

| REDEVELOPMENT AREA BULK STANDARDS |           |  |
|-----------------------------------|-----------|--|
| ITEM                              | REQUIRED  | PROPOSED   |
| <b>SITE</b>                       |           |  |
| MINIMUM LOT AREA                  | 5 AC      | 74.35 AC (TO EXIST. R.O.W.)<br>72.44 AC (TO PROP. R.O.W.)                  |
| MINIMUM WIDTH                     | 200 FT    | 4,471 FT (COURSES LANDING ROAD FRONTAGE TO HARDING HIGHWAY FRONTAGE)       |
| MINIMUM DEPTH                     | 200 FT    | 858 FT (SIDE YARD TO POINTERS-AUBURN ROAD FRONTAGE)                        |
| MINIMUM OPEN SPACE                | 20%       | 34.8%  |
| <b>YARD AND BULK REQUIREMENTS</b> |           |  |
| MINIMUM FRONT YARD DEPTH          | 50 FT     | 50.0 FT (BUILDING A, B, AND C TO PROP. R.O.W. AT POINTERS-AUBURN ROAD)     |
| MINIMUM SIDE YARD WIDTH           | 20 FT     | N/A  |
| MINIMUM REAR YARD DEPTH           | 35 FT     | 326.53 FT (BUILDING A)<br>327.82 FT (BUILDING B)<br>193.63 FT (BUILDING C) |
| MAXIMUM BUILDING COVERAGE         | 40%       | 23.8%  |
| MAXIMUM BUILDING HEIGHT           | 60/90 FT* | 51.5 FT  |
| <b>ACCESSORY STRUCTURE</b>        |           |  |
| MINIMUM SETBACK                   | 50 FT     | 54.75 FT (STORAGE TANK AND PUMP HOUSE TO PROP. POINTERS-AUBURN ROAD)       |
| MAXIMUM HEIGHT                    | 35 FT     | 24 FT  |

\*A MAXIMUM OF 25% OF THE PRINCIPAL STRUCTURE MAY BE 90 FEET IN HEIGHT. THE REMAINING 75% SHALL BE A MAXIMUM OF 60 FEET.

| SIGNAGE COMPLIANCE PER REDEVELOPMENT PLAN                  |                                     |                     |
|--|-------------------------------------|---------------------|
| ITEM   | REQUIRED                            | PROPOSED            |
| <b>BUILDING MOUNTED SIGNAGE</b>                            |                                     |                     |
| MAXIMUM NUMBER OF SIGNS PERMITTED                          | 4 PER BUILDING                      | 12 (4 PER BUILDING) |
| MAXIMUM TOTAL SIGN AREA                                    | 200 SF                              | 200 SF EACH         |
| <b>FREESTANDING SITE IDENTIFICATION SIGNAGE</b>            |                                     |                     |
| MAXIMUM NUMBER OF SIGNS PERMITTED                          | 1                                   | 1                   |
| MAXIMUM SIGN AREA  | 100 SF                              | 100 SF              |
| <b>FREESTANDING BUILDING/TENANT IDENTIFICATION SIGNAGE</b> |                                     |                     |
| MAXIMUM NUMBER OF SIGNS PERMITTED                          | 1 PER BUILDING                      | 3 (1 PER BUILDING)  |
| MAXIMUM SIGN AREA  | 40 SF                               | 40 SF               |
| <b>FREESTANDING SIGNAGE FOR OFFICE ENTRANCE</b>            |                                     |                     |
| MAXIMUM NUMBER OF SIGNS PERMITTED                          | 1 PER BUILDING OFFICE ENTRANCE AREA | 2 PER BUILDING      |
| MAXIMUM SIGN AREA  | 20 SF                               | 20 SF               |
| <b>WAYFINDING SIGNAGE</b>                                  |                                     |                     |
| MAXIMUM NUMBER OF SIGNS PERMITTED                          | UNLIMITED                           | 2                   |

