-025-00-093, 23-025-00-094, 23-057-00-157 & 23-069-00-001
OWNER/DEVELOPER:	CHRISTIANA CARE HEALTH SERVICES
ADDRESS:	4755 OGLETOWN-STANTON ROAD, NEWARK, DE 19713
PHONE NUMBER:	(302) 733-3960 PH. (302) 733-3526 FX.
SOURCE OF TITLE	
EXISTING ZONING:	C-3
PROPOSED ZONING:	C-3
DATUM	NGVD1929
GROSS ACREAGE:	108.21 ACRES
STREET RIGHT-OF-WAY DEDICATED TO DELDOT:	1.03 ACRES
STREET RIGHT-OF-WAY DEDICATED TO TOWN OF MIDDLE TOWN:	0.00 ACRES
TOTAL GROSS FLOOR AREA:	HOSPITAL/FED: PHASE 1 = 37,000 SF FUTURE = 543,500 SF MEDICAL OFFICE: PHASE 1 = 0 SF FUTURE = 416,000 SF UTILITY PLANT & EMT: PHASE 1 = 0 SF FUTURE = 18,650 SF
PROPOSED LAND USE:	MEDICAL CAMPUS
PARKING RATIONALE:	HOSPITAL & MEDICAL OFFICE @ 1 SPACE PER 300 GFA (SEE BUILDING AND PARKING TABLE BELOW)
UTILITIES	
WATER SUPPLY:	ARTESIAN WATER CO. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH AND THE TOWN OF MIDDLETOWN.
SANITARY SEWER:	TOWN OF MIDDLETOWN. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DIVISION OF PUBLIC HEALTH AND THE TOWN OF MIDDLETOWN.
ELECTRIC:	TOWN OF MIDDLETOWN. SUBJECT TO TOWNS APPROVAL.
SANITARY SEWER DATA:	
PER TOWN OF MIDDLETOWN ORDINANCE:	
HOSPITAL: 150 GPD/BED	
MEDICAL OFFICE (USE OTHER COMMERCIAL): 0.05 GPD/SF	
PHASE 1: 37,000 SF FREESTANDING EMERGENCY DEPT = 37,000 x 0.05 = 1,850 GPD	
FUTURE: HOSPITAL (450 BEDS): 450 x 150 GPD = 67,500 GPD	
MOB: 415,000 SF 415,000 x 0.05 GPD = 20,750 GPD	
TOTAL = 69,250 GPD	

- ABBREVIATIONS:**
- MOB: MEDICAL OFFICE BUILDING
  - FED: FREESTANDING EMERGENCY DEPARTMENT
  - CUP: CENTRAL UTILITY PLANT
  - EMT: EMERGENCY MEDICAL TECHNICIAN BUILDING

	BUILDING USE (GROSS SQ FT)	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	FED: 37,000 SF	124	307
FUTURE	HOSPITAL/MOB: 958,500 SF	3,210	3,210 +
FUTURE	ANCILLARY BUILDINGS: 18,650 SF	0	0

- LEGEND:**
- EXISTING 5 FOOT CONTOUR
  - EXISTING WOODS LINE
  - - - WATER RECHARGE PROTECTION AREA BOUNDARY
  - FP — FP — 100 YEAR FLOODPLAIN
  - RBA — RBA — RIPARIAN BUFFER
  - - - PHASE 1 LIMITS
  - ▨ EXISTING WETLANDS AREA



**DUFFIELD ASSOCIATES**  
Consultants in the Geosciences

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808-1232  
TEL: (302) 239-6634  
FAX: (302) 239-8485

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY  
E-MAIL: DUFFIELD@DUFFIELD.COM

CHECKED BY:	FILE NAME:		
DESIGNED BY:	DRAWN BY:		
DATE:	DATE:		
REVISION			
OWNER:	CHRISTIANA CARE HEALTH SERVICES 4755 OGLETOWN-STANTON ROAD NEWARK, DE 19718 PHONE: (302) 733-3960 FAX: (302) 733-3526		

