

SITE DATA

- OWNER OF RECORD: LIFEHOUSE CHURCH INC
856 GREEN GIANT ROAD
TOWNSEND, DELAWARE 19734
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DELAWARE 19904
302-734-7950
- PROPERTY LOCATION: 100 KARINS BOULEVARD, TOWNSEND, DELAWARE 19734
LATITUDE: N39° 24' 17.82" GR80 - NAD83 (2011)
LONGITUDE: W75° 41' 42.87" GR80 - NAD83 (2011)
- TAX PARCEL NUMBER: 25-008-00-002
- DEED REFERENCE: D.R. 20160330 0014590
- PLAT REFERENCE: 200910060064877
- SITE AREA SUMMARY: 11.6702 ACRES ±
- ZONING CLASSIFICATION: C - COMMERCIAL
- SETBACKS:
C - COMMERCIAL
FRONT YARD: 25 FT.
SIDE YARD: 10 FT.
REAR YARD: 10 FT.
- BULK REQUIREMENTS: C - COMMERCIAL
MINIMUM LOT AREA: 5000 S.F. (6,000 S.F. CORNER LOT)
MINIMUM LOT WIDTH: 50 FT.
BUILDING HEIGHT: 35 FT.
MAX LOT IMP COVERAGE: 75%
- PRESENT USE: VACANT
- LANDSCAPE REQUIREMENTS: 25' PLANTED LANDSCAPE BUFFER ALONG FRONT AND REAR
15' PLANTED LANDSCAPE BUFFER ALONG LEFT SIDE (STREET SHADE)
- ROAD CLASSIFICATION: SUMMIT BRIDGE ROAD - MINOR ARTERIAL (50 M.P.H.)
KARINS BOULEVARD - LOCAL ROAD (25 M.P.H.)
- SURVEY DATUM: NGS MONUMENTS
VERTICAL: NAVD 88 - X
HORIZONTAL: NAD 83 (2011) DSP - X
- MONUMENTATION: 9 FOUND / 0 SET
LINEAR: US SURVEY FOOT
ANGULAR: DEGREES MINUTES SECONDS (DMS)
COORDINATE: GROUND

BUILDING MIX SUMMARY

BUILDING	S.F.
BUILDING 1 INTERIOR FLOOR 1 CLIMATE CONTROLLED	± 52,375
BUILDING 1 EXTERIOR NON-CLIMATE CONTROLLED	± 16,340
BUILDING 2 INTERIOR FLOOR 1	± 51,315
BUILDING 2 EXTERIOR	± 11,650
BUILDING 3	± 3,055
BUILDING 4	± 3,535
BUILDING 5	± 2,575
BUILDING 6	± 2,735
BUILDING 7	± 1,000
BUILDING 8	± 1,000
TOTAL	± 145,580

