

Reference Plan:
 "ALTA/ACSM Land Title Survey of Lot 3.04, Block 2, Tax Map Sheet #1, #2 & 4 Corporate Drive for Kerzner Associates No. 2, LLC Cranbury Township, Middlesex County, New Jersey", dated December 21, 2004, last revised June 20, 2014, scale 1"=50', prepared by Princeton Junction Engineering, P.C., Princeton Junction, NJ; D. Geoffrey Brown, NJPE&LS # 24327.

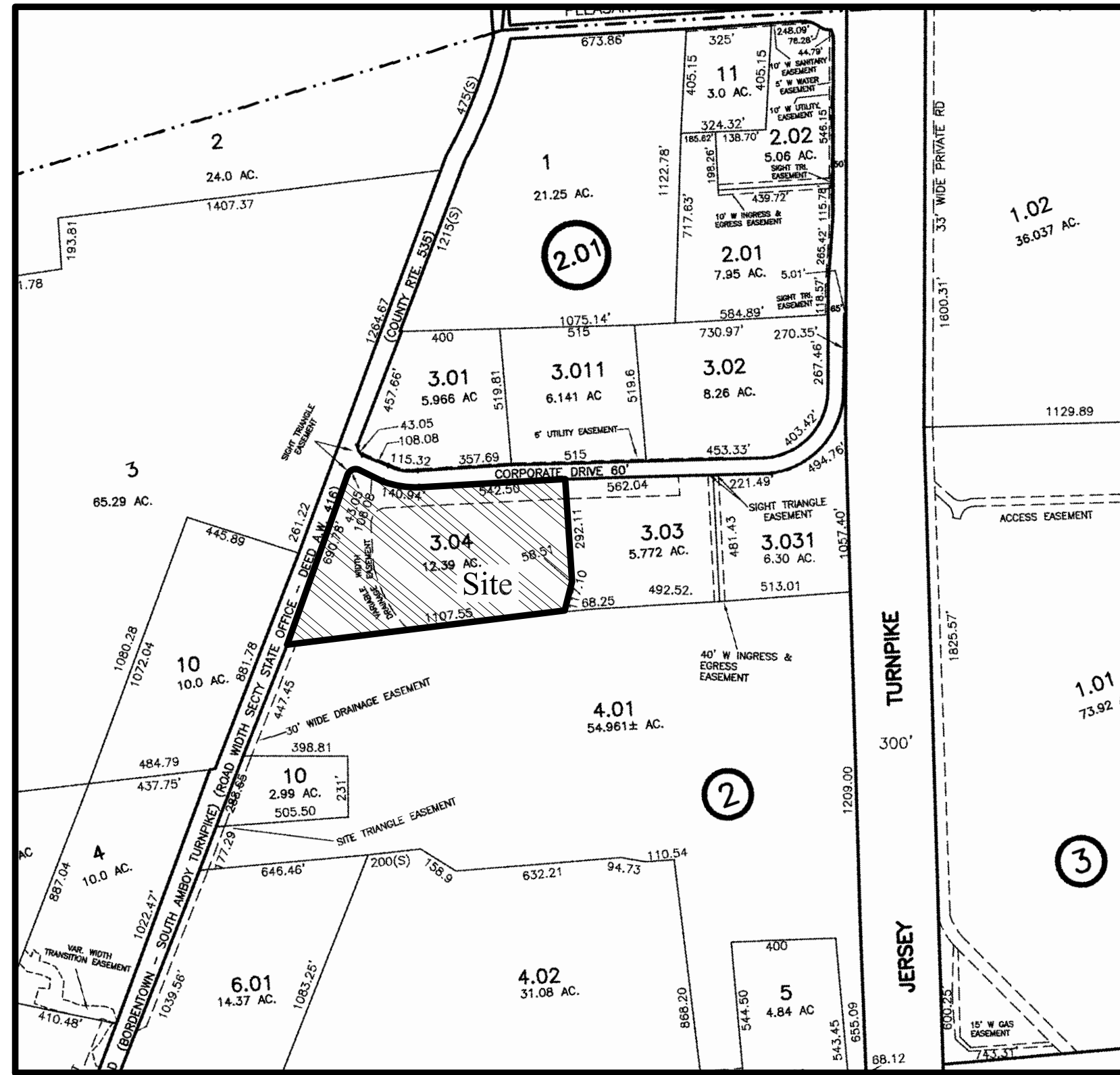
Preliminary/Final Major Site Plan of Lot 3.04, Block 2, Tax Map Sheet 1 for Breakwater Treatment & Wellness



