

U:\Account\PAU\1\new0201 - elk cannabis cultivation facility\CS0001_Sheet\CS0001.dwg PLOTTED: 4/2025 2:23 PM BY: Benjamin Mitsmenn PLOTTED: Pencon V25.4b

Sheet List Table				
Sheet Number	Drawing Number	Sheet Title	Drawing Date	Last Revised Date
1	CS0001	COVER SHEET	2025-03-12	--
2	CS0002	INFORMATION SHEET	2025-03-12	--
3	CS0001	EXISTING SITE PLAN	2025-03-12	--
4	CS0001	DEMOLITION PLAN	2025-03-12	--
5	CS1000	OVERALL SITE PLAN	2025-03-12	--
6	CS1001	SITE PLAN - 1	2025-03-12	--
7	CS1002	SITE PLAN - 2	2025-03-12	--
8	CS1003	SITE PLAN - 3	2025-03-12	--
9	CS1004	VEHICLE MANEUVERING PLAN	2025-3-12	--
10	CS1500	OVERALL SITE GRADING PLAN	2025-03-12	--
11	CS1501	SITE GRADING PLAN - 1	2025-03-12	--
12	CS1502	SITE GRADING PLAN - 2	2025-03-12	--
13	CS1503	SITE GRADING PLAN - 3	2025-03-12	--
14	CS1600	OVERALL SITE DRAINAGE PLAN	2025-03-12	--
15	CS1601	SITE DRAINAGE PLAN - 1	2025-03-12	--
16	CS1602	SITE DRAINAGE PLAN - 2	2025-03-12	--
17	CS1603	SITE DRAINAGE PLAN - 3	2025-03-12	--
18	CS1700	OVERALL SITE UTILITY PLAN	2025-03-12	--
19	CS1701	SITE UTILITY PLAN - 1	2025-03-12	--
20	CS1702	SITE UTILITY PLAN - 2	2025-03-12	--
21	CS1703	SITE UTILITY PLAN - 3	2025-03-12	--
22	CS1704	SEPTIC DESIGN PLAN	2025-03-12	--
23	CS1705	SEPTIC DESIGN DETAILS	2025-03-12	--
24	CS2000	OVERALL SITE LANDSCAPE PLAN	2025-03-12	--
25	CS2001	SITE LANDSCAPE PLAN - 1	2025-03-12	--
26	CS2002	SITE LANDSCAPE PLAN - 2	2025-03-12	--
27	CS2003	SITE LANDSCAPE PLAN - 3	2025-03-12	--
28	CS2004	SIGHT TRIANGLES	2025-03-12	--
29	CS2200	OVERALL SITE LIGHTING PLAN	2025-03-12	--
30	CS2201	SITE LIGHTING PLAN - 1	2025-03-12	--
31	CS2202	SITE LIGHTING PLAN - 2	2025-03-12	--
32	CS2203	SITE LIGHTING PLAN - 3	2025-03-12	--
33	CS2300	STORM PROFILES	2025-03-12	--
34	CS6001	CONSTRUCTION DETAILS	2025-03-12	--
35	CS6021	STORM SEWER DETAILS	2025-03-12	--
36	CS6031	UTILITY DETAILS	2025-03-12	--
37	CS6061	LANDSCAPE DETAILS AND NOTES	2025-03-12	--
38	CS8000	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	2025-03-12	--
39	CS8001	SOIL EROSION AND SEDIMENT CONTROL PLAN - 1	2025-03-12	--
40	CS8002	SOIL EROSION AND SEDIMENT CONTROL PLAN - 2	2025-03-12	--
41	CS8003	SOIL EROSION AND SEDIMENT CONTROL PLAN - 3	2025-03-12	--
42	CS8001	SOIL EROSION AND SEDIMENT CONTROL NOTES	2025-03-12	--
43	CS8502	SITE SOIL EROSION AND SEDIMENT CONTROL DETAILS	2025-03-12	--

ELK CANNABIS CULTIVATION FACILITY PRELIMINARY/FINAL SITE PLANS

GLOUCESTER COUNTY, NEW JERSEY

BLOCK: 44, LOT: 4

MARCH 26, 2025

PREPARED FOR:
OWNER/DEVELOPER

COUNTRY ROADS REALTY, LLC.

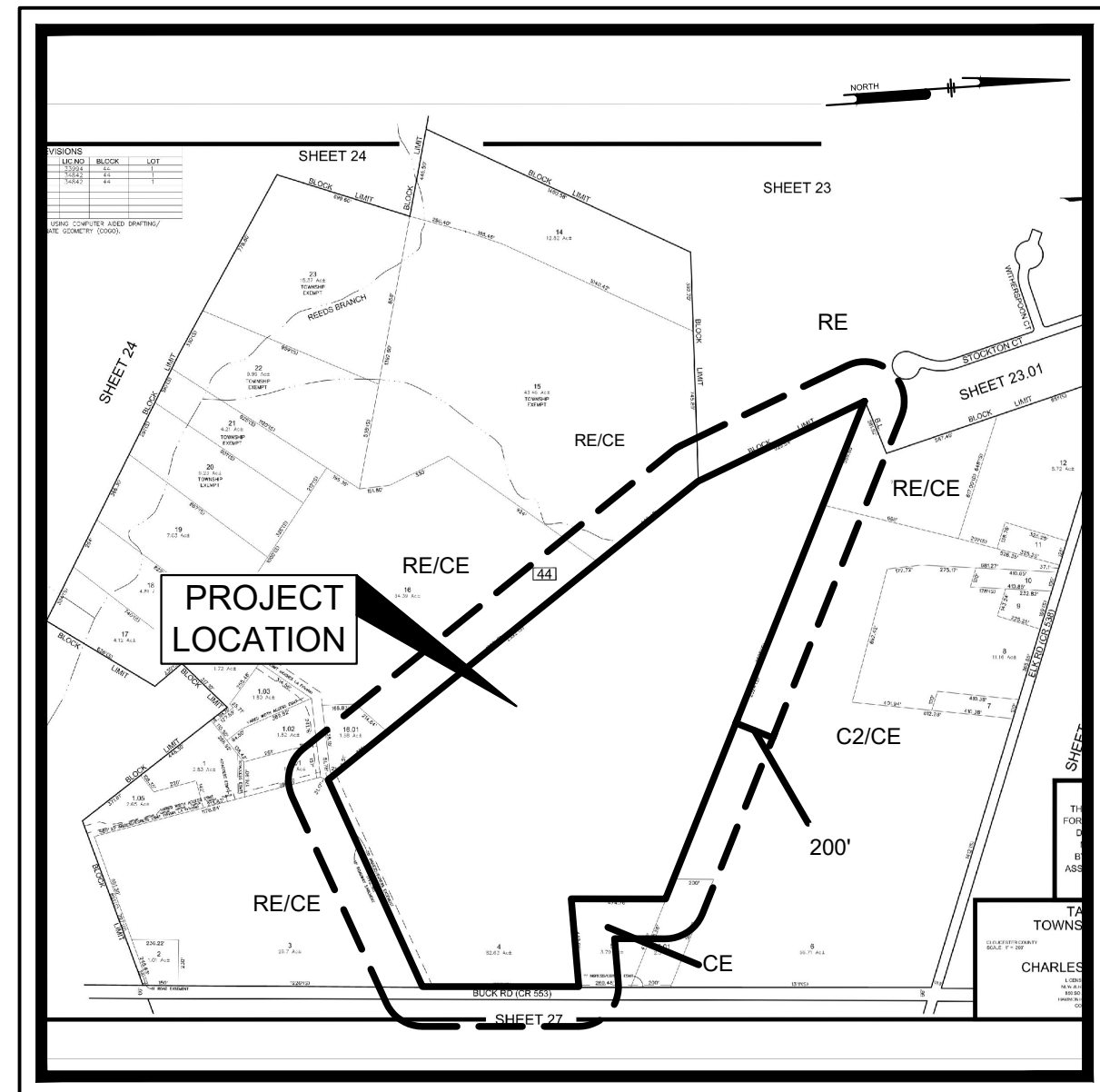
219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

