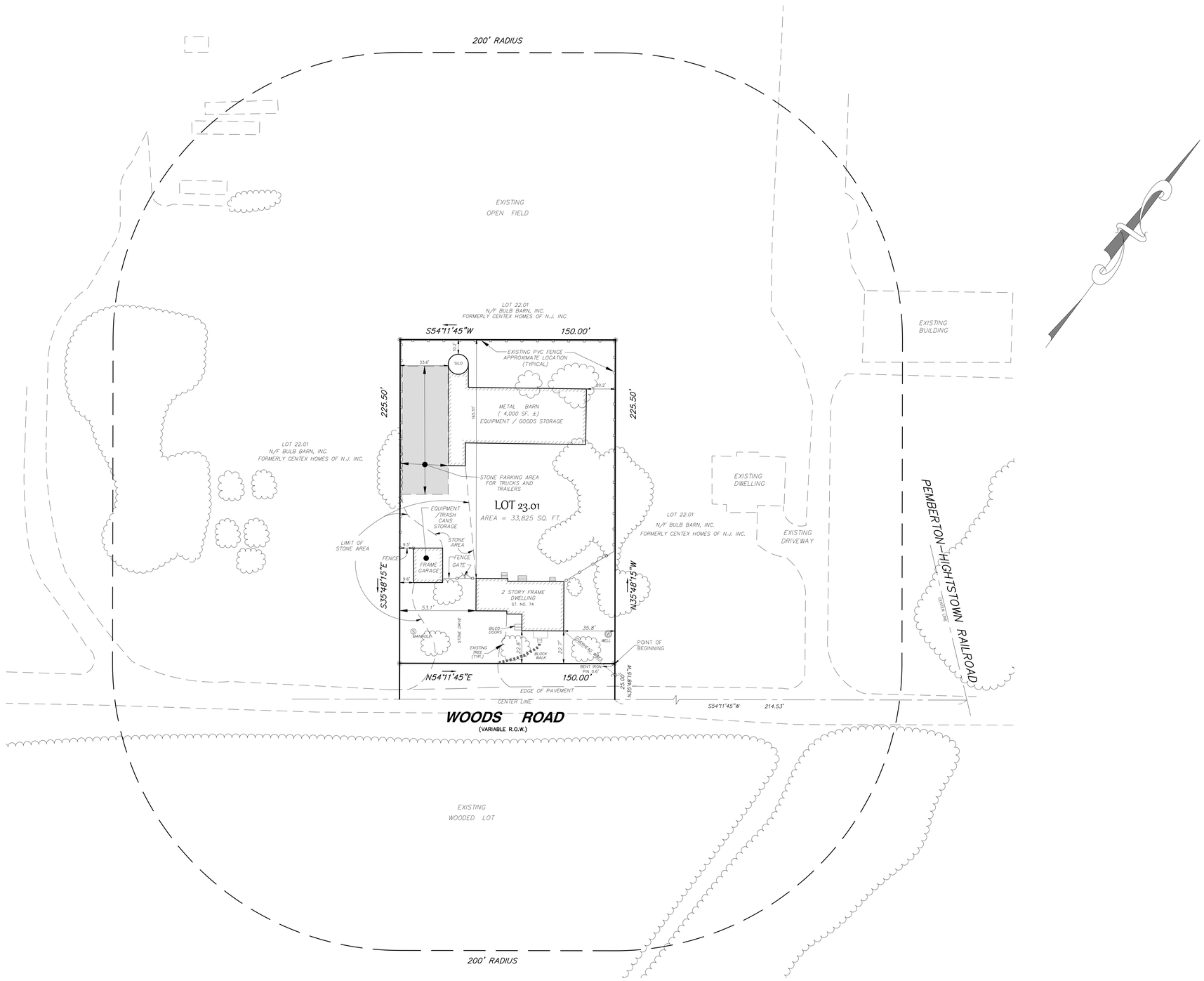

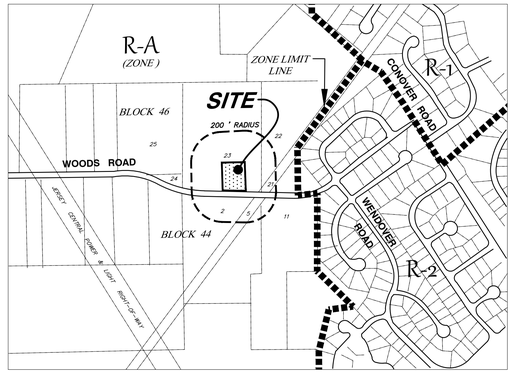

VICINITY MAP

SCALE : 1" = 400'

LIST OF OWNERS WITHIN 200 FEET

GENERAL NOTES:

1. PROPERTY CONSISTS OF LOT 23.01 IN BLOCK 46 AS SHOWN ON THE EAST WINSDOR TOWNSHIP TAX MAP SHEET 6.
2. OWNER / APPLICANT
   SEAN LeBLANC
   74 WOODS ROAD
   EAST WINDSOR , NEW JERSEY 08520
3. THE PROPERTY IN QUESTION CONSISTS OF 33,825 S.F. (0.78 ACRE)
4. THE PROPERTY LIES IN THE R-A ZONE (RURAL AGRICULTURAL)

	REQUIRED:	EXISTING /PROVIDED :
MINIMUM LOT AREA	4 ACRES	33,825 S.F. (0.78 ACRES) (ENC.)
MINIMUM LOT WIDTH	200 FT.	150.00 FT. (ENC.)
MINIMUM FRONT SETBACK	100 FT.	22.7 FT. (ENC.)
MINIMUM SIDE YARD	35 FT.	35.8 FT.
MINIMUM SIDE YARD (BOTH)	70 FT.	88.9 FT.
MINIMUM REAR YARD	50 FT.	165.51 FT.
MAX. IMPERVIOUS COVERAGE	25 %	42 % * (+)
MAX. PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.	<35 FT.
MAX. PRINCIPAL BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2 STORIES
MAX. BUILDING COVERAGE (%)	N/A	N/A
ACCESSORY BUILDING:		
MINIMUM FRONT SETBACK	125 FT.	56.31 FT. (ENC.)
MINIMUM SIDE YARD	15 FT.	9.5 FT. (ENC.)
MINIMUM REAR YARD	15 FT.	10.2 FT. (ENC.)
MINIMUM SETBACK FROM MINIMUM PRINCIPAL BUILDING	15 FT.	23.29 FT.

NOTE: * VARIANCE REQUESTED
** EXISTING CONDITIONS
ENC. - EXISTING NON-CONFORMITY
(+) -- IMPERVIOUS COVERAGE INCLUDES EXISTING APPROXIMATE STONE AREA SHOWN ON THIS PLAN (EXCLUDING STONE AREA IMPERVIOUS COVERAGE IS 19.35%)

5. OUTBOUND BASED ON A SURVEY PREPARED BY HARRIS SURVEYING , INC. ENTITLED , "PLAN OF SURVEY FOR KEILYN ALVARADO , JORDANA WEBBER & SEAN LEBLANC ", DATED JANUARY 16, 2020.
6. THE PURPOSE OF THIS PLAN IS TO SEEK APPROVAL FOR STORAGE OF COMMERCIAL LANDSCAPE VEHICLES OUTDOORS WITHIN FENCED YARD AREA, AND STORAGE OF ASSOCIATED EQUIPMENT AND GOODS INSIDE BARN AREA/GARAGE (AKA SMALL BARN) AREA. IF THE BOARD FINDS THAT THE ABOVE ACTIVITIES ARE NOT PERMITTED IN THE ZONE, A USE VARIANCE IS REQUESTED TO PERMIT SAME.
7. LIST OF VEHICLES PARKED - BEHIND FENCE/LEFT SIDE OF BARN (SEE PLAN FOR PARKING AREA)
   3 TRUCKS (F-250, F-350 AND F-450) AND 4 TRAILERS. ALL OTHER EQUIPMENT/GOODS STORED INSIDE THE GARAGE AND BARN.
8. TIME OF DAY OF BUSINESS RELATED ACTIVITIES OCCURRING AT SITE:
   MID-MARCH TO MID-DECEMBER: BETWEEN 7:30 AM & 8:00 AM (WHEN FIELD CREWS ARRIVE AND LEAVE FOR DAILY WORK) AND BETWEEN 5:00 PM & 6:00 PM (WHEN FIELD CREWS ARRIVE BACK FROM DAILY WORK BEFORE LEAVING TO GO HOME).
9. NO HAZARDOUS MATERIALS STORED ONSITE. NJDEP HAS EXEMPTED SITE DUE TO NO STORAGE OF HAZ MAT (SITE COMLIANCE UNDER NJDEP COMMUNITY RIGHT TO KNOW LAW).
10. STONES HAVE BEEN REPLENISHED WITHIN THE AREA PREVIOUSLY USED AS DRIVEWAY BACK TO BARN. ADDITIONAL STONES HAVE BEEN SPREAD OVER PARKING AREA.
11. ENTRANCE AND EXIT TO STORAGE BARN AREA THROUGH 16' GATE BETWEEN THE HOUSE AND DETACHED GARAGE EXISTING STONE DRIVEWAY APPROXIMMATELY 45' WIDE ALONG SITE FRONTAGE SERVICES ACCESS TO FENCED YARD.
12. NO GOODS ARE DELIVERED TO THE SITE, THEREFORE, NO UNLOADING ACTIVITIES OCCUR.
13. TRASH CANS (KEPT INSIDE THE BARN) ARE USED FOR WASTE STORAGE. WASTE IN TRASH CANS IS DISPOSED AT OFFSITE TRANSFER STATION BY WORKERS.
14. NO LIGHTING IS PROPOSED AS WORK IS DONE BEFORE DARK.

LEGEND

EXISTING FEATURES

EXIST. TREE CANOPY LINE
EXIST. SANITARY MANHOLE
EXIST. INLET
EXIST. UTILITY POLE
EXIST. FIRE HYDRANT
EXIST. SPOT ELEVATION x 111.8
EXIST. WATER LINE W
EXIST. SANITARY SEWER
EXIST. STORM SEWER
EXIST. CONTOUR 70
EXIST. FENCE
EX. TOP CURB/GUTTER GRADE TC 113.3 G 112.8
EXIST. GAS LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO	DESCRIPTION	DATE

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE, MILLSTONE TOWNSHIP, N.J. 08535 Ph(609)448-5550
12 ROBBINS PKWY, AT WATER STREET, TOMS RIVER, N.J. 08753 Ph(732)244-0888
DIGITALLY SIGNED AND SEALED 2022.04.27 11:57:01-04'00'
LORALI E. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE 4/11/22
SCALE 1"=30'
DRAWN EAD
CHECKED JP
SHEET 1 OF 1
POCKET

LOT 23.01
BLOCK 46
(TAX MAP SHEET No. 6)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

VARIANCE SKETCH

ENC. N. 6804

DWG. NO. 6804-VASK

CAD DWG. 30

K:\6501-7000\6804\DESIGN PLANS\6804-VASK.DWG, 4/12/2022 12:57:43 PM