

FILED MAP ENTITLED
"MAP OF CEDAR BROOK
CORPORATE CENTER"
MAP # 5853, FILE # 982
FILED 6/3/97



ZONING COMPLIANCE CHART

(ALLOWED BASED ON RO/LI ZONE-PLANNED INDUSTRIAL PARK)

DESCRIPTION	ALLOWED	PROPOSED
LOT AREA	5.00 Ac.	17.96 Ac.
FRONTAGE	250'	589.31'(CRANBROOK DRIVE) 1100.73'(CEDAR BROOK DRIVE)
FRONT YARD	100'	137.69'
SIDE YARD	30'	90'
REAR YARD	50'	75'
F.A.R.	0.30	0.23
BUILDING AREA	234,760 S.F.	181,627 S.F.
BUILDING HEIGHT	65' MAX.	26'±
TOTAL COVERAGE	50%	53.1%*
PARKING SPACES	346	338+10 H.C.
PARKING SPACES IN FRONT YARD SETBACK	(87)25%	43(12%)
PARKING SPACES IN SIDE YARD	(0)0%	0(0%)
PARKING SPACES IN REAR YARD	(259)75%	305(88%)

* VARIANCE REQUIRED: IMPERVIOUS SURFACE COVERAGE - 50% ALLOWED
53.1% PROPOSED

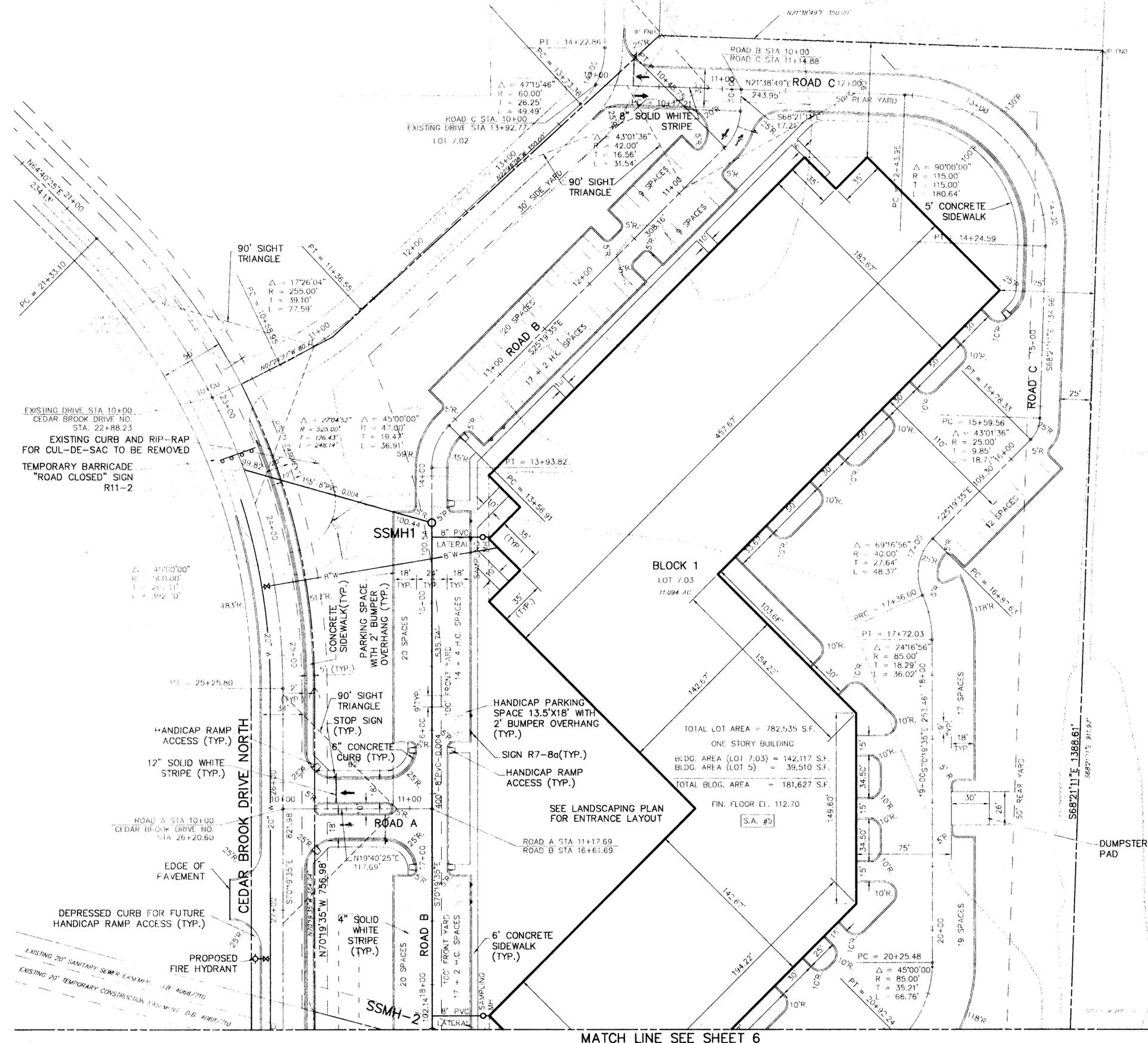
DESIGN WAIVERS:

- 2 PARKING SPACES WITHIN 25' OF PROPERTY LINE
- INCREASE LARGE DIAMETER PIPE (36") FROM C88 TO FES4 BY ONE STANDARD PIPE SIZE

NOTES:

1. PROPOSED USE - OFFICE(81,627 S.F.)/WAREHOUSE(100,000 S.F.).
2. PARKING FOR OFFICE REQUIRES 1 SPACE PER 250 S.F.
3. PARKING FOR WAREHOUSE REQUIRES 1 SPACE PER 5000 S.F.
4. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DETAILS.
5. DEPRESSED CURBS AND HANDICAP CROSSINGS SHALL BE CONSTRUCTED AT ALL DRIVEWAY AND ROADWAY CROSSINGS WHERE SIDEWALKS ARE SHOWN. DEPRESSED CURBS SHALL BE CONSTRUCTED ALONG CEDAR BROOK DRIVE NORTH AND CRANBROOK DRIVE WHERE INDICATED.
6. ADDITIONAL REGULATORY APPROVALS REQUIRED INCLUDE: MIDDLESEX COUNTY PLANNING BOARD (IF REQUIRED) FREEHOLD SOIL CONSERVATION DISTRICT D & R CANAL COMMISSION
7. STREET LIGHTING SHALL BE PROVIDED BY PSE&G ALONG CEDAR BROOK DRIVE NORTH AND CRANBROOK DRIVE.

A RESTRICTIVE COVENANT WILL BE FILED WHICH SETS FORTH DOCUMENTATION THAT ANY PROPOSED DETENTION/RETENTION/RECHARGE FACILITIES WILL BE ADEQUATELY MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF MIDDLESEX COUNTY. REFER TO THE PARAGRAPH IN THE RESTRICTIVE COVENANT ENTITLED, "RIGHT OF COUNTY OF MIDDLESEX TO MAINTAIN DRAINAGE BASINS". CONDITIONS THAT AFFECT NON-COUNTY FACILITIES SHOULD BE REVIEWED AND APPROVED BY THE APPROPRIATE JURISDICTIONAL AGENCY.