(732) 618-7813

200' PROPERTY OWNERS LIST						
BLOCK	LOT	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
42	13	COUNTRY WOODS AT ELK TWP HOMEOWNERS	112 WITHERSPOON STREET	MONROEVILLE	NJ	08343
42	13.07	WALL, DEBRA & RODNEY	131 STOCKTON CT	MONROEVILLE	NJ	08343
42	13.08	ROSS, LEANNA & MICHAEL	132 STOCKTON CT	MONROEVILLE	NJ	08343
44	1.01	PAUSELLI, NATHAN T & NELLO R JR	14 HUGHES LN	MONROEVILLE	NJ	08343
44	1.02	HAMLIN, TANYA	10 HUGHES LN	MONROEVILLE	NJ	08343
44	3	BEST FOR LAST 2, LLC	4 MEADOWLARK CT	GLASSBORO	NJ	08028
44	5	SCHICKLING, COLEEN A & FRANCIS	732 BUCK RD	MONROEVILLE	NJ	08343
44	6	JAI & JAS REAL ESTATE LLC	14 PONTY COURT	MONMOUTH JUNCTION	NJ	08852
44	6.01	HUNTSINGER, JEFFERY & MOLLIE	724 BUCK RD	MONROEVILLE	NJ	8343
44	13	JAI & JAS REAL ESTATE LLC	14 PONTY COURT	MONMOUTH JUNCTION	NJ	08852
44	15	TOWNSHIP OF ELK	680 WHIG LANE	MONROEVILLE	NJ	08343
44	16	FAZZIO, FRANK J	458 ELWOOD AVENUE	PITMAN	NJ	08071
44	16.01	REED, SEAN	9 VIVIAN LN	MONROEVILLE	NJ	08343
50	4	CALCHI, CATHERINE A & MICHAEL & FUL	1886 WILLOW GROVE R	MONROEVILLE	NJ	08343
50	5	GROSSTEPHAN, GLENN	741 BUCK RD	MONROEVILLE	NJ	08343
50	6	TOWNSHIP OF ELK	680 WHIG LN	MONROEVILLE	NJ	08343
50	7	BROWN ESTATE C/O RICKERT, MISTY S	318 BEACON LN	SNEADS FERRY	NC	28460
50	8	COLNA, THEODORE K SR	733 BUCK RD	MONROEVILLE	NJ	08343
50	10	ELTON, ANTHONY	725 BUCK RD	MONROEVILLE	NJ	08343

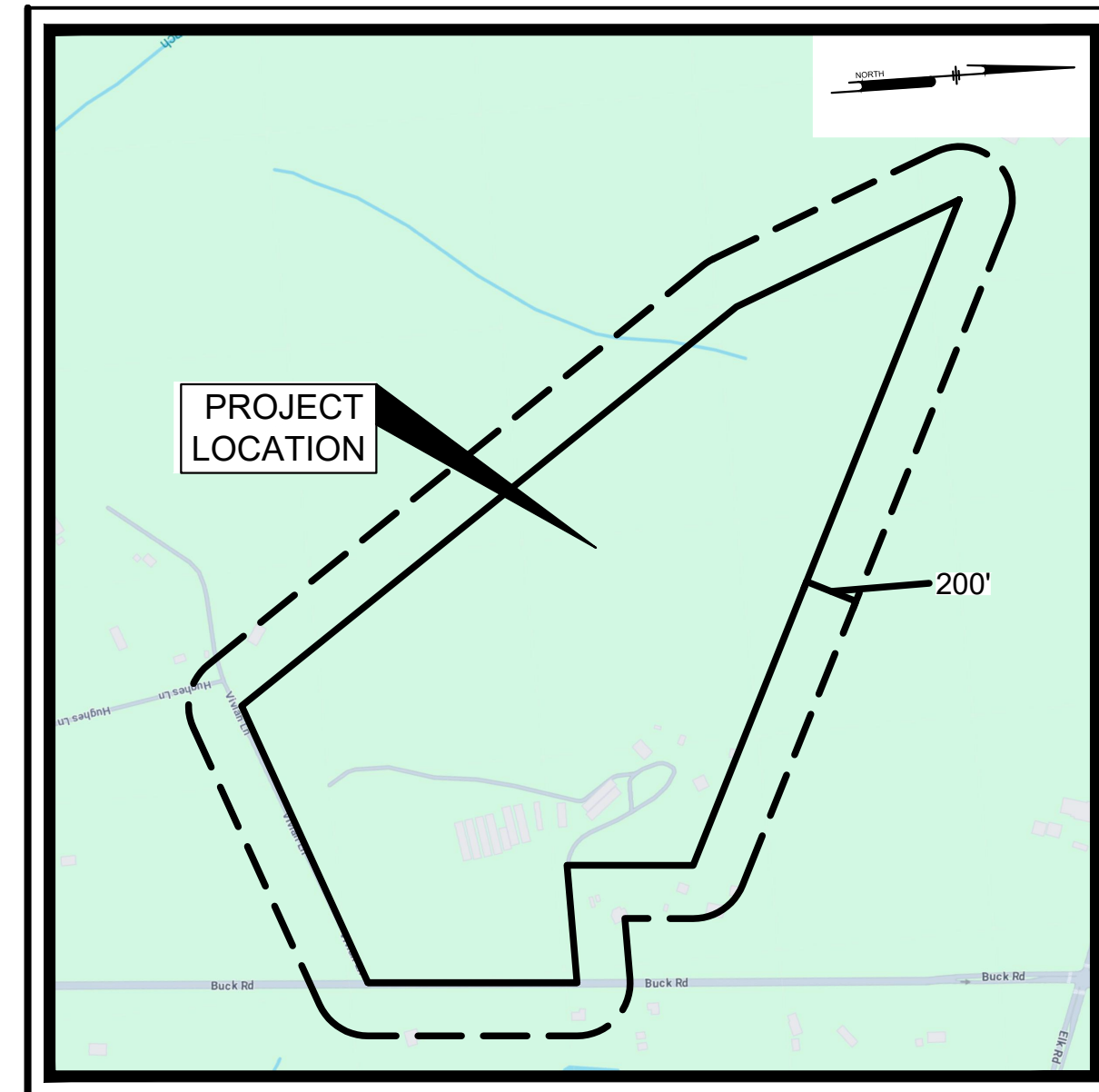
200' PROPERTY OWNERS LIST

01/17/2025



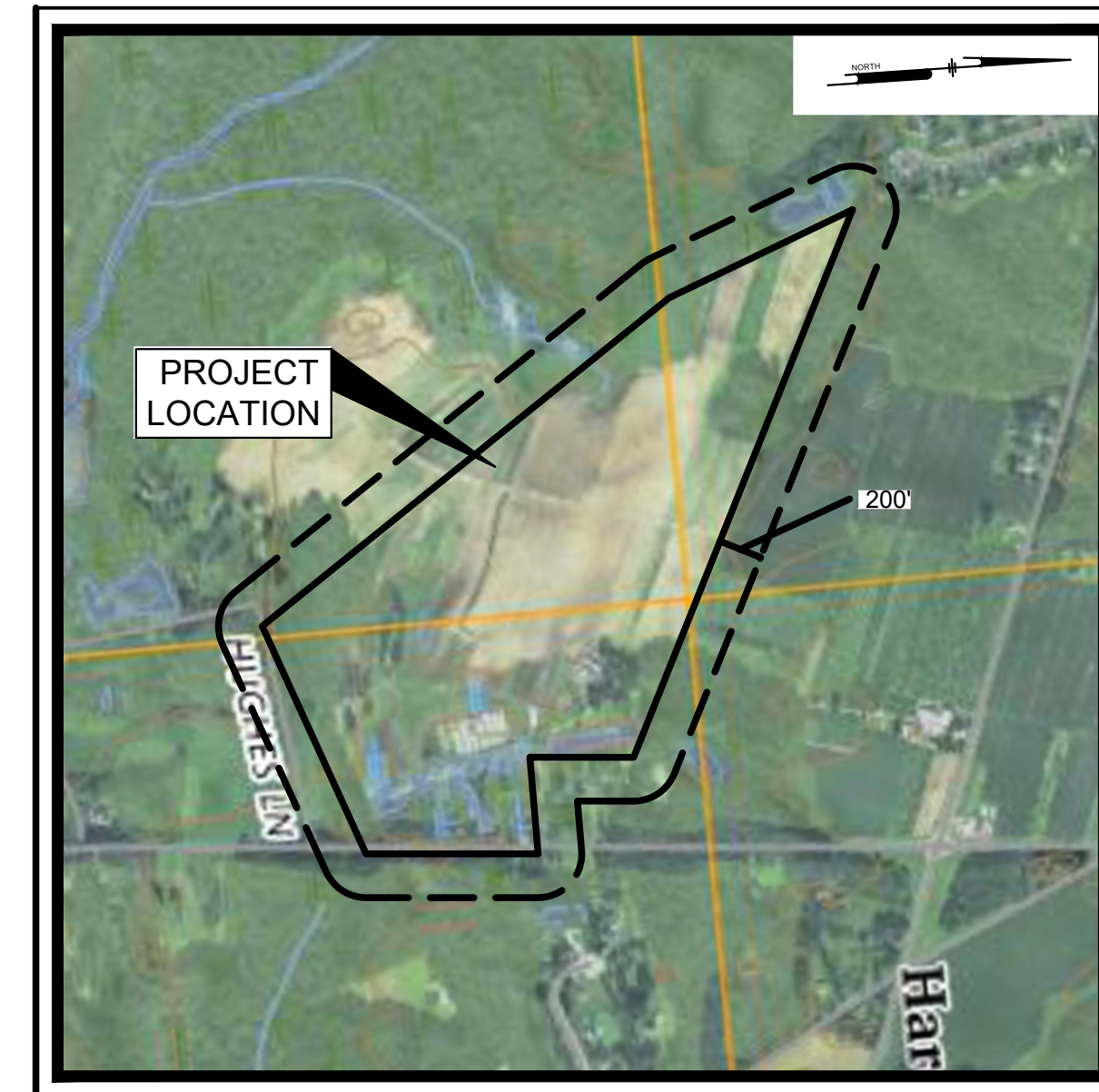
TAX MAP

Scale: N.T.S.