Know what's below. call before you dig.
 3 Business Days Notice Required.
 www.nj1-call.org 811 or 1-800-272-1000



Princeton Junction Engineering, P.C.
 Professional Engineers, Land Surveyors and Planners
 P.O. Box 610 - 53 North Post Road
 Princeton Junction, New Jersey 08550
 Telephone: 609.799.1906 Facsimile: 609.799.1524 Email:pjpe@pjpe.com



Cranbury Tax Map Sheet 1
 1" = 500'±

Property Owners & Utilities List

Block	Lot	Owner	Utility
1	3	Alfieri-Cranbury Campus LLC, c/o Alfieri 399 Thornhill St., 15th Fl. Edison, New Jersey 08837	Public Service Electric & Gas Company Corporate Secretary P.O. Box 800 Newark, New Jersey 07101
	10	CES Cranbury LLC, c/o Alfieri 399 Thornhill St., 15th Fl. Edison, New Jersey 08837	New Jersey American Water Property Manager 1 Water Street Camden, New Jersey 08102
2	3.03	Kerzner Associates # 6 LLC 4 Corporate Drive Cranbury, New Jersey 08512	Middlesex County Planning Board Land Development Review Section Director of Planning 75 Bayard Street New Brunswick, New Jersey 08901
	4.01	Morris Cran Assoc. P.O. Box A3879 Chicago, Illinois 60690	Cranbury Township Sewer Utility c/o Van Cleef Engineering Assoc. 4 AAA Drive, Suite 103 Hamilton, New Jersey 08619
2.01	3.01	Kerzner Associates # 1 LLC 4 Corporate Drive Cranbury, New Jersey 08512	Verizon One Verizon Way Basking Ridge, New Jersey 07920
	3.011	Kerzner Associates # 3 LLC 4 Corporate Drive Cranbury, New Jersey 08512	Comcast Cablevision General Manager P.O. Box 1140 Hightstown, New Jersey 08520

List supplied by Elna Veyberman,
 Cranbury Township Assistant Tax Collector
 certified on February 13, 2023



Aerial/Zoning Map
 1" = 300'±

Graphic Scale



Scale 1" = 300'

Required Outside Agency Approval:

- Middlesex County Planning Board

Site Plan Notes:

- The horizontal datum used is assumed based upon the Reference Plan.
- The vertical datum is NGVD 1929.
- The property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 34023C0253F effective date July 6, 2010 Middlesex County, New Jersey, Panel 253 of 286, which is the current Flood Insurance Rate Map for the community in which the premise is situated.
- Setback lines, drainage easements and sight triangle easement shown hereon are in accordance with File Map No. 5654, File 980.
- Lots 3.01, 3.011, 3.02, 3.03, 3.031 and 3.04, Block 2 shall have the right to use common utilities throughout the corporate park, and the common detention facility located on Lot 3.04. The owner of Lot 3.04 shall have the responsibility of maintaining the detention facility.
- All utilities for the building shown hereon are underground per owner.
- Use of this property is subject to the conditions of various Cranbury Township Planning Board land use approvals granted for the property.
- This lot is served by public water and sewerage.
- All underground utilities shall be marked in the field prior to construction. Location and elevations of underground utilities and features shown hereon have been collected from various sources and are not guaranteed as to accuracy or completeness. The contractor shall verify all information to his satisfaction prior to excavation or construction. Where existing utilities or features may interfere with proposed construction, test pits shall be dug by the contractor prior to construction to ascertain existing locations and elevations. Any conflicts shall be brought to the attention of the engineer prior to construction to permit adjustments as required to resolve conflicts.
- The owner or his representative is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person).
- Existing site lighting, landscaping & signage will remain unchanged.
- Garbage dumpsters shown are not on wheels and can only be moved with use of heavy equipment.

