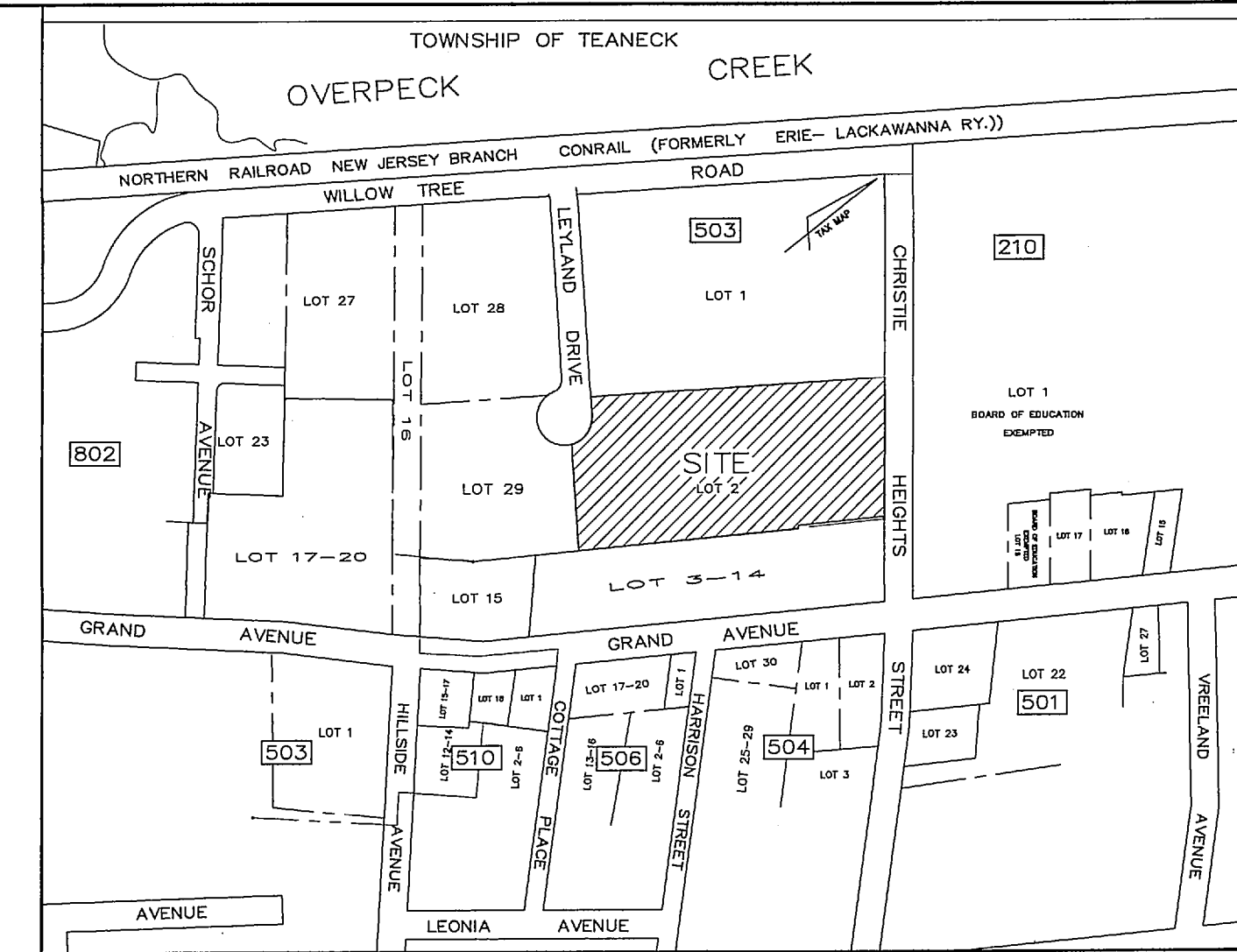


WILLOW TREE (50' ROW) ROAD



KEY MAP  
NOT TO SCALE

- NOTES:
1. LOCATION AND CONFIGURATION OF EXISTING SITE IMPROVEMENTS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JOB AND JOB CONSULTING ENGINEERS DATED 01-27-23.
  2. HOURS OF OPERATION 8:00 AM TO 5:00 PM MONDAY TO FRIDAY.
  3. EXISTING TRAFFIC STRIPES AND MARKINGS TO REMAIN.
  4. EXISTING SITE LANDSCAPING TO REMAIN.
  5. EXISTING SITE LIGHTING TO REMAIN.

