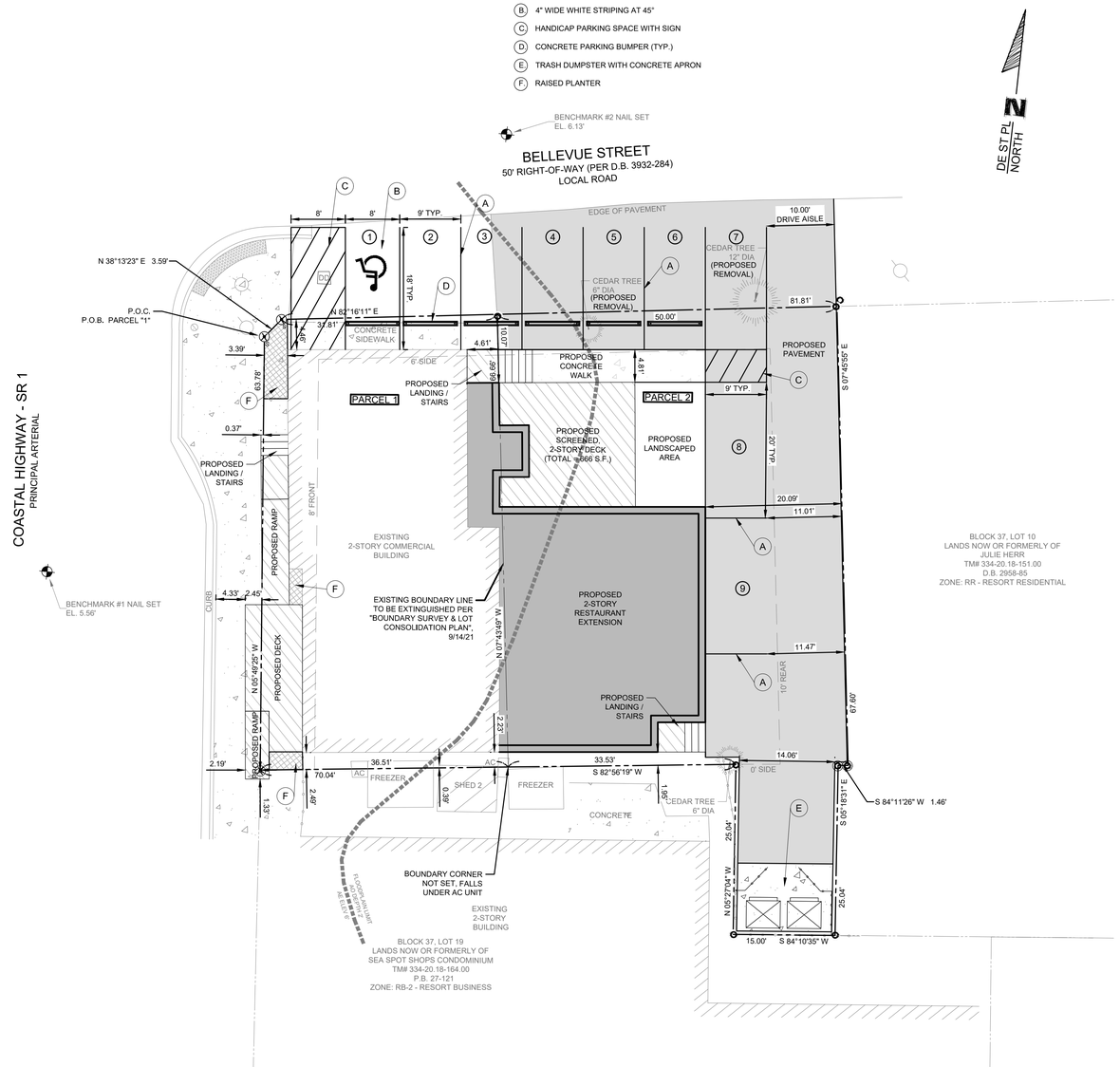
KEYED NOTES

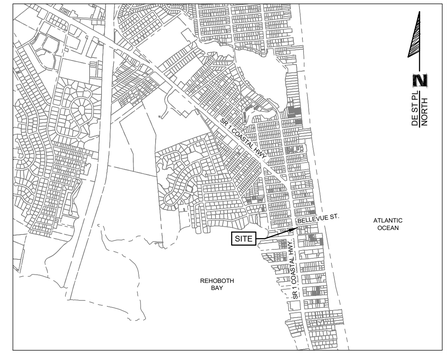
- (A) 4" WIDE WHITE STRIPE (TYP.)
- (B) 4" WIDE WHITE STRIPING AT 45°
- (C) HANDICAP PARKING SPACE WITH SIGN
- (D) CONCRETE PARKING BUMPER (TYP.)
- (E) TRASH DUMPSTER WITH CONCRETE APRON
- (F) RAISED PLANTER



0' 5' 10'
1" = 10'

LEGEND:

- IRON PIPE FOUND
- CAPPED IRON PIPE FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- BENCHMARK (MAG NAIL SET)
- PROPERTY BOUNDARY
- PROPERTY LINE TO BE EXTINGUISHED
- ADJOINER LINE
- FENCE
- SIGNAL POLE
- WATER METER
- UTILITY POLE
- DELDOT TRAFFIC CONTROL VAULT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED DECK
- PROPOSED PAVING
- PROPOSED CONCRETE
- PARKING SPACE NUMBER



LOCATION MAP

SCALE: 1" = 2,000'

SITE DATA:

1. TAX MAP NUMBER: 334-20.18-149.00 & 334-20.18-150.00

2. OWNERS:
   334-20.18-149.00
   EXISTING: DEWBELL, LLC, 6605 BRIARCROFT ST, CLIFTON, VA 20124
   PROPOSED: STARBOARD LAND COMPANY, LLC, 2009 COASTAL HWY, BEACH, DE 19971

   334-20.18-150.00
   EXISTING: HENRY B WEISIGER, 6605 BRIARCROFT ST, CLIFTON, VA 20124
   PROPOSED: STARBOARD LAND COMPANY, LLC, 2009 COASTAL HWY, BEACH, DE 19971

3. ZONING:
   EXISTING 334-20.18-149.00 - RB-2 - RESORT BUSINESS
   EXISTING 334-20.18-150.00 - RR - RESORT RESIDENTIAL
   PROPOSED 334-20.18-149.00 - RB-2 - RESORT BUSINESS
   PROPOSED 334-20.18-150.00 - RB-2 - RESORT BUSINESS

4. USE:
   EXISTING 334-20.18-149.00 - BUSINESS
   PROPOSED 334-20.18-149.00 - BUSINESS
   EXISTING 334-20.18-150.00 - RESIDENTIAL
   PROPOSED 334-20.18-150.00 - BUSINESS

5. BUILDING SETBACKS (RB-2):
   FRONT YARD - ABUTTING STREET = 6' SR-1 = 8'
   SIDE YARD - 0' UNLESS ABUTTING A STREET. ABUTTING STREET = 6' SR-1 = 8'
   REAR YARD - 10'

6. LOT AREA:
   PARCEL "1", 334-20.18-149.00 = 2,350 S.F. (0.0539 AC)
   PARCEL "2", 334-20.18-150.00 = 3,728 S.F. (0.0856 AC)
   TOTAL COMBINED = 6,078 S.F. (0.1385 AC)

7. POSTED SPEED LIMIT: NOT POSTED (25 MPH)

8. SEWER PROVIDER: CITY OF REHOBOTH BEACH

9. WATER PROVIDER: TOWN OF DEWEY BEACH (WATER SUPPLY IS SUBJECT TO THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF HEALTH)

10. BUILDING AREA:
    334-20.18-149.00 EXISTING 3,288 S.F.
    TO BE DEMOLISHED 36 S.F. (SHED 1)
    334-20.18-150.00 EXISTING 1,378 S.F.
    TO BE DEMOLISHED 1,378 S.F. (HOUSE)

11. PARKING:
    REQUIRED: 1 SPACE PER 200 S.F. OF PATRON AREA OVER EXISTING 2,000 S.F.)
    3,717 / 200 = 19 SPACES
    PROPOSED: 8 SPACES + 1 HC (VAN) = 9 TOTAL

12. MAXIMUM HEIGHT: BUILDING IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA)
    AE EL. 6' / AO DEPTH 2' (EL. 6.6' HIGHEST ADJACENT GRADE)
    MAX. BUILDING HEIGHT = SFHA EL. + 32' + 1' FREE BOARD
    AE EL. 6' - MAX. BUILDING HEIGHT = EL. 39'
    AO DEPTH 2' - MAX. BUILDING HEIGHT = 6.6' + 2' + 32' + 1'= 41.6'

13. MAXIMUM STORIES: 3 STORIES

14. GROSS FLOOR AREA: (RESTAURANT)

EXISTING	1ST FLOOR	1,703 S.F.
	2ND FLOOR	1,549 S.F.
	TOTAL	3,252 S.F.
PROPOSED	1ST FLOOR	2,861 S.F.
	SCREENED PORCH	358 S.F.
	2ND FLOOR	2,188 S.F.
	FRONT UPPER DECK	549 S.F.
	REAR UPPER DECK	482 S.F.
	TOTAL	6,438 S.F.

15. FLOOR AREA RATIO (FAR): 1.2 MAXIMUM

16. IMPERVIOUS COVERAGE:
    EXISTING 4,664 S.F.
    PROPOSED 227 S.F.

17. PLANTING AND OPEN SPACE IN ROAD FRONT SETBACK:
    52.7 S.F. (10%) REQUIRED
    0.0 S.F. (0%) EXISTING
    60.2 S.F. (11%) PROPOSED

NOTE:

LIGHTING WILL BE PROVIDE ON BUILDING (SEE ARCHITECTURAL PLANS)

SURVEY NOTES:

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 6-22-21, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 3867 PAGE 221 (THE CURRENT DEED OF RECORD 334-20.18-149.00), DEED BOOK 3932 PAGE 283 (THE CURRENT DEED OF RECORD 334-20.18-150.00), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83, NAVD88).

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

CLASS: URBAN

I, CARLTON R. SAVAGE JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

CARLTON R. SAVAGE JR. No. 16457 10/07/21 DELAWARE PROFESSIONAL ENGINEER

CARLTON R. SAVAGE JR., DE PE#16457, DATE

SCALED. ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 236-3600

PRELIMINARY SITE PLAN

PREPARED FOR:
STARBOARD LAND COMPANY, LLC.
FOR PROPERTY KNOWN AS:
BLOCK 37 LOTS 11 & 12 - 1818 COASTAL HIGHWAY &
26 BELLEVUE STREET DEWEY BEACH, DE 19971
TM: # 334-20.18-149.00 & 334-20.18-150.00
TOWN OF DEWEY BEACH | SUSSEX COUNTY | DELAWARE

DATE:	9-30-21
SCALE:	1" = 10'
DRAWN BY:	JRE
PROJECT NO.	TICE002
FB: 7-59	

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S:\PROJECTS\STARBOARD CLAW\DESIGN\TICE002 - SITE PLAN.DWG PLOTTED: 9/30/2021 8:10 AM BY: JeffP PLOTSTYLE: ASCALED.ctb