

1.	OWNER OF RECORD:	BAYHEALTH MEDICAL CENTER, INC. 640 SOUTH STATE STREET DOVER, DE 19901 C/O: MIKE METZING PHONE: 302-744-7027 mike_metzing@bayhealth.org
2.	ENGINEER OF RECORD:	BECKER MORGAN GROUP, INC. 738 SOUTH GOVERNORS AVENUE DOVER, DE 19901 C/O: GREGORY V. MOORE PHONE: 302-734-7950 gvmoore@beckermorgan.com
3.	PROPERTY MAP NUMBERS:	02-05-077-13-01-5200-007 02-05-077-13-01-4800-000 02-05-077-13-02-0100-000 02-05-077-13-02-0200-000 02-05-077-13-02-1200-000 02-05-077-13-01-1800-000 02-05-077-13-01-1801-000
4.	TOTAL ACREAGE OF SITE:	BAYHEALTH CAMPUS: HOPE STREET PARKING LOT: SOUTH STREET PARKING LOT: TOTAL AREA: 13.13 ACRES ± 1.49 ACRES ± 7.93 ACRES ± 22.55 ACRES ±
5.	ZONING CLASSIFICATION:	IO - INSTITUTIONAL & OFFICE SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE NOTE: PARCEL NUMBER: 02-05-077-13-01-4800-000 WAS REZONED TO IO PER THE CITY OF DOVER APPLICATION 2-25-01.
6.	BUILDING SETBACKS:	FRONT YARD: 10' REAR YARD: 15' SIDE YARD: 10' NOTE: A VARIANCE FROM THE 10' SETBACK LINE ALONG SOUTH STREET WAS GRANTED TO ALLOW THE PROPOSED BED TOWER TO BE CONSTRUCTED OVER THE SETBACK LINE PER THE CITY OF DOVER APPLICATION V-25-06.
7.	BULK STANDARDS:	IO - INSTITUTIONAL AND OFFICE MINIMUM AREA: 10,000 SQ. FT. MINIMUM FRONTAGE: 100 FEET MINIMUM DEPTH: 100 FEET BUILDING HEIGHT: 150 FEET/10 STORIES FLOOR AREA RATIO: 6.0 MAX LOT COVERAGE: 85% NOTE: A VARIANCE FROM THE 150' HEIGHT RESTRICTION WAS GRANTED TO ALLOW THE BED TOWER TO BE CONSTRUCTED TO A MAXIMUM BUILDING HEIGHT OF 175' PER THE CITY OF DOVER APPLICATION V-25-05.
8.	IMPERVIOUS COVERAGE: EXISTING CONDITIONS: POST PHASE 1: POST PHASE 2:	IO ZONING - 85% PERMITTED 9.8 AC / 13.13 AC = 75% 9.8 AC / 13.13 AC = 75% 10.6 AC / 13.13 AC = 81% 8.8 AC / 13.13 AC = 68%

BAYHEALTH MEDICAL CENTER IS PROVIDING A SITE DEVELOPMENT MASTER PLAN WHICH IS TO BE CONSTRUCTED IN 3 PHASES.

PHASE 1: CONSTRUCT A TWO-STORY EXPANSION (OVERBUILD) OVER THE EXISTING EMERGENCY DEPARTMENT

PHASE 1A: CONSTRUCT AN ADDITION TO THE EXISTING CLINICAL SERVICES BUILDING.

PHASE 1B: CONSTRUCT A SIX-STORY BED TOWER (OVERBUILD) OVER THE EXISTING FOUR-STORY BED TOWER.

PHASE 2A: CONSTRUCT A NEW FIVE-STORY, 500 PARKING SPACE PARKING GARAGE.

PHASE 2B: CONSTRUCT A NEW TWO-STORY MAIN ENTRY AND NEW DROP-OFF AREA CONNECTING TO THE NEW PARKING GARAGE TO THE HOSPITAL.

PHASE 2B: DEMOLISH THE EXISTING PARKING GARAGE AND CONSTRUCT A THREE-STORY SURGERY CENTER.

PHASE 2C: CONSTRUCT A THREE-STORY EMERGENCY DEPARTMENT EXPANSION.

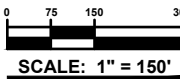
PHASE 3: DEMOLISH THE EXISTING LEGACY BUILDING UPON THE COMPLETION OF ALL THE NEW FACILITIES.