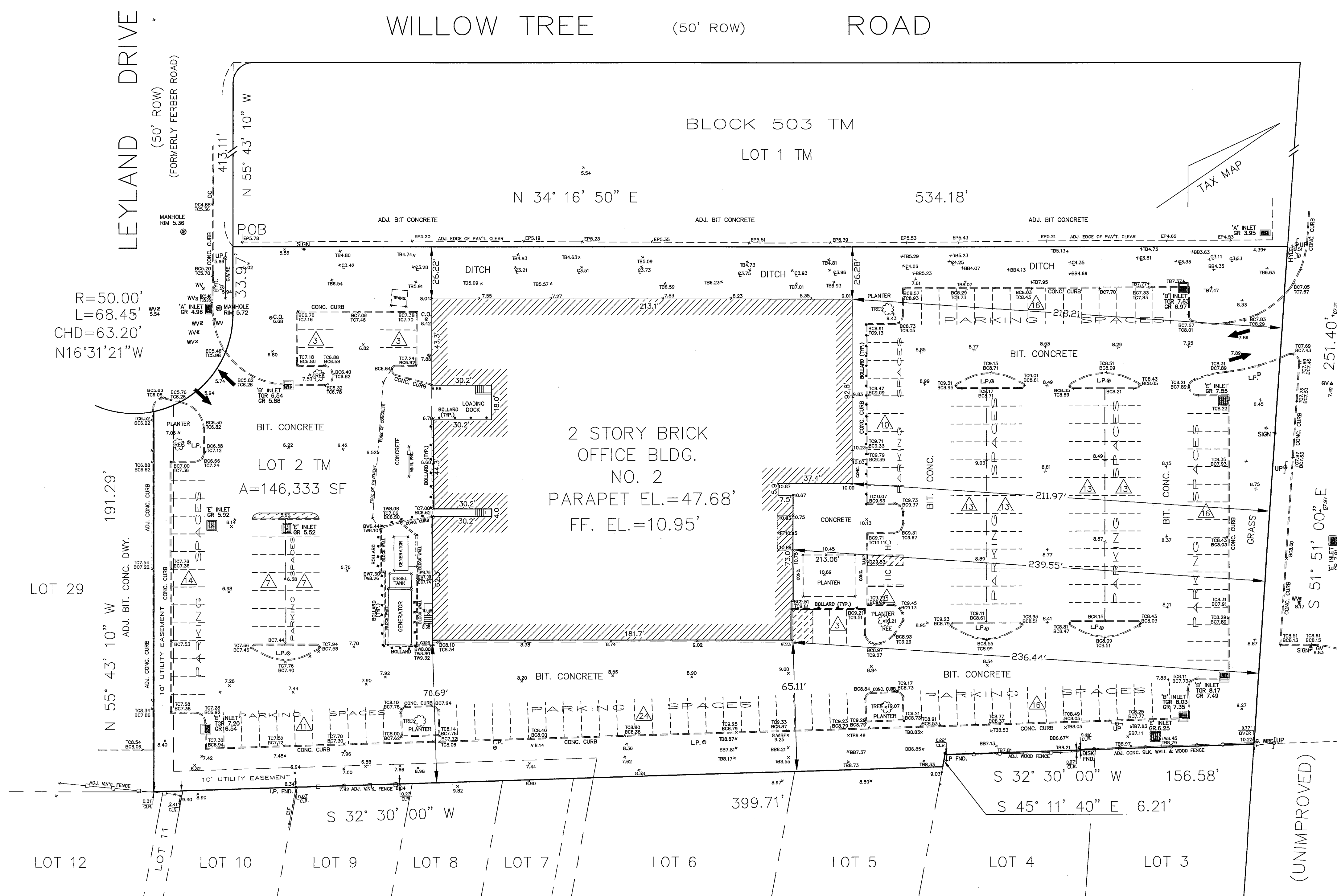
LEGEND

VINYL FENCE		LIGHT POLE	LP
WOOD FENCE		UTILITY POLE	UP
RET. WALL		MANHOLE	MH
EDGE OF PAV'T.		FIRE HYDRANT	HYD
CHAIN LINK FENCE		CLEANOUT	CO
BUILDING		SPOT ELEVATION	X8.50
CONC. CURB		BOLLARD	
TOP/BOTTOM CURB	TC/BC9.50	WATER VALVE	WV
TOP/BOTTOM WALL	TW/BW11.00	INLET	

TABLE OF ZONING STANDARDS  
INDUSTRIAL ZONE LI, BOROUGH OF LEONIA

ZONING CRITERIA	ZONING REQUIREMENT	EXISTING & PROPOSED CONDITIONS
MIN. REQ. LOT AREA (SF)	40,000	146,333
MIN. REQ. LOT WIDTH (FT)	150	251.4
MIN. REQ. LOT DEPTH (FT)	150	534.1
MIN. REQ. FRONT YARD (FT)		
CHRISTIE HEIGHTS ST.	35	211.9
LEYLAND DR.	35	100
MIN. REQ. SIDE YARD (FT)	25	26.22
MIN. REQ. REAR YARD (FT)	50	N/A
MAX. LOT COVERAGE %	50	75.2*
LANDSCAPE AND SCREEN BUFFER (FT.)	15	0*
BUILDING HEIGHT	TO BE DETERMINED	NO CHANGE

\* EXISTING CONDITION, NO PROPOSED MODIFICATION  
\*\* PREPARED BY BURGIS ASSOCIATES



I CONSENT TO THE FOLLOWING OF THIS SITE PLAN

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

SITE PLAN OF PROPOSED ADULT DAY CARE FACILITY

LOT 2 BLOCK 503 ZONE DISTRICT LI

DATE 02-02-23 SCALE 1"=30'

APPLICANT REUTEN SENIOR VENTURES LLC

ADDRESS 239 HERBERT AVE., CLOSTER, NJ 07624

