

LOT AREA CALCULATIONS		
* GROSS LOT AREA =	1,040,937 SF	23.897 AC
** AREA WITHIN +25% STEEP SLOPES =	-31,796 SF	-0.730 AC
*** AREA WITHIN WETLANDS =	-15,120 SF	-0.439 AC
NET LOT AREA =	990,021 SF	22.728 AC
* DOES NOT INCLUDE THE R.O.W.		
** STEEP SLOPES EXCLUSIVE OF WETLANDS		

ZONING TABLE		
ZONE: C-2 PLANNED BUSINESS AND COMMERCIAL DISTRICT		
USE: A(2) PLANNED SHOPPING CENTER		
TMP# 13-00-0101-01 D.B. 2730, PG. 317		

### APPLICANT OWNER INFORMATION

APPLICANT / OWNER: CONCORD ACQUISITION LLC  
101 W. MAIN STREET, SUITE 100  
MOORESTOWN, NJ 08057

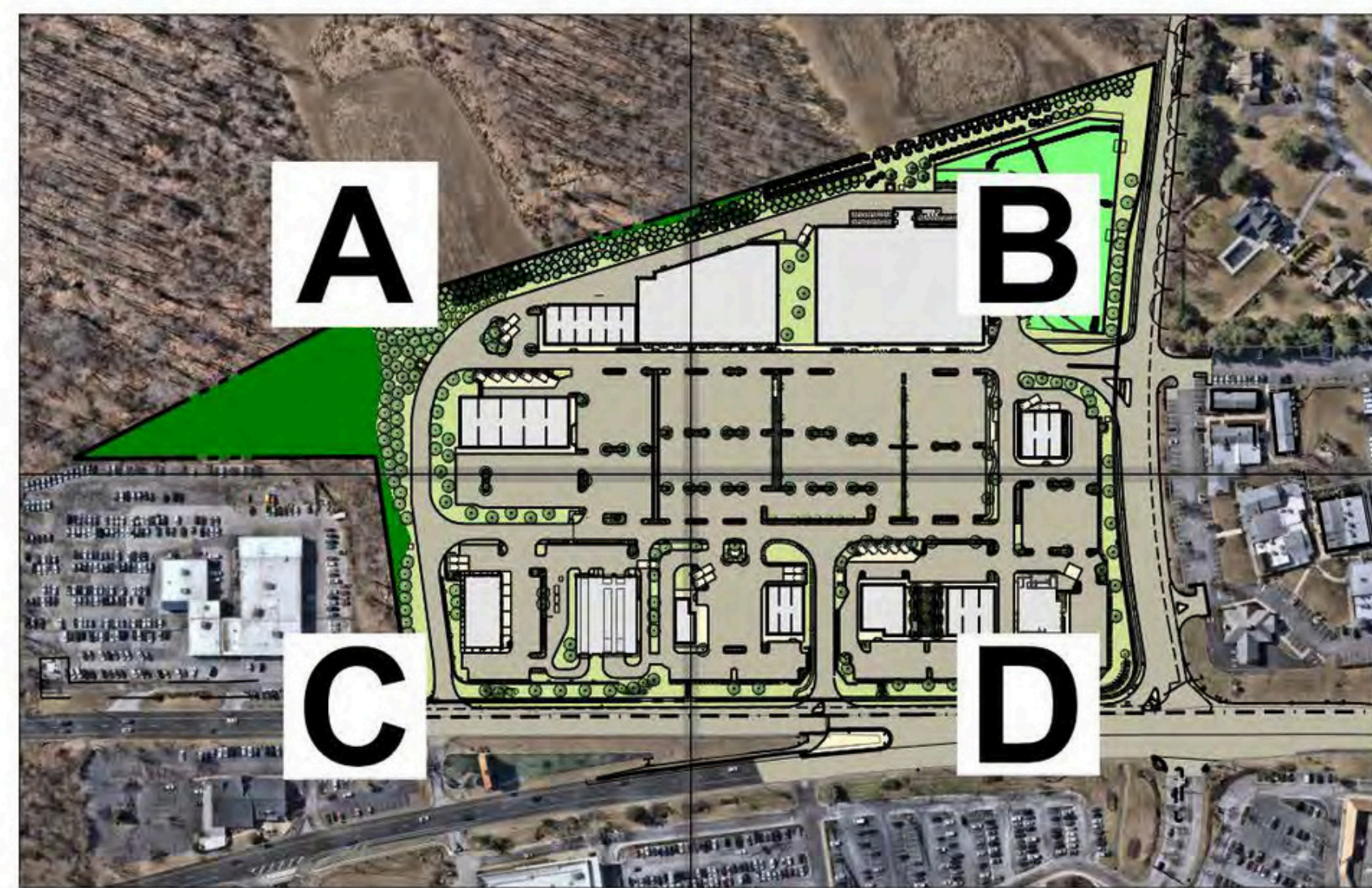
### BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MIN SITE AREA	130,660 SF (3.0 AC)	990,021 SF (22.728 AC)
MIN DEVELOPMENT LOT AREA	2,500 SF	---
MIN DEVELOPMENT LOT WIDTH	150.0 FT	899 FT
MIN YARD SETBACKS		
FRONT YARD	50.0 FT	71 FT
SIDE YARD	10 FT	97.9 FT
SIDE YARD ABUTTING RESIDENTIAL	50 FT	80.4 FT
REAR YARD	20.0 FT	NA
MAX PERMITTED HEIGHT	35.0 FT	< 35 FT
TOTAL IMPERVIOUS COVERAGE	70.0%	* 69.47% (897,129 SF)
TOTAL BUILDING COVERAGE (GFA)	35.0%	15.97% (168,132 SF)
RECREATIONAL OPEN SPACE	5.0% (1.12 AC)	7.64% (11.74 AC)

