

ZONING REQUIREMENTS

R1-(FLP) RESIDENCE (FARMLAND PRESERVATION AREA)

DESCRIPTION	REQUIRED	PROVIDED	VARIANCE
MINIMUM LOT AREA	6 ACRES	74.90549± ACRES	NO
MINIMUM LOT FRONTAGE	300 FEET	974.02 FEET	NO
MINIMUM LOT DEPTH	500 FEET	2,314 FEET	NO
MINIMUM FRONT YARD SETBACK	70 FEET	201.9 FEET	NO
MINIMUM REAR YARD SETBACK	40 FEET	1,651 FEET	NO
MINIMUM SIDE YARD SETBACK(ONE)	30 FEET	139.9 FEET	NO
MINIMUM SIDE YARD SETBACK(BOTH)	70 FEET	214.1 FEET	NO
MAXIMUM LOT COVERAGE	5%	3.0%	NO
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	NO

PARKING SPACE REQUIREMENTS §65-97

CATERING HALL
 1 SPACE FOR EVERY 150 SQUARE FEET OF GROSS FLOOR AREA
 4,490 S.F. / 150 = 29.93 = 30 SPACES REQUIRED
 32 PARKING SPACES PROPOSED

OWNER/APPLICANT

BEN ACRES, LLC dba 27 WINERY AND VINYARDS
 THOMAS GABRYSIK (100% SHAREHOLDER)
 27058 MOUNT PLEASANT ROAD
 COLUMBUS, N.J. 08022
 (609) 534-2791

OWNER'S CERTIFICATION

"I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN."

THOMAS GABRYSIK _____ DATE _____

ADJACENT PROPERTY OWNERS

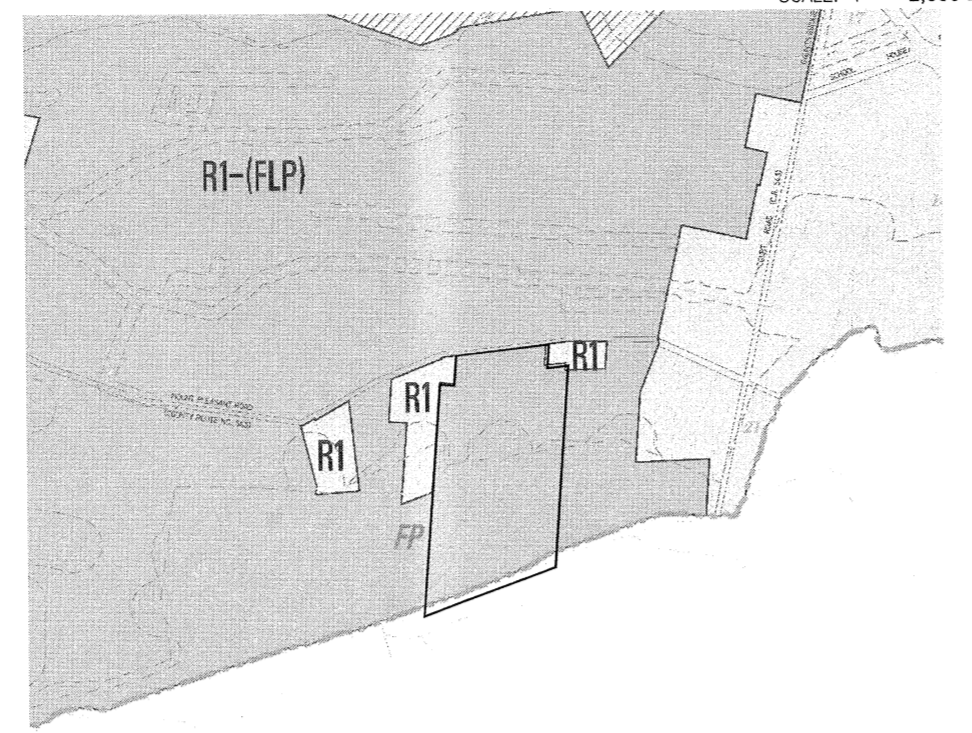
LIST OF PROPERTY OWNERS WITHIN 200 FEET AS PROVIDED BY THE TOWNSHIP OF MANSFIELD ON JUNE 10, 2021

BLOCK	LOT	OWNER	ADDRESS
22	2.01	SIMCSAK, CRYSTAL	27312 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	2.07	DUFFEL, CATHERINE	27244 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	3	REAGAN, MATTHEW	27216 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	4.02	VAN MATER, KATHRYN JANE	27180 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	5	VAN MATER, JOSEPH D. & SARAH B.	26954 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	6.01	SHUMWAY, SCOTT & SARA	26760 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	6.02	ELLINGHAM, EDWARD PAUL & DAWN M.	26908 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
22	6.03	FECHANIN, ROBERT	26872 MOUNT PLEASANT ROAD COLUMBUS, N.J. 08022
23	11	BEN ACRES, LLC	2658 ROUTE 206 MT. HOLLY, N.J. 08060
23	12.01	FOGGY BOTTOM FARMS, LLC	323 ISLAND ROAD COLUMBUS, N.J. 08022

