



**ZONING REQUIREMENTS  
LOT 1, BLOCK 402  
SPECIAL OFFICE DISTRICT (SOII)**

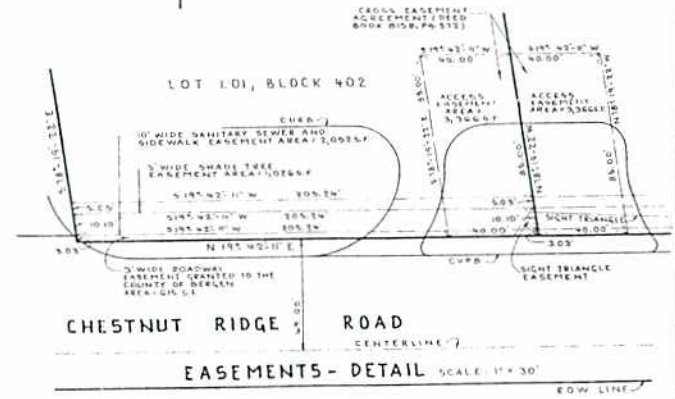
PERMITTED USES	REQUIRED	ASSISTED LIVING FACILITIES CHILD DAY CARE CENTERS	
		PROVIDED	AVG. HEIGHT
LOT AREA	65,000 SF	KINDER CARE 10,125 SF	100 FT
LOT FRONTAGE	135	205.2	33.0 FT
BUILDING COVERAGE	30%	10.5%	18.0 FT
IMPERVIOUS COVERAGE	80%	45.2%	43.4 FT
BUILDING HEIGHT	2 1/2 STY./38 48 ON SLOPE	27	36
		N/A	49
			59.20 FT
SETBACKS:		141.3	17.25 FT
FRONT YARD	50	28.3	44.1
SIDE YARD	40	20.5	16.55
REAR YARD	20.5 FT	16.5 FT ON BLDG	18.5 FT
SIGNS	5' HEIGHT	6' HEIGHT	6' HEIGHT
FENCE	5' HEIGHT	6' HEIGHT	6' HEIGHT
PARKING REQUIREMENTS:		10'	10'
PARKING SETBACKS	10' TO PL. 50	9'	50'
CHILD DAY CARE			
PARKING REQUIRED	1 SPACE/EMPLOYEE + 1 SPACE/10 CHILDREN 21 EMPLOYEES + 18 CHILDREN / 10 + 45 SPACES REQUIRED		
PARKING PROVIDED	+ 45 SPACES		
ASSISTED LIVING RESIDENCE			
PARKING REQUIRED	1 SPACE/EMPLOYEE + 1 SPACE/2 BEDS + 10% OF EMPLOYEE & PATIENT PARKING 28 EMPLOYEE + 85 UNIT/2 + 10% X (70.5) + 28 SPACES REQUIRED		
PARKING PROVIDED	+ 50 SPACES (PROPOSED) ** + 28 SPACES (FUTURE) = 78 SPACES TOTAL		
PARKING STALL SIZE	9' x 18' SUNRISE ** 10' x 18' KINDERCARE		
PERCENT INTERIOR LANDSCAPING	KINDER CARE - 8% * SUNRISE - 12% *		
OUTDOOR LIGHTING WAIVER REQUIRED **			
** VARIANCE REQUESTED			
** WAIVER REQUESTED			

**NOTES:**

- 1) SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION APPEARING IN A REPORT OF TITLE PREPARED BY ROYAL ABSTRACT CORPORATION OF NEW JERSEY AND ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO 81448A-NJ, EFFECTIVE DATE: MARCH 11, 1997.
- 3) THE SETTING OF PROPERTY CORNERS WAS NOT REQUESTED.
- 4) BEARINGS SHOWN ON THIS MAP ARE BASED UPON THE NEW JERSEY PLANE COORDINATE SYSTEM (NAD-83). THE PRIMARY DISTANCES SHOWN ARE GED AND NAD-27 LENGTHS. THE SECONDARY DISTANCES ARE NAD-83 USING A SCALE FACTOR VALUE OF 0.99991591.

**REFERENCES:**

- 1) PROPOSED MINOR SUBDIVISION OF LOT 1 IN BLOCK 402, PREPARED BY JOHN ZANETAKOS ASSOCIATES, INC. DATED MAY 20, 1998 AND REVISED MARCH 16, 1999.



**LEGEND:**

- SPOT ELEVATION
- LIGHT POLE
- SIGN A
- NO STANDING FIRE ZONE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- DC DROP CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- OW OVERHEAD WIRE
- WV WATER VALVE
- CV GAS VALVE

CHESTNUT RIDGE ROAD



**MARCUS ASSOCIATES, LLC**  
Corporate Real Estate Services  
90 Main Street  
Hackensack, New Jersey 07601  
(201) 342-3900

<p>MARCUS ASSOCIATES, LLC Corporate Real Estate Services 90 Main Street Hackensack, New Jersey 07601 (201) 342-3900</p>		
REV. NO.	DESCRIPTION	DATE
<p><b>A5-BUILT SURVEY OF LOT 1.01 IN BLOCK 402 KINDERCARE LEARNING CENTER</b></p>		
<p>IN THE BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY NEW JERSEY</p>		
<p><b>John Zanetakos Associates, Inc.</b> ENGINEERING - PLANNING - SURVEYING 7 DOG ROAD, WAYNE, NEW JERSEY (973) - 696 - 2600</p>		
<p><b>ARTHUR E. HANSON, Jr.</b> PROFESSIONAL ENGINEER &amp; LAND SURVEYOR, N.J. LIC. No. 19960 DATE: Feb. 11, 2000</p>		
JOB NO. 8853-30	DATE: 1-11-00	SCALE: 1" = 30'
<p>Job No. 8853-30</p>		