Proposed Renovations & Additions

The Bay Resort

Dewey Beach, DE

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.

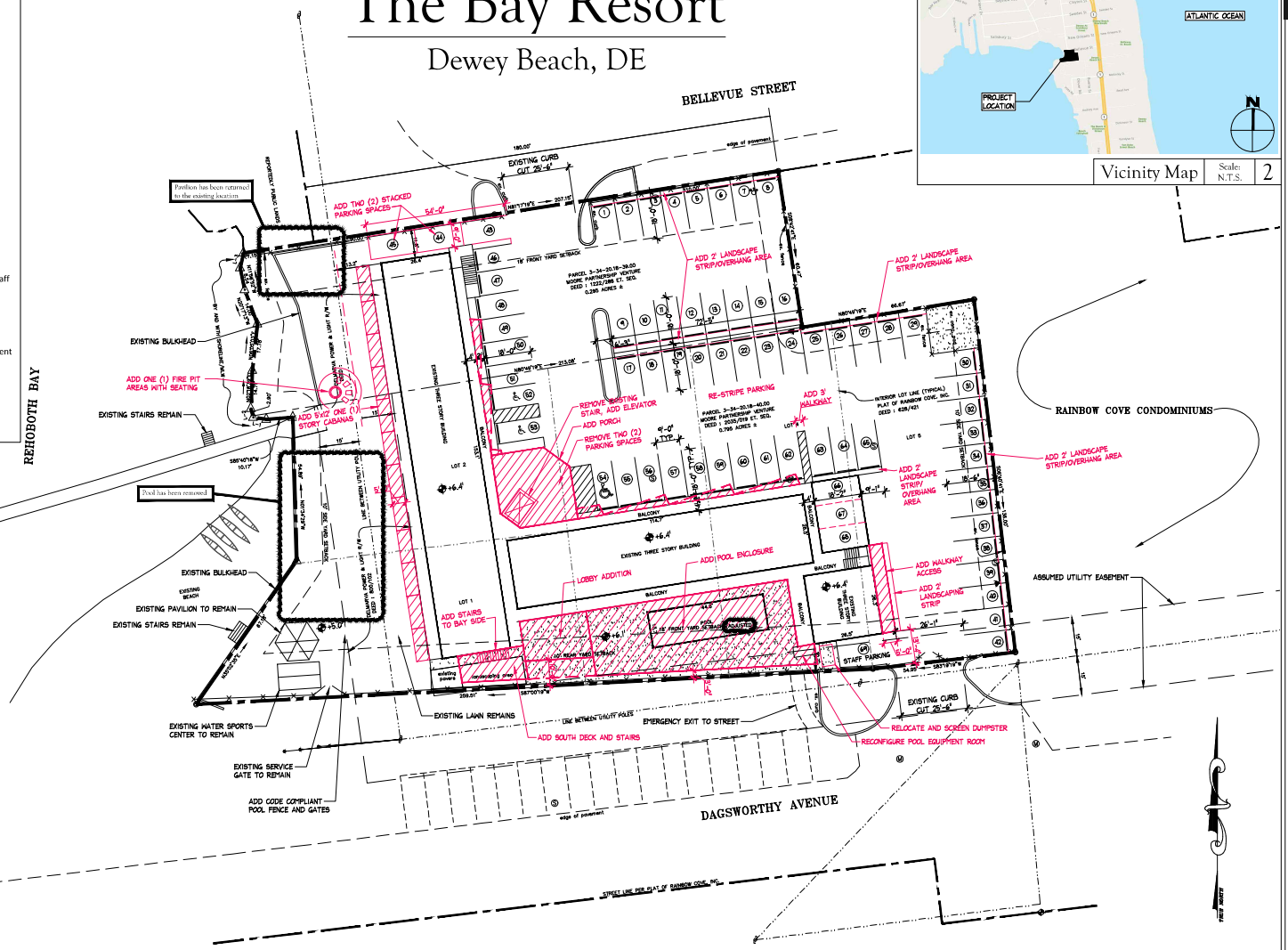
ZONING DATA:
Zoning District: RB-3
Flood Zone: (FEMA) Map No. 10005C0354K, Dated March 16, 2015
Flood Zone: AE (B.F.E. 6 NAVD 1988) Sussex County #100029
Town Freeboard Requirement +1' to +7'
Existing First Floor +6.4'
Setbacks: Front: 18'; Side: 10'; Rear: 10'
Building Height: 32' Allowed from +7.0'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

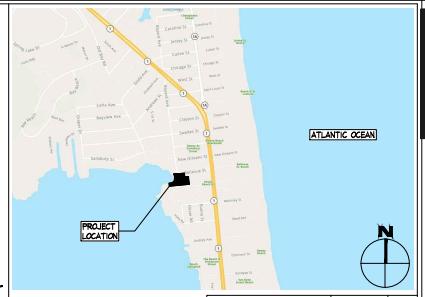
EXISTING and PROPOSED USE:
Hotel: No change, R-2
Pool Enclosure: A-3