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PROJECT TITLE

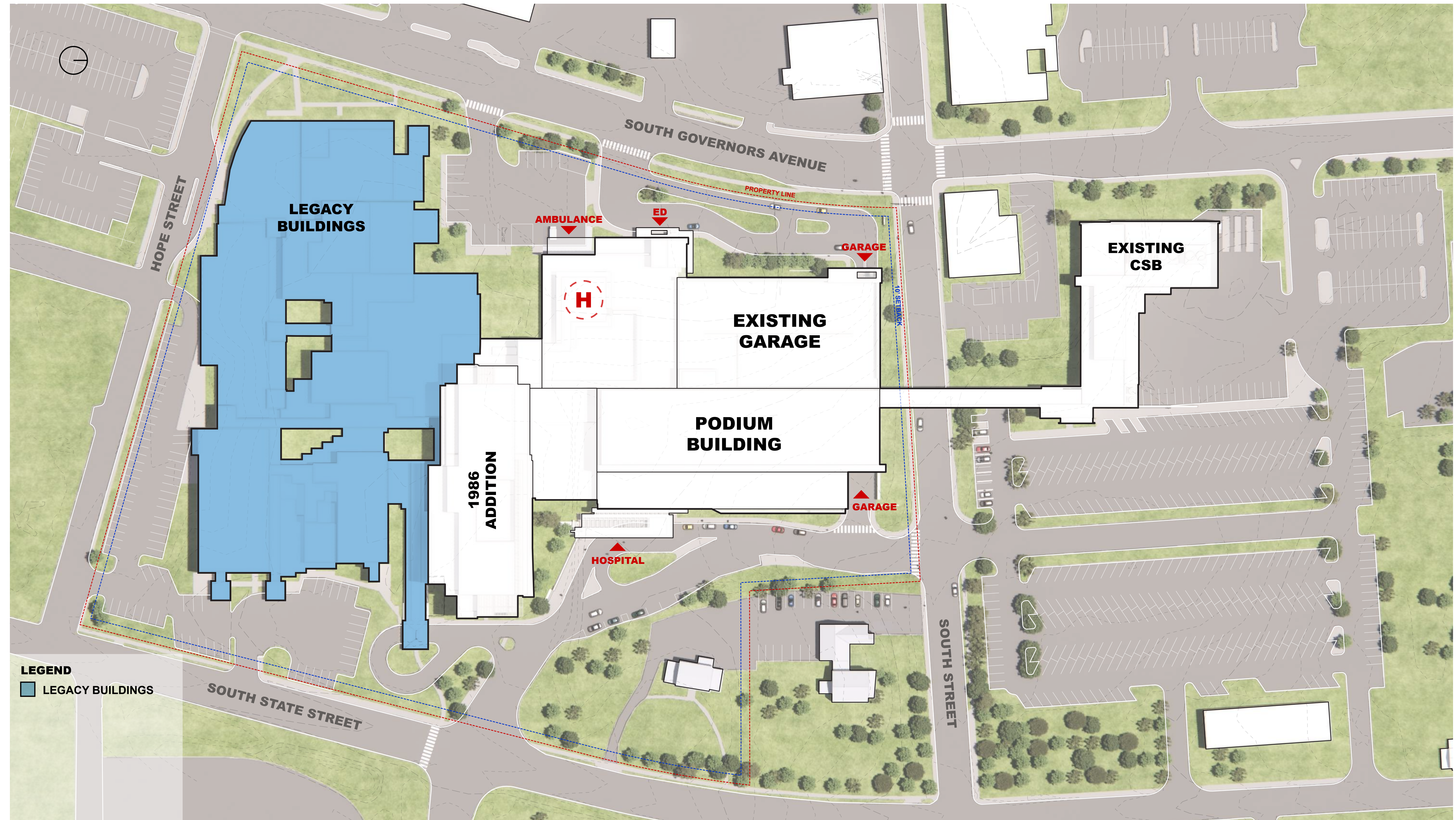
COVER SHEET & OVERALL LAYOUT



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-100MP		
PROJECT NO.:		2019184.50
DATE:		2025-12-04
SCALE:		AS SHOWN
DRAWN BY: M.A.R.		PROJ. MGR.: M.A.R
SHEET		
C-001		
COPYRIGHT 2025		

