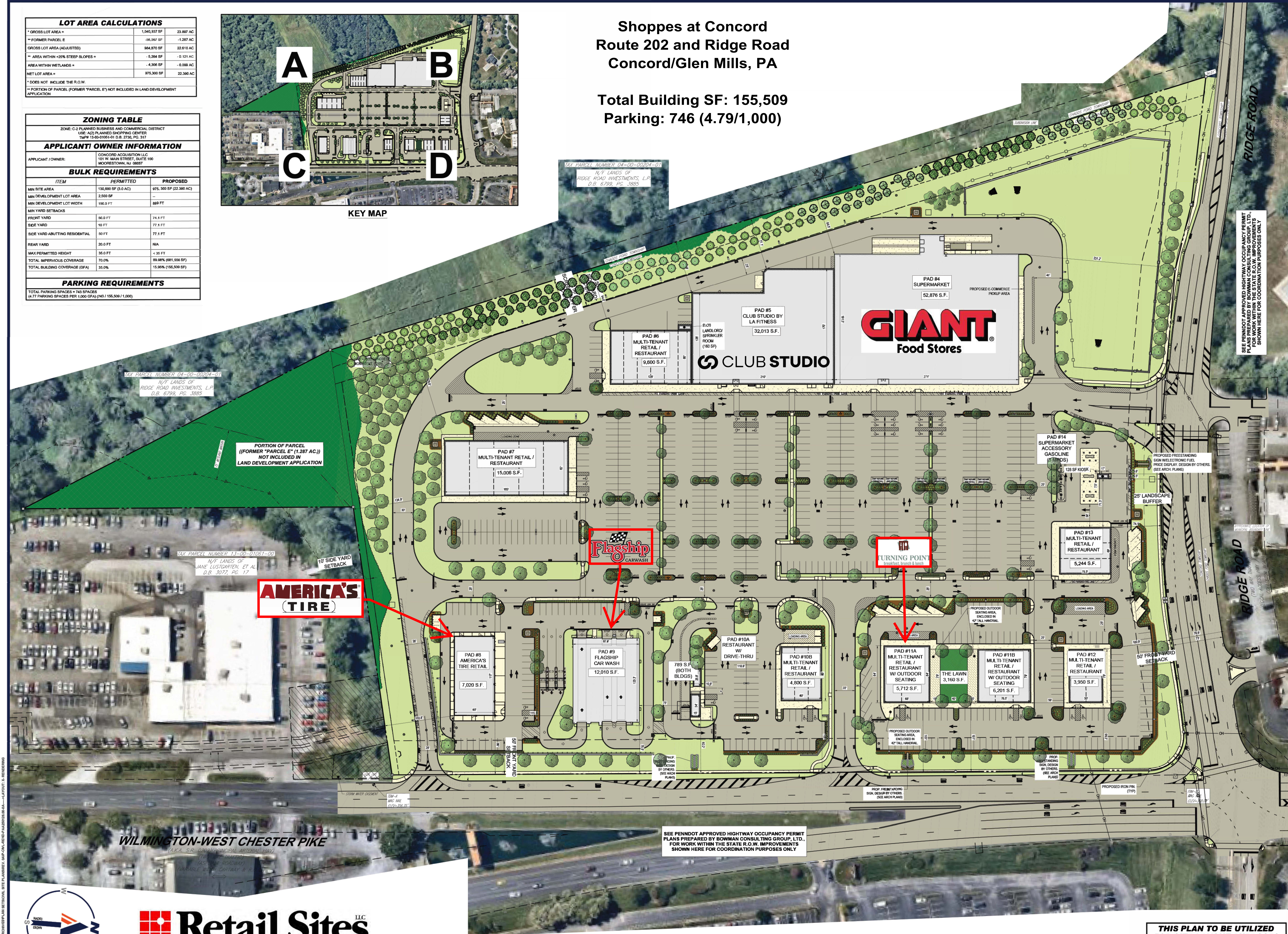
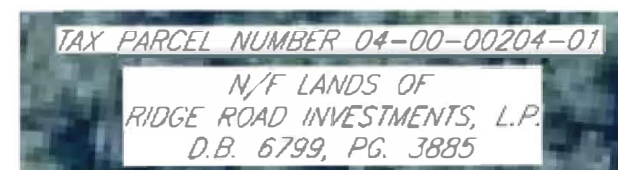


