

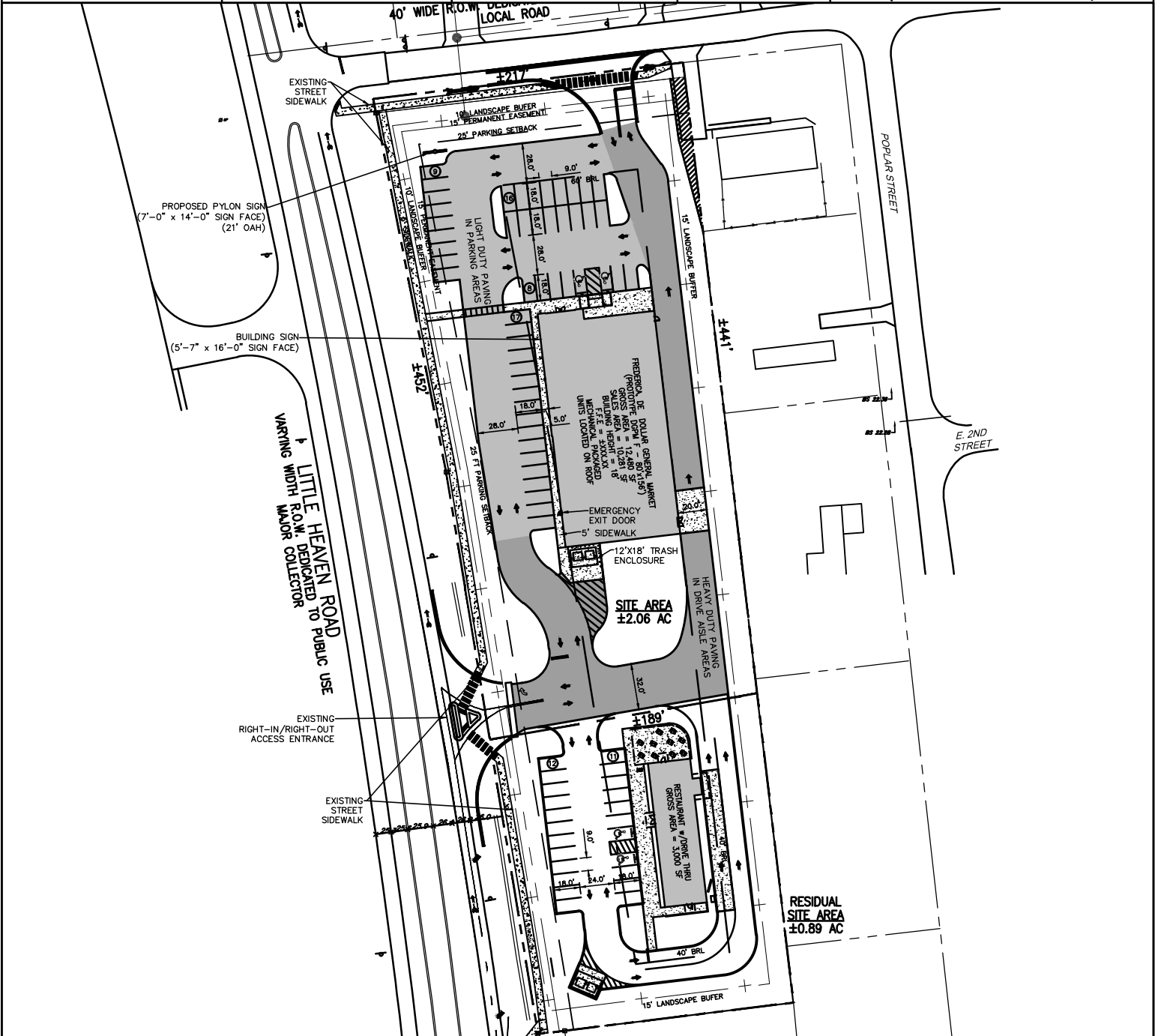
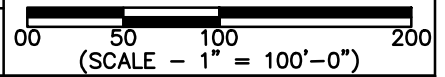
PRELIMINARY SITE PLAN

(SHEET 1 OF 3)

LITTLE HEAVEN ROAD FREDERICA, DELAWARE

(NOT FOR CONSTRUCTION)
ALL INFORMATION SHOWN IS CONCEPTUAL, NO FIELD
SURVEY/MEASUREMENTS TAKEN TO PREPARE THIS PRELIM.
PLAN.

PROTOTYPE: 'DGPM F'	DEVELOPER:	DESIGNER:	DATE: 7/27/22
BLDG./SALES SF: 12,480 SF/10,281 SF	COMPANY: PENNTX VENTURES, LLC	COMPANY: PENNTX VENTURES, LLC	REV. 1: 8/10/22
ACREAGE: 1.62 AC.	NAME: AUSTIN WEINMAN	NAME: ROBERT MCCOLLIM	REV. 2: 8/24/22
PARKING SPACES: 50	PHONE: 724-420-5367	PHONE: 724-420-5367	REV. 4: 9/7/22



SITE SUMMARY:

Site Area: 89,735 s.f. (2.06 acres)

Site Dimensions: 189' x 452' x 217' x 441' (Irregular Shape)

Zoning: BG - General Business District

Building Setbacks: Front: 60' (75' FROM DELDOT ROAD)(VAR. REQ) / Side: 20' / Rear: 40'

Building Area: 12,480 s.f.

Parking Requirements: 78 spaces (Variance Req)

Landscaping: As noted on dwgs

PENNTX VENTURES, LLC