**DELAWARE PRELIMINARY LAND USE SERVICE SITE PLAN**

**CHRISTIANA CARE HEALTH SYSTEM**

**MIDDLETOWN CAMPUS**

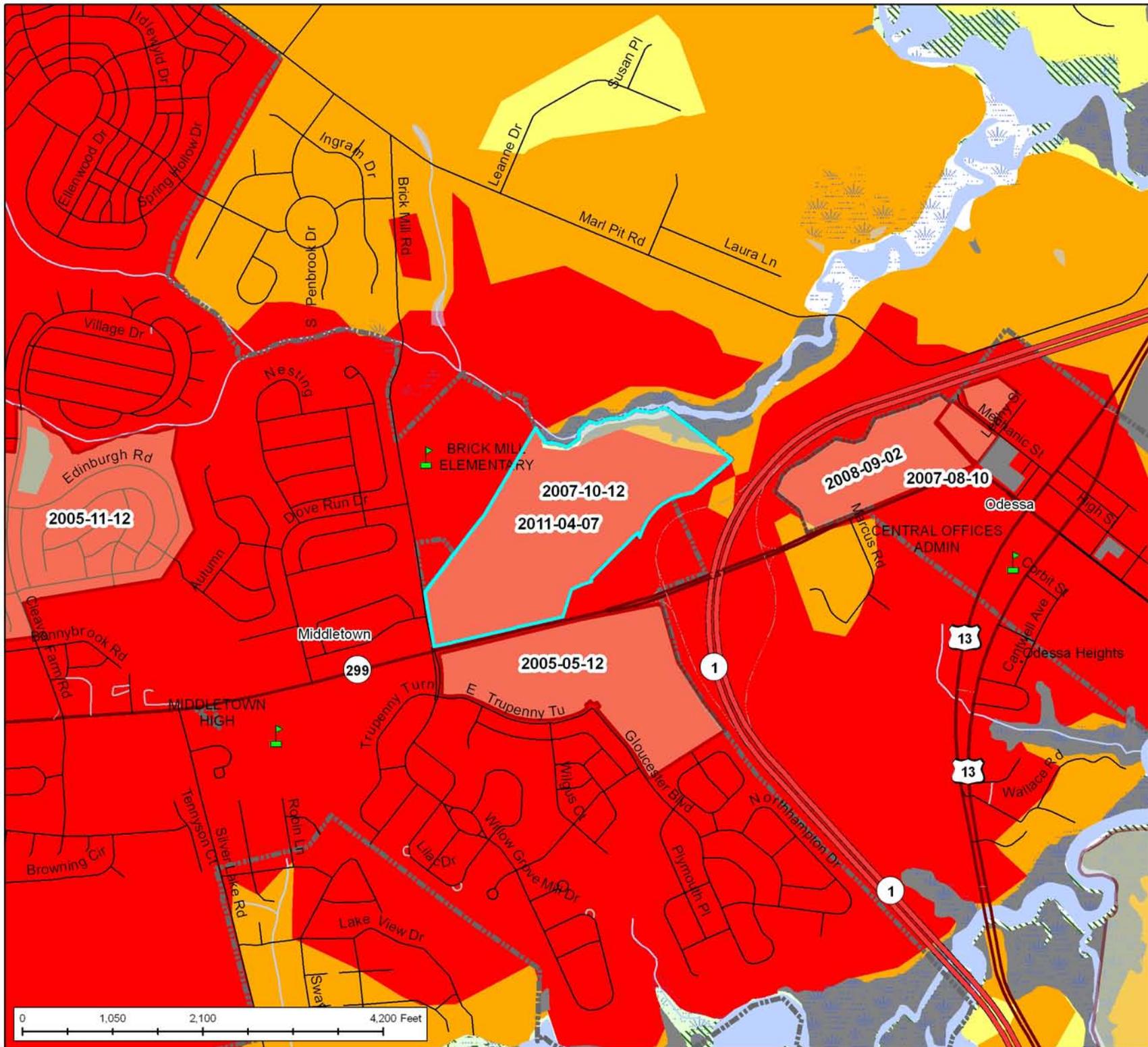
TOWN OF MIDDLETOWN ~ NEW CASTLE COUNTY ~ DELAWARE

DATE:	30 MARCH 2011
SCALE:	1" = 200'
PROJECT NO.:	7486.CE
SHEET:	1 OF 1

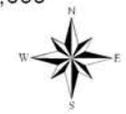
# Preliminary Land Use Service (PLUS)

Christiana Care Health Systems  
2011-04-07

-  PLUS Project Areas
  -  Municipalities
  -  State Parks
  -  Forestry Easements
  -  Purchased Dev. Rights
  -  Ag District
  -  Nat. Res. & Rec. Priorities
  -  Working Forests
  -  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Out of Play