MASTER PLAN EXISTING CAMPUS



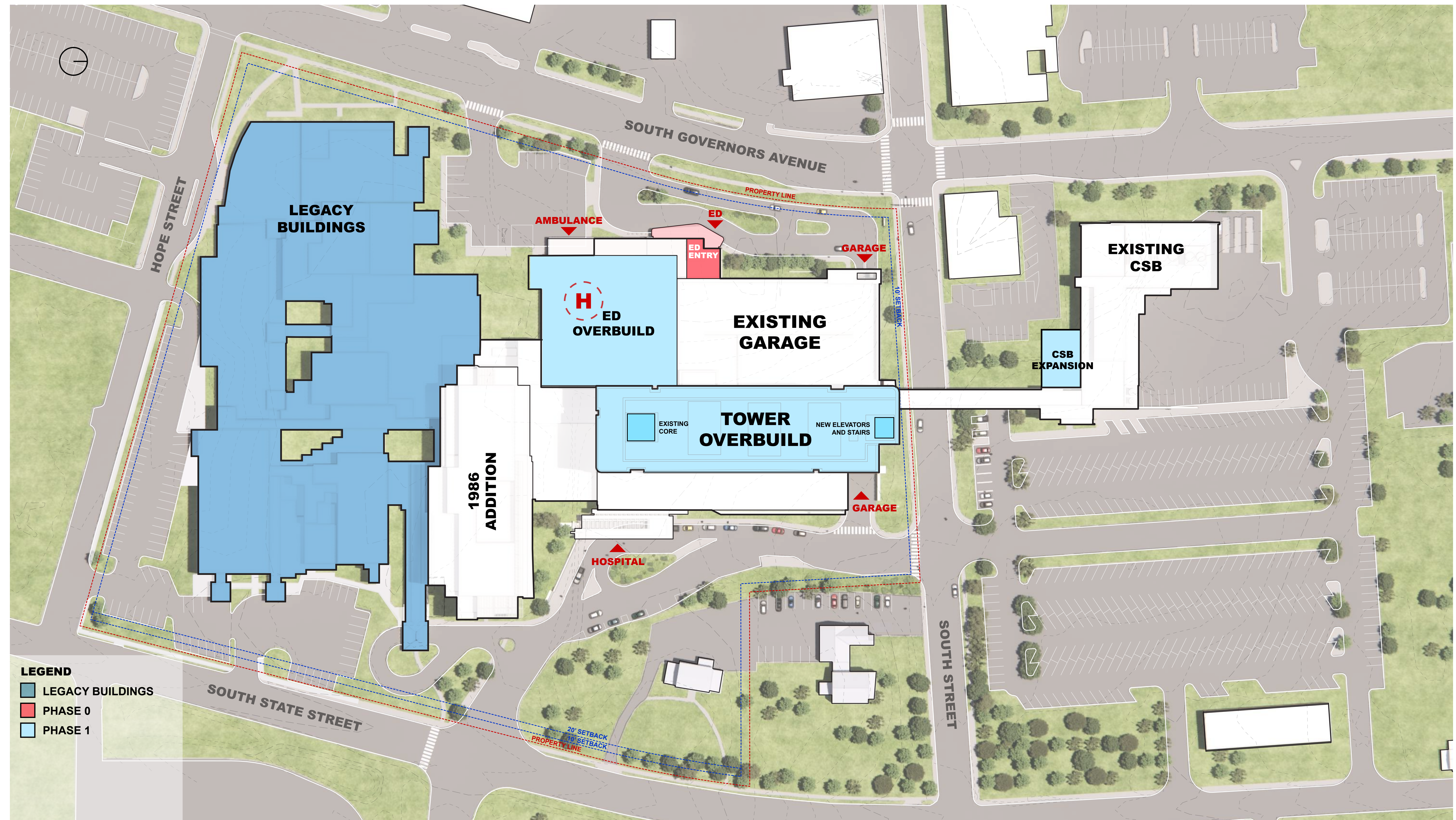
Bayhealth Kent Campus Expansion

Dover, Delaware

MASTER PLAN

