

**PROJECT INFORMATION**

**SITE DATA:**

**OWNER:**  
 Moore Blue Water, LLC  
 9919 Stephen Decatur Highway  
 Ocean City, Maryland 21842

**PARCEL:**  
 Address: 126 Bellevue Street, Dewey Beach, Delaware 19971  
 Parcels: 3-34-20.18-39.00 and 3-34-20.18-40.00  
 Note: Parcels to be combined contingent on project approval  
 Deeds: 1222/288 and 2035/019 et. seq.  
 Dewey Beach, Lewes and Rehoboth Hundred, Sussex County, Delaware  
 Site Area: 47,460 SF, 1.09 acres (39 + 40)  
 These Lot are served by Town of Dewey Beach public water and sewer systems.

**ZONING DATA:**  
 Zoning District: RB-3  
 Flood Zone: (FEMA) Map No. 10005C0354K, Dated March 16, 2015  
 Flood Zone: AE (B.F.E. 6 NAVD 1988) Sussex County #100029  
 Town Freeboard Requirement +1' to +7'  
 Existing First Floor +6.4'  
 Setbacks: Front: 18'; Side: 10'; Rear: 10'  
 Building Height: 32' Allowed from +7.0' (to +39') with exceptions per Code

**EXISTING and PROPOSED USE:**

Hotel: No change, R-2  
 Pool Enclosure: A-3

**PARKING:**

Required: Hotel: 1 space/guest room and 2 Staff  
 Existing Guestrooms: 67 Rooms  
 Proposed: 69 Parking Spaces, including (3) ADA, including (2) Staff

**BUILDING CODE:**

Type of Construction: IIIB IEBC

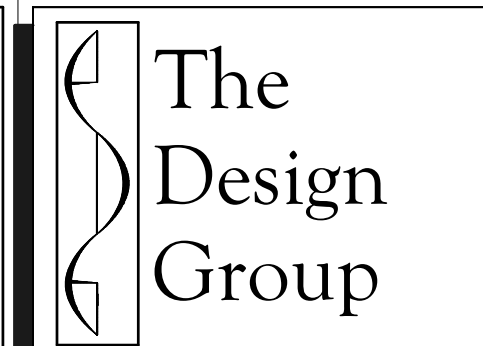
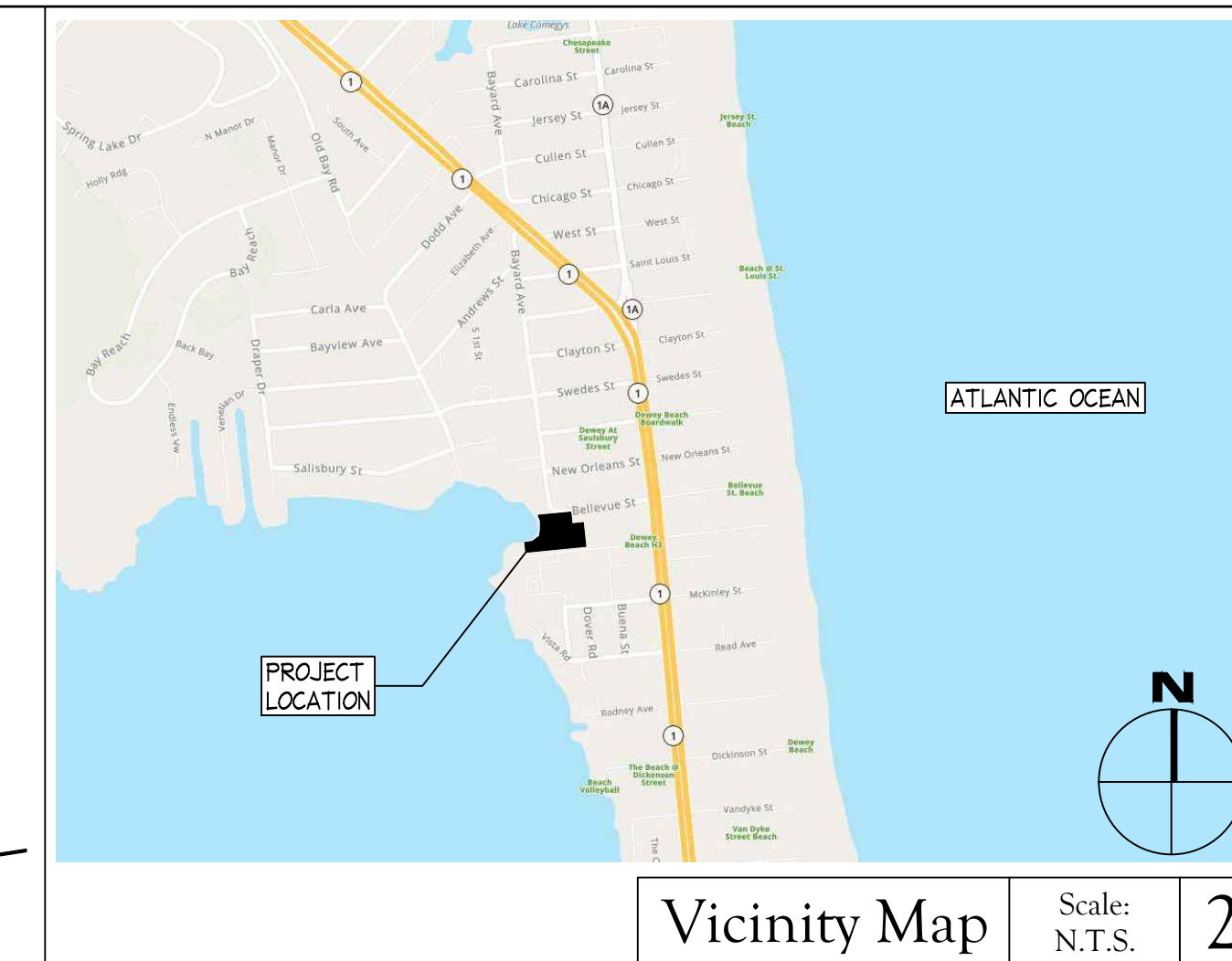
**PROJECT NOTES:**

