



Application Form
Submitted Time:
January 24, 2023 2:44 PM

Preliminary Land Use Service

PLUS ID: 2023-02-03

State Strategy Level: 2, 3, & 4

PLUS Application Type - Site Plan Review

Title: DEStorage Greenwood

County: Sussex County

Municipality: Greenwood

Description of PLUS project/plan:

109,620 Sqft. Storage Buildings (6 Buildings @16,000 Sqft., 5 Buildings @2,400 Sqft., & 1 Office

Section I: Project Location

How many parcels are involved in this project?

Multiple Parcels

Total number of parcels being reviewed for this project

3

Parcel ID(s): 5-30-10.00-55.00 5-30-10.00-56.00 5-30-10.00-56.02

Project Location: East Side of Route 13, North of Route 16. Greenwood

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

DEStorage.com Greenwood, LLC.

100 S. Rockland Hills Road

Rockland, DE 19973

Phone: (302) 656-5888

Email: astrine@i-realty.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**

Davis, Bowen & Friedel, Inc.
Jamie L. Sechler, P.E.
Phone: (302) 424-1441
Email: jls@dbfinc.com
Fax: (302) 424-0430

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **20.168**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **Highway Commercial(Greenwood)/AR-1(County)**
Proposed Zoning for this project: **Highway Commercial (Greenwood)**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Storage Facility**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other Storage Buildings**
Type of Industrial:

Institution Type:
Total Square footage: **109,620**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? Yes
If yes, please provide a brief description of the conditional use justification:
Storage Facilities within the Town of Greenwood

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	9.637	Yes	0.867

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**

If yes, estimated Acres of Non-Tidal Wetlands: **0.059**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Stormwater Management Pond & Infiltration

Open Space Details

Is there Open Space proposed for this project? **No**

Estimated acres of Open Space proposed:

What kind of Open Space?

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.

161

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

2%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Due to the nature of Storage, the site will be limited access.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

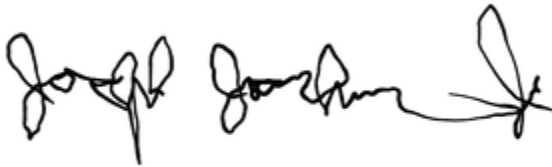
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **Yes**

If yes, Signature of Owner completing form

A handwritten signature in black ink, appearing to read "Joseph Jordan". The signature is written in a cursive style with a large, stylized initial "J".

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: DEStorage-Greenwood

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

ACD

Signature of Property Owner

1/23/23

Date

ANDREW C. Strine
Property Owner (Please Print) *managing Member*

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



Project No.: 0124

Scale: 1" = 100'

Date: APRIL 2022

DAVIS
FRIEDEL & ROWNEN, INC.
 ARCHITECTS ENGINEERS SURVEYORS

CONCEPT 5

Client: GREENWOOD STORAGE, LLC
 1301 N. GREENWOOD AVENUE
 GREENWOOD, DE 19840

DATA COLUMN

THE MAP SHOWS:
 1. THE PROPOSED STORAGE BUILDINGS
 2. THE PROPOSED DRIVEWAYS AND DRIVEWAY STRIPES
 3. THE PROPOSED DRIVEWAY STRIPES

LOCATION:
 GREENWOOD STORAGE, LLC
 1301 N. GREENWOOD AVENUE
 GREENWOOD, DE 19840

OWNER:
 GREENWOOD STORAGE, LLC
 1301 N. GREENWOOD AVENUE
 GREENWOOD, DE 19840

DESIGNED BY:
 DAVIS, FRIEDEL & ROWNEN, INC.
 1000 W. STATE STREET, SUITE 100
 GREENWOOD, DE 19840

DRAWN BY:
 [NAME]

CHECKED BY:
 [NAME]

APPROVED BY:
 [NAME]

DATE:
 APRIL 2022

SCALE:
 1" = 100'