LOCATION MAP

Scale: N.T.S.



USGS MAP

Scale: N.T.S.

I HEREBY CERTIFY THAT THE LANDS DELINEATED BY THIS SITE PLAN ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE PREPARATION OF THE PLAN IS GIVEN

OWNER _____ DATE _____

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF ELK.

BOARD CHAIRMAN _____ DATE _____

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____

I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

BOARD SECRETARY _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE

BOARD ENGINEER _____ DATE _____

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING ALL ON AND OFF SITE IMPROVEMENTS SHOWN ON THIS MAP AND SO DESIGNATED

TOWNSHIP CLERK _____ DATE _____

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

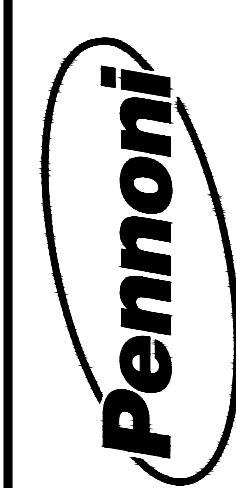
COVER SHEET

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24G050541300

3/26/25



PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDENTIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT PAUPL23001
DATE 2025-03-26
DRAWING SCALE AS NOTED
DRAWN BY AA
APPROVED BY BJM

CS0001

SHEET 1 OF 43

NEW JERSEY



CALL BEFORE YOU DIG
1-800-272-1000

CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF THE NEW JERSEY ONE-CALL DAMAGE PREVENTION SYSTEM AS STATED IN THE "UNDERGROUND FACILITY PROTECTION ACT". TICKET NUMBER(S):



515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505
F 856.547.9174

NJ CERTIFICATE OF AUTHORIZATION NO. GA28033300

GENERAL NOTES:

G-1. THE LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES SHOWN ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND ARE BASED UPON BEST AVAILABLE INFORMATION PROVIDED TO THE ENGINEER

THE FOLLOWING SHALL BE PERFORMED BY THE CONTRACTOR:

A) FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES WITHIN THE WORK AREA PRIOR TO CONSTRUCTION.

B) EXERCISE EXTREME CAUTION WHEN WORKING ADJACENT TO EXISTING POWER, COMMUNICATIONS, WATER OR GAS LINES TO PREVENT DAMAGE TO THESE LINES.

C) IMMEDIATELY REPAIR ANY DAMAGE TO EXISTING UTILITIES IN A MANNER APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

G-2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN SITE EXAMINATION AND DETERMINING THE ACTUAL NATURE AND EXTENT OF EXISTING CONDITIONS PRIOR TO UNDERTAKING WORK.

G-3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS ON THE PLAN. APPARENT CONTRADICTIONS IN CONTRACT DOCUMENTS SHALL BE RESOLVED WITH THE OWNER AND ENGINEER BEFORE AFFECTED WORK PROCEEDS.

G-4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OWNER'S REPRESENTATIVE AND/OR THE DESIGN ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

G-5. IN THE EVENT DESIGN INFORMATION WITHIN THE CONTRACT PLANS AND SPECIFICATIONS DIFFER, THE CONTRACT PROVIDED ON THE PLANS SHALL GOVERN.

G-6. UTILIZE A MOBILE SWEEPER AND WATER TRUCK DAILY FOR DUST CONTROL ALONG HAUL ROUTES AND IN AREAS MADE AVAILABLE FOR CONSTRUCTION.

G-7. PREVENT WATER PONDING RESULTING FROM CONSTRUCTION OPERATIONS. PROMPTLY REMOVE ANY PONDING WATER TO THE SATISFACTION OF THE ENGINEER.

G-8. ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED AND REUSED ON SITE AND MAY NOT BE TRANSPORTED OFF-SITE WITHOUT WRITTEN REQUEST AND RESPONSE FROM THE OWNER AUTHORIZING SAME.

G-9. ALL MATERIAL BROUGHT ON SITE SHALL BE CLEAN FILL, SAMPLED, AND ANALYZED WITH STANDARD NJDEP QUALITY ASSURANCE STANDARDS AND PRACTICES AT A MINIMUM AS SPECIFIED IN N.J.A.C. 7:26E. TO FULLY CHARACTERIZE THE CONTAMINANTS IN THE LATEST SOIL CLEANUP CRITERIA (SCC), THE CONTRACTOR SHALL SUBMIT TO THE OWNER WRITTEN DOCUMENTATION FROM A LABORATORY CERTIFIED IN NEW JERSEY ENVIRONMENTAL LABORATORY CERTIFICATION PROGRAM (ELCP) AND IN ACCORDANCE WITH N.J.A.C. 7:18 PRIOR TO PLACEMENT OF THE MATERIAL ON SITE. THE MATERIAL MUST NOT CONTAIN CONTAMINANTS ABOVE THE MOST RESTRICTIVE DIRECT CONTACT OR IMPACT TO GROUNDWATER (IGW) SCC.

G-10. CONTRACTOR SHALL SUBMIT A PLAN DEPICTING ANY NECESSARY EQUIPMENT AND MATERIALS STAGING OUTSIDE OF THE AREA OF CONSTRUCTION FOR APPROVAL BY THE OWNER & ENGINEER. THE PLAN SHALL INCLUDE THE LOCATION OF TRAILERS, CONSTRUCTION TRAFFIC CIRCULATION AND PHASING IF NECESSARY.

G-11. STAGING AREAS AND CONSTRUCTION AREAS SHALL BE SECURED BY TEMPORARY FENCING WITH LATCHING GATES OF OTHER MEANS APPROVED BY THE OWNER & ENGINEER.

G-12. CONTRACTOR SHALL WORK TO MINIMIZE EXCESS SOIL GENERATED. IF IT IS NECESSARY TO REMOVE SOIL FROM THE SITE, IT SHOULD BE DISPOSED OF AT A PERMITTED DISPOSAL FACILITY. PROVIDE THE NAME OF THE DISPOSAL FACILITY AND SOIL SAMPLE RESULTS 7 DAYS PRIOR TO HAULING SOIL. COPIES OF ALL BILLS-OF-LADING SHALL BE PROVIDED TO THE ENGINEER WITHIN 24 HOURS OF THE DATE OF DISPOSAL. THE CONTRACTOR SHALL ASSUME OWNERSHIP/RESPONSIBILITY OF EARTH OR CONCRETE SPOILS AND/OR DEBRIS GENERATED DURING CONSTRUCTION.

G-13. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER AND OWNER.

G-14. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

G-15. THE CONTRACTOR IS REQUIRED TO COORDINATE ALL MATERIALS INSPECTION AND TESTING WITH THE OWNER PROVIDED GEOTECHNICAL ENGINEER.

G-16. THE BOTTOM OF ALL EXCAVATIONS AND COMPACTED EARTHWORK SHALL BE INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER RETAINED BY THE OWNER PRIOR TO PLACING CONCRETE STRUCTURES AND/OR BACKFILLING. APPROVAL BY THE GEOTECHNICAL ENGINEER, IN WRITING, SHALL INDICATE THAT THE SOIL IS ADEQUATE TO SAFELY SUPPORT A FOUNDATION PRESSURE OF 2,000 PSF. EXCAVATION BELOW THE ANTICIPATED BOTTOMS OF FOOTINGS ALONG WITH PLACEMENT OF COMPACTED BACKFILL MAY BE REQUIRED.

G-17. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

G-18. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE CONSTRUCTION MANAGER, AND SHALL PROMPTLY NOTIFY THE CONSTRUCTION MANAGER AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

G-19. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

G-20. ALL TRAFFIC CONTROL DEVICES TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, TRAFFIC CONTROL SHALL INCLUDE POLICE PRESENCE, IF REQUIRED, AT NO COST TO THE OWNER. SIGN POSTS SHALL BE GALVANIZED STEEL AND ALL SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS.

