DATA COLUMN

		EXISTING	PROPOSED
1	TAX MAP ID	530-10.00-55.00 530-10.00-56.00 530-10.00-56.02 530-10.00-56.03	530-10.00-55.00
2	DEED REFERENCE	BOOK: 5752, PAGE: 199	
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.8084 LONGITUDE -75.5831	
4	SITE LOCATION	SITE ENTRANCE IS LOCATED APPROXIMATELY 350' EAST OF THE INTERSECTION OF DE ROUTE 16 (BEACH HWY.) AND NORTHBOUND US ROUTE 13 (SUSSEX HWY.)	
5	SURVEY DATE	OCTOBER 2022	
6	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CHAD S. WARREN PHONE: (302) 424-1441 EMAIL: CSW@DBFINC.COM	OWNER/DEVELOPER DESTORAGE.COM GREENWOOD, LLC. 100 SOUTH ROCKLAND FALLS ROAD ROCKLAND, DE 19732 ANDY STRINE PHONE: (302) 593-6683 EMAIL: astrine@j-realty.com	
7	DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)	VERTICAL NAVD 88
8	PLUS NUMBER		
9	ZONING	EXISTING HC (TOWN OF GREENWOOD)	PROPOSED HC (TOWN OF GREENWOOD)
10	LOTS	EXISTING 3 LOTS	PROPOSED 1 LOT
11	LAND USE	EXISTING VACANT	PROPOSED 2 BANK BUILDING, 2 FAST FOOD BUILDINGS, AND 3 RETAIL BUILDINGS (45,039 FT^2 TOTAL) WITH PARKING

		IBC	NFPA
13	BUILDING CONSTRUCTION	TYPE II-A	II (111)
		SEWER	WATER
14	UTILITY PROVIDERS	SUSSEX COUNTY	TOWN OF GREENWOOD
15	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2, 3, & 4	
		SUSSEX HIGHWAY (SCR 004)	BEACH HIGHWAY (SCR 016)
16	POSTED SPEED LIMIT	35 - 55 MPH	40 MPH
17	FLOODPLAIN	ACCORDING TO FEMA FLOOD INVENTORY MAP #10005C0112K, DATED MARCH 16, 2015, THE SITE FALLS WITHIN ZONE AE-42 AND ZONE X UNSHADED, WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
18	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).	
19	GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.	
20	WELLHEAD PROTECTION AREA	NONE OF THE PROPERTY IS LOCATED IN A WELLHEAD PROTECTION AREA.	
21	WETLANDS	THE PROPERTY IS IMPACTED BY STATE REGULATED WETLANDS.	