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

KENNETH J. JOB

PROJECT ENGINEER 33528  
TITLE AND LICENSE NUMBER

APPROVED BY THE \_\_\_\_\_ BOARD OF \_\_\_\_\_ BOARD OF THE BOROUGH OF LEONIA.

BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEANS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE.

CONSTRUCTION OFFICIAL \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES REGULATIONS.

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

OCCUPANCY PERMIT ISSUED: \_\_\_\_\_

OWNER  
AMBROSE DC ASSETS C/O JLL  
ONE MEADOWLANDS PLAZA # 804  
EAST RUTHERFORD, NEW JERSEY 07707

APPLICANT  
REUTEN SENIOR VENTURES LLC  
239 HERBERT AVENUE  
CLOSTER, NEW JERSEY 07624

REV	REVISION DESCRIPTION	BY	DATE

BOROUGH OF LEONIA  
BERGEN COUNTY, NEW JERSEY

SITE PLAN  
PROPOSED ADULT DAY CARE FACILITY  
OF  
LOT 2 IN BLOCK 503 TAX MAP

DRAWN BY RB SCALE 1"=30'  
CHECKED BY CT DATE 02-09-23  
SK NO. 60-22 SHEET 1 OF 1

DATE 2/9/23  
JOB & JOB CONSULTING ENGINEERS, P.A.  
108 HUDSON ST., HACKENSACK, N.J. TEL. (201) 487-8100  
PROFESSIONAL ENGINEER, LAND SURVEYOR & PLANNER  
N.J. LICENSE NO. 33528 P.E.L.S. N.J. LICENSE NO. 4025 P.P.