Parking Spaces

Required Spaces	
Office (11,194 sf @ 1 sp./2500 sf)	= 44.8
Warehouse (100,744 sf @ 1 sp./5000 sf)	= 20.1
Total Parking Spaces Required	= 64.9

Existing Spaces

Standard Parking Spaces	= 199
Handicapped Parking Spaces	= 7
Total Parking Spaces	= 206

Note: There is one EV parking space.

Applicant:

I hereby certify that I am the applicant in this matter and hereby approve this plan.

Breakwater Treatment & Wellness date
 2 Corporate Drive, Suite E
 Cranbury, New Jersey 08512
 1-732-703-7300

Owner:

I hereby certify that I am the owner of the subject property and hereby approve this plan.

[Signature] 12/6/23 date
 Kerzner Associates, Inc.
 4 Corporate Drive
 Cranbury, New Jersey 08512
 1-609-655-3100

Approved by the Cranbury Township
 Planning Board.

Chairman _____ Date _____

Secretary _____ Date _____

Board Engineer _____ Date _____

Sheet Index

- Cover Sheet
- Site Plan
- Photographs & Details

per client's comments.	12/06/23
Revision Description	Date

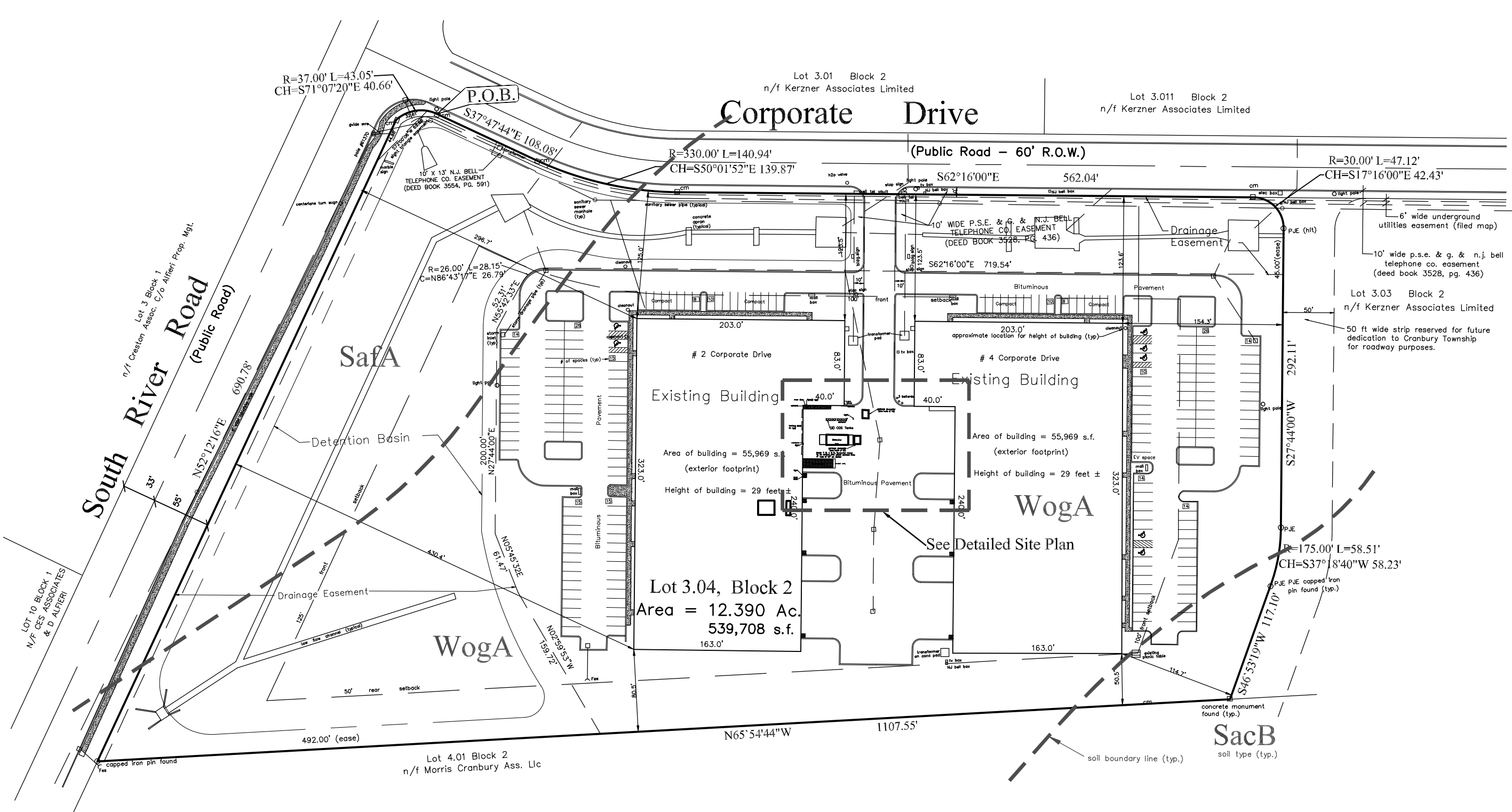
**Preliminary/Final Major Site Plan
 Cover Sheet**
 of Lot 3.04, Block 2, Tax Map Sheet # 1,
 # 2 Corporate Drive for
 Breakwater Treatment & Wellness
 Cranbury Township - Middlesex County - New Jersey