- The project shall be improved to meet current landscape codes.
- Additions shall comply with storm water regulations and provide approved sediment and erosion control measures.
- Development is subject to Delmarva Power & Light power line easement.
- Site lighting shall be developed in conformance with Town Code and Energy Code requirements.
- Existing dumpster shall be slightly relocated and screened from public views.
- All parking spaces are to 9' x 18' including car overhang area.
- Building and Energy Codes are to be per Sussex County IEBC 2012 IECC 2021

# Proposed Renovations & Additions

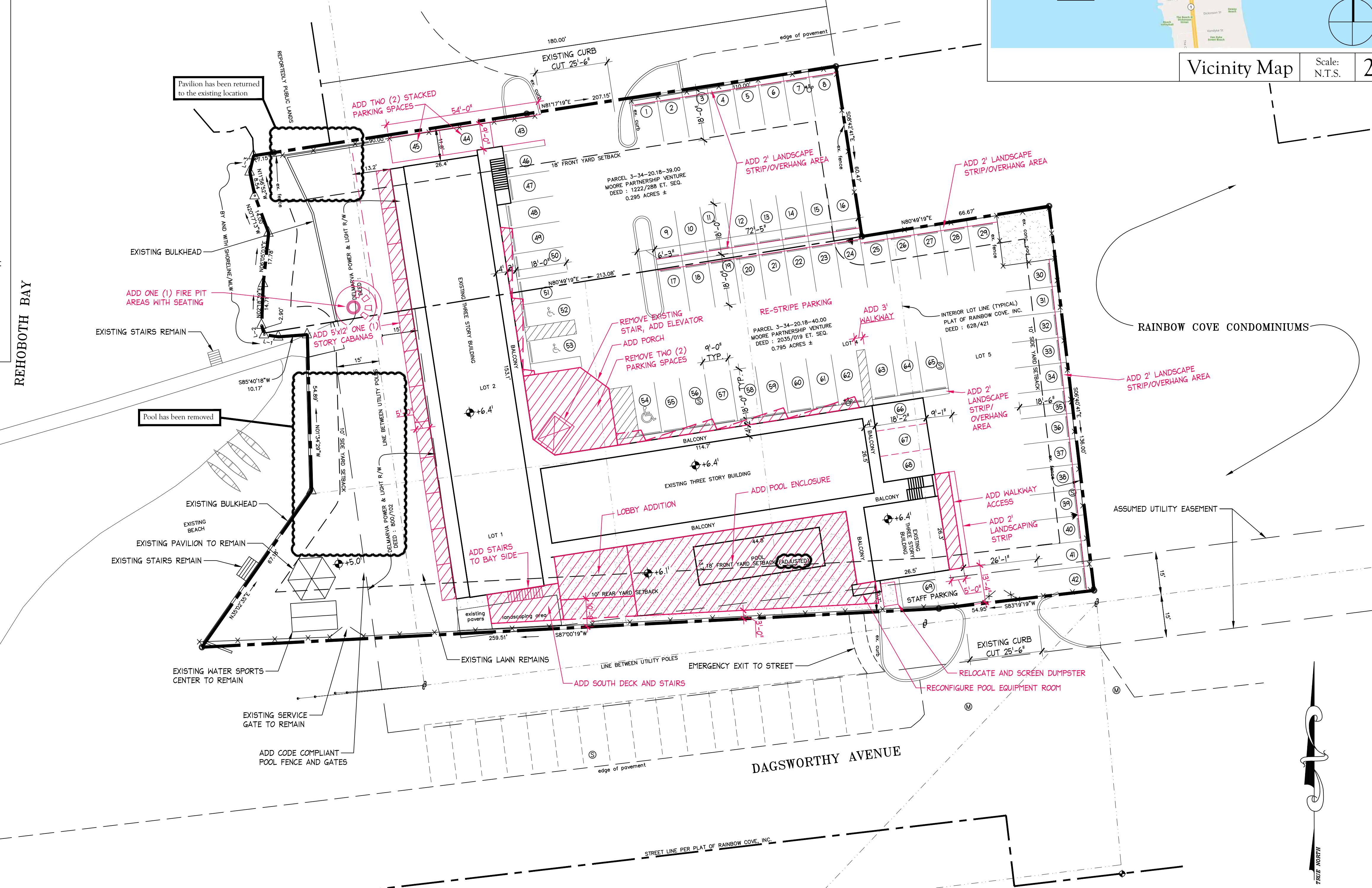
## The Bay Resort

### Dewey Beach, DE



Architecture Planning & Interior Design

