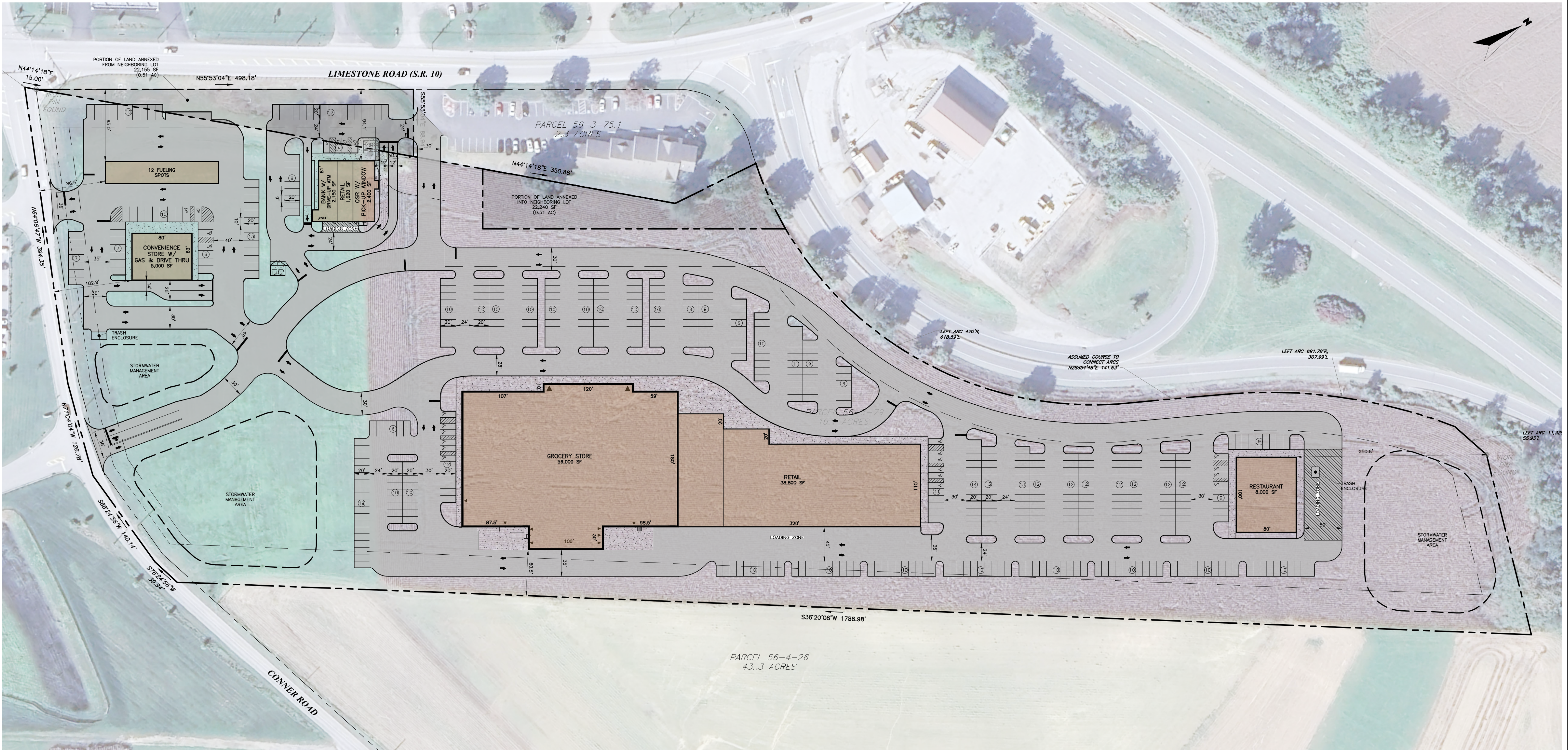




SITE DATA

|                                                                                             |          |          |          |
|---------------------------------------------------------------------------------------------|----------|----------|----------|
| LIMESTONE ROAD & CONNER ROAD<br>LOWER OXFORD TOWNSHIP, PA<br>PARCEL 56-3-79 (7.3 AC. GROSS) |          |          |          |
| ZONE C-2 SPECIAL LIMITED BUSINESS                                                           |          |          |          |
| AREA AND BULK REQUIREMENTS                                                                  | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA                                                                               | 2 AC     | 19.1 AC  | 19.1 AC  |
| MIN. LOT WIDTH (AT BUILDING LINE)                                                           | 200'     | 490'     | 490'     |
| MIN. LOT WIDTH (AT STREET LINE)                                                             | 100'     | 498'     | 498'     |
| MIN. FRONT YARD (BUILDING)                                                                  | 50'      | N/A      | 94.1'    |
| MIN. FRONT YARD (GASOLINE PUMP)                                                             | 30'      | N/A      | 86.5'    |
| MIN. SIDE YARD                                                                              | 50'      | N/A      | 50.9'    |
| MIN. REAR YARD                                                                              | 50'      | N/A      | 250.8'   |
| MAX. BUILDING HEIGHT                                                                        | 75'      | N/A      | <35'     |
| MAX. LOT COVERAGE                                                                           | 80%      | 0%       | <65%     |
| PARKING REQUIREMENTS                                                                        |          |          |          |
| CONVENIENCE STORES<br>(1 SPACE/200 SF GROSS FLOOR AREA)                                     | 25       | N/A      | 53       |
| EATING AND DRINKING ESTABLISHMENTS<br>(1 SPACE/4 SEATS)                                     | 75       | N/A      | 106      |
| SHOPPING CENTER<br>(1 SPACE/300 SF GROSS LEASABLE FLOOR AREA)                               | 337      | N/A      | 343      |
| TOTAL                                                                                       | 439      | N/A      | 502      |

\*FOR EVERY ONE FOOT OF HEIGHT IN EXCESS OF 35 FEET THERE SHALL BE TWO FEET  
ADDED TO EACH YARD AND SETBACK REQUIREMENT TO THE MAXIMUM OF 75 FEET

- NOTE:
- LOT LINES OBTAINED FROM A DEED, DATED DECEMBER 2, 2015. AERIAL FEATURES OBTAINED FROM A GOOGLE EARTH IMAGE.
  - THIS PLAN IS CONCEPTUAL AND IS NOT INTENDED FOR ZONING OR CONSTRUCTION. THE ACCURACY OF THE PLAN IS DEPENDANT UPON THE SOURCE DATA FOR EXISTING FEATURES AND PROPERTY BOUNDARY. IN ADDITION, THE FEASIBILITY OF THE CONCEPT PLAN AND PROJECT YIELD IS SUBJECT TO A MORE DETAILED REVIEW.



|                                                                                                                                                                                                                                                           |             |                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------|
|                                                                                                                                                                                                                                                           |             | Seal:                                                                |