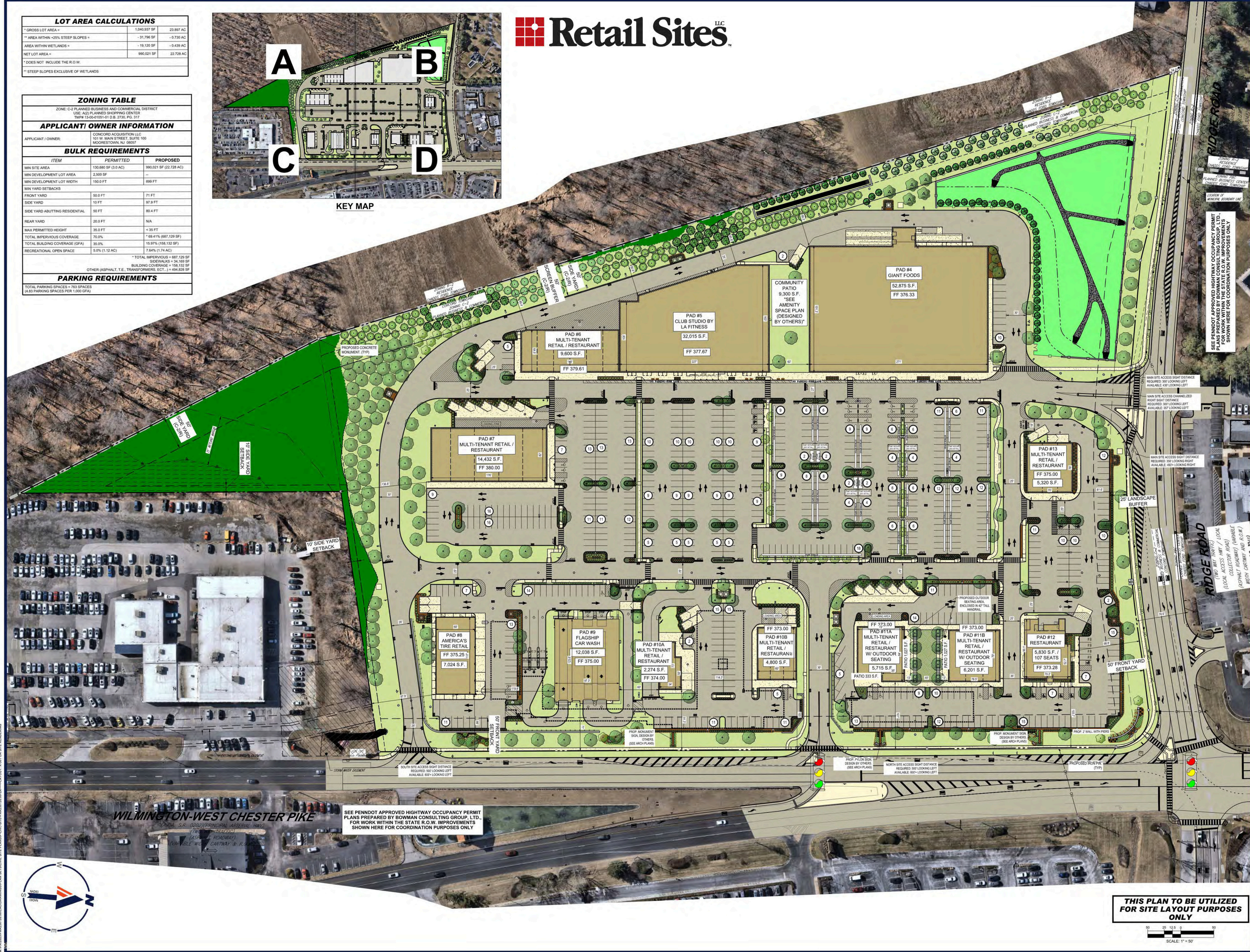
\* TOTAL IMPERVIOUS = 887,129 SF  
SIDEWALKS = 14,189 SF  
BUILDING COVERAGE = 168,132 SF  
OTHER (ASPHALT, T.E., TRANSFORMERS, ECT. ) = 494,828 SF