**Architect**  
 Jeff Schoellkopf, AIA  
 PO Box 237  
 Warren VT 05674  
 tel 802-496-2166  
 fax 802-329-2311  
 www.tdgv.com



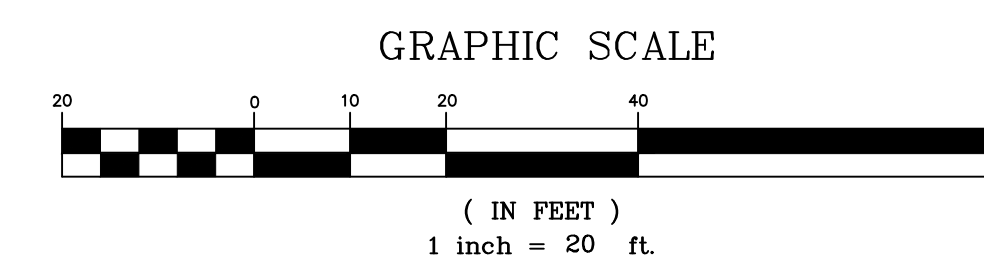
**Key to Drawings**

**SITE PERMIT SET**

- C1.0 Proposed Site Plan B
- AD1.0 Site Area Diagram B

Site Plan Based Upon Survey Provided By:  
 Frank G. Lynch, Jr. and Associates, Inc.  
 Surveying and Land Planning  
 10535 Racetrack Road, Berlin, Maryland 21811  
 (410) 641-5353  
 File No. 11767-18 Date: 08/17/2018

Setbacks inferred from Chapter 185-49



Proposed Site Plan B

Scale: 1" = 20'

1

**Site Permit**

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 Checked By:  
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Proposed Renovations & Additions  
**The Bay Resort**