OPEN PARKING SUMMARY

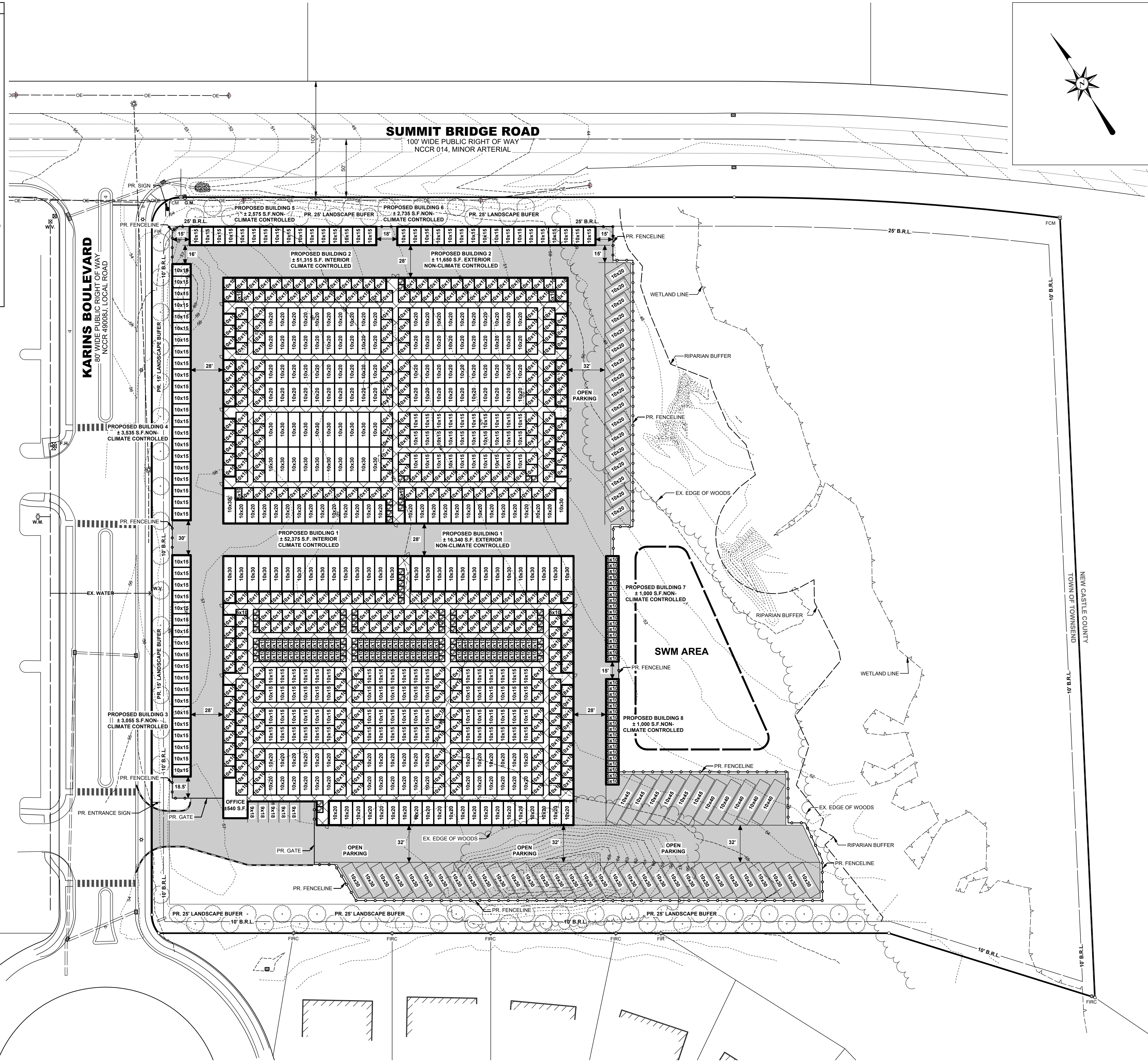
UNCOVERED SPOTS	S.F.	AMOUNT	TOTAL S.F.
10 X 20	200	17	3,400
10 X 30	300	32	9,600
10 X 40	400	5	2,000
10 X 45	450	6	2,700
TOTAL			17,700

TOTAL SUMMARY

BUILDING S.F.	± 145,580
PARKING S.F.	17,700
UNIT MIX S.F.	120,925
NET RENTABLE S.F.	138,625

UNIT MIX SUMMARY

UNIT TYPES	UNITS	S.F.	AMOUNT	TOTAL S.F.
CLIMATE CONTROLLED INTERIOR FLOOR 1	5 X 5	25	69	1,725
	5 X 10	50	90	4,550
	10 X 10	100	303	30,200
	10 X 15	150	102	15,300
	10 X 20	200	116	23,200
10 X 30	300	20	6,000	
NON-CLIMATE CONTROLLED DRIVE UP	5 X 10	50	36	1,800
	10 X 10	100	83	8,300
	10 X 15	150	74	11,100
	10 X 20	200	47	9,400
	10 X 30	300	31	9,300
TOTAL			120,925	



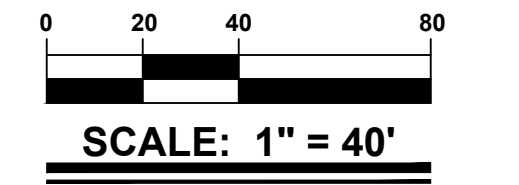
BECKER MORGAN GROUP

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PROJECT TITLE
TOWNSEND SELF STORAGE

100 KARINS BOULEVARD
TOWN OF TOWNSEND
NEW CASTLE COUNTY, DE 19734

SHEET TITLE
CONCEPT PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER:STATE	CONCEPT	
PROJECT NO.:	2023136.00	
DATE:	06/26/23	
SCALE:	1" = 40"	
DRAWN BY:	C.T.R.	PROJ. MGR.: C.D.D.
SHEET		
1 OF 1		
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