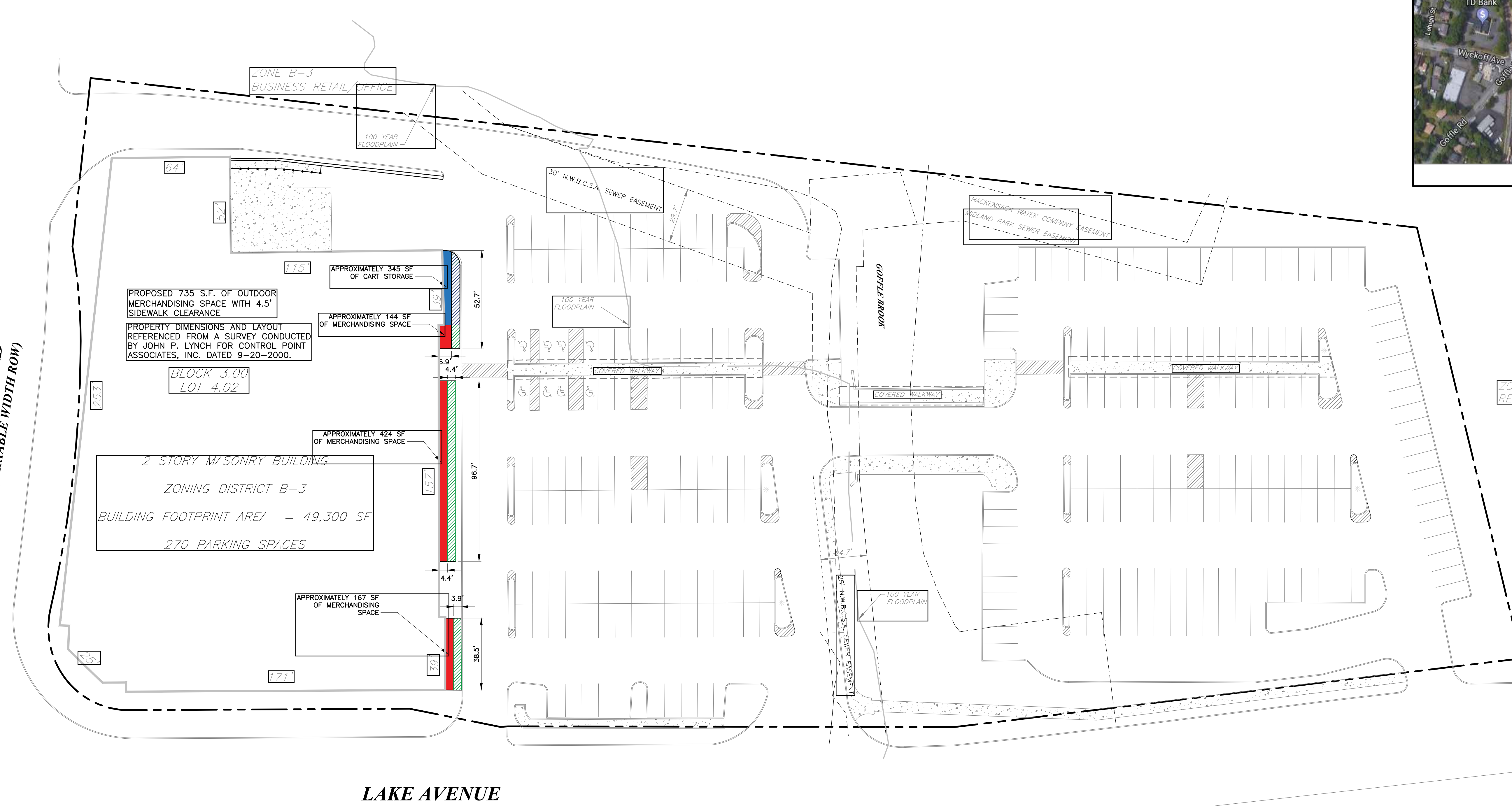
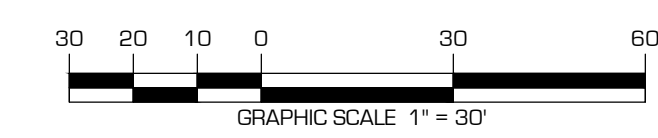


KEY MAP



**LAKE AVENUE**  
(VARIABLE WIDTH ROW)

**LAKE VIEW DRIVE**



**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        | 87.7     |
| MIN. FRONT YARD                              | 25         | 29       |
| MIN. SIDE YARD                               | 12         | 1.7      |
| MIN. SIDE YARD (BOTH)                        | 24         | 4.1      |
| MIN. REAR YARD                               | 20         | 3.4      |
| MAX. BUILDING HEIGHT                         | 36         | 39       |
| MAX. BUILDING COVERAGE                       | 30%        | 20%      |
| MAX. IMPERVIOUS COVERAGE                     | 75%        | 23%      |
| <b>PARKING</b>                               |            |          |
| 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<br>NEW JERSEY<br>PROFESSIONAL ENGINEER # 42862 |
|           |  |             | Project No:<br><b>018-028</b>                                     |
|           |  |             | Date:<br>APRIL 01, 2019   |
|           |  |             | Designed By:<br>WJS   |
|           |  |             | Reviewed By:<br>SR  |
|           |  |             | Scale:<br>1" = 30'  |
|           |  |             | Sheet Number:<br><b>1</b>   |

Project / Location:  
**ACME OUTDOOR SALES**  
BLOCK 3.00, LOT 4.02

MIDLAND PARK TOWNSHIP BERGEN COUNTY NEW JERSEY

Drawing Name:  
**SITE PLAN**