



P:\SR3 Engineers\Projects\SR3 2018\018-028 Acme Midland Park\Cart Data\Sheet Files\SITE PLAN.dwg 10/27/2020 2:42 PM

SITE DATA

136 LAKE AVENUE, MIDLAND PARK, NJ BLOCK 3.00 LOT 4.02 (5.611 AC)		
ZONE B3 BUSINESS RETAIL/OFFICE		
AREA AND BULK REQUIREMENTS	REQUIRED	EXISTING
MIN. LOT AREA	130,680 SF	244,419
MIN. LOT FRONTAGE	100	817
MIN. FRONT YARD	25	29
MIN. SIDE YARD	12	17
MIN. SIDE YARD (BOTH)	24	47
MIN. REAR YARD	20	34
MAX. BUILDING HEIGHT	36	36
MAX. BUILDING COVERAGE	30%	20%
MAX. IMPERVIOUS COVERAGE	75%	73%
PARKING		
RETAIL SPACES (1/200 SF OF SALES FLOOR AREA)	244	269

NOTES:

- PROPOSED 735 S.F. OF OUTDOOR MERCHANDISING SPACE WITH 4.5' SIDEWALK CLEARANCE.
- OUTDOOR SALES AREA WOULD BE RESTRICTED TO THE SIDEWALK SPACE BETWEEN AND FLANKING ENTRANCE DOORS.
- THIS AREA IS CONSISTENT WITH MERCHANDISING BY GROCERS IN NEIGHBORING TOWNSHIPS.
- PEDESTRIAN CIRCULATION IS NOT DEPENDENT ON THIS WALKWAY.
- THIS WALKWAY WOULD REMAIN WIDE ENOUGH THAT A SHOPPING CART AND WHEELCHAIR CAN SAFELY PASS ONE ANOTHER WITHOUT MOVING INTO THE VEHICLE LANE.

LEGEND

- PROPOSED CART STORAGE AREA
- SIDEWALK ACCESS TO CARTS
- SIDEWALK ACCESS TO SALES AREA
- PROPOSED OUTDOOR SALES AREA

NOTES:

- THIS SITE IS CURRENTLY USED AS A SUPERMARKET OPERATING 352 DAYS PER YEAR. ACME PROPOSES UTILIZING APPROXIMATELY 3,600 SQUARE FEET OF OUTDOOR AREA TO DISPLAY SEASONAL MERCHANDISE SUCH AS FLOWERS, WOOD, ROCK SALT, ETC. ACME PROPOSES TO UTILIZE THE DISPLAY AREA THROUGHOUT THE YEAR. THE AREA PROPOSED TO BE UTILIZED IS THE EXISTING CONCRETE AREAS OUTSIDE OF THE ENTRANCE/EXITS OF THE BUILDING, PARTIALLY COVERED BY THE EXISTING ROOF OVERHANG. THE DISPLAY AREA WILL COMPLY WITH ALL ADA AND NOISE REGULATIONS. THE HOURS OF OPERATION OF THE SUPERMARKET WILL REMAIN UNCHANGED, CURRENTLY 6AM TO 11PM.
- 65,466 SF OF PLANTED AREA (27% PLANTED).
- ABUTTING PROPERTIES TO THE NORTH ARE ZONED B1. ABUTTING PROPERTIES TO THE EAST ARE ZONED R1. ALL OTHER PROPERTY ABUTMENTS ARE ZONED B3.
- NO NEW CONSTRUCTION IS PROPOSED, NEGATING A NEED FOR A SOIL AND EROSION CONTROL PLAN.
- TRAFFIC SIGNAGE AND SAFETY PLAN WAS PREVIOUSLY SUBMITTED AND APPROVED WITH CONSTRUCTION OF BUILDING. NO CHANGES ARE PLANNED TO ROADWAY OR ACCESS LANES ON THE SITE.
- ILLUSTRATIONS REQUESTED WERE PREVIOUSLY SUBMITTED WITH CONSTRUCTION DOCUMENTS. NO FURTHER CONSTRUCTION OR NEW ALTERATIONS ARE BEING PROPOSED.
- NO CHANGES PROPOSED TO PREVIOUSLY SUBMITTED AND APPROVED PLAN.

OWNER:
 NW MIDLAND PK GR - C/O CARD CAPTL-11
 PO BOX 990
 MINNEAPOLIS, MN 55440

APPROVED: DEPARTMENT OF PLANNING AND ZONING

LINDA HERLIHY CHAIRPERSON

HARRY PARKER SECRETARY

TOWNSHIP ENGINEER

REVISIONS		DESCRIPTION	Seal:
			SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862
			Project No: 018-028
			Date: APRIL 01, 2019
			Designed By: WJS
			Reviewed By: SR
			Scale: 1" = 30'
			Sheet Number: 1
Project / Location: ACME OUTDOOR SALES BLOCK 3.00, LOT 4.02			
MIDLAND PARK TOWNSHIP BERGEN COUNTY NEW JERSEY Drawing Name: SITE PLAN			