Date: February 28, 2023
 Scale: as noted
 Drawn: MC
 Check: GB

Job#: Y230206
 Dwg: 301cover
 View: plan

File # _____

Sheet 1 of 3



Overall Site Plan
scale 1" = 50'

Parking Spaces

Required Spaces

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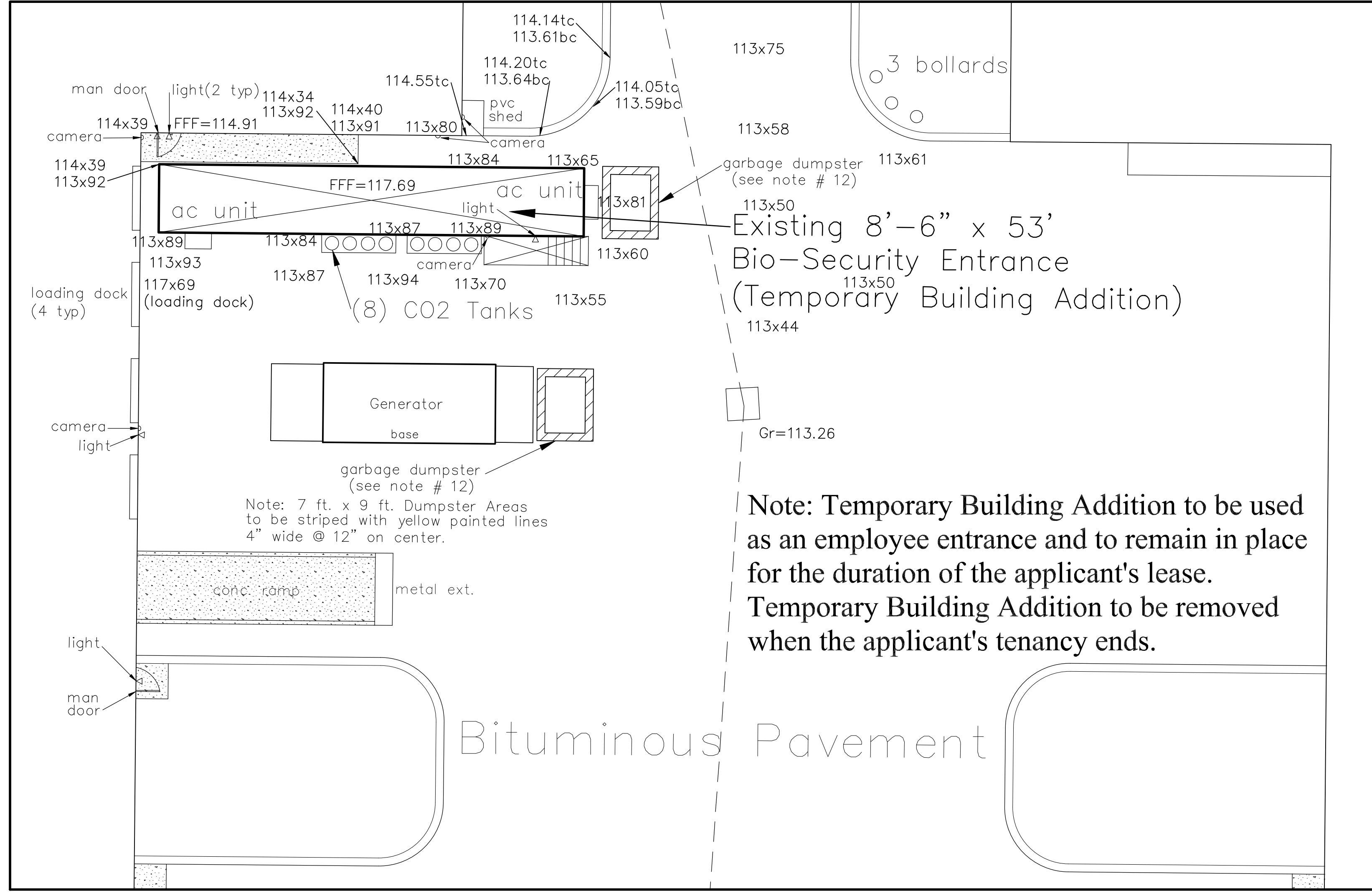
General Conditions:

- The Contractor shall make all necessary excavations and embankments, do all shaping of trenches or tunneling, lay and join all pipes, construct all necessary drainage structures, do all backfilling, construct the various masonry structures, replace in kind the various surfaces disturbed and do all else necessary and as is more particularly herein specified and shown on the plans all under the direction and control of the Owner or his representative.
- All work shall be done under the inspection of and according to methods approved by the Owner. Forty-eight (48) hours notice shall be given before work begins.
- The Contractor shall furnish proof of insurance suitable to the Owner.
- The Contractor shall guarantee all work, labor and materials for a period of one year after final acceptance by the Owner.
- All construction methods and trench excavations shall be in compliance with requirements of the U.S. Department of Labor Occupational Safety and Health Administration (OSHA).
- The Contractor will be required to furnish all necessary qualified personnel and adequate equipment to provide all work required in connection with the layout for construction of the project. The Contractor shall be responsible for the finished work conforming to the lines and grades called for on the plans, and he shall correct all errors caused by his personnel at his own expense.
- The attention of the Contractor is directed to the existence of overhead power lines, underground cable, water mains, gas mains, storm and sanitary sewers. In all cases, whether underground structures have or have not been delineated, the Owner accepts no responsibility for their locations and such locations as shown are to be considered approximate only. Prior to any excavation the Contractor shall locate and mark all services, mains, conduits and drains, etc., in the vicinity of or crossing over the utilities. The Contractor will, at his expense, make good any direct or indirect damage that may be done to any utility structure in the prosecution of the work. His liability is absolute and is not dependent upon any question of negligence on his part or on the part of his agents or employees, and the neglect of the Owner to direct the Contractor to take any particular precaution or to refrain from doing any particular thing shall not excuse the Contractor in case of any damage. Special precautions shall be taken by the Contractor to protect his men, equipment, and property of others while working in the vicinity of utilities. The Contractor is required to call 1-800-272-1000 to notify the appropriate utility companies prior to undertaking any excavation for this project.
- The Contractor shall be responsible for protecting all areas of the site from erosion and sedimentation during the progress of the work, and shall ensure that the entire site is stabilized with permanent cover prior to acceptance by the Owner. Upon completion of construction and prior to final acceptance by the Owner, the Contractor shall remove all construction debris, unused materials and waste materials from the site as part of the required work. The site shall be left in a neat and orderly condition at the time of completion.