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





Vicinity Map | Scale: N.T.S. | 2

Setbacks inferred from Chapter 185-49

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Proposed Site Plan B | Scale: 1" = 20' | 1

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

The Design Group
Architecture Planning & Interior Design

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

Site Permit

Drawn By:
Checked By:
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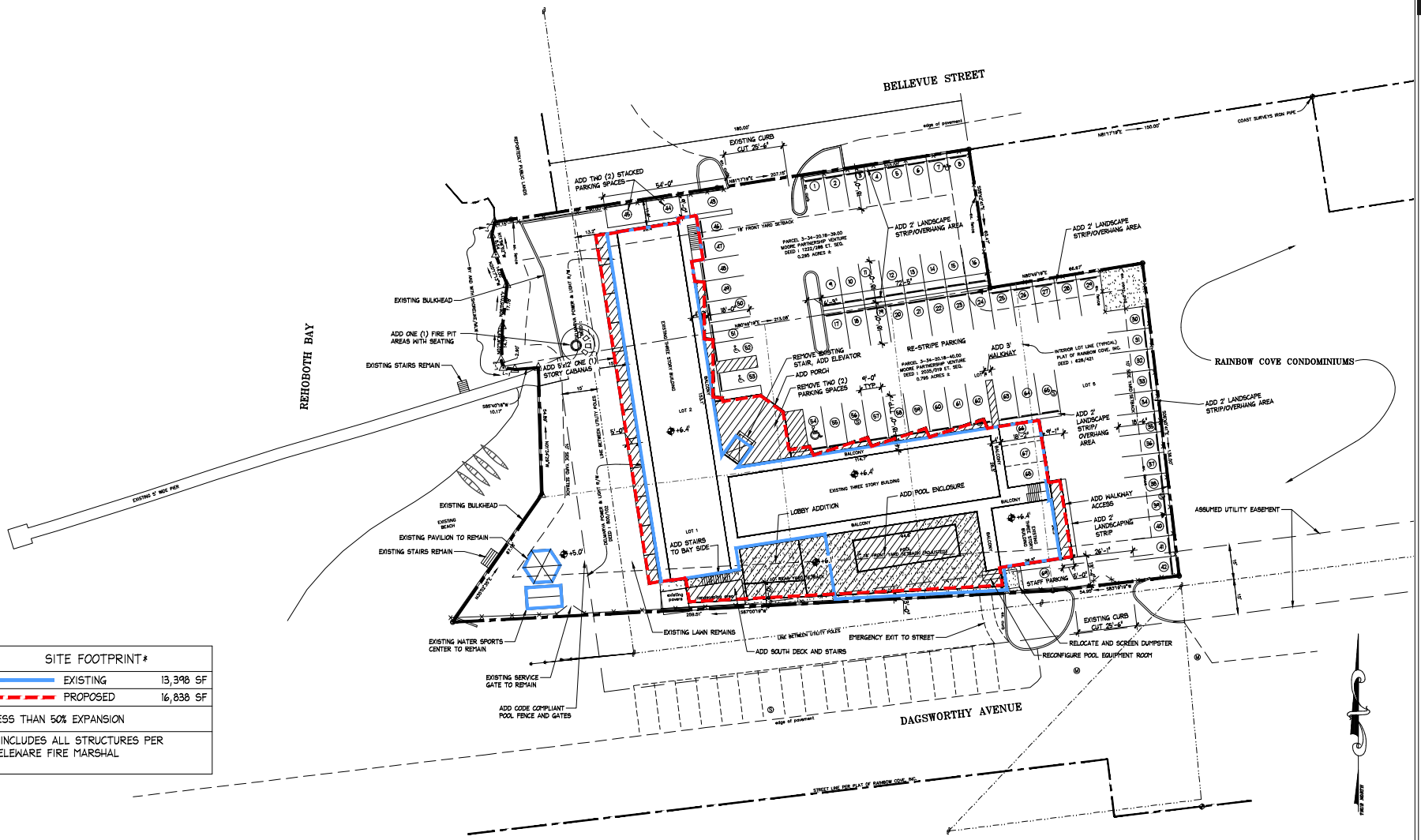
126 Bellevue Street
Dewey Beach, Delaware 19971

REVISIONS

DATE : 5.31.22

Proposed Site Plan B

C1.0



SITE FOOTPRINT*	
EXISTING	13,398 SF
PROPOSED	16,838 SF
LESS THAN 50% EXPANSION	
* INCLUDES ALL STRUCTURES PER DELEWARE FIRE MARSHAL	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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Site Area Diagram B

AD1.0