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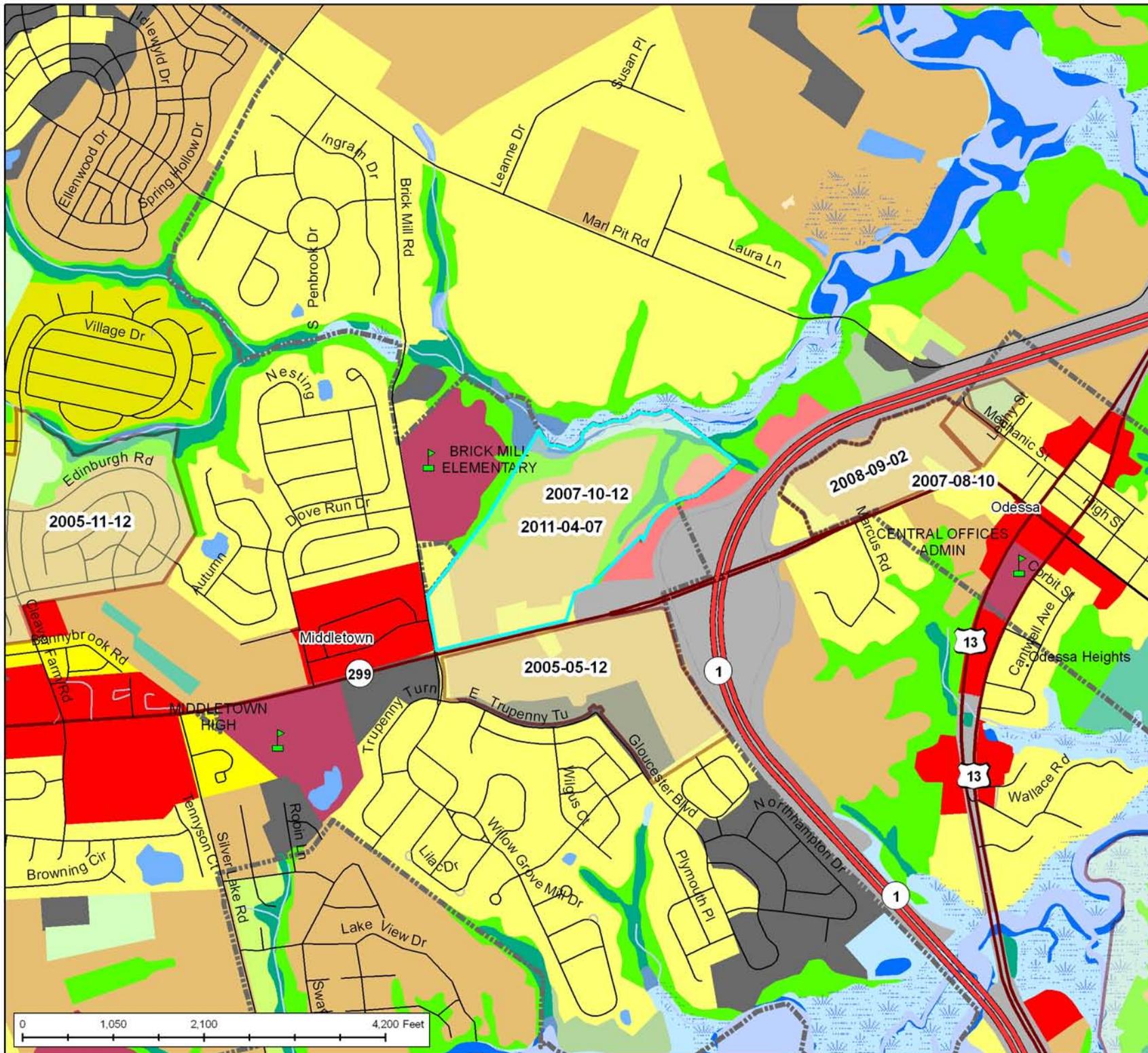


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# Preliminary Land Use Service (PLUS)