Reference Plan:
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Soil Types

SacB	Sassafras Sandy Loam	0.29 ac
SafA	Sassafras Loam	2.08 ac
WogA	Woodstown Loam	10.02 ac



Detailed Site Plan

scale 1" = 10'

LI - Light Industrial / Planned Industrial Park Zoning Requirements

	Required	Existing	Proposed
Min. Lot Area	5.0 acres	12,390 acres	12,390 acres
Min. Lot Width	400 ft	1050 ft ±	1050 ft ±
Min. Lot Frontage	250 ft	1544.89 ft	1544.89 ft
Min. Front Setback	100 ft *	123.50 ft	123.50 ft
Min. Side Setback	30 ft **	114.70 ft	114.70 ft
Min. Rear Setback	30 ft **	50.50 ft	50.50 ft
Max. Building Height	65 ft	29 ft± (one story)	29 ft± (one story)
Max. Floor Area Ratio	0.30/0.35 ***	0.207	0.208
Max. Impervious Surface Cover	55 %	41.0 %	41.0 %

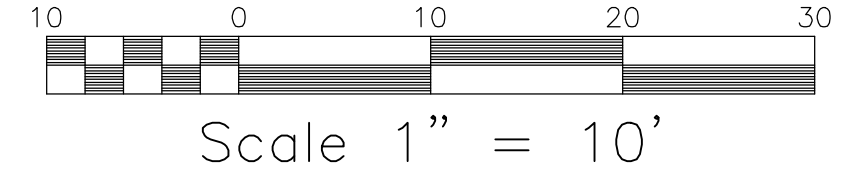
Parking
Office Space 1/250s.f. 1/250s.f. 1/250s.f.
Warehouse 1/1000s.f. 1/1000s.f. 1/1000s.f.

* 125 ft. from an arterial roadway
** From side and rear property lines: 30 feet, except when located on the perimeter of a planned industrial park, where they shall be increased to 50 feet, but in no event less than twice the height of the tallest building on the lot (67.8 feet - existing non-conformity along easterly line).
*** 0.30 for one story building, 0.35 for two story building

Legend:

- 120x3 Existing Spot Elevation
- FF=124.70 Existing Finished Floor Elevation
- 122x43tc Existing Top of Curb Elevation
- 121x87bc Existing Bottom of Curb Elevation
- 120.5--- Existing Topographic Contour Line
- Existing Concrete Sidewalk
- Existing Concrete Pad
- Existing Curb Line
- Existing Storm Drainage Inlet & Pipe

Graphic Scale



Approved by the Cranbury Township Planning Board.

Chairman _____ Date _____
Secretary _____ Date _____
Board Engineer _____ Date _____



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PE&PLS No.24327
PLS No.32112
PE No.44194
D. Geoffrey Brown
Frank J. Falcone
Kevin M. Branell

D. Geoffrey Brown
N.J. Professional Engineer and Land Surveyor License No. 24327
DATE: 12/06/23

Preliminary/Final Major Site Plan
Site Plan
of Lot 3.04, Block 2, Tax Map Sheet # 1,
2 Corporate Drive for
Breakwater Treatment & Wellness
Cranbury Township - Middlesex County - New Jersey

Date: February 28, 2023
Scale: 1" = 10'
Drawn: MC
Check: SB
Job#: Y230206
Dwg: ScISafeSitePlan-02
View: plan
File #
Sheet 2 of 3