| PARKING ANALYSIS   |                   |                   |                   |  |
|--|-------------------|-------------------|-------------------|--|
| MINIMUM PARKING REQUIRED (STORAGE WAREHOUSE USE) PER SECTION 212-50(B) |                   |                   |                   |  |
| <b>PARKING REQUIREMENT:</b>  |                   |                   |                   |  |
| <b>WAREHOUSE COMPONENT</b>   |                   |                   |                   |  |
|  | <b>BUILDING A</b> | <b>BUILDING B</b> | <b>BUILDING C</b> |  |
| EMPLOYEES**  | 342,867           | 240,310           | 142,081           |  |
| SPACES FOR WAREHOUSE COMPONENT   | 100               | 70                | 40                |  |
| CRITERIA A   | 110               | 77                | 44                |  |
| CRITERIA B   | 115               | 81                | 48                |  |
| OFFICE GSF   | 9,600             | 9,200             | 8,000             |  |
| SPACES FOR OFFICE COMPONENT  | 39                | 37                | 32                |  |
| <b>TOTAL PARKING REQUIRED</b>  | <b>154</b>        | <b>118</b>        | <b>80</b>         |  |
| <b>TOTAL PARKING PROPOSED</b>  | <b>188</b>        | <b>133</b>        | <b>80</b>         |  |

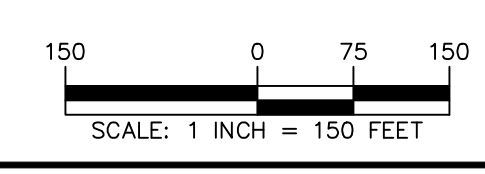
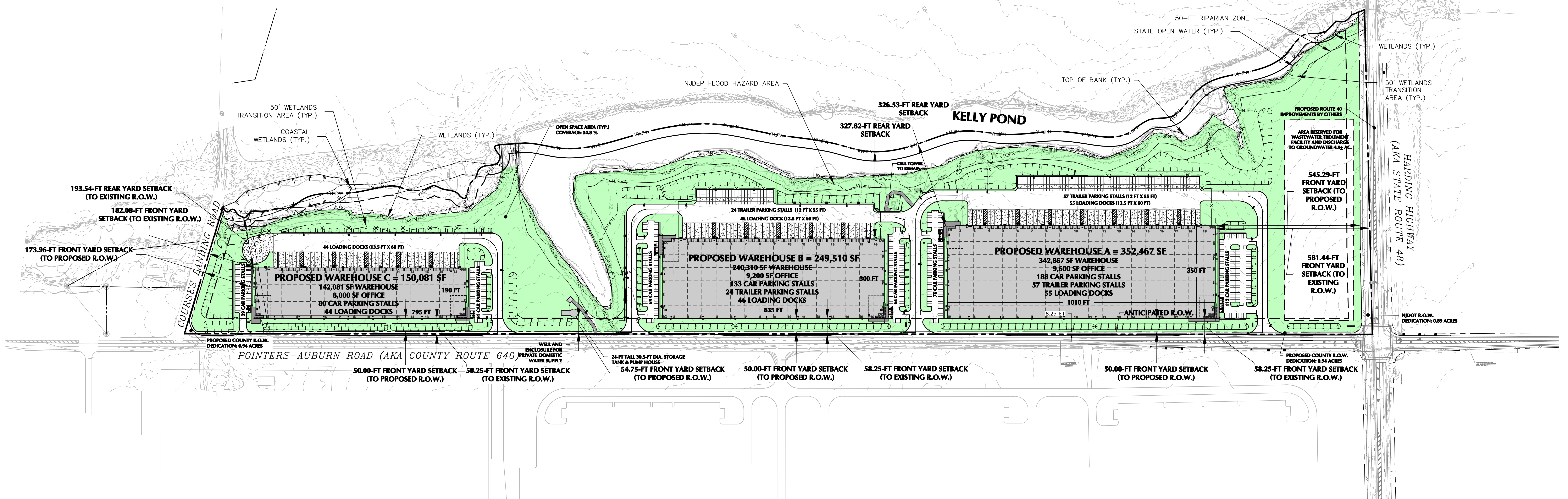
\*\*EMPLOYEES REFERS TO PEAK-SHIFT EMPLOYEES, AS STATED IN ORDINANCE SECTION 212-50(B)

