

SITE DATA:

Owner
BEEBE MEDICAL CENTER INC.
C/O BRUCE LESHINE ESQ.
431 SAVANNAH ROAD, BUILDING C
LEWES, DE 19958

CREEKSIDE PLAZA LLC
C/O STEPHEN NORMAN ESQ.
30838 VINES CREEK ROAD, UNIT 3
DAGSBORO, DE 19939
PHONE: 302-537-3799

Consultant
Vista Design, Inc.
Contact: Richard F. Polk, PE
11634 Worcester Hwy.
Showell, MD 21862
Ph. 410-352-3874

Tax Map
BEEBE MEDICAL CENTER INC
TM 1-34-12 Parcel 281.01
Deed Book: 2340
Deed Book Page: 65
Plat 62, Page 291

CREEKSIDE PLAZA LLC
TM 1-34-12 Parcel 281.00
Deed Book: 5592
Deed Book Page: 115
Plat 10, Page 143

Site Area
BEEBE MEDICAL CENTER INC
Total Area: ±1.27 Acres

CREEKSIDE PLAZA LLC
Total Area: ±2.05 Acres

Flood Zone
This Site is Located Within Flood Zone "X" per
FIRM Map # 10005C0511K Effective Date March
16, 2015

Zoning Information

Existing Zoning: C-2
Land Use: Commercial

Sewer Provider
Municipal: Town of Millville

Water Provider
Central - Tidewater Utilities

Horizontal Datum
NAD 83/2007 Delaware State Plane Grid

Vertical Datum

NAVD 88

BEEBE MEDICAL CENTER INC			CREEKSIDE PLAZA LLC		
Existing spaces (total)	28		Existing spaces (total)	81	
Accessible spaces (total)	1		Accessible spaces (total)	8	
Standard	0		Standard	0	
Van	1		Van	8	
Proposed new spaces	14		Proposed new spaces	0	
Spaces from:			Spaces from:		
Addition of new pavement	14		Addition of new pavement	0	
Total proposed spaces	42		Total proposed spaces	81	
Accessible spaces	1		Accessible spaces	8	
Standard	0		Standard	0	
Van	1		Van	8	

TOTAL PARKING (BOTH PARCELS)		
Existing spaces (total)	109	
Accessible spaces (total)	9	
Standard	0	
Van	9	
Proposed new spaces	14	
Spaces from:		
Addition of new pavement	14	
Total proposed spaces	123	
Accessible spaces	9	
Standard	0	
Van	9	

Survey
Topographical survey by Vista Design, Inc. in March
2025. Boundary information taken from plat entitled
Staking Plan, by Land Tech Inc., dated 9-18-1987.

Project Purpose

The purpose of this project is to add 14 additional parking
spaces on the Beebe Medical Center, Inc. property through
the addition of new asphalt parking areas. The new spaces
are intended to be accessible to patrons of the entire
Creekside Plaza through the establishment of a shared use
agreement between the two property owners.

