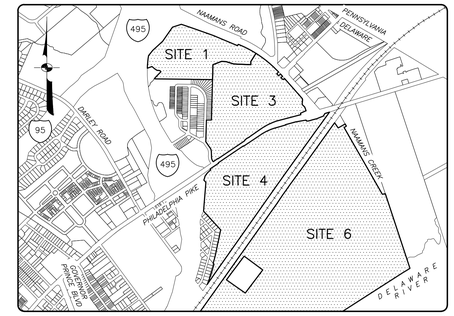
SITE 1		
PARCEL 1A	13.1 -	ACS
PARCEL 1B	6.6 -	ACS
TOTAL	**19.7 -**	**ACS**
OFFICE	432,000 -	SF
COMMERCIAL	42,000 -	SF
INDUSTRIAL	0 -	SF
RESIDENTIAL	0 -	UNITS
TOTAL	**474,000 -**	**SF**

SITE 3		
PARCEL 3A	3.7 -	ACS
PARCEL 3B	1.2 -	ACS
PARCEL 3C	1.0 -	ACS
PARCEL 3D	5.1 -	ACS
PARCEL 3E	5.8 -	ACS
PARCEL 3F	15.1 -	ACS
PARCEL 3G	5.1 -	ACS
TOTAL	**37.0 -**	**ACS**
OFFICE	100,000 -	SF
COMMERCIAL	5,000 -	SF
INDUSTRIAL	370,000 -	SF
RESIDENTIAL	10 -	UNITS
TOTAL	**475,000 -**	**SF**

SITE 4		
PARCEL 4NA	9.3 -	ACS
PARCEL 4NB	11.2 -	ACS
PARCEL 4NC	13.0 -	ACS
PARCEL 4S	17.6 -	ACS
TOTAL	**51.1 -**	**ACS**
OFFICE	600,000 -	SF
COMMERCIAL	125,000 -	SF
INDUSTRIAL	0 -	SF
RESIDENTIAL	300 -	UNITS
TOTAL	**725,000 -**	**SF**
	300 -	**UNITS**

SITE 6		
TOTAL	**125.0 -**	**ACS**
OFFICE	0 -	SF
COMMERCIAL	0 -	SF
INDUSTRIAL	0 -	SF
RESIDENTIAL	890 -	UNITS
TOTAL	**890 -**	**UNITS**



NCC TAX MAP

LOCATION PLAN

SCALE: 1" = 1,200'

TRI-STATE MALL
NAAMANS ROAD (ROUTE 92)
HICKMAN ROAD
W RIDGE ROAD
OPEN SPACE PARCEL (24.8 - ACRES)
1A
9 STY 432,000 SF
PARKING DECK
1B
6,000 SF
30,000 SF
6,000 SF
3E
70,000 SF
NAAMANS CREEK
3F
75,000 SF
45,000 SF
3G
50,000 SF
3D
6 STY 60,000 SF
SPINE RD
KNOLLWOOD
3C
18,000 SF
ACCOTINK
3B
3A
PARKING DECK
3 STY 50,000 SF
GAUDENZIA
130,000 SF
UTILITY ACCESS
LINDE
4NA
PUMP STATION
6 STY - 120,000 SF
5,000 SF
4NB
3 STY 100,000 SF
COMMON AREA
NAAMANS CREEK
5 STY 230,000 SF
TRANSIT CENTER DR
3 STY 75,000 SF
4NC
PHILADELPHIA PIKE (ROUTE 13)
DARLEY ROAD
4S
PARKING GARAGE 835 SPACES
3 STY 82,000 SF
3 STY 100,000 SF
PARKING GARAGE 700 SPACES
TRAIN STATION
PARKING DECK
COMMON AREA
SITE 6
PARKING
MYRTLE AVENUE
ARCHMERE
SUBSTATION
DELAWARE RIVER

LEGEND

- OFFICE
- RETAIL
- INDUSTRIAL
- RESIDENTIAL
- OPEN SPACE
- BUILDINGS
- GREENWAY

CONCEPT PLAN

FIRST STATE CROSSING

INTERSTATE 495 & PHILADELPHIA PIKE

SCALE: 1" = 200' FEBRUARY 15, 2018

200 0 100 200 400 800

GRAPHIC SCALE (FEET)

VANDEMARK & LYNCH, INC.
ENGINEERS – PLANNERS – SURVEYORS
4305 MILLER ROAD
WILMINGTON, DE 19802/(302) 764-7635
WWW.VANDEMARKLYNCH.COM

OPTION - A REV 03 08/21/2018

P:\Land Projects\34545 First State Crossing\Plan Prod\Concept Plan\34545-00 BENDER-SK.dwg, 10/4/2018 3:07:54 PM, V, DWG To PDF.pc3