**EWING
COLE**

MASTER PLAN PHASE 1



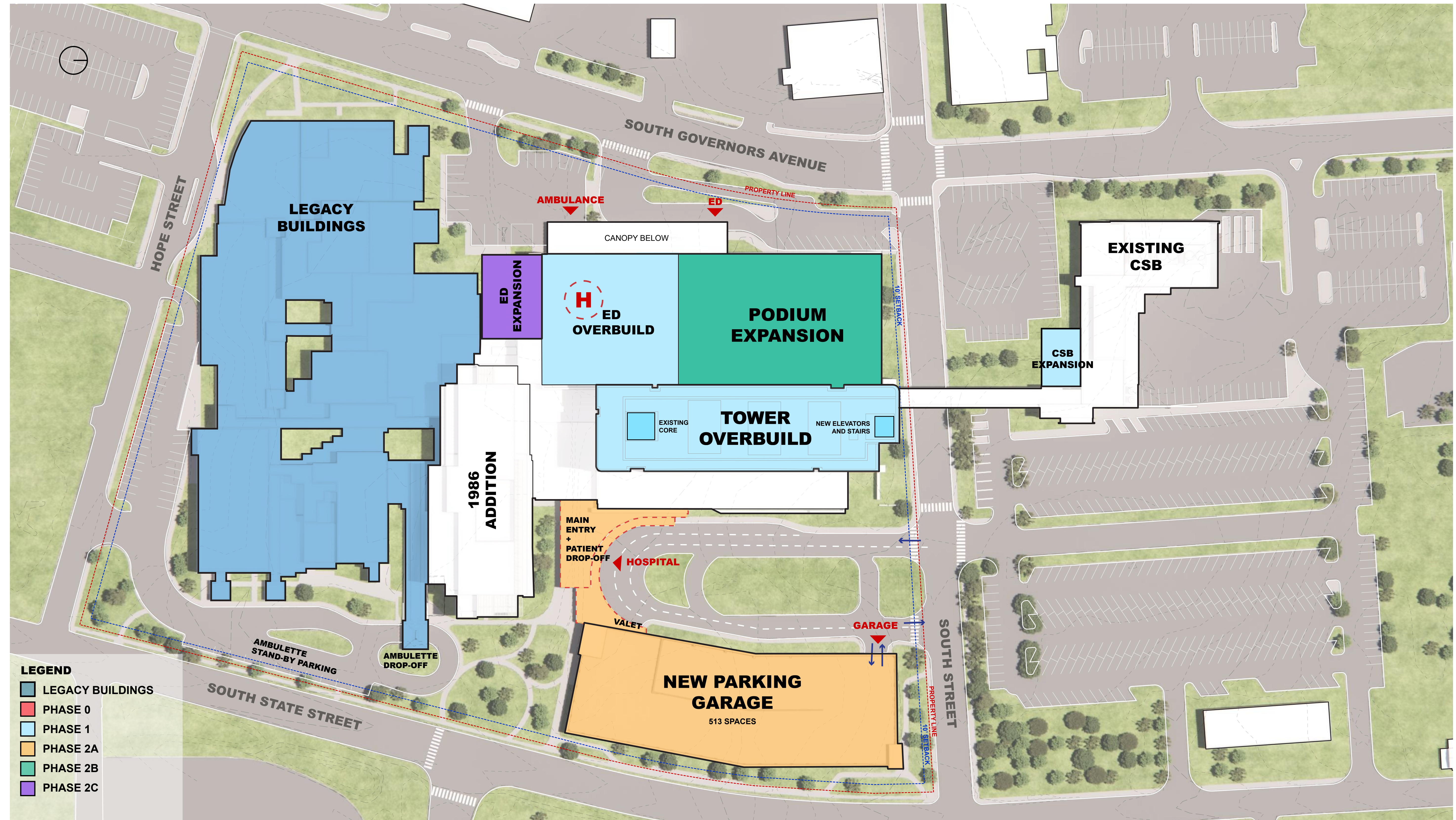
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MASTER PLAN

**EWING
COLE**

MASTER PLAN PHASE 2



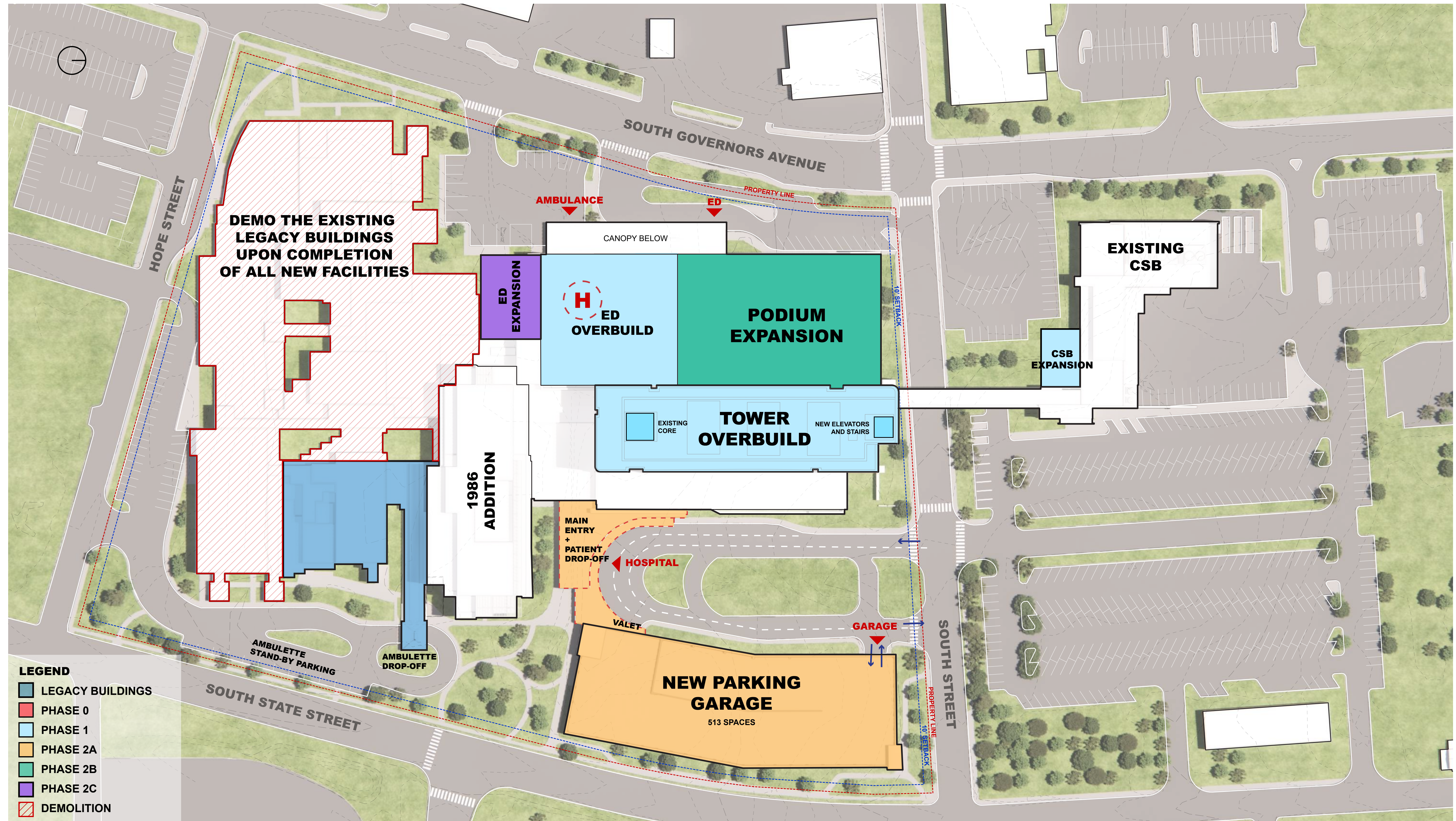
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MASTER PLAN

**EWING
COLE**

MASTER PLAN PHASE 3 (FINAL STATE)



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MASTER PLAN

**EWING
COLE**

MASTER PLAN RENDERINGS



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PHASE 1 TOWER OVERBUILD SE VIEW



MASTER PLAN RENDERINGS



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PHASE 2A PARKING GARAGE FROM STATE STREET NORTH



MASTER PLAN RENDERINGS



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PHASE 2A PARKING GARAGE FROM
STATE STREET / SOUTH STREET CORNER



MASTER PLAN RENDERINGS



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PHASE 2A PARKING GARAGE FROM STATE STREET SOUTH



MASTER PLAN RENDERINGS



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PHASE 2B PODIUM EXPANSION FROM GOVERNORS AVE NORTH



MASTER PLAN RENDERINGS



Bayhealth Kent Campus Expansion
Dover, Delaware

PHASE 2B PODIUM EXPANSION / ED OVERBUILD FROM
GOVERNORS AVE SOUTH