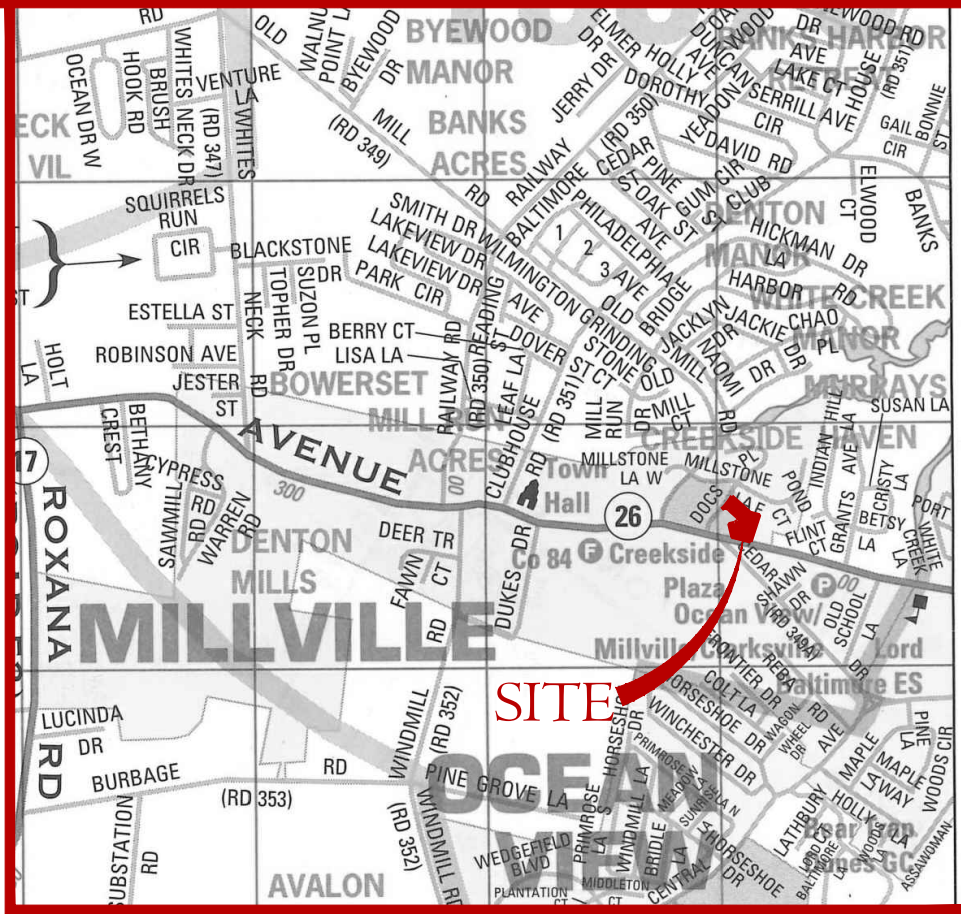
SHEET INDEX

Sheet G 001
Sheet C 100
Sheet C 101
Sheet C 102

Cover Sheet
Existing Conditions & Demolition plan
Proposed Site Plan
Shared Parking Easement & Details Plan

BEEBE MEDICAL CENTER/CREEKSIDE PLAZA
PARKING LOT IMPROVEMENTS

TOWN OF MILLVILLE, DELAWARE
SUSSEX COUNTY



VICINITY MAP

SCALE 1" = 2000'

LEGEND:

Property Line	—
Adjacent Property Line	—
Right of Way	—
Existing 1x Contour	—13—
Existing 5x Contour	—15—
Existing Edge of Pavement	—
Existing Edge of Driveway	—
Existing Points	—
Existing Dwelling	—
Existing Fence	—
Existing Water & Control Valves	—
Existing Propane Tanks	—
Existing Over Head Wires	—
Existing Electric Box	—
Existing Telephone Pad	—
Existing Strm Culverts	—
Existing Cleanout	—
Existing Pavement	—
Existing Concrete	—
Proposed New Pavement	—
Proposed Pavement Grade	—
Tree to Remain	—
Tree To Be Removed	—
Iron Pipe Found	—
Drill Hole Found	—
Property Corner	—

NEW IMPERVIOUS AREA		
OWNER	TAX MAP	NEW IMPERVIOUS AREA
BEEBE MEDICAL CENTER INC	TM 1-34-12 PARCEL 281.01	2629.76 SQ. FT. (+/- 0.060 AC)
CREEKSIDE PLAZA LLC	TM 1-34-12 PARCEL 281.00	288.36 SQ. FT. (+/- 0.007 AC)
TOTAL NEW IMPERVIOUS AREA		2918.12 SQ. FT. (+/- 0.067 AC)

LIMITS OF DISTURBANCE (LOD) AREA		
OWNER	TAX MAP	LOD AREA
BEEBE MEDICAL CENTER INC	TM 1-34-12 PARCEL 281.01	3079.60 SQ. FT. (+/- 0.071 AC)
CREEKSIDE PLAZA LLC	TM 1-34-12 PARCEL 281.00	588.33 SQ. FT. (+/- 0.013 AC)
TOTAL LIMITS OF DISTURBANCE		3667.93 SQ. FT. (+/- 0.084 AC)