G-21. ALL DIMENSIONING IS TO FACE OF CURB OR BUILDING FACE, UNLESS OTHERWISE NOTED.

G-22. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2007, AS AMENDED AND SUPPLEMENTED TO DATE.

G-23. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, UNLESS OTHERWISE NOTED.

G-24. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND.

G-25. ALL NEW CONCRETE PAVING AND CURBING SHALL MEET FLUSH WITH EXISTING.

G-26. THE CONTRACTOR SHALL NOTIFY THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT A MINIMUM OF 72 HOURS BEFORE THE BEGINNING OF CONSTRUCTION.

G-27. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.

G-28. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS, EQUIPMENT AND UNUSED MATERIALS FROM OWNER PROPERTY AND RESTORE THE AREAS TO THEIR ORIGINAL CONDITION, AS APPROVED BY THE ENGINEER.

G-29. SUBSTITUTIONS OF PROPRIETARY MATERIAL AND/OR PRODUCT SPECIFICATIONS THAT NOTE "OR EQUAL" MUST BE APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE TO THE SATISFACTION OF THE DESIGN ENGINEER THAT THE SUBSTITUTION IS EQUAL.

G-30. A MINIMUM SLOPE OF 1.5% AND A MAXIMUM SLOPE OF 3:1 IN ALL GRASS AREAS SHALL BE MAINTAINED. A MINIMUM SLOPE OF 1.0% SHALL BE MAINTAINED IN ALL PAVED AREAS UNLESS OTHERWISE DEPICTED ON THE GRADING PLAN.

G-31. ALL ROADWAYS ARE TO BE PASSABLE FOR FIRE DEPARTMENT USE DURING CONSTRUCTION.

G-32. TRAFFIC STRIPING AND/OR MARKING, WHETHER CIRCULATION, DIRECTIONAL OR PARKING, SHALL BE PERFORMED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS AMENDED.

G-33. BEFORE STARTING WORK, CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE TO THE OWNER. SCHEDULE SHALL DETAIL ALL ITEMS ASSOCIATED WITH CARRYING OUT CONTRACT, ON A DAILY BASIS.

DEMOLITION NOTES:

D-1. DEMOLITION WILL BEGIN UPON RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES AND AFTER ALL UTILITIES HAVE BEEN DEACTIVATED/ DISCONNECTED. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES AS PER NEW JERSEY ONE CALL LAW NOT LESS THAN FIVE (5) DAYS NOR MORE THAN TEN (10) WORKING DAYS BEFORE COMMENCING WITH DEMOLITION.

D-2. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 241 AND OSHA STANDARDS.

D-3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL PROJECT IS COMPLETED OR AREAS ARE STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COUNTY CONSERVATION DISTRICT. SOIL EROSION CONTROLS WILL BE RELOCATED, MODIFIED OR REPLACED DURING THE ENTIRE CONSTRUCTION PERIOD AS NEEDED AT NO COST TO THE OWNER.

D-4. NO DISTURBANCES OR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNERS OR COUNTY APPROVAL. DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AND/OR STORAGE OF MATERIAL OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT NOT COST TO THE OWNER.

D-5. ALL DEMOLITION MATERIAL AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. NO ON-SITE BURIAL IS PERMITTED. A SOIL REMOVAL PERMIT IS THE RESPONSIBILITY OF THE CONTRACTOR.

D-6. ALL HOLES AND TRENCH AREAS REMAINING AFTER DEMOLITION SHALL BE BACKFILLED TO MATCH EXISTING GRADE.

D-7. CONTRACTOR SHALL NOTIFY OWNER, COUNTY SOIL CONSERVATION DISTRICT, AND THE ENGINEER 72 HRS. PRIOR TO INITIATING UTILITY ABANDONMENT.

D-8. ELECTRICAL UTILITIES SHALL BE DISCONNECTED PRIOR TO BEGINNING ANY DEMOLITION WORK. DEMOLITION SHALL INCLUDE THE REMOVAL OF BURIED AND EXPOSED CONDUIT IN THE AREA DESIGNATED FOR DEMOLITION, SEALING ENDS OF ALL BURIED CONDUIT ABANDONED IN PLACE AND REMOVING ALL POWER AND CONTROL WIRING BETWEEN THE DEMOLISHED FACILITY AND THE TERMINAL JUNCTION BOX, CIRCUIT BREAKER, OR METER CONTROL CENTER SUPPLYING POWER TO THE FACILITY.

D-9. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE AREAS OF DEMOLITION SHALL BE PROTECTED TO ENSURE THE SAFE PASSAGE OF PEDESTRIANS. CONTRACTOR SHALL SUBMIT CONSTRUCTION STAGING AND SEQUENCING PLANS TO OWNER AND ENGINEER FOR APPROVAL PRIOR TO PERFORMING CONSTRUCTION ACTIVITIES IN WORK AREAS. CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE TO THE OWNER PRIOR TO START OF WORK.

D-10. ALL ACTIVE CONSTRUCTION SITES AND LOCATIONS SHALL BE PROVIDED WITH NON-COMBUSTIBLE REFUSE CONTAINER(S) IN SUCH NUMBERS AS SHALL BE NECESSARY TO CONTAIN ALL COMBUSTIBLE REFUSE GENERATED BY THE CONSTRUCTION ACTIVITIES. ALL COMBUSTIBLE REFUSE, RUBBISH AND DEBRIS SHALL BE COLLECTED UP AND DEPOSITED IN THE CONTAINER(S) ON A DAILY BASIS. REFUSE CONTAINER(S) SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM ANY BUILDING, STRUCTURE, LOT LINE OR COMBUSTIBLE MATERIAL STORAGE LOCATION.

D-11. WHILE CONSTRUCTION ACTIVITIES ARE IN PROGRESS, AT LEAST FOUR(4) PORTABLE FIRE EXTINGUISHERS HAVING A RATING OF AT LEAST 10-A, 60-BC SHALL BE PROVIDED, AND SHALL BE MAINTAINED IN A LOCATION APPROVED BY THE FIRE OFFICIAL. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHERS PROVIDED.

D-12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING STRUCTURES AS IDENTIFIED ON THE DEMOLITION PLANS C50501. THE CONTRACTOR MUST NOTIFY THE ENGINEER IF ANY DAMAGE OCCURS TO THESE ITEMS. THE ENGINEER/ OWNER WILL DETERMINE WHETHER THE DAMAGED ITEMS CAN BE REPAIRED, OR SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

D-13. BACKFILL ALL VOIDS CREATED BY REMOVALS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FOUNDATIONS, MANHOLES, INLETS, SITE PIPING, VALVES, CONDUITS, CLEANOUTS, AND TREE ROOT REMOVALS. BACKFILL WITH STRUCTURAL FILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.

D-14. PRIOR TO REMOVAL OF EXISTING FULL-DEPTH ASPHALTIC AND/OR CONCRETE PAVEMENT, CONTRACTOR SHALL SAWCUT TO FULL DEPTH TO PROVIDE A CLEAN STRAIGHT EDGE. CONCRETE SIDEWALK AND/OR CURB SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

~~D-15. ALL TREES SHRUBS/BURSH TO BE REMOVED AS SHOWN ON SHEET G60501 SHALL BE COMPLETELY REMOVED, INCLUDING GRUBBING.~~

D-16. ALL WOODED AREAS AND INDIVIDUAL TREES DESIGNATED TO REMAIN SHALL BE PROTECTED FROM ROOT AND BRANCH DAMAGE

D-17. SAWCUT ALL SURFACE MATERIALS TO BE REMOVED AT THE INTERFACE WHERE THEY ARE TO REMAIN IN NEAT STRAIGHT LINES.

~~D-18. WATER WILL BE AVAILABLE ON-SITE VIA EXISTING HYDRANTS / HOSE BIBS. CONTRACTOR MUST COORDINATE USE WITH OWNER AND LOCAL FIRE DEPARTMENT AS NECESSARY. CONTRACTOR IS RESPONSIBLE TO PAY FOR ANY USAGE CHARGES OR FEES.~~

D-19. TOPSOIL SHALL BE STRIPPED WITHIN THE PROJECT LIMITS AND STOCKPILED ON SITE FOR REUSE.

D-20. CONSTRUCTION EQUIPMENT AND VEHICLES SHALL BE STAGED WITHIN PAVED DRIVEWAYS, PARKING LOTS, AND WITHIN THE DESIGNATED AREAS SHOWN ON THE CONTRACT DRAWINGS, TO MINIMIZE SOIL DISTURBANCES DURING DEMOLITION PROCESS.