PROJECT NO.:
 0124

PROPERTY IS LOCATED ON:
 SECTION 2, TOWNSHIP 3N, RANGE 1E, DE 19840

OFFICE: 1301 N. GREENWOOD AVENUE, GREENWOOD, DE 19840

PHONE: (302) 533-3333

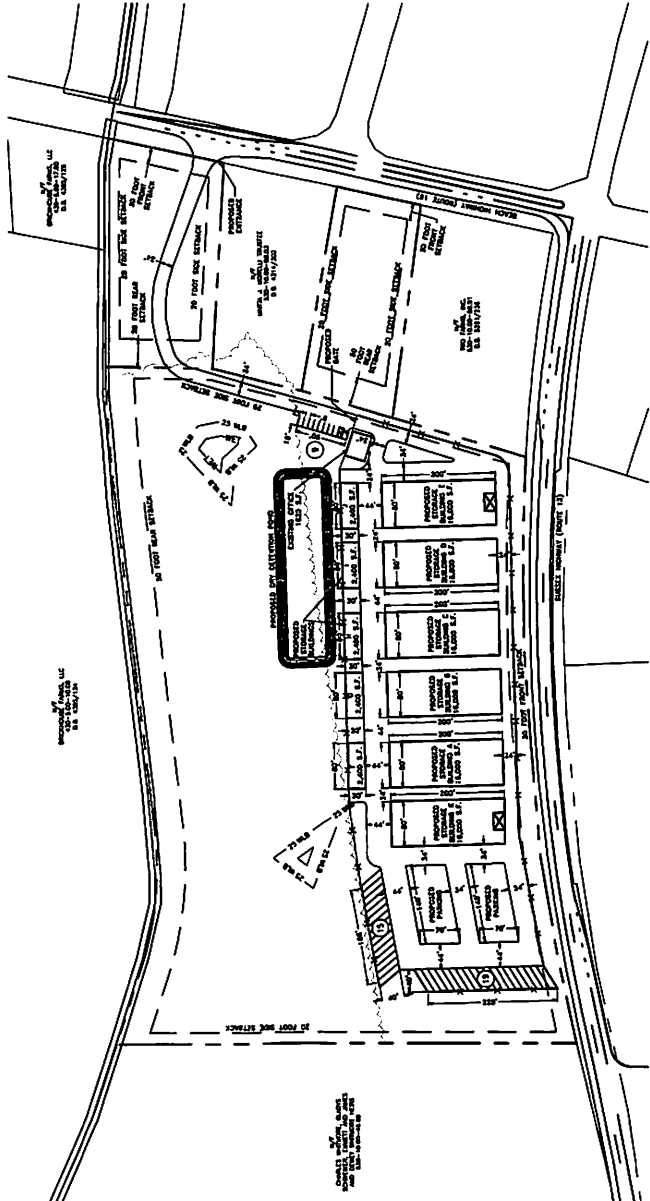
FAX: (302) 533-3334

WEBSITE: WWW.DFRINC.COM

FLOOD MAP:
 THE PROPERTY IS UNDESIGNED BY FEDERAL AGENCY.