LOCATION MAP

SCALE: 1"=40'

OWNER'S CERTIFICATION

I hereby certify that I am the owner of the properties described and shown on this plan and that the plan was made at my direction. The undersigned, certify that all land clearing, construction and development should be done pursuant to the approved plan and that the responsible personnel involved in the land disturbance will have a certification of training prior to initiation of the project, at a DNREC sponsored or approved training course for the control of erosion and sediment during construction. In addition, I grant the DNREC sediment and stormwater program and/or the relevant delegated agency the right to conduct on-site investigations, and I understand my responsibilities under the NPDES construction general permit, as referenced in this covenant.

Stephen P. Norman
Stephen P. Norman, Esquire
Beebe Medical Center Inc.
431 Savannah Road, Building C
Lewes, Delaware 19958
Ph. (302) 537-3799

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Stephen Norman
Stephen Norman
Creekside Plaza LLC
30838 Vines Creek Road, Unit 3
Dagsboro, Delaware 19939
Ph. (302) 537-3799

LICENSED PROFESSIONAL CERTIFICATION

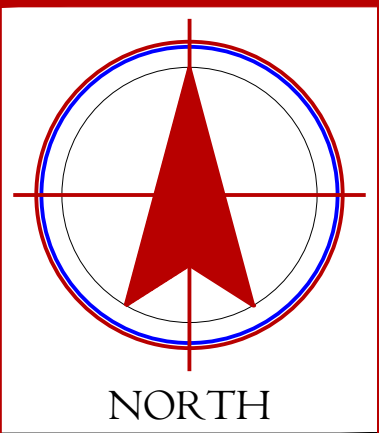
I, Richard F. Polk, P.E. hereby certify that I am a registered engineer in the State of Delaware, that the information shown herein has been prepared under my supervision and to the best of my knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware.

Richard F. Polk
Richard F. Polk, P.E.
License No. 12968
Vista Design, Inc.

08/14/25
Date

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



REVISIONS

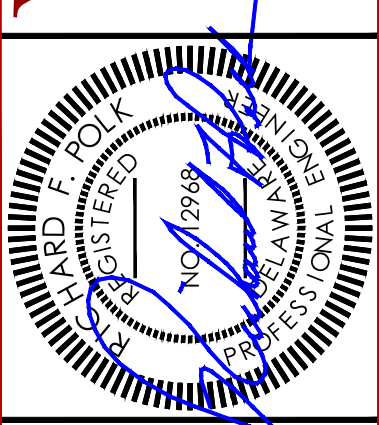
PROJECT DATA

Project No.: 22-499
File Name: SP 071425 BEEBE PARKING
BALTIMORE HUNDRED
SUSSEX COUNTY DELAWARE
Date: 07/17/25
Scale: 1" = 40'

COVER
SHEET

BEEBE MEDICAL
CENTER /
CREEKSIDE PLAZA

VISTA
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Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 fax. 410-352-3875 email: vista@vistadesign.com

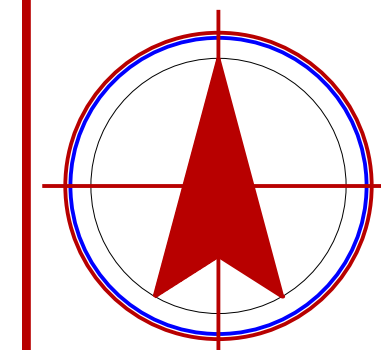


Sheet No.:

G100



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REVISIONS

PROJECT DATA

Project No.: 22-099	File Name: SP 071425 BEEBE PARK.dwg
ALTIMORE HUNDRED	
SUSSEX COUNTY, DELAWARE	
Date: 07/17/25	
Scale:	

scale: 0 = no at all; 1 = low; 2 = moderate; 3 = high; 4 = very high)

