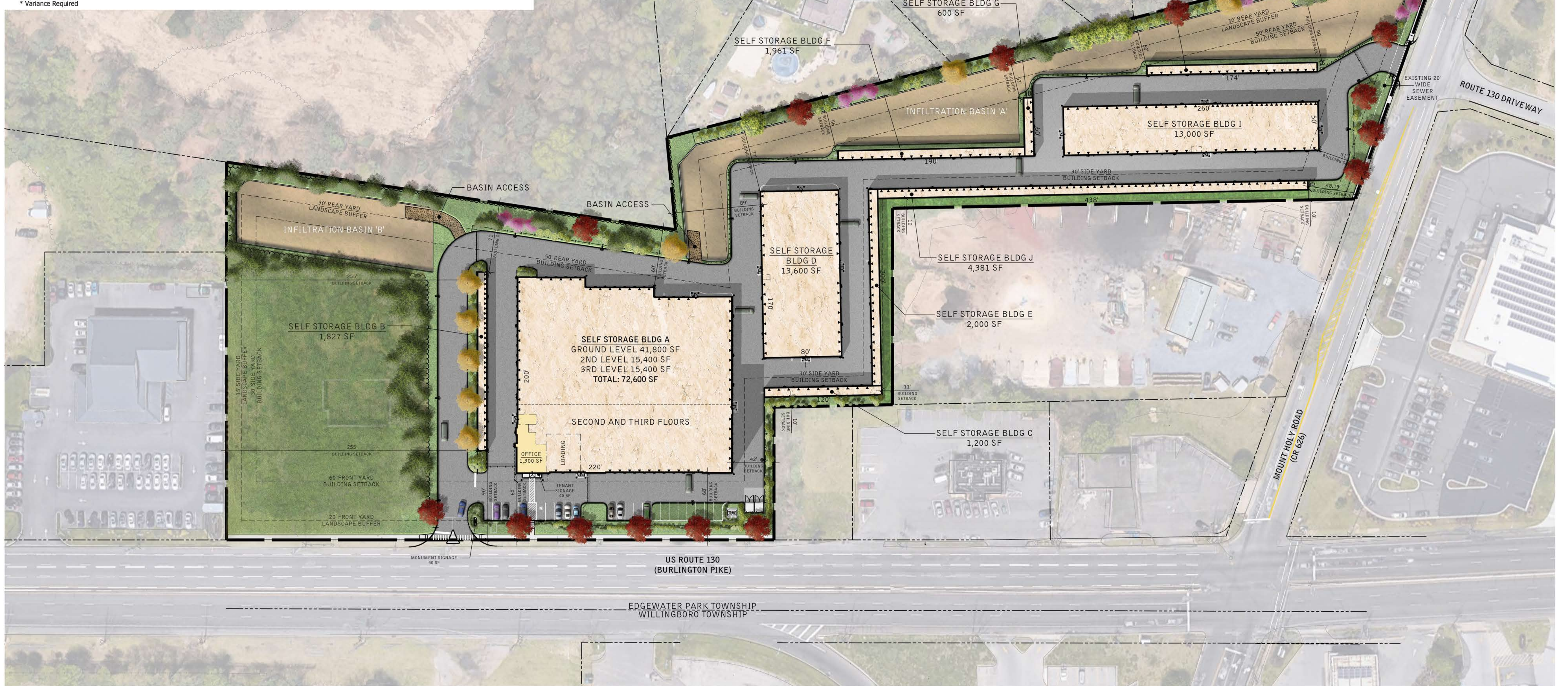


BULK STANDARDS			
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL			
ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
Proposed Use		Self Storage	No*
Site			
Minimum Lot Area	2 AC	340,184 SF	Yes
Minimum Lot Width	200 FT	282 FT	Yes
Minimum Lot Depth	200 FT	316 FT	Yes
Yard and Bulk Requirements			
Minimum Front Yard Setback			Yes
Route 130	60 FT	68 FT	Yes
Mount Holly Road	60 FT	50.6 FT (Building I)	No*
Minimum Side Yard Setback	30 FT	10 FT (Buildings C & J)	No*
Minimum Rear Yard Setback	50 FT	50.1 FT	Yes
Maximum Building Height	45 FT	45 FT	Yes
	3 Stories	3 Stories	Yes
Maximum Impervious Coverage	60 %	51 %	Yes

UNITS PROVIDED		
UNIT SIZE	SQ.FT.	#UNITS
5X5 CC	25	241
5X10 CC	50	51
5X10 NCC	50	43
7X10 NCC	70	53
5X15 CC	75	9
8X10 NCC	80	41
10X10 CC	100	283
10X10 NCC	100	91
10X15 CC	150	64
10X15 NCC	150	11
10X20 CC	200	14
10X20 NCC	200	34
10X25 NCC	250	15
10X30 NCC	300	32
TOTAL		982



LEGEND

- ⦿ LIGHT POLE
- ▬ WALPAK
- ▼ DOOR
- ➔ SIGN

1" = 40'

0 20 40 80 200

NORTH



EXHIBIT 2 - PROPOSED SITE PLAN
 EDGEWATER PARK SELF STORAGE
 EDGEWATER PARK, NJ - NYC19-0005-00