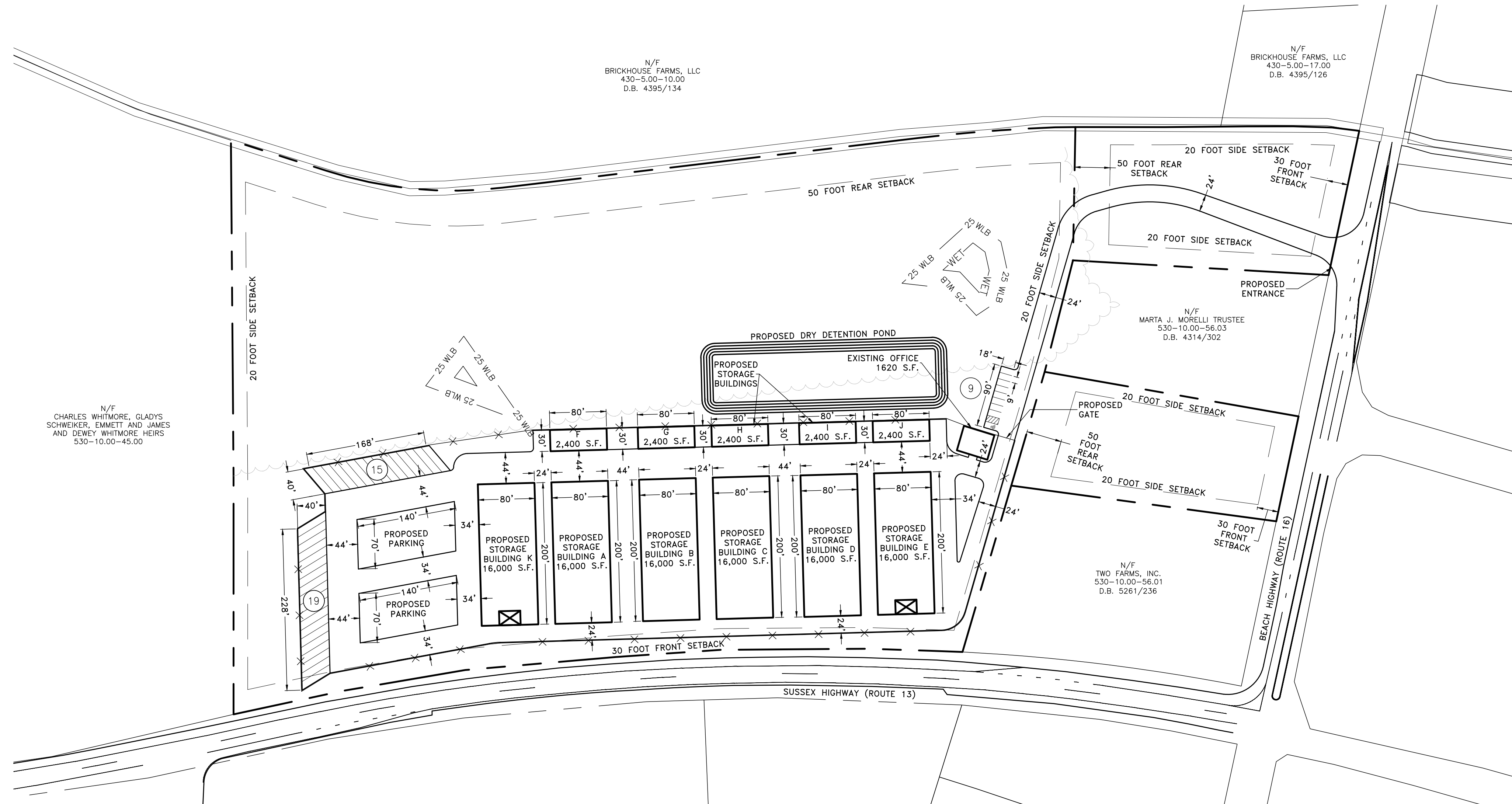
OWNER/OWNER'S ATTORNEY:
 GREENWOOD STORAGE, LLC
 1301 N. GREENWOOD AVENUE
 GREENWOOD, DE 19840

PREPARED BY:
 DAVIS, FRIEDEL & ROWNEN, INC.
 1000 W. STATE STREET, SUITE 100
 GREENWOOD, DE 19840
 (302) 533-3333



THIS PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS SHALL BE THE SOLE BASIS OF THE CONTRACTOR'S OBLIGATION TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREIN, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY AND THE EXISTING CONDITIONS ON THE SITE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN, SPECIFICATIONS, OR CONTRACT DOCUMENTS.