UTILITY NOTES:

U-1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

U-2. BEFORE EXCAVATING THE PROJECT AREA THE CONTRACTOR IS TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITY (GAS MAINS, WATER MAINS, SEWER LINES, TELEPHONE LINES, ETC.), SHOULD ANY UNDERGROUND UTILITY INTERFERE WITH PROJECT CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT CALL 1-800-272-1000.

U-3. PIPE BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

U-4. BACKFILL IN THE TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM THE OWNER'S GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE TOWNSHIP INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

U-5. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH TO INSTALL NEW UTILITY AND BACKFILL BY THE END OF EACH WORK DAY. OPEN TRENCH SHALL NOT BE PERMITTED AT ANY TIME THE CONTRACTOR IS NOT ACTIVELY WORKING ON PORTION OF UTILITY REQUIRING OPEN EXCAVATION.

PH: (732)-618-7813

U-6. STORM SEWER PIPING: HDPE PIPE: SHALL BE IN ACCORDANCE WITH AASHTO M294, TYPE S OR ASTM F2306. ALL HDPE PIPE TRENCHES SHALL BE INSTALLED AND BACKFILLED IN ACCORDANCE WITH ASTM D23121. TRENCH BACKFILL MATERIAL SHALL BE AASHTO #57 AGGREGATE AND INSTALLED WITH A MINIMUM OF SIX (6) INCHES OVER TOP OF PIPE. BCP PIPE: MINIMUM CLASS II RCP, WALL B IN ACCORDANCE WITH CURRENT N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION UNLESS OTHERWISE NOTED.

U-7. TRENCH DETAILS ARE INTENDED TO PROVIDE INFORMATION REGARDING BACKFILLING MATERIALS AND GENERAL MATERIAL DEPTHS AND PAVEMENT LIMITS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE APPROPRIATE SAFETY MEASURES, SHEETING, AND BRACING AS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND DETAILS FOR TRENCH EXCAVATION. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR FIELD CONDITIONS, TRENCHING OR BACKFILLING OPERATIONS DURING CONSTRUCTION.

U-8. EXISTING STREET SURFACES AND OTHER SURFACES DISTURBED BY THE CONSTRUCTION OF FACILITIES WITHIN PUBLIC RIGHT-OF-WAYS, FOR THIS PROJECT SHALL BE RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AND /OR TOWNSHIP ENGINEER.

U-9. RESET ALL WATER VALVES BOXES, SANITARY CLEANOUTS OR VENTS, GAS VALVES, SANITARY RIMS, INLET GRATES AND ALL OTHER UTILITY BOXES OR RIMS TO NEW GRADES AS REQUIRED.

U-10. ALL INLET AND MANHOLE PIPE OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT OR APPROVED EQUAL.

U-11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PRECLUDING ANY PONDING OF WATER IN ALL AREAS, EXCEPTING REASONABLE AND SAFE WITHIN THE SEDIMENTATION/ WATER QUALITY BASINS.

U-12. ALL PRECAST CONCRETE INLETS SHALL CONFORM TO ASTM C-913 "PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES".

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION:
A - DEEDS OF RECORD
B - AN ACTUAL FIELD SURVEY PERFORMED BY PENNONI ASSOCIATES
C - PLAN ENTITLED "FINAL PLAN OF LOTS - PLATE 25, BLOCK 44, LOT 4, BY LAND DIMENSIONS ENGINEERING, DATED 11/2009, REVISED 10/02/2017.

3. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY, PLATE #25.

4. PLANIMETRIC & TOPOGRAPHIC FEATURES SHOWN ARE TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PENNONI ASSOCIATES ON 5/23/2022 & 9/20/2024.

5. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.

6. SURVEY BASED ON N.J.S.P.C.S. NAD '83 (2011), S' SURVEY SCALED TO GROUND AT POINT 9999
GROUND SCALE FACTOR: 1.0000648002
GROUND COORDINATES: N:294700.00 E:114800.00 Z:127.00
VERTICAL DATUM: NAVD 1988

7. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION ON OR NEAR THE SUBJECT PARCEL(S). UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.

8. THIS PLAN HAS BEEN DIGITALLY SIGNED IN ACCORDANCE WITH N.J.A.C. 13:40-8.1A AND THUS CARRIES THE SAME WEIGHT, AUTHORITY AND EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.

9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS ILLUSTRATED ARE BASED UPON UTILITY MARKOUT AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).

10. A SIGNED WAIVER AND DIRECTION NOT TO SET CORNER MARKERS IN ACCORDANCE WITH THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS' REGULATION (N.J.A.C. 13:40-6.2) HAS BEEN RECEIVED FROM THE ULTIMATE USER.

11. THE WETLANDS SHOWN HEREON WERE DELINEATED BY DUBOIS ENVIRONMENTAL CONSULTANTS, LLC ON 5/9/2022, SKETCH DATED: 5/9/2022, AND FIELD LOCATED BY PENNONI ASSOCIATES ON 5/10/2022.

ENVIRONMENTAL NOTES:

E-1. ALL MATERIAL BROUGHT ON SITE SHALL BE CLEAN FILL, SAMPLED, AND ANALYZED IN ACCORDANCE WITH STANDARD NJDEP QUALITY ASSURANCE STANDARDS AND PRACTICES AT A MINIMUM, AS SPECIFIED IN N.J.A.C. 7:26E. TO FULLY CHARACTERIZE THE CONTAMINANTS IN THE LATEST SOIL CLEANUP CRITERIA (SCC), THE CONTRACTOR SHALL SUBMIT TO THE OWNER WRITTEN DOCUMENTATION FROM A LABORATORY CERTIFIED IN NEW JERSEY ENVIRONMENTAL LABORATORY CERTIFICATION PROGRAM (ELCP) AND IN ACCORDANCE WITH N.J.A.C. 7:18 PRIOR TO PLACEMENT OF THE MATERIAL ON SITE. THE MATERIAL MUST NOT CONTAIN CONTAMINANTS ABOVE THE MOST RESTRICTIVE DIRECT CONTACT OR IMPACT TO GROUNDWATER (IGW) SCC.

HIGH-VOLTAGE PROXIMITY ACT

THE CONTRACTOR IS NOTIFIED THAT ALL PROVISIONS OF THE HIGH-VOLTAGE PROXIMITY ACT, P.L. 1948 c. 249 AS AMENDED THROUGH MAY 20, 1987 SHALL BE STRICTLY ADHERED TO. THE CONTRACTOR SHALL ALSO ADHERE TO ALL PROVISIONS OF PART 1926.550, SUBPART N OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF DECEMBER, 1970. PARTICULAR ATTENTION IS DIRECTED TO THE PROVISIONS OF THE ABOVE ACT REQUIRED WARNING SIGNS, NOTIFICATION TO POWER COMPANY AND RESPONSIBILITY FOR SAFEGUARDS AND ALSO PROHIBITED ACTIVITY.

A COPY OF THE HIGH-VOLTAGE PROXIMITY ACT IS AVAILABLE IN THE OFFICE OF THE COUNTY ENGINEER OR MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF WORKPLACE STANDARDS, OFFICE OF SAFETY COMPLIANCE, TRENTON, NJ 08625

SITE SAFETY

PURSUANT TO NJAC 5:22-2.21(a) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND CFR 1926.320(f) (OSHA COMPETENT PERSON), THE GENERAL CONTRACTOR IS DESIGNATED AS THE "RESPONSIBLE PERSON IN CHARGE OF CONSTRUCTION" AND THE SITE SUPERVISOR RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.