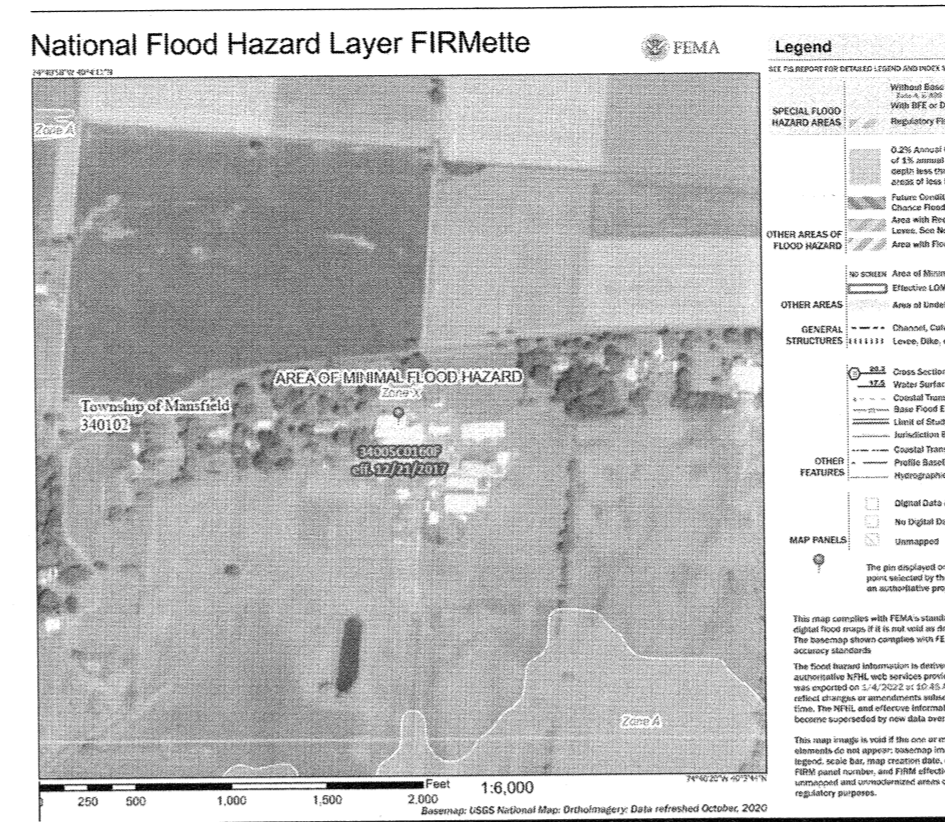
LIST OF PROPERTY OWNERS WITHIN 200 FEET AS PROVIDED BY THE TOWNSHIP OF SPRINGFIELD ON FEBRUARY 16, 2022

BLOCK	LOT	OWNER	ADDRESS
1501	18	PLEASANT FARM INC.	409 RICHMOND PLACE LEONIA, N.J. 07605
1501	19	GARRISON, WILLIAM E.	P.O. BOX 96 JOBSTOWN, N.J. 08041
1501	21.01	SPRINGFIELD FARM ASSOCIATES	713 JULS GEORGETOWN ROAD JOBSTOWN, N.J. 08041
1501	22	JOHNSONS FAMILY FARMLAND	2991 MONMOUTH ROAD JOBSTOWN, N.J. 08041

ZONING MAP



FIRM MAP



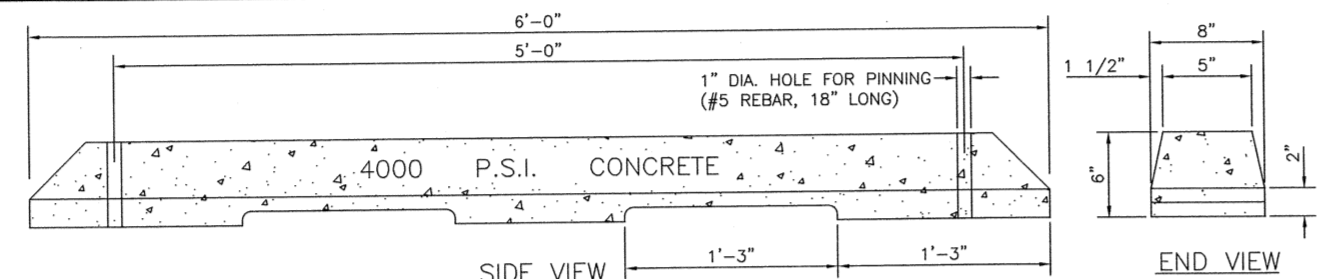
KEY MAP



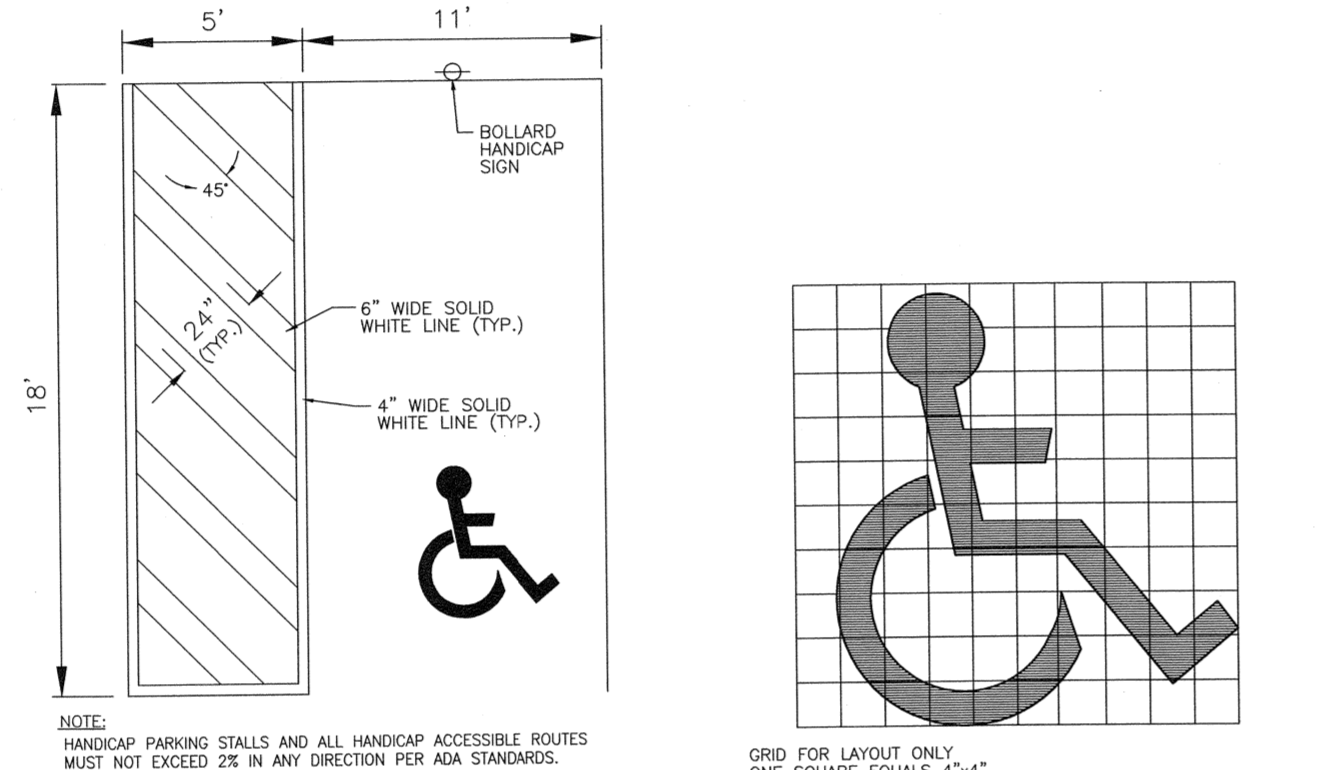
AGENCY APPROVALS

TOWNSHIP OF MANSFIELD PLANNING BOARD CHAIRMAN	DATE
TOWNSHIP OF MANSFIELD PLANNING BOARD SECRETARY	DATE
TOWNSHIP OF MANSFIELD PLANNING BOARD ENGINEER	DATE
TOWNSHIP OF MANSFIELD CLERK	DATE

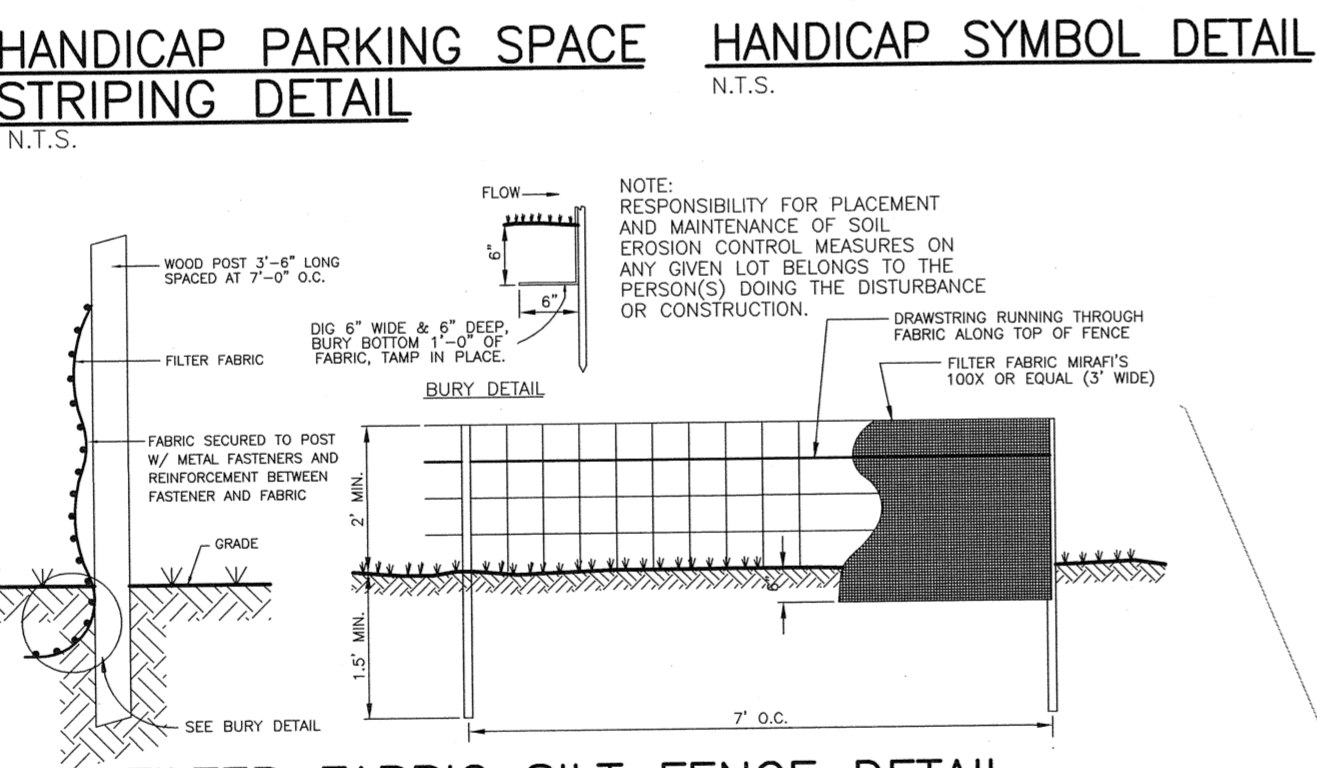
Scott D. Brown
SCOTT D. BROWN
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. LICENSE NO. 24GB03825000



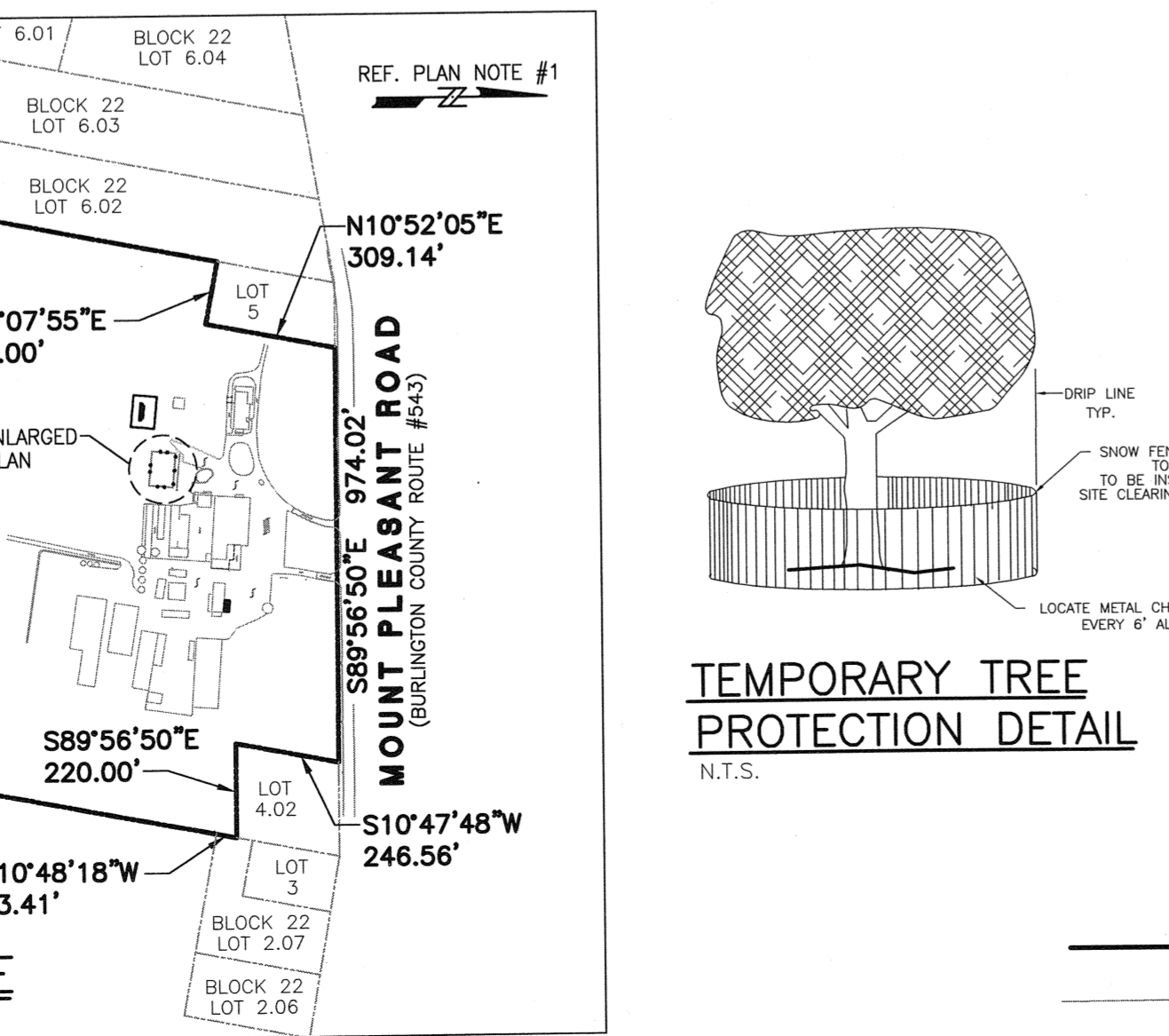
PRECAST CONC. WHEEL STOP WITH DRAINAGE DETAIL
 N.T.S.



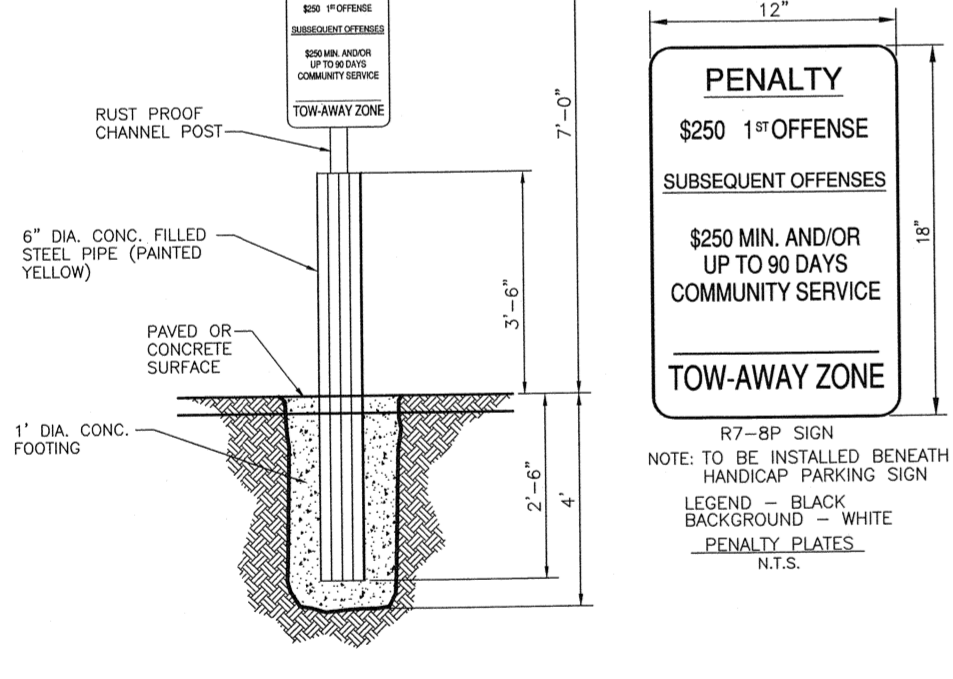
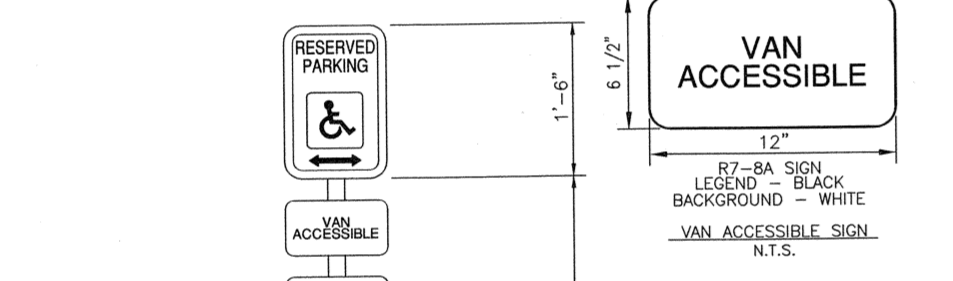
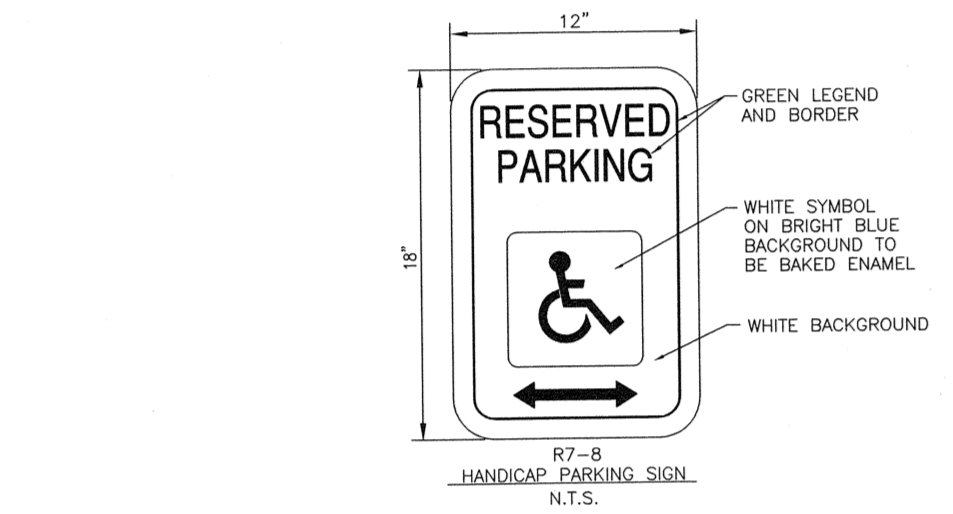
HANDICAP PARKING SPACE STRIPING DETAIL
 N.T.S.



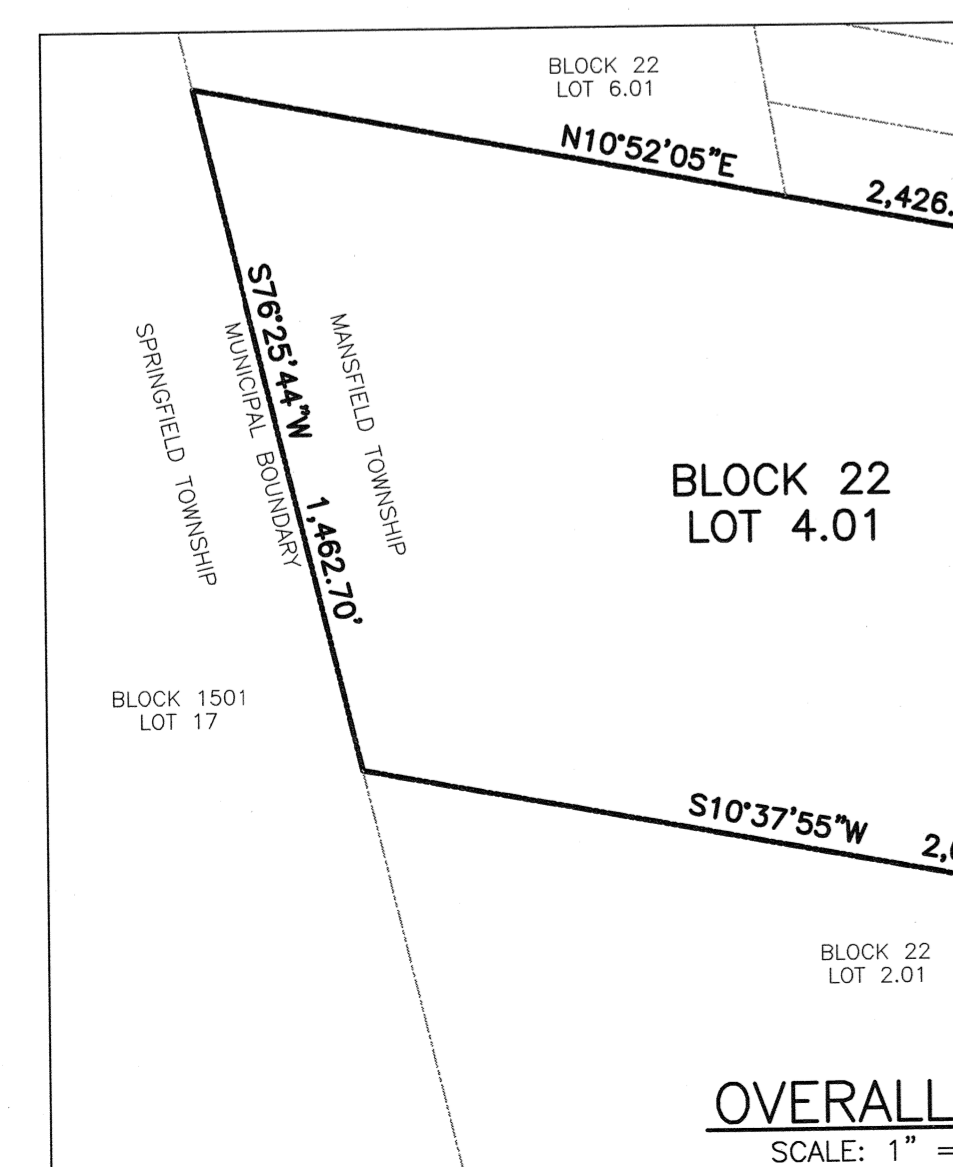
FILTER FABRIC SILT FENCE DETAIL
 N.T.S.



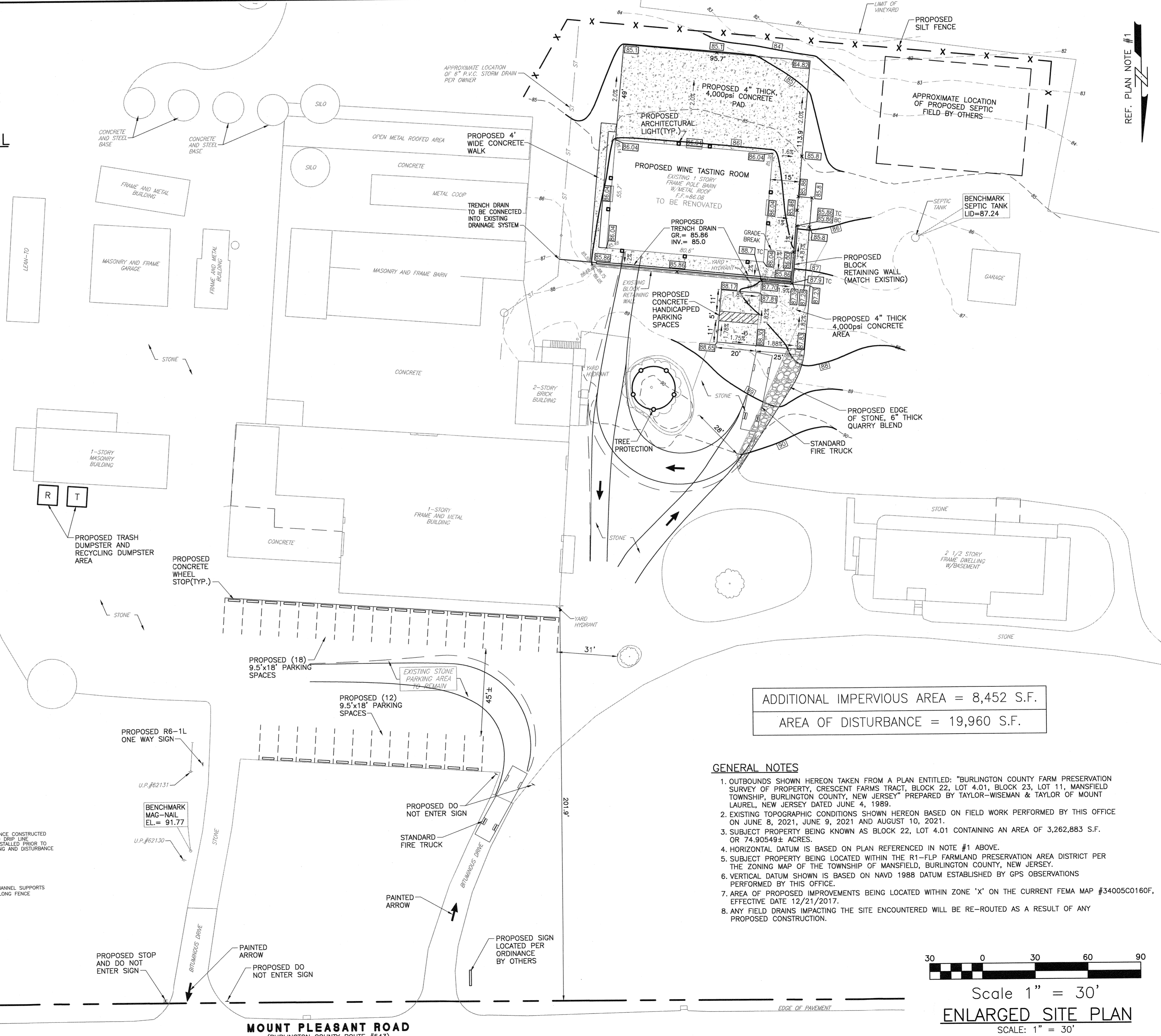
TEMPORARY TREE PROTECTION DETAIL
 N.T.S.



HANDICAP SIGN AND BOLLARD DETAIL
 N.T.S.



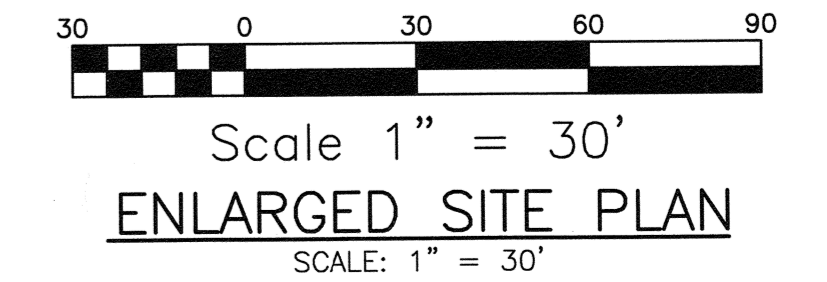
OVERALL SITE
 SCALE: 1" = 400'



ADDITIONAL IMPERVIOUS AREA = 8,452 S.F.
 AREA OF DISTURBANCE = 19,960 S.F.

GENERAL NOTES

1. OUTBOUNDS SHOWN HEREON TAKEN FROM A PLAN ENTITLED: "BURLINGTON COUNTY FARM PRESERVATION SURVEY OF PROPERTY, CRESCENT FARMS TRACT, BLOCK 22, LOT 4.01, BLOCK 23, LOT 11, MANSFIELD TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY TAYLOR-WISEMAN & TAYLOR OF MOUNT LAUREL, NEW JERSEY DATED JUNE 4, 1989.
2. EXISTING TOPOGRAPHIC CONDITIONS SHOWN HEREON BASED ON FIELD WORK PERFORMED BY THIS OFFICE ON JUNE 8, 2021, JUNE 9, 2021 AND AUGUST 10, 2021.
3. SUBJECT PROPERTY BEING KNOWN AS BLOCK 22, LOT 4.01 CONTAINING AN AREA OF 3,262,883 S.F. OR 74.90549± ACRES.
4. HORIZONTAL DATUM IS BASED ON PLAN REFERENCED IN NOTE #1 ABOVE.
5. SUBJECT PROPERTY BEING LOCATED WITHIN THE R1-(FLP) FARMLAND PRESERVATION AREA DISTRICT PER THE ZONING MAP OF THE TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY, NEW JERSEY.
6. VERTICAL DATUM SHOWN IS BASED ON NAVD 1988 DATUM ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY THIS OFFICE.
7. AREA OF PROPOSED IMPROVEMENTS BEING LOCATED WITHIN ZONE "X" ON THE CURRENT FEMA MAP #34005C0160F, EFFECTIVE DATE 12/21/2017.
8. ANY FIELD DRAINS IMPACTING THE SITE ENCOUNTERED WILL BE RE-ROUTED AS A RESULT OF ANY PROPOSED CONSTRUCTION.



RANSOM Consulting LLC
 (CERTIFICATE OF AUTHORIZATION #24GA28173300)
 #2008 ROWAN BOULEVARD
 GLASSBORO, NEW JERSEY 08028
 WWW.RANSOMCON.COM
 TEL. (856) 464-0224 FAX (856) 464-0106

Date:	4/9/2022
3. REVISED PER ENGINEER'S REVIEW LETTER	2/22/2022
2. REVISED TO ADD SPRINGFIELD ADJACENT OWNER'S LIST	11/17/21
1. REVISED PER ENGINEER'S REVIEW LETTER DATED	1/13/2022

SITE PLAN FOR #27058 MOUNT PLEASANT ROAD
 SITUATE PLATE 4, BLOCK 22, LOT 4.01 TOWNSHIP OF MANSFIELD, BURLINGTON COUNTY, NEW JERSEY
 1 OF 2