DATA COLUMN

TAX MAP NUMBERS:	530-10.00-55.00 530-10.00-56.00 530-10.00-56.02
LOCATION:	EAST OF ROUTE 13 AND NORTH OF BEACH HIGHWAY
EXISTING ZONING:	HC (HIGHWAY COMMERCIAL)
PROPOSED ZONING:	HC (HIGHWAY COMMERCIAL)
LOCAL LAND USE AGENCY:	TOWN OF GREENWOOD
EXISTING USES:	VACANT
PROPOSED USE:	STORAGE BUILDINGS
BUILDING DATA:	96,000± S.F.
PROPOSED STORAGE:	12,000± S.F.
EXISTING BUILDING:	1,620± S.F.
TOTAL:	109,620± S.F. (874 UNITS)
TOTAL SITE AREA:	20.168 AC.±
PROPOSED PARKING:	-0.867 AC.±
PROPOSED BUILDINGS:	-2.534 AC.±
EXISTING BUILDING:	-0.037 AC.±
PROPOSED ROAD:	-3.685 AC.±
WETLANDS:	-0.059 AC.±
NET DEVELOPABLE AREA:	12.986 AC.±
LOT COVERAGE (IMPERVIOUS)	
PROPOSED:	7.182 AC.± (36%)
SETBACKS	
YARD:	30 FEET
SIDE:	20 FEET WITH A 50 FOOT AGGREGATE
REAR:	50 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
PARKING:	OFFICE: 1 SPACE FOR EVERY 200 S.F. OF FLOOR AREAS USE 80% OF TOTAL S.F. FOR PARKING CALCULATIONS 1,620 x (0.8) = 1,296 S.F. REQUIRED PARKING: 1,296 / 200 = 7 PROVIDED: 8 SPOTS WITH 1 HANDICAP SPACE