| WATER & SEWER DEMANDS  |                   |                   |                   |  |
|--|-------------------|-------------------|-------------------|--|
| <b>WATER DEMAND</b>  |                   |                   |                   |  |
| OFFICE SPACE   | 0.125 GPD/SF      |                   |                   |  |
| WAREHOUSE SPACE  | 25 GPD/EMPLOYEE   |                   |                   |  |
| <b>SEWER DEMAND</b>  |                   |                   |                   |  |
| OFFICE SPACE   | 0.10 GPD/SF       |                   |                   |  |
| WAREHOUSE SPACE  | 25 GPD/EMPLOYEE   |                   |                   |  |
| <b>ESTIMATED DAILY NUMBER OF WAREHOUSE EMPLOYEES ACROSS ALL SHIFTS</b> |                   |                   |                   |  |
|  | <b>BUILDING A</b> | <b>BUILDING B</b> | <b>BUILDING C</b> |  |
| OFFICE GSF   | 9,600             | 9,200             | 8,000             |  |
| EMPLOYEES***   | 230               | 165               | 100               |  |
| <b>TOTAL WATER DEMAND (GPD)</b>  | <b>6,950</b>      | <b>5,275</b>      | <b>3,500</b>      |  |
| OFFICE GSF   | 9,600             | 9,200             | 8,000             |  |
| EMPLOYEES***   | 230               | 165               | 100               |  |
| <b>TOTAL SEWER DEMAND (GPD)</b>  | <b>6,710</b>      | <b>5,045</b>      | <b>3,300</b>      |  |
| <b>TOTAL WATER DEMAND</b>  | <b>15,725</b>     | <b>GPD</b>        |                   |  |
| <b>TOTAL SEWER DEMAND</b>  | <b>15,055</b>     | <b>GPD</b>        |                   |  |

\*\*\*ESTIMATED DAILY NUMBER OF WAREHOUSE EMPLOYEES ACROSS ALL SHIFTS

| LOADING ANALYSIS                                      |                   |                   |                   |  |
|---|-------------------|-------------------|-------------------|--|
| MINIMUM LOADING SPACES REQUIRED PER SECTION 212-5(C)2 |                   |                   |                   |  |
| <b>LOADING REQUIREMENT:</b>                           |                   |                   |                   |  |
| 1 SPACE PER 12,000 GSF                                |                   |                   |                   |  |
|   | <b>BUILDING A</b> | <b>BUILDING B</b> | <b>BUILDING C</b> |  |
| BUILDING GSF  | 352,467           | 249,510           | 150,081           |  |
| <b>TOTAL LOADING REQUIRED</b>                         | <b>30</b>         | <b>21</b>         | <b>13</b>         |  |
| LOADING DOCK POSITIONS                                | 55                | 46                | 44                |  |
| TRAILER PARKING SPACES                                | 57                | 24                | 0                 |  |
| <b>TOTAL LOADING PROVIDED</b>                         | <b>112</b>        | <b>70</b>         | <b>44</b>         |  |
| <b>COMPLIES</b>                                       | <b>YES</b>        | <b>YES</b>        | <b>YES</b>        |  |

BLOCK 255  
LOT 12  
N/F EVK REALTY ASSOCIATES, L.P.  
DB 847, PG 67



| Date     | Description      | No. |
|----------|------------------|-----|
| 02/03/23 | NJDEP SUBMISSION | 1   |

|  |  |   |                                 |                             |
|--|--|---|---------------------------------|-----------------------------|
| <p>LANGAN<br/>Langan Engineering and Environmental Services, Inc.<br/>989 Lenox Drive, Suite 124<br/>Lawrenceville, NJ 08648<br/>T: 609.282.8000 F: 609.282.8001 www.langan.com<br/>NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400</p> | Project<br><b>AAC2CP PROPERTY LLC</b><br>BLOCK 255, LOTS 10 AND 11<br>SALEM COUNTY CARNEYS POINTS NEW JERSEY | Drawing Title<br><b>OVERALL SITE PLAN</b> | Project No.<br><b>130181601</b> | Drawing No.<br><b>CS100</b> |
|  | Date<br><b>09/16/2022</b>  | Drawn By<br><b>JRD</b>                    | Checked By<br><b>KW</b>         | Sheet 2 of 51               |

LANGAN PROJECT NO. 13017401