SITE NOTES:

- PROPERTY IN QUESTION LOCATED AT 730 BUCKS, ELK TOWNSHIP, NEW JERSEY. BLOCK 44, LOT 4.
- PROPERTY ACREAGE: 79.491 ACRES
- OWNER: COUNTRY ROADS REALTY, LLC, 219 N VINEYARD BLVD, COLLINGSWOOD NJ 08108
- OWNER REPRESENTATIVE: PAUL PLOSKONKA MBR

PH: (732)-618-7813

UTILITY NOTE

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A FIELD MARK-OUT OF SUBSURFACE UTILITIES.
CALL 1-800-272-1000

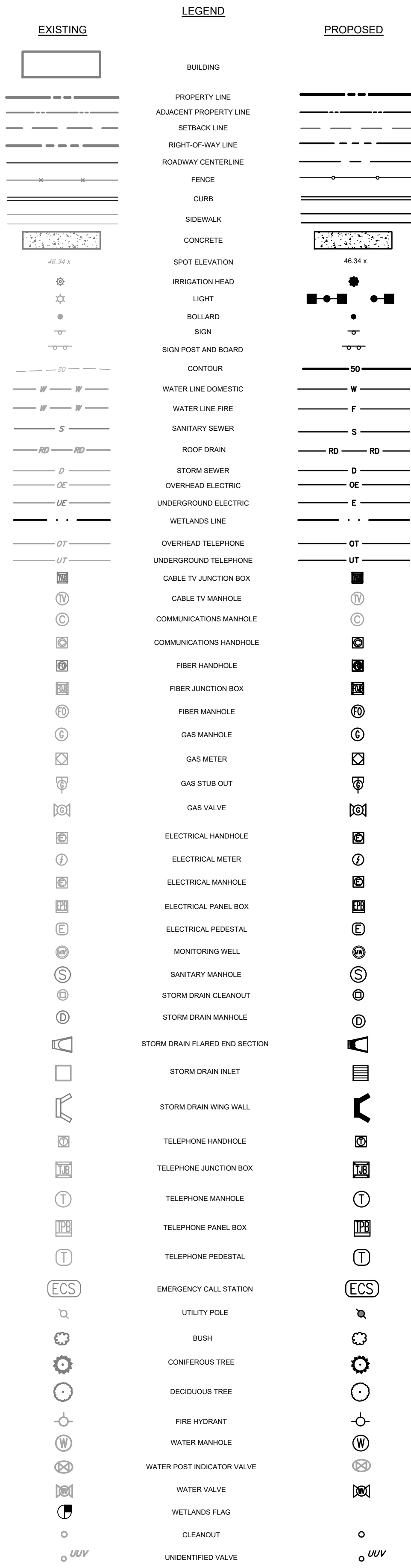
PUBLIC UTILITIES

ELECTRIC:
ATLANTIC CITY ELECTRIC
5071 NJ-42
TURNERSVILLE, NJ 08012
800-642-3780

GAS:
SOUTH JERSEY GAS CO.
1300 ROUTE 73, STE. 308
MOUNT LAUREL, NJ 08054

TELEPHONE:
VERIZON
10 TANSBORO ROAD, FLOOR 2
BERLIN, NJ 08009
1-856-753-1423

CABLE TV:
COMCAST CABLE
1250 HADDONFIELD-BERLIN ROAD
CHERRY HILL, NEW JERSEY 08034
1-856-893-2900



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
BLOCK 44, LOT: 4

INFORMATION SHEET

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

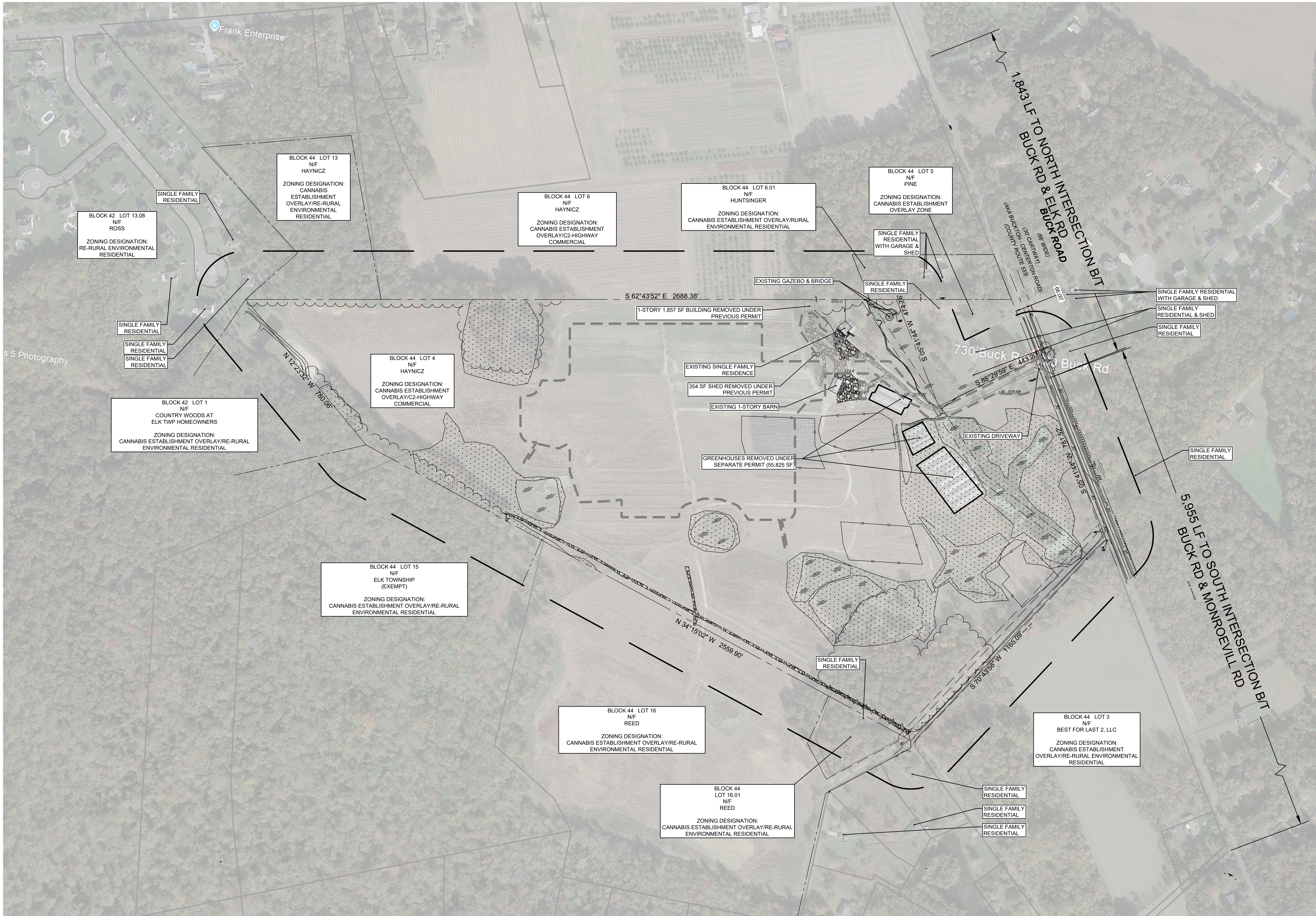
NO.	DATE	REVISIONS	BY

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	NTS
DRAWN BY	AA
APPROVED BY	BJM

CS0002

SHEET 2 OF 43



LEGEND:

- WETLAND AREA
- POND AREA
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE LINE (816,784 SF OR 18.8 AC.)
- 200' PROPERTY OFFSET LINE
- PROJECT PROPERTY LINE
- EXISTING FENCE LINE

0 200' 400'
SCALE: 1" = 200'



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

EXISTING SITE PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24605641300

3/26/25

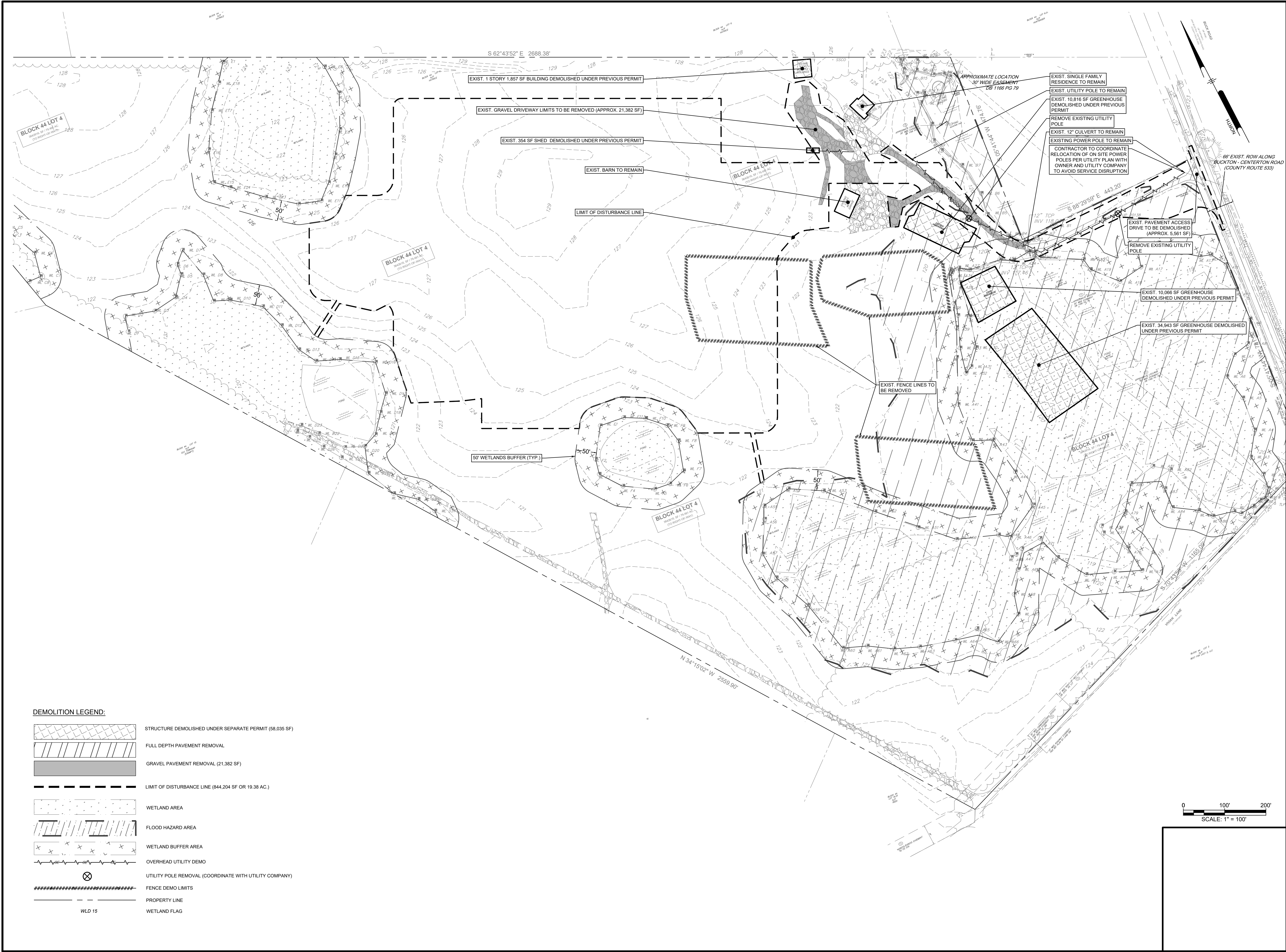
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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS0201