### PARKING REQUIREMENTS

TOTAL PARKING SPACES = 763 SPACES  
(4.83 PARKING SPACES PER 1,000 GFA)



KEY MAP



### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/08/2025	GENERAL REVISIONS	JED
2	05/08/2026	GENERAL REVISIONS	LAB

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ATTENTION ALL CONTRACTORS: LOCATION OF ALL EXISTING UTILITIES SHOWN HEREIN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR PRELIMINARY REVIEW AND APPROVAL ONLY. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: PAA250126-00-2A  
DRAWN BY: MCA  
CHECKED BY: EAB  
DATE: 08/22/2025  
CAD I.D.: P-CIVIL-SITE

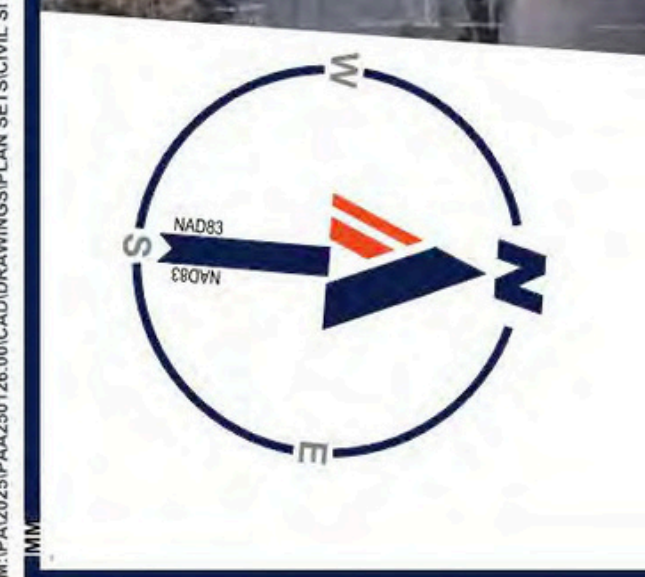
### PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR  
**CONCORD ACQUISITION LLC**  
PROPOSED DEVELOPMENT  
"THE SHOPS AT CONCORD"  
WILMINGTON-WEST CHESTER PIKE & RIDGE ROAD  
GLEN MILLS, PA 19342  
CONCORD TOWNSHIP  
DELAWARE COUNTY

**BOHLER**  
1600 MANOR DRIVE, SUITE 200  
CHALFONT, PA 18914  
Phone: (215) 996-9100  
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**E.A. BRITZ**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE074943

SHEET TITLE:  
**OVERALL SITE PLAN**  
SHEET NUMBER:  
**X-301**  
OF 73  
REVISION 2 - 05/08/2026



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 50'