

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

DESCRIPTION	ALLOWED	PROPOSED
LOT AREA	5.00 Ac.	8.023 Ac. (349,501 S.F.)
FRONTAGE	250'	697.23'
FRONT YARD	100/125'	100/125'
SIDE YARD	30'	30'
REAR YARD	50'	50'
F.A.R.	0.30	0.215
BUILDING AREA	104,804 S.F.	75,200 S.F.
BUILDING HEIGHT	65' MAX.	26'±
TOTAL COVERAGE	55%	52%
PARKING SPACES	214	178+3 H.C. 52 LAND BANKED
PARKING SPACES IN FRONT YARD SETBACK	(54)25%	60(25%)
PARKING SPACES IN SIDE YARD	(0)0%	25(20%) 23 LAND BANKED
PARKING SPACES IN REAR YARD	(160)75%	104(55%) 29 LAND BANKED

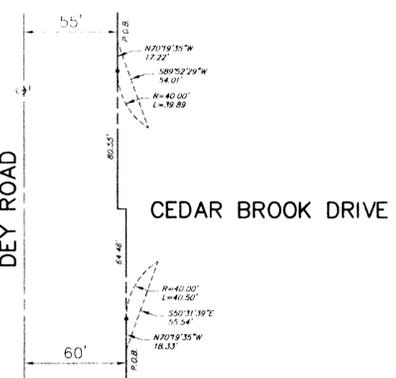
DESIGN WAIVER REQUIRED -- DRIVEWAY SETBACK

NOTES:

- PROPOSED USE -- OFFICE(15,000 S.F.)/RESEARCH(45,300 S.F.)/WAREHOUSE(14,900 S.F.).
- PARKING FOR OFFICE REQUIRES 1 SPACE PER 250 S.F.
- PARKING FOR RESEARCH REQUIRES 1 SPACE PER 300 S.F.
- PARKING FOR WAREHOUSE REQUIRES 1 SPACE PER 5000 S.F.
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DETAILS.
- DEPRESSED CURBS AND HANDICAP RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY AND ROADWAY CROSSINGS WHERE SIDEWALKS ARE SHOWN.
- SITE TRAFFIC FLOW DESIGNED FOR CARS AND SMALL TRUCKS ONLY
- ADDITIONAL REGULATORY APPROVALS REQUIRED INCLUDE:
MIDDLESEX COUNTY PLANNING BOARD
FREEHOLD SOIL CONSERVATION DISTRICT
D & R CANAL COMMISSION

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.

SIGHT TRIANGLE EASEMENT DETAILS
SCALE: 1"=50'



DRAW / SURVEY FILE NO. DR/28/96 12:10
FILE: H05D5P1 04/05/96

NO.	DATE	DESCRIPTION	CHKD.	APPRD.
2	8/96	PLANNING BOARD COMMENTS		
1	6/96	PLANNING BOARD COMMENTS		
REVISIONS				

DESIGNED: G.P.G.
DRAWN: R.L.
OFFICE CHECKED: D.G.D.

LICENSE NO. **14263**
NEW JERSEY PROFESSIONAL ENGINEER
JOHN L. BUZZI
John L. Buzzi 8/29/96
DATE

KUPPER ASSOCIATES
15 STELTON ROAD, PISCATAWAY, N.J. 08854

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

PRELIMINARY/FINAL SITE PLAN
BLOCK 1.02 LOT 1
SITE PLAN
TOWNSHIP OF CRANBURY TAX MAP SHEET #1
COUNTY OF MIDDLESEX NEW JERSEY
SCALE: 1"=40' DATE: 6/96

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175-012
CONTRACT NO.