WETLANDS:	THE PROPERTY IS IMPACTED BY STATE (TIDAL) OR "404" FEDERAL (NON-TIDAL) WETLANDS.
FLOOD MAP:	ACCORDING TO THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 1000500112K, EFFECTIVE DAY MARCH 16, 2015, THIS SITE FALLS WITHIN ZONE X UNSHADED, WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
OWNER/DEVELOPER:	DESTORAGE.COM GREENWOOD, LLC. 100 S. ROCKLAND HILLS ROAD ROCKLAND, DE 19732
PREPARED BY:	DAVIS, BOWEN, AND FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19971 302-424-1441

ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
 OFFICE: MILFORD, DELAWARE
 (302) 424-1441
 EASTON, MARYLAND
 (410) 770-4714

CONCEPT 5

**DESTORAGE GREENWOOD
 STORAGE BUILDINGS
 SUSSEX COUNTY, DELAWARE**

Revisions:	
Date:	JUNE 2022
Scale:	1"=100'
Dwn.By:	KTW
Proj.No.:	
Dwg.No.:	



05

Preliminary Land Use Service (PLUS)

2023-02-03 DEStorage Greenwood



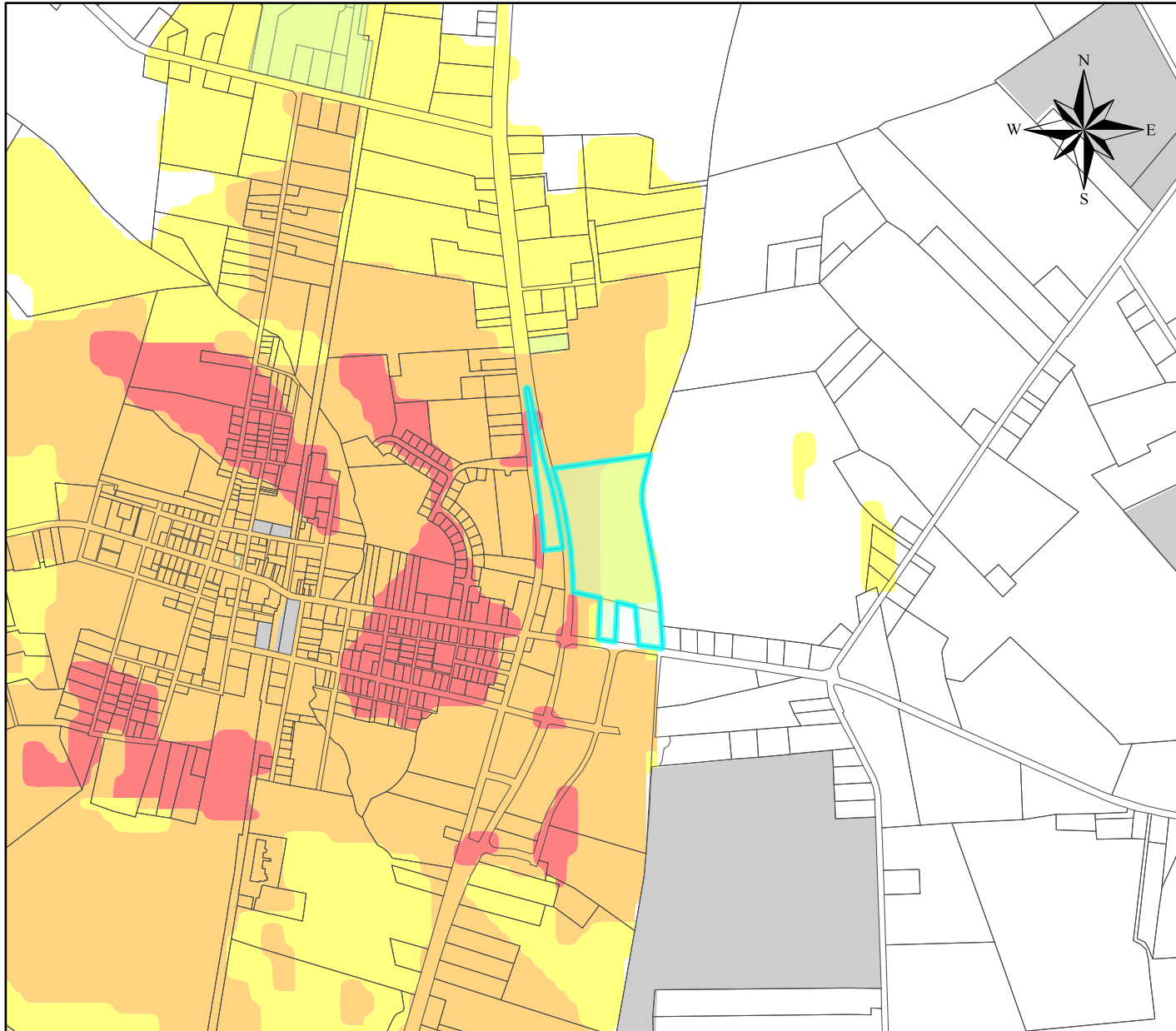
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2023-02-03 DEStorage Greenwood