126 Bellevue Street  
 Dewey Beach, Delaware 19971

**REVISIONS**

DATE: 5.31.22

Proposed Site Plan B

**C1.0**

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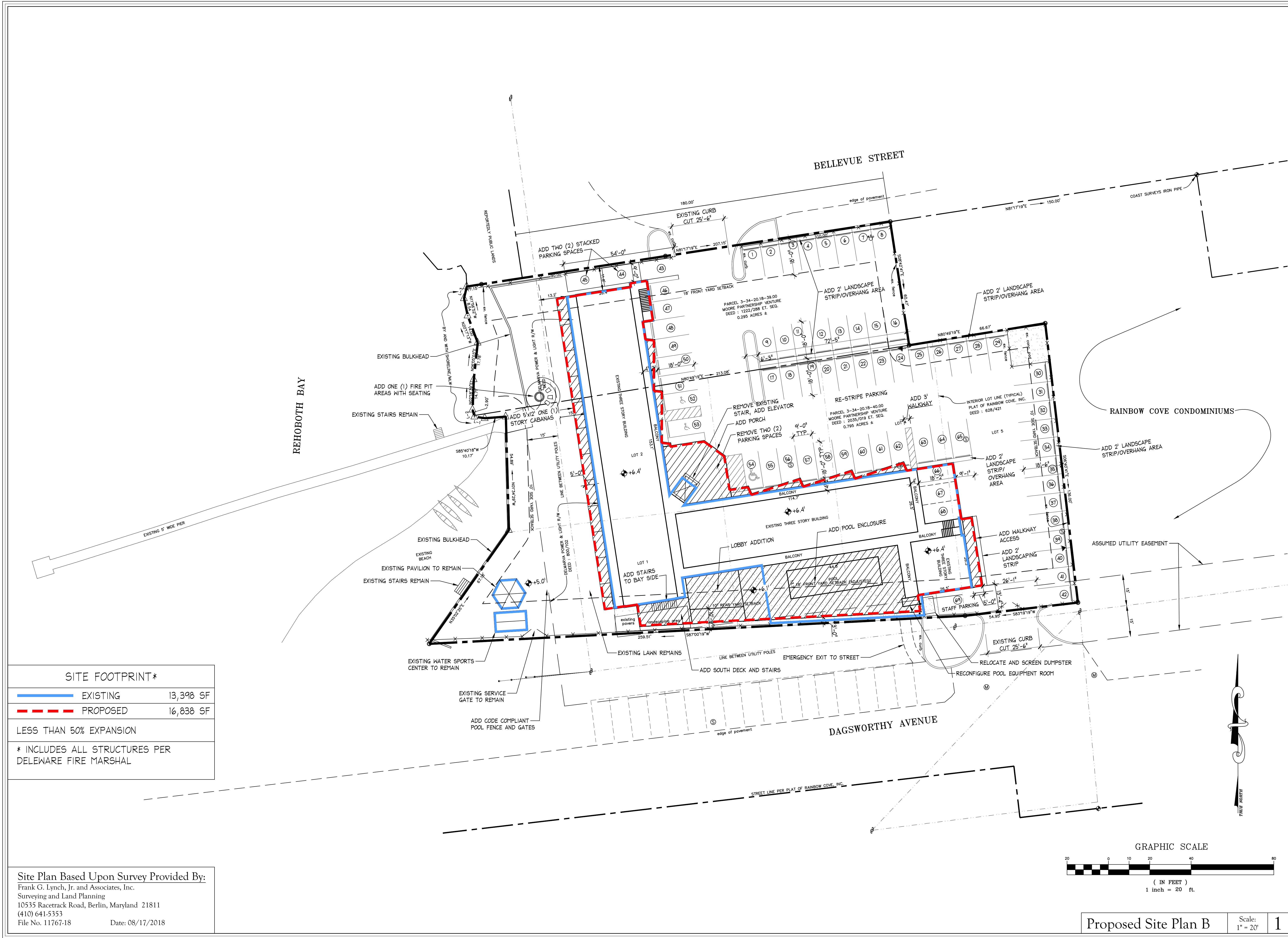
REVISIONS

NO.	DESCRIPTION	DATE

DATE: 5.31.22

Site Area Diagram B

AD1.0



SITE FOOTPRINT*	
— (Blue line)	EXISTING 13,398 SF
- - - (Red line)	PROPOSED 16,838 SF
LESS THAN 50% EXPANSION	
* INCLUDES ALL STRUCTURES PER DELEWARE FIRE MARSHAL	

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