PENNON ASSOCIATES INC.
NJ COA G428033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

DEMOLITION PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05441300

3/26/25



NEW JERSEY LICENSE NO. 24GE05441300

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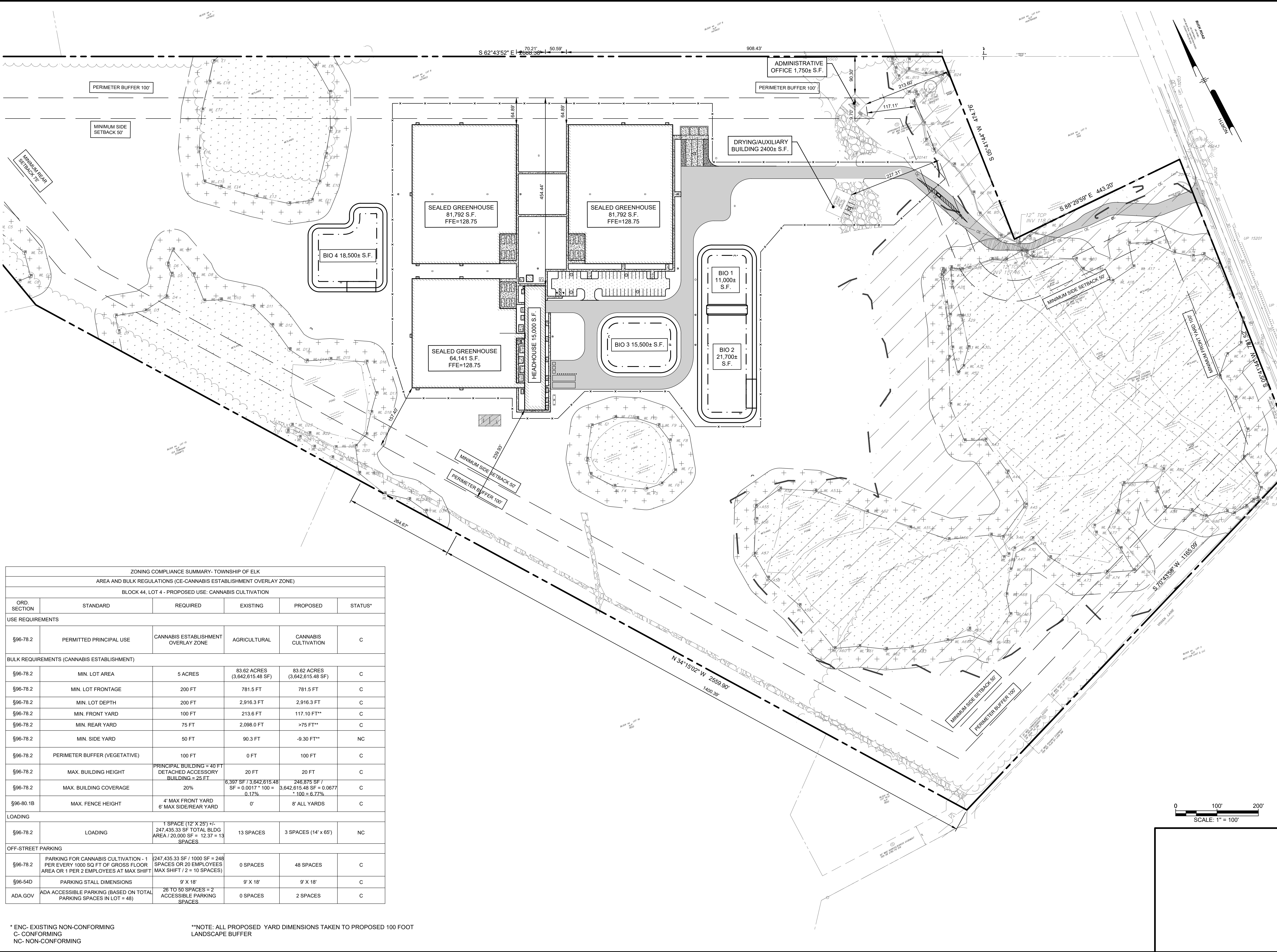
PROJECT	PAUPL23001
DATE	2025-03-12
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

U:\Account\PAU\12001 - Elk Cannabis Cultivation Facility\CS1000 - 4.dwg PLOTTED: 4/1/2025 2:25 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennon V23.ctb

ZONING COMPLIANCE SUMMARY- TOWNSHIP OF ELK					
AREA AND BULK REGULATIONS (CE-CANNABIS ESTABLISHMENT OVERLAY ZONE)					
BLOCK 44, LOT 4 - PROPOSED USE: CANNABIS CULTIVATION					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS*
USE REQUIREMENTS					
\$96-78.2	PERMITTED PRINCIPAL USE	CANNABIS ESTABLISHMENT OVERLAY ZONE	AGRICULTURAL	CANNABIS CULTIVATION	C
BULK REQUIREMENTS (CANNABIS ESTABLISHMENT)					
\$96-78.2	MIN. LOT AREA	5 ACRES	83.62 ACRES (3,642,615.48 SF)	83.62 ACRES (3,642,615.48 SF)	C
\$96-78.2	MIN. LOT FRONTAGE	200 FT	781.5 FT	781.5 FT	C
\$96-78.2	MIN. LOT DEPTH	200 FT	2,916.3 FT	2,916.3 FT	C
\$96-78.2	MIN. FRONT YARD	100 FT	213.6 FT	117.10 FT**	C
\$96-78.2	MIN. REAR YARD	75 FT	2,098.0 FT	>75 FT**	C
\$96-78.2	MIN. SIDE YARD	50 FT	90.3 FT	-9.30 FT**	NC
\$96-78.2	PERIMETER BUFFER (VEGETATIVE)	100 FT	0 FT	100 FT	C
\$96-78.2	MAX. BUILDING HEIGHT	PRINCIPAL BUILDING = 40 FT DETACHED ACCESSORY BUILDING = 25 FT	20 FT	20 FT	C
\$96-78.2	MAX. BUILDING COVERAGE	20%	6,397 SF / 3,642,615.48 SF = 0.0017 * 100 = 0.17%	246,875 SF / 3,642,615.48 SF = 0.0677 * 100 = 6.77%	C
\$96-80.1B	MAX. FENCE HEIGHT	4' MAX FRONT YARD 6' MAX SIDE/REAR YARD	0'	8' ALL YARDS	C
LOADING					
\$96-78.2	LOADING	1 SPACE (12' X 25') +/- 247,435.33 SF TOTAL BLDG AREA / 20,000 SF = 12.37 = 13 SPACES	13 SPACES	3 SPACES (14' x 65')	NC
OFF-STREET PARKING					
\$96-78.2	PARKING FOR CANNABIS CULTIVATION - 1 PER EVERY 1000 SQ FT OF GROSS FLOOR AREA OR 1 PER 2 EMPLOYEES AT MAX SHIFT	247,435.33 SF / 1000 SF = 248 SPACES OR 20 EMPLOYEES MAX SHIFT / 2 = 10 SPACES)	0 SPACES	48 SPACES	C
\$96-64D	PARKING STALL DIMENSIONS	9' X 18'	9' X 18'	9' X 18'	C
ADA.GOV	ADA ACCESSIBLE PARKING (BASED ON TOTAL PARKING SPACES IN LOT = 48)	26 TO 50 SPACES = 2 ACCESSIBLE PARKING SPACES	0 SPACES	2 SPACES	C