Legend

 PLUS Project Areas

2020 State Strategies

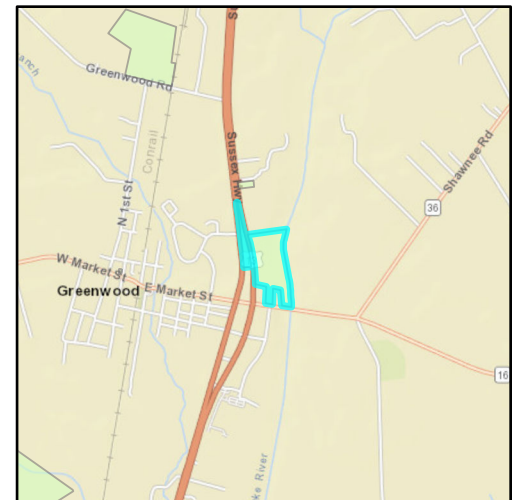
 1

 2

 3

4

 Out of Play



PUBLIC PRE CHECK Results for State Parcel(s): 530-10.00-55.00

Wetlands: Issue Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - New Castle County: No Issues Found

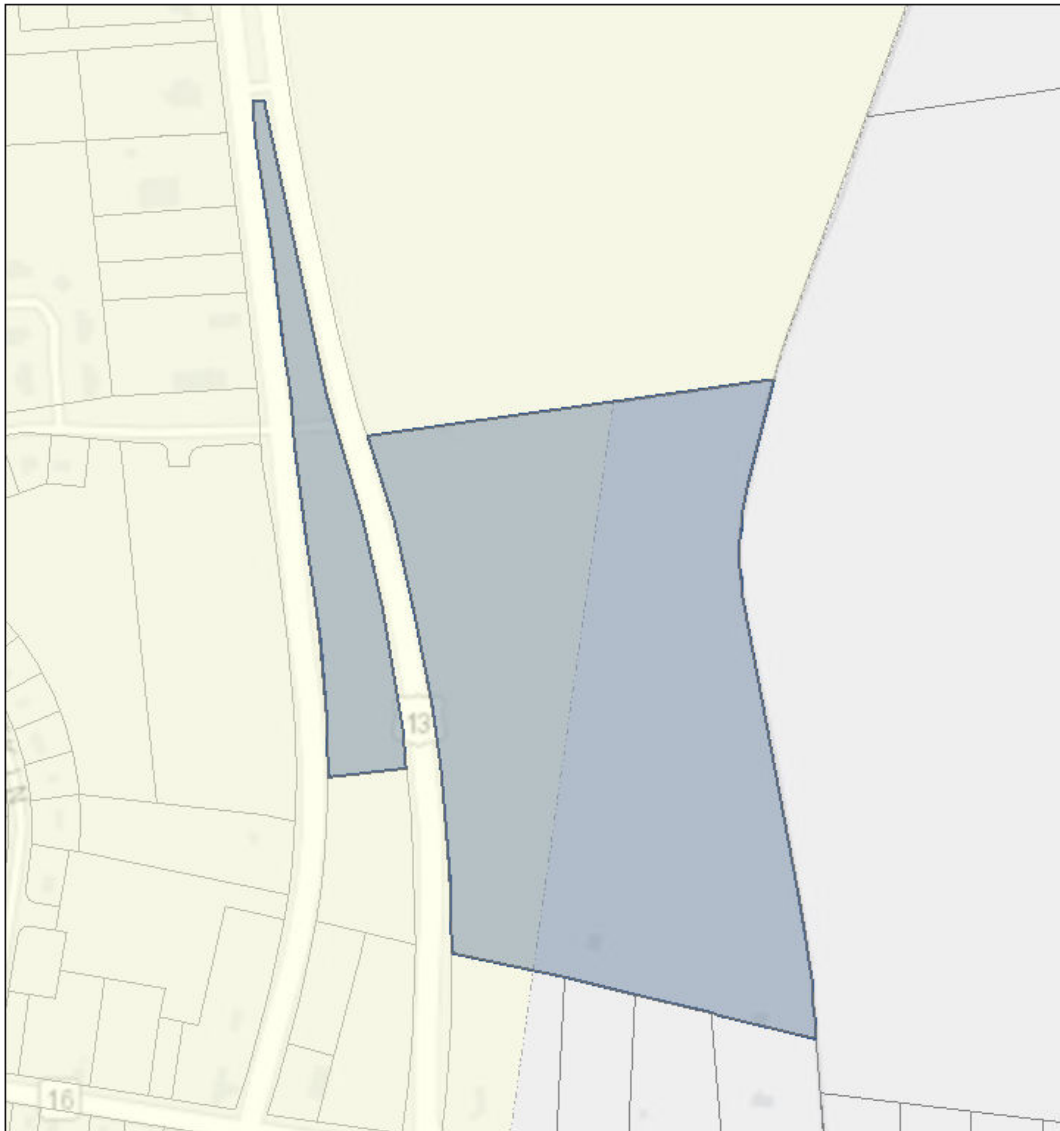


Screening Report

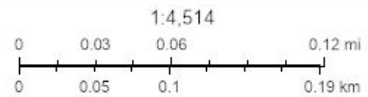
Area of Interest (AOI) Information

Area : 1,008,794.19 ft²

Jan 23 2023 13:42:12 Eastern Standard Time



-  DE_Boundaries - Municipalities
-  DE_Boundaries - State and County Boundaries
-  DE_StateParcels - State Parcels



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	1,008,794.19	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	1,008,794.21	N/A
Tax Ditch Maximum ROWs	2	120,785.90	N/A
Tax Ditch Segments	0	N/A	0
Well Head Protection Areas	0	0	N/A
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	2	404,826.95	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	1	N/A	107.30
Transect	0	N/A	0
Cross Sections	2	N/A	809.68
Stream Centerline Segments	1	N/A	4.42
FEMA Flood Maps	3	1,008,794.71	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	530-10.00-55.00	23.16	1,008,794.19

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Evesboro loamy sand, 0 to 5 percent slopes	545,734.76
2	Longmarsh and Indiantown soils, frequently flooded	293,892.07
3	Evesboro loamy sand, 5 to 15 percent slopes	169,167.38

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft ²)
1	NANTICOKE RIVER	Main	120,785.90

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	9.04	393,726.92
2	148.66	11,100.03

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10005C	107.30

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	809.68

Stream Centerline Segments

#	ID	Length(ft)
1	0	4.42

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	1,008,794.71