Christiana Care Health Systems  
2011-04-07

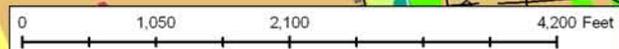


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

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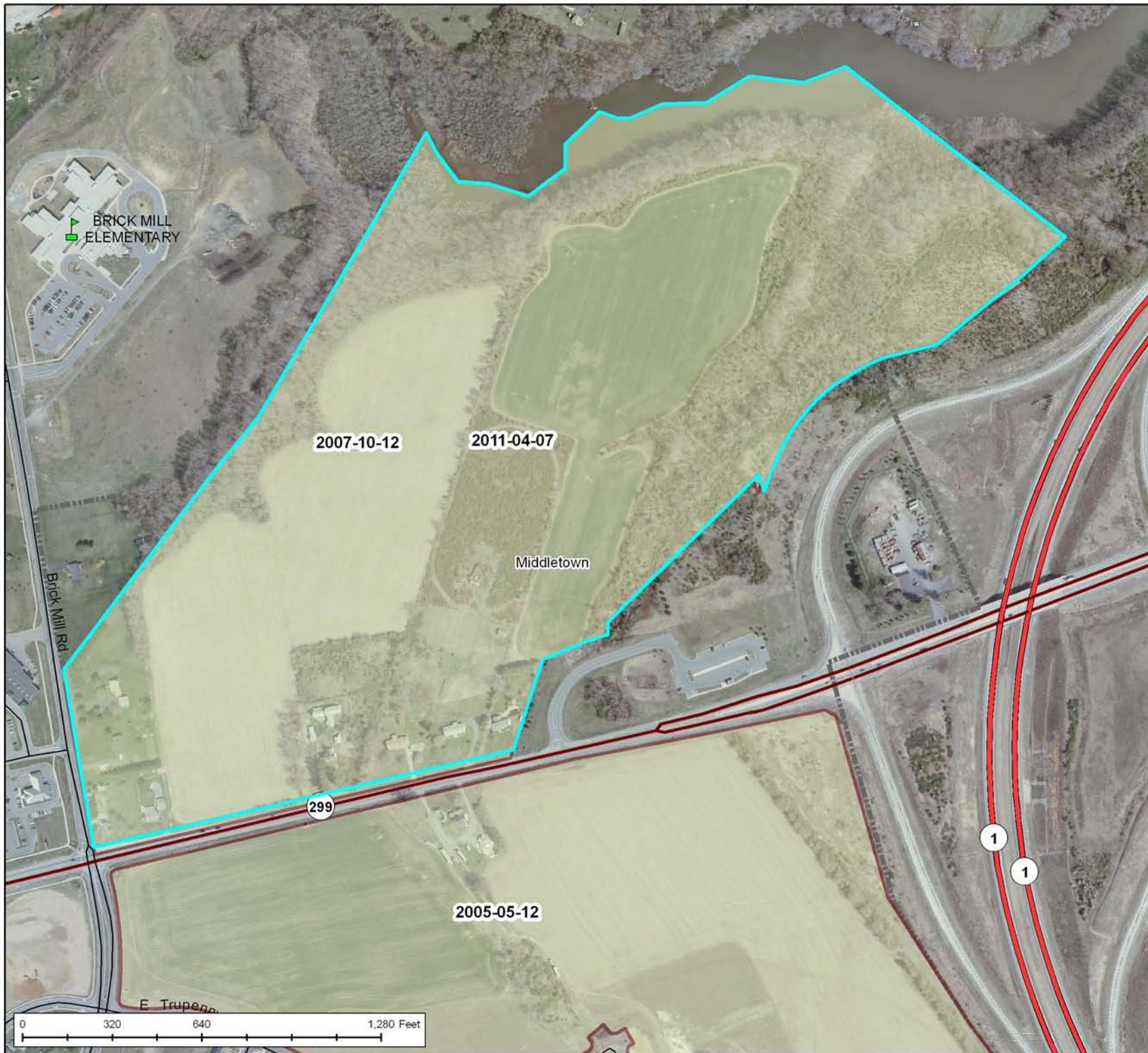


# Preliminary Land Use Service (PLUS)

Christiana Care Health Systems  
2011-04-07

-  Project Areas
-  Municipalities

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



BRICK MILL  
ELEMENTARY

2007-10-12

2011-04-07

Middletown

Brick Mill Rd

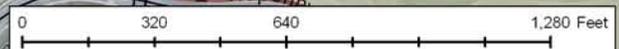
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2005-05-12

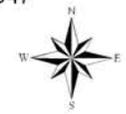
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