* ENC- EXISTING NON-CONFORMING
C- CONFORMING
NC- NON-CONFORMING

**NOTE: ALL PROPOSED YARD DIMENSIONS TAKEN TO PROPOSED 100 FOOT LANDSCAPE BUFFER



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

OVERALL SITE PLAN

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25



PENNONI ASSOCIATES INC.
NJ COA G428033300
515 Grove Street, Suite 1B
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T 856.547.0505 F 856.547.9174

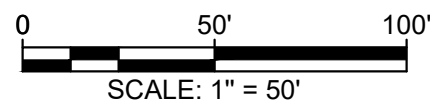
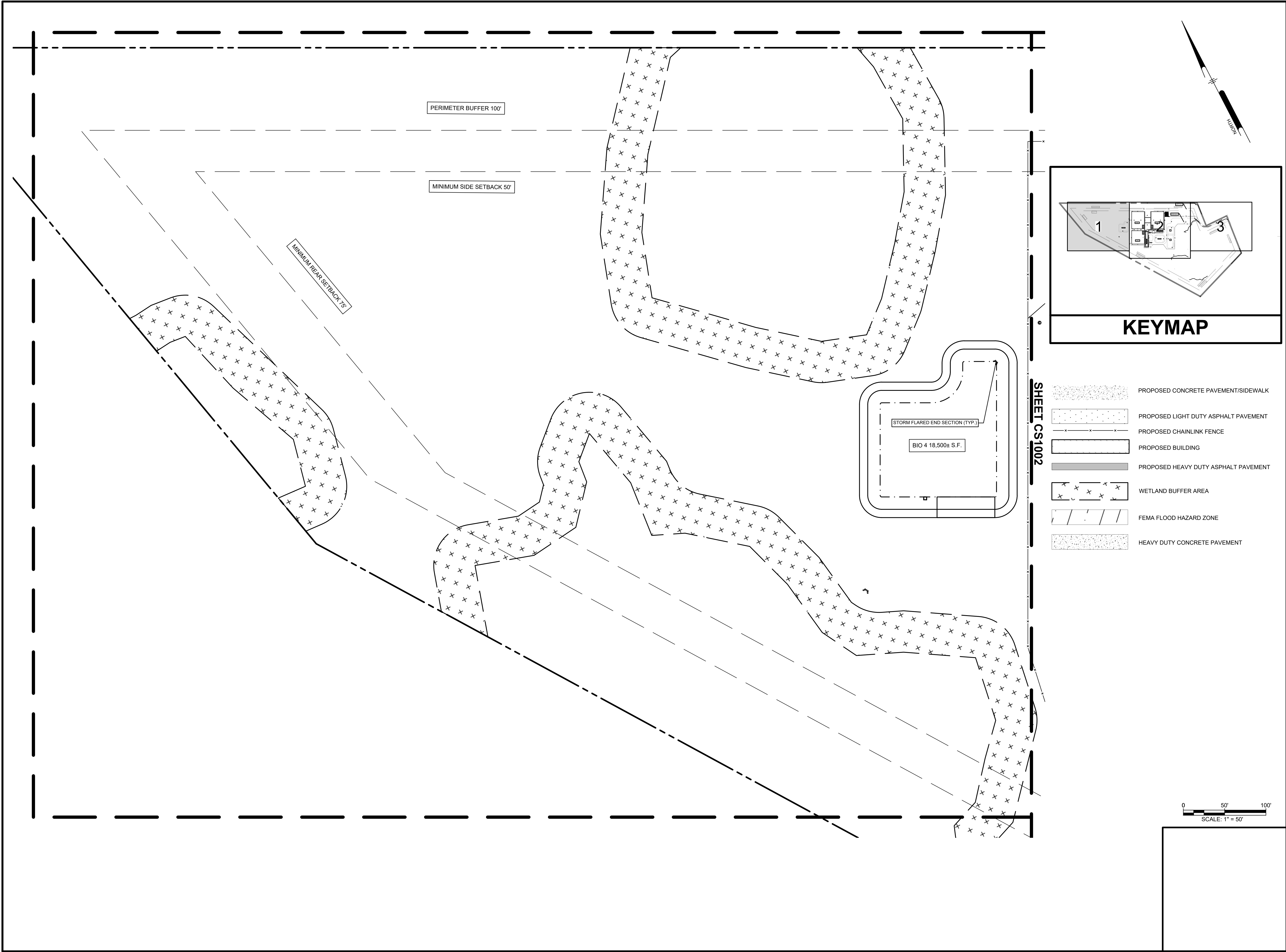
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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

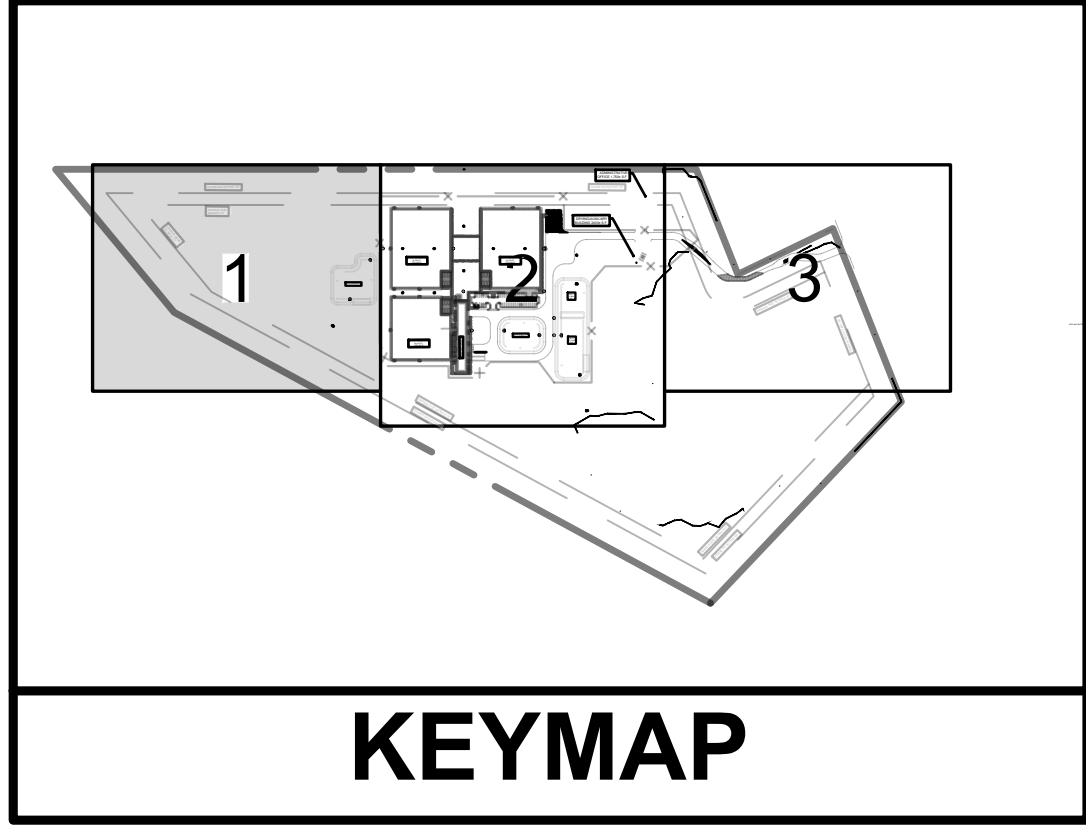
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SHEET 5 OF 43

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PLOTTER: 4/1/2025 2:27 PM, BY: Benjamin Mitsmenn
PLOT STYLE: Pennoni MCT.ctb



NORTH



- | | |
|--|--------------------------------------|
| | PROPOSED CONCRETE PAVEMENT/SIDEWALK |
| | PROPOSED LIGHT DUTY ASPHALT PAVEMENT |
| | PROPOSED CHAINLINK FENCE |
| | PROPOSED BUILDING |
| | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
| | WETLAND BUFFER AREA |
| | FEMA FLOOD HAZARD ZONE |
| | HEAVY DUTY CONCRETE PAVEMENT |

SHEET CS1002

NJ COA G426033300
PENNONI ASSOCIATES INC.
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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0541300

Ben J. Mitsmenn
3/26/25

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE PLAN - 1

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