EXISTING CONDITIONS PLAN

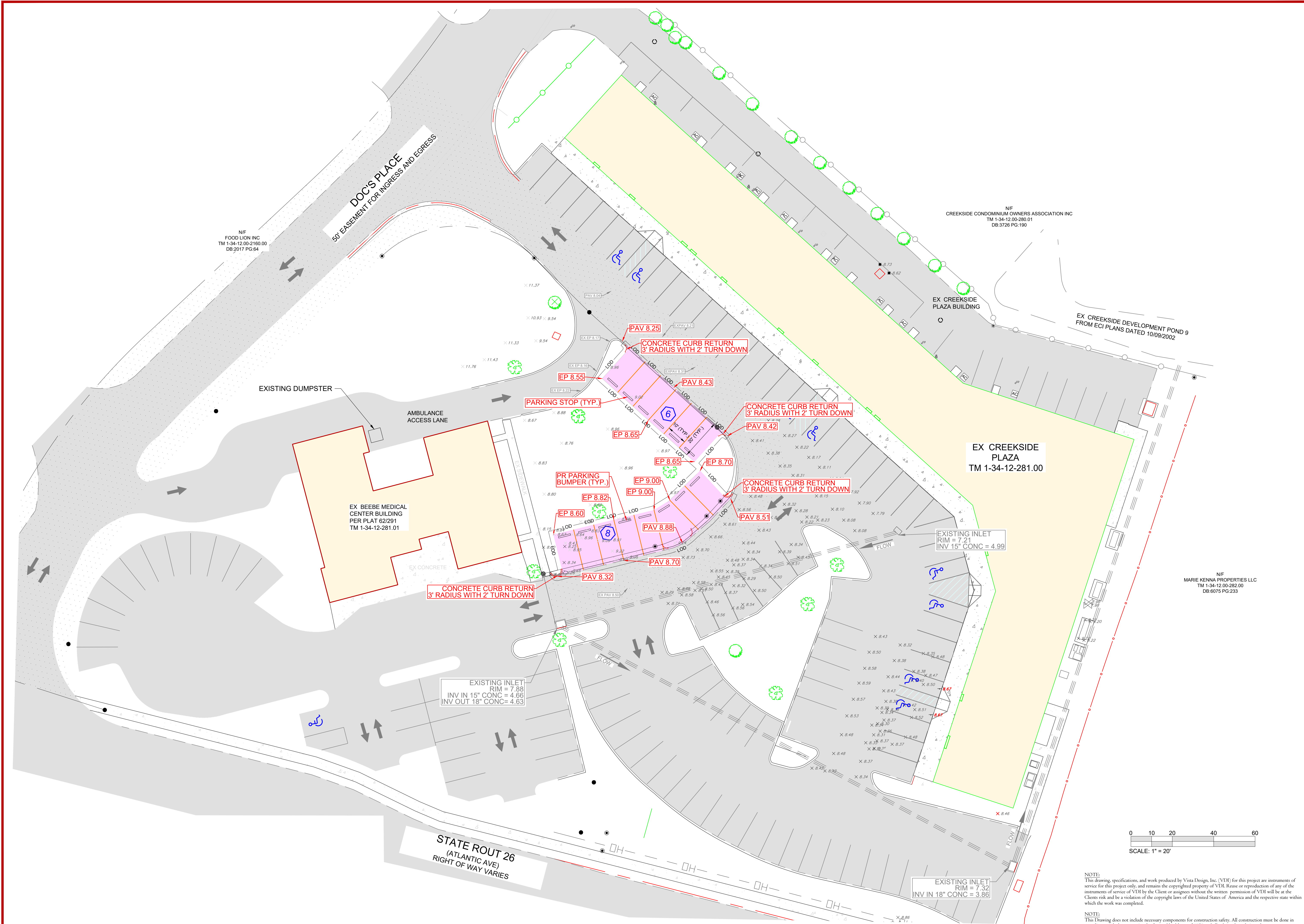
BEEBE MEDICAL
CENTER /
CREEKSIDE PLAZA

VISTA
DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors

11614 Worcester Hwy, Shovell, MD 21862
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fax 410.353.3721
www.vista-design.com

Sheet No.:

C100



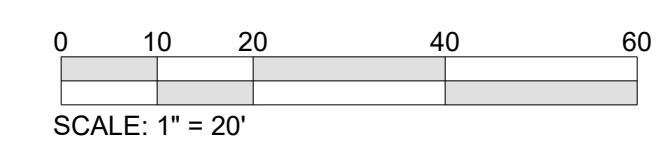
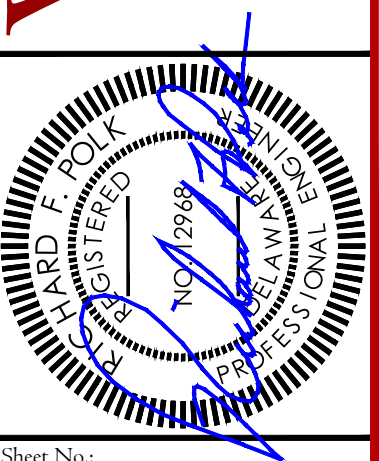
REVISIONS	

PROJECT DATA	
Project No.	22-099
File Name	SP 071425 BEEBE PARKING
File Path	BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE
Date	07/17/25
Scale	1" = 20'

PROPOSED
NEW PARKING
PLAN

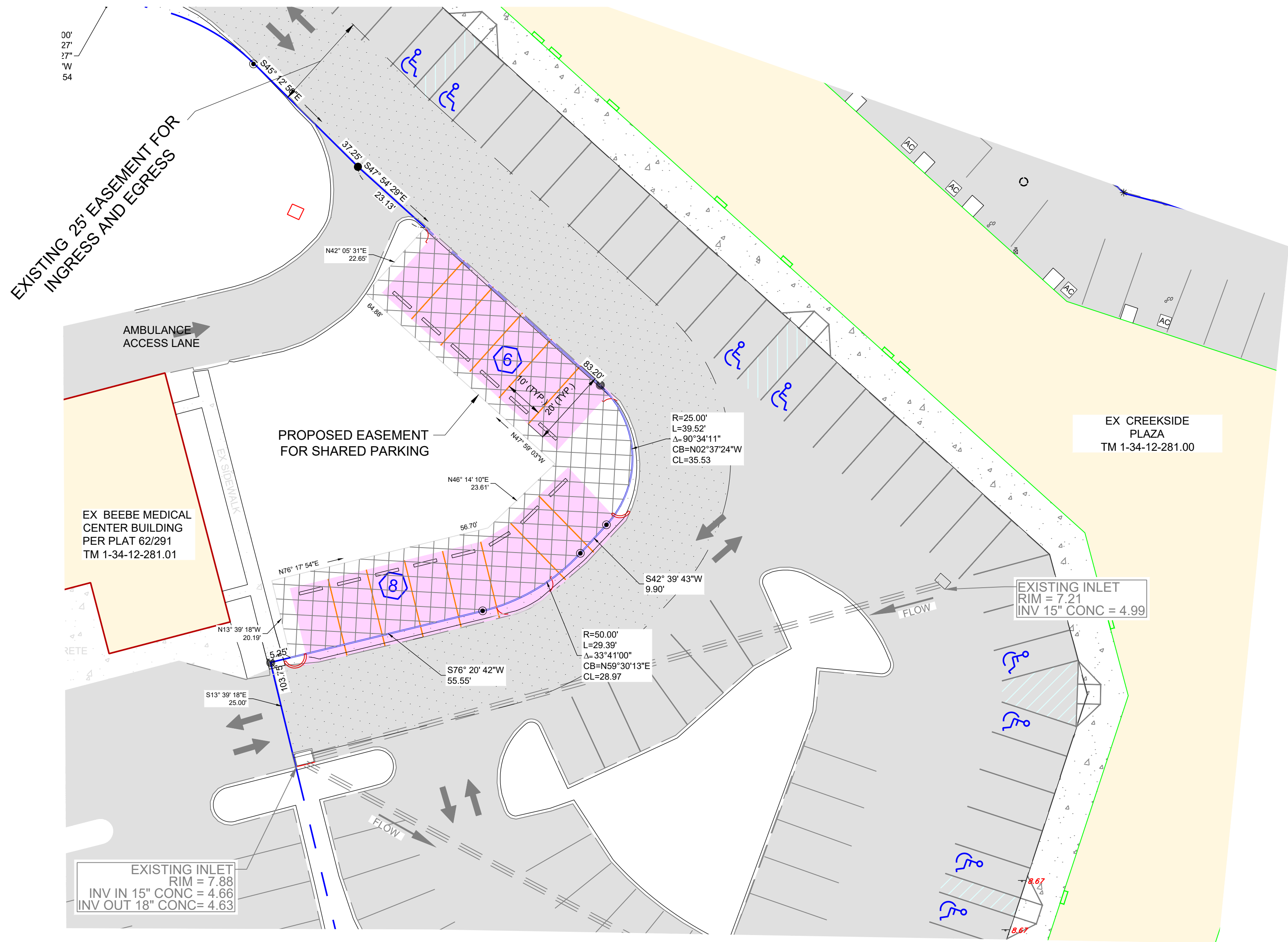
BEEBE MEDICAL
CENTER /
CREEKSIDE PLAZA

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DESIGN, INC.
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11634 Worcester Hwy, Shrewell, MD 21862
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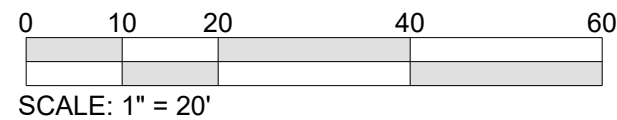