Photograph # 1



Photograph # 2

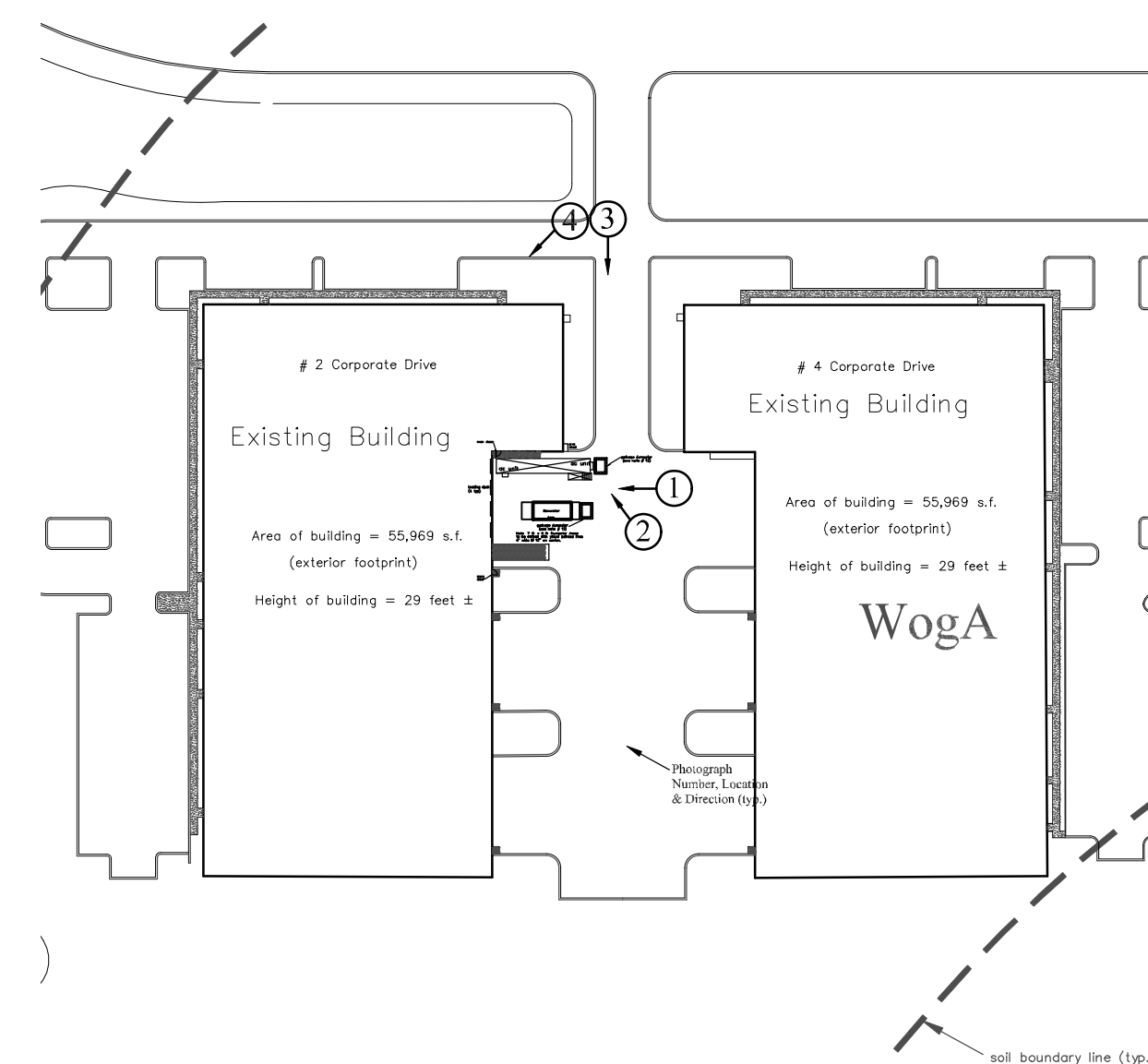


Photograph # 3



Photograph # 4

Site Photographs



Photograph Location Plan

scale 1" = 100'±



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PE&PLS No. 24327
PLS No. 321112
PE No. 44194

D. Geoffrey Brown
Frank J. Falcone
Kevin M. Branel

D. Geoffrey Brown
N.J. Professional Engineer and Land Surveyor License No. 24327
DATE: 12/06/23

Preliminary/Final Major Site Plan
Photographs & Details
of Lot 3.04, Block 2, Tax Map Sheet # 1,
2 Corporate Drive for
Breakwater Treatment & Wellness
Camden Township - Middlesex County - New Jersey

Date: February 28, 2023
Scale: none
Drawn: MC
Check: GB

Job#: Y230206
Dwg: BreakPhotos-03
View: plan

File #

Sheet 3 of 3

Revision	Description	Date