22 CODE COMPLIANCE

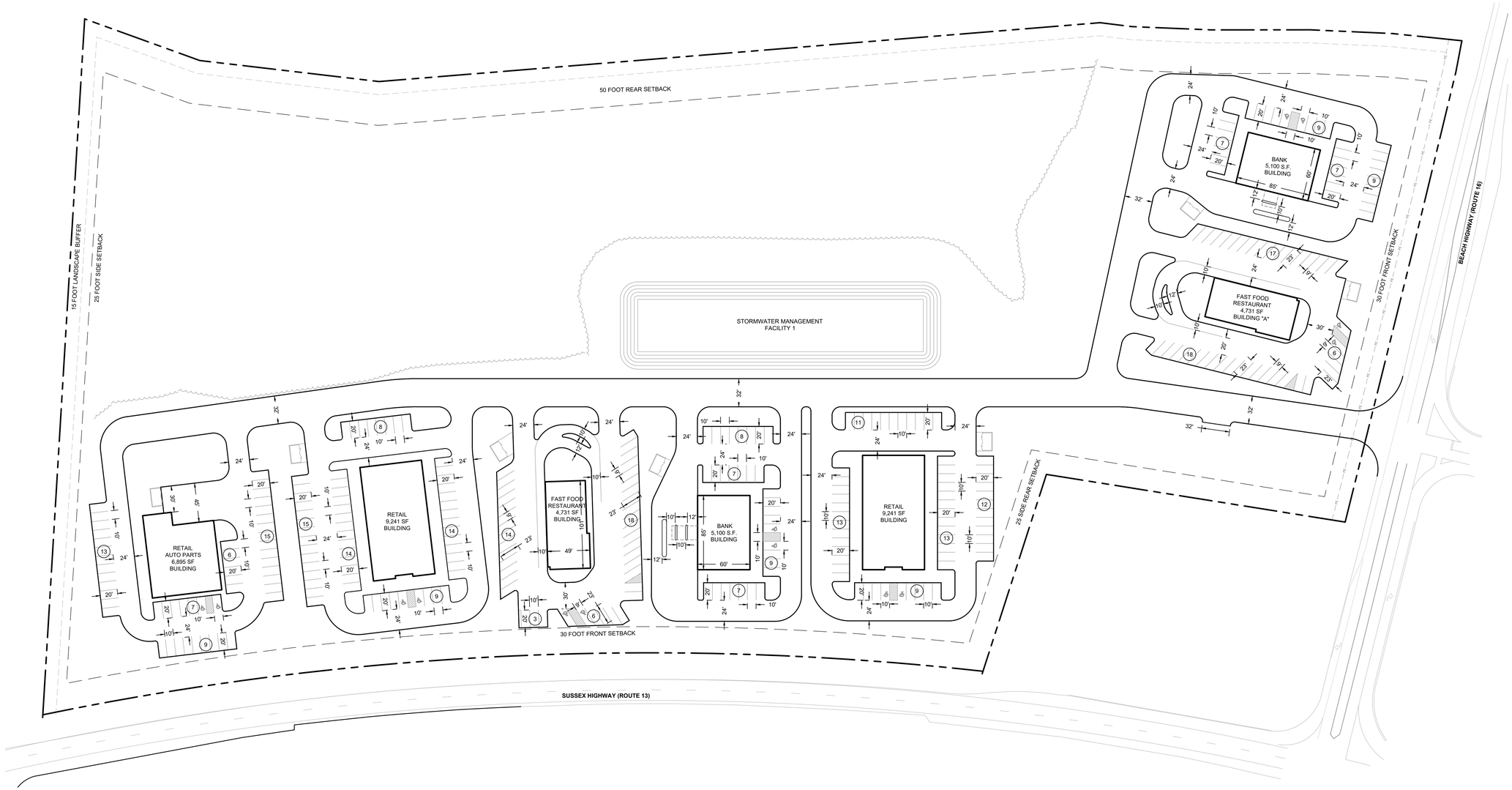
	REQUIRED	PROPOSED
FRONT SETBACK	30 FT	30 FT
SIDE SETBACK	20 FT WITH A 50 FT AGGREGATE	20 FT WITH A 50 FT AGGREGATE
REAR SETBACK	50 FT	50 FT
MAXIMUM LOT COVERAGE	80%	31.5 %
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)	20 FT (1 STORY)
PARKING (BANK)	1 SPACES PER 200 SF. OF GROSS FLOOR AREA 5,100 SF. / 200 = 51 SPACES	63 SPACES (INCLUDING 4 ADA ACCESSIBLE SPACE)
PARKING (FAST FOOD)	1 SPACE PER EMPLOYEE 1 PER 3 SEATING ACCOMMODATIONS, PLUS 1 PER 2 EMPLOYEES ON THE SHIFT OF GREATEST EMPLOYMENT	82 SPACES (INCLUDING 4 ADA ACCESSIBLE SPACE)
PARKING (RETAIL)	1 SPACES PER 200 SF. OF GROSS FLOOR AREA 25,377 SF. / 200 = 126 SPACES	168 SPACES (INCLUDING 6 ADA ACCESSIBLE SPACE)
TOTAL PARKING:		312 SPACES (INCLUDING 14 ADA ACCESSIBLE SPACE)
WETLANDS BUFFER	-	25 FT

23 AREAS

	EXISTING	PROPOSED
SITE AREA	23.062 AC.	22.866 AC.
WOODS	8.680 AC. (37.64%)	7.027 AC. (30.73%)
IMPERVIOUS COVER	0.043 AC. (0.19%)	7.031 AC. (30.75%)

24 LAND USE AREAS

	EXISTING	PROPOSED	
530-10.00-55.00 530-10.00-56.00 530-10.00-56.02 530-10.00-56.03	23.062 AC. (100%)	22.866 AC. (100%)	
RIGHT-OF-WAY DEDICATION	-0.196AC. (0.01%)		
IMPERVIOUS		7.031 AC. (30.75%)	
PAVEMENT			5.997 AC. (26.23%)
BUILDINGS			1.034 AC. (4.52%)
OPEN SPACE		15.835 AC. (69.25%)	
WETLANDS			0.065 AC. (0.28%)
SWM			0.835 AC. (3.65%)
WOODS			7.027 AC. (30.73%)
REMAINING			7.908 AC. (34.59%)
TOTAL	22.866 AC (99.15% OF EXISTING)		



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GREENWOOD PROPERTY
COMMERCIAL SUBDIVISION
TOWN OF GREENWOOD, DELAWARE

DATE	COMMENTS

Date:	MAY 2026
Scale:	1"=60'
Dwn.By:	KTW
Proj.No.:	0575B054

COMMERCIAL CONCEPT

Dwg.No.: **4**

P:\Shared\0575B054 Greenwood Storage\CONCEPT\OUTPARCEL CONCEPT 4.dwg May 18 , 2026 - 4:09pm WOLK

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