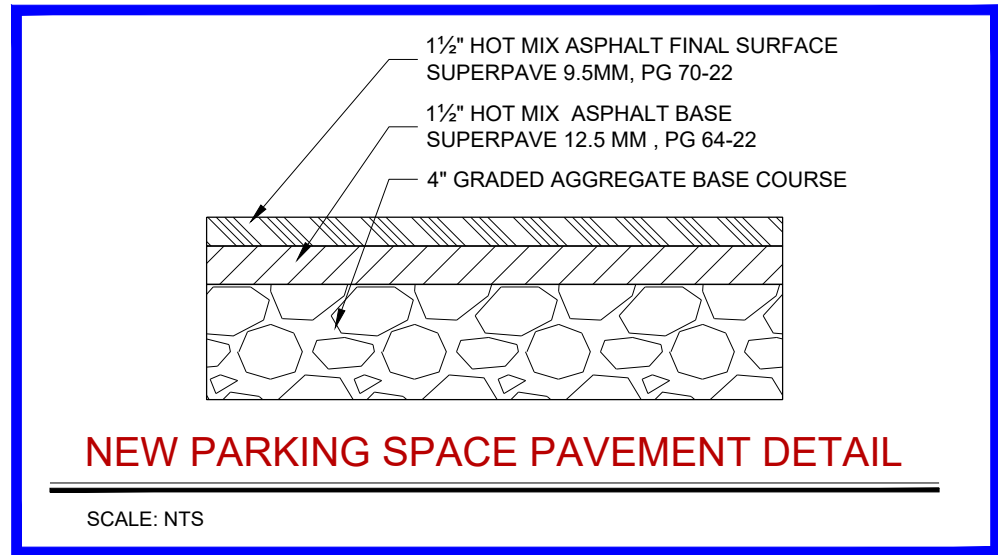
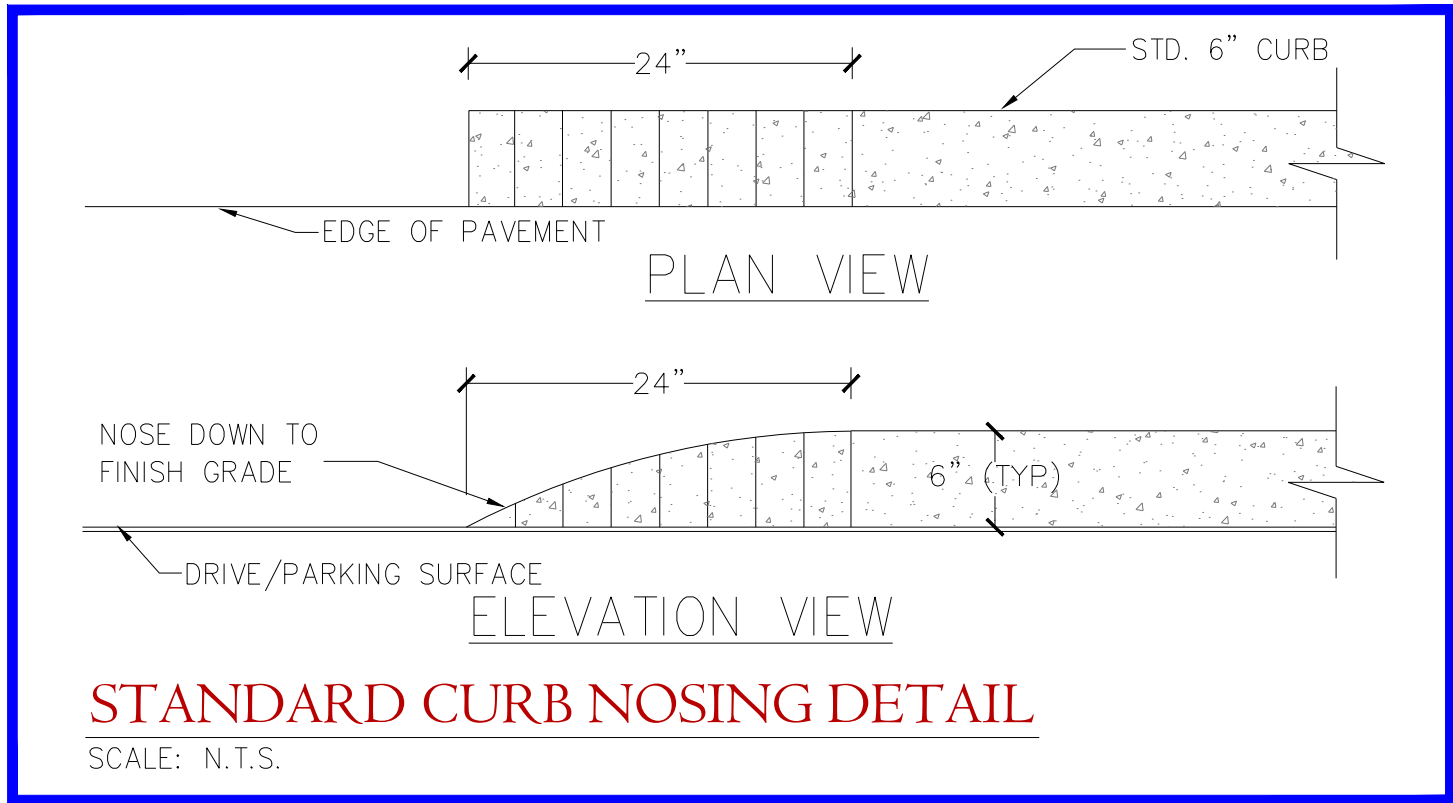
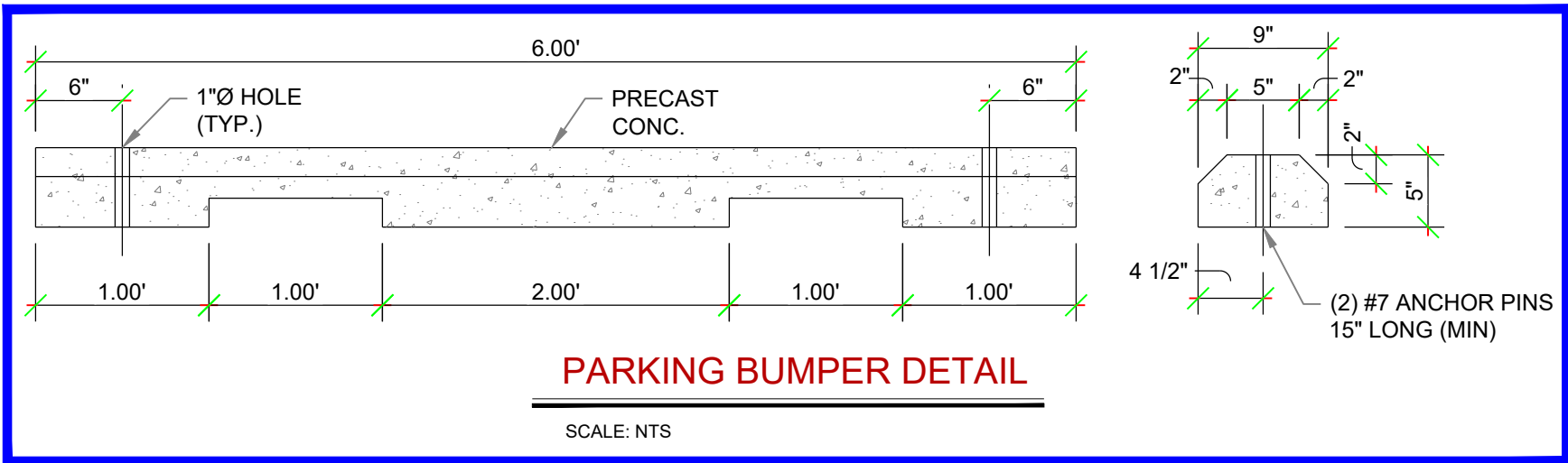
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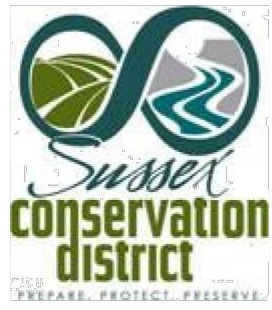
CROSS PARKING EASEMENT LOCATION