ZONING TABLE			
ZONE: C-2 (COMMERCIAL BUSINESS) USE: NOT PLANNED SHOPPING CENTER TPMP 13-00-01051-01 D.B. 2730, PG. 317			
APPLICANT/ OWNER INFORMATION			
APPLICANT/ OWNER: CONCORD ACQUISITION LLC 101 MAIN STREET, SUITE 100 MOORESTOWN, NJ 08657			
BULK REQUIREMENTS			
ITEM	PERMITTED	PROPOSED	
MIN SITE AREA	130,800 SF (0.3 A.C.)	975, 300 SF	(22.30 AC)
MIN DEVELOPMENT LOT AREA	2,500 SF	—	
MIN DEVELOPMENT LOT WIDTH	100.0 FT	100 FT	888 FT
MIN YARD SETBACKS			
FRONT YARD	50.0 FT	74.1 FT	
SIDE YARD	10 FT	77.1 FT	
SIDE YARD ABUTTING RESIDENTIAL	50 FT	77.1 FT	
REAR YARD	20.0 FT	N/A	
MAX PERMITTED HEIGHT	35.0 FT	< 30 FT	
TOTAL IMPERVIOUS COVERAGE	70.0%	90.86% (881,568 SF)	
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.56% (156,500 SF)	
PARKING REQUIREMENTS			
TOTAL PARKING SPACES = 163 SPACES 16.77 PARKING SPACES PER 1,000 GFA (163 / 9,750 = 155,509 / 1,000)			



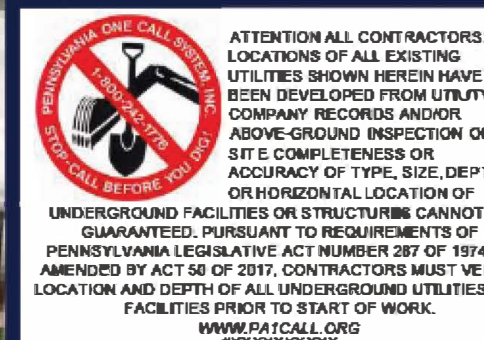
Total Building SF: 155,509
Parking: 746 (4.79/1,000)



SEE PENNDOT APPROVED HIGHTWAY OCCUPANCY PERMIT
PLANS PREPARED BY BOWMAN CONSULTING GROUP, LTD.,
FOR WORK WITHIN THE STATE R.O.W. IMPROVEMENTS
SHOWN HERE FOR COORDINATION PURPOSES ONLY

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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**NOT APPROVED FOR
CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA250126.0
DRAWN BY: I
CHECKED BY:
DATE: 08/22/08
CAD LD.: P-CIVL-R

PROJECT **PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

**CONCORD
ACQUISITION
LLC**

PROPOSED DEVELOPMENT

"THE SHOPPES AT CONCORD"
**WILMINGTON-WEST CHESTER PIKE
& RIDGE ROAD**
GLEN MILLS, PA 19342
CONCORD TOWNSHIP
DELAWARE COUNTY

BOHLER //

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E.A. BRITZ
PROFESSIONAL ENGINEER

SHEET TITLE:

**OVERALL
SITE
PLAN**

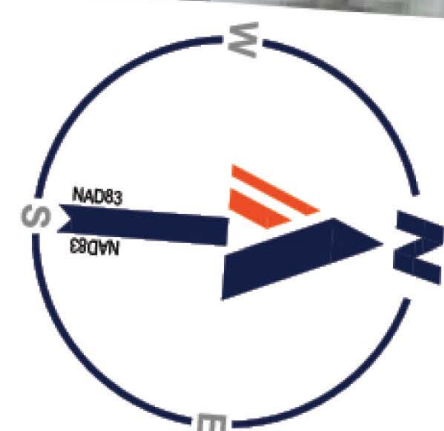
RECORD PLAN SHEET 3 OF 21

SHEET NUMBER:

C-301

OF 69

ORG. DATE - 08/22/2025



Retail Sites LLC

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**