MATCH LINE SEE SHEET 6

DRAW / SURVEY FILE NO.: 05/25/98 12:56
FILE: H05CSP1 09/08/97

NO.	DATE	DESCRIPTION	CHKD.	APPRD.
2	4/28/98	TWP. ENG. REPORT 4/23/98		
1	4/9/98	TWP. ENG. REPORT 4/2/98		
REVISIONS				

DESIGNED: GPG
DRAWN: RL, PMK
OFFICE CHECKED: JAB

LICENSE NO. **21347**
NEW JERSEY PROFESSIONAL ENGINEER
JOSEPH B. PRYOR
Joseph B. Pryor 4/4/98
DATE

KUPPER ASSOCIATES
15 STELTON ROAD, PISCATAWAY, N.J. 08854
732-752-5600

APPLICANT/OWNER:
CEDAR BROOK CORPORATE CENTER, L.P.
1000 EAST PARK BOULEVARD
CRANBURY, N.J. 08512

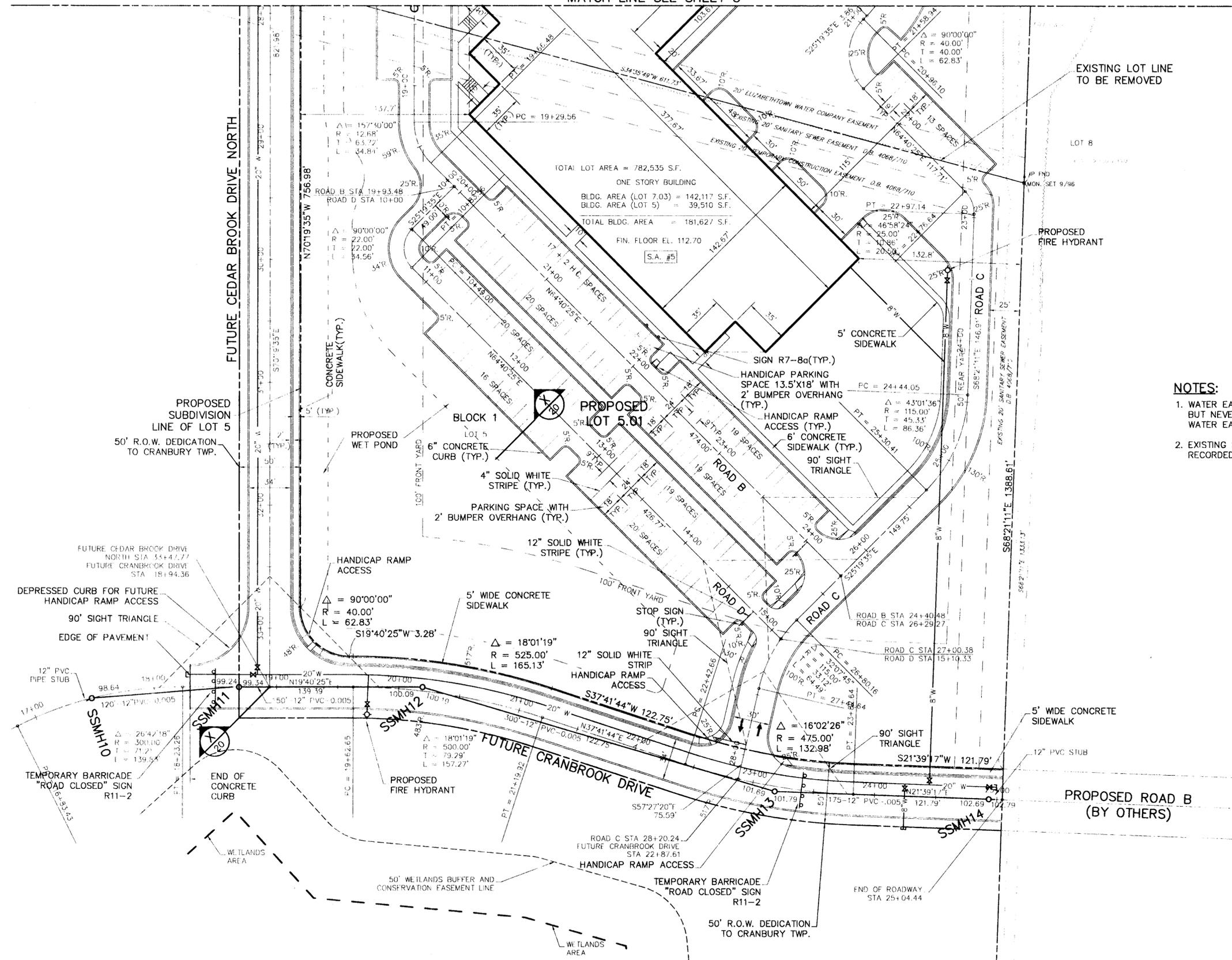
PRELIMINARY AND FINAL MAJOR SITE PLAN AND
PRELIMINARY AND FINAL MAJOR SUBDIVISION
BLOCK 1 LOT 5 & 7.03
SITE PLAN
TOWNSHIP OF CRANBURY TAX MAP SHEET #1
COUNTY OF MIDDLESEX NEW JERSEY
SCALE: 1" = 40'
DATE: 9/97

5 OF 27
175012.34
CONTRACT NO.

MATCH LINE SEE SHEET 5



FILED MAP ENTITLED
"MAP OF CEDAR BROOK
CORPORATE CENTER"
MAP # 5833, FILE # 982
FILED 6/3/97



EXISTING LOT LINE
TO BE REMOVED

PROPOSED
FIRE HYDRANT

NOTES:

1. WATER EASEMENT OFFERED TO ELIZABETHTOWN WATER CO. BUT NEVER RECORDED. PRIOR TO START OF CONSTRUCTION WATER EASEMENT TO BE EXTINGUISHED BY MUTUAL AGREEMENT.
2. EXISTING SANITARY SEWER EASEMENT TO BE EXTINGUISHED AS PER RECORDED AGREEMENT.

DRAW / SURVEY FILE NO.: 05/29/96 12:58
FILE: HOMSP2 09/08/97

NO.	DATE	DESCRIPTION	CHKD.	APPRD.
2	4/28/98	TWP. ENG. REPORT 4/23/98		
1	4/9/98	TWP. ENG. REPORT 4/2/98		
REVISIONS				

DESIGNED: GPG
DRAWN: RL, PMK
OFFICE CHECKED: JAB

LICENSE NO. **21347**
NEW JERSEY PROFESSIONAL ENGINEER
JOSEPH B. PRYOR
Joseph B. Pryor 4/11/98
DATE

KUPPER ASSOCIATES
15 STELTON ROAD, PISCATAWAY, N.J. 08854
732-752-5600

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1000 EAST PARK BOULEVARD
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