|                                                                                                                                                                                                                                                           |             |                                                                      |
|                                                                                                                                                                                                                                                           |             |                                                                      |
|                                                                                                                                                                                                                                                           |             |                                                                      |
|                                                                                                                                                                                                                                                           |             |                                                                      |
|                                                                                                                                                                                                                                                           |             | SAMUEL RENAURO III<br>PENNSYLVANIA<br>PROFESSIONAL ENGINEER # 060617 |
| REVISIONS                                                                                                                                                                                                                                                 | DESCRIPTION |                                                                      |
| <div><div><b>SR3ENGINEERS</b><br/>100 ESSEX AVENUE, SUITE 201<br/>BELLMAWR NJ, 08031<br/>PH: (856) 933-3323<br/>N.J. CERT. OF AUTHORIZATION 24GA28373000</div></div> |             | Project No:<br><b>025-001</b>                                        |
| Project / Location:<br><br><b>CONNER RD. &amp; LIMESTONE RD.</b><br><b>PARCEL 56-3-79</b><br><br>LOWER OXFORD TWP.      CHESTER COUNTY      PENNSYLVANIA<br><br>Drawing Name:<br><br><b>CONCEPT PLAN</b>                                                  |             | Date:<br><b>OCTOBER 2, 2025</b>                                      |
|                                                                                                                                                                                                                                                           |             | Designed By:<br><b>BJA</b>                                           |
|                                                                                                                                                                                                                                                           |             | Reviewed By:<br><b>SR</b>                                            |
|                                                                                                                                                                                                                                                           |             | Scale:<br><b>1" = 60'</b>                                            |
|                                                                                                                                                                                                                                                           |             | Sheet Number:<br><b>1 of 1</b>                                       |