SCALE: 1" = 20'



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June 18, 2025
James Smith, PE, PLS
Vista Design, Inc.
Via Email: jsmith@vistadesigninc.com

RE: Beebe Medical – Proposed Parking Addition (14 spaces)
TMP# 134-12- 281.01 & 134-12-281.00

Dear Mr. Smith,

The Sussex Conservation District has reviewed the proposed site plan for the above referenced property. The total disturbance of the proposed parking space addition appears to be less than 5,000 square feet of disturbance and is therefore exempt from the Delaware Sediment and Stormwater Regulations.

If you should have any questions, please do not hesitate to contact the District for assistance at 302-856-2105.

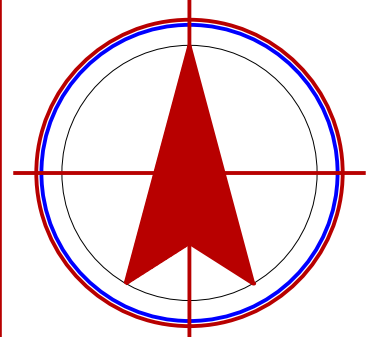
Sincerely,

SUSSEX CONSERVATION DISTRICT

Jessica L. Watson

Jessica L. Watson
Program Manager

23818 SHORTLY ROAD, GEORGETOWN, DE office: 302-856-2105 fax: 302-856-0951 WWW.SUSSEXCONSERVATION.ORG
PREPARE. PROTECT. PRESERVE.



NORTH

REVISIONS

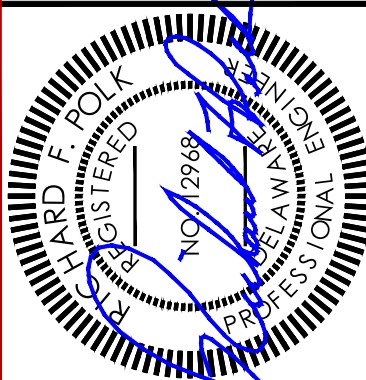
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File Name: SP 071425 BEEBE PARKING
BALTIMORE HUNDRED
SUSSEX COUNTY DELAWARE
Date: 07/17/25
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SHARED PARKING
EASEMENT & DETAILS
PLAN

BEEBE MEDICAL
CENTER /
CREEKSIDE PLAZA

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Sheet No:

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