EXISTING RESIDENCE

BLOCK 7301 LOT 16

BLOCK 7301 LOT 16.01

DUBLE AVENUE (50' WIDE)

N69° 53' 04"W 251.76'

FIELD DELINEATED AND SURVEYED WETLANDS LIMIT (TO BE VERIFIED)

BLOCK 7302 LOT 6

PROPOSED 200 FT WETLANDS BUFFER (PER BUFFER DELINEATION MODEL TO BE APPROVED)

200'

BLOCK 7302 LOT 13

BLOCK 6401 LOT 13

S42° 52' 42"W 215.00'

N47° 21' 39"E 76.02'

S55° 47' 38"E 336.13'

N42° 38' 21"W 100.00'

200 FT FRONT YARD SETBACK

PROPOSED 8 FT HIGH WILDLIFE FENCE

PROPOSED 6 FT HIGH PRIVACY FENCE

PROPOSED 50 FT WIDE PERIMETER BUFFER FOR CLASS 1 OUTDOOR CULTIVATION

PROPOSED 75 FT SIDE YARD SETBACK, TYP.

PROPOSED 30' x 102' HOOP GREENHOUSES (INSTALLED ON BARE GROUND)

PROPOSED RESERVED SEPTIC SYSTEM FIELD

FUTURE 30' x 80' HOOP HOUSE

FUTURE 30' x 102' HOOP HOUSE

PROP. 30' x 102' HOOP HOUSE

8' -TYP.

21'

26' TYP.

EXISTING RESIDENCE

BLOCK 6401 LOT 14

BLOCK 7302 LOT 11

OUT PARCEL

S42° 38' 21"E 100.00'

N47° 21' 39"E 90.00'

N47° 21' 39"E 46.43'

N30° 53' 41"E 771.55'

NEED TO DETERMINE IF A 200 FOOT DWELLING SETBACK WOULD BE REQUIRED FROM THE REAR STRUCTURE ON LOT 6 BEFORE GREENHOUSES LAYOUT CAN BE FINALIZED.

PROPOSED NEW SEPTIC DISPOSAL FIELD TO SERVE FORMER NURSERY OPERATIONS BUILDING

THE LOCATION OF THE REFRIGERATOR PAD WOULD NEED TO BE OUTSIDE THE 200 FOOT DWELLING SETBACK

PROPOSED 960 SF CONCRETE PAD W/ (4) 8' X 20' REFRIGERATOR BOXES

EXISTING DILAPIDATED STRUCTURE

EXISTING STORAGE BUILDING (TO REMAIN)

EXISTING BUILDING TO BE UTILIZED FOR CLASS 1 OUTDOOR CULTIVATION ADMINISTRATIVE OPERATIONS ONLY.

EXISTING RESIDENCE

BLOCK 7302 LOT 5

EXISTING RESIDENCE

BLOCK 6401 LOT 15

N. PINEY HOLLOW & WINSLOW ROAD (50' WIDE R.O.W.)

BLOCK 7302 LOT 10

BLOCK 7302 LOT 9

PROPOSED VEHICULAR CIRCULATION TO UTILIZE EXISTING COMPACTED STONE/ SHELL OR EARTHEN DRIVES

200 FT FRONT YARD SETBACK (CLASS 1 OUTDOOR CULTIVATION)

PROPOSED SECURED PERIMETER GATES AND SURVEILLANCE AS REQUIRED BY TOWNSHIP

N30° 53' 41"E 105.00'

EXISTING COMPACTED GRAVEL, SHELL & EARTH DRIVE AISLES, TYP.

S59° 06' 19"E 218.88'

N59° 06' 19"W 125.00'

PROPOSED VEHICULAR SITE ACCESS VIA EXISTING RTE. 322 APRONS

BLACK HORSE PIKE (US ROUTE 322) (90' WIDE)

BLOCK 6001 LOT 47

BLOCK 6001 LOT 46

BLOCK 6001 LOT 45

BLOCK 6001 LOT 44

BLOCK 6001 LOT 43

GRAPHIC SCALE (IN FEET)

40 0 20 40 80 120

1 inch = 40 ft.

THIS FULL BUILD OUT IS NOT GOING TO THE PINELANDS

DESIGNED: KAI	DRAWN: KAI	CHECKED: JAM	CONCEPTUAL CLASS 1 CULTIVATION
DATE SIGNED:		REVISIONS NO. DATE	4223 SOUTH BLACK HORSE PIKE BLOCK 7302, LOT 7 MONROE TOWNSHIP GLOUCESTER COUNTY, NEW JERSEY
			TRISTATE ENGINEERING AND SURVEYING, PC P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com
		SCALE: 1"=40'	DATE: 03/25/2026 — PROJECT NO: 25-157 — SHEET: 1 OF 1

Date: Mar 25, 2026, 11:04am

User ID: joe File: C:\Users\joe\TSE Dropbox\TSE-Tri-State Engineering\Tri State Engineering\Projects_25-XXX jobs\25-157 S Black Horse Pike - Williamstown - Green Violet (Perez) P-2356 & 2377\Drawings\25-157 Pinelands Concept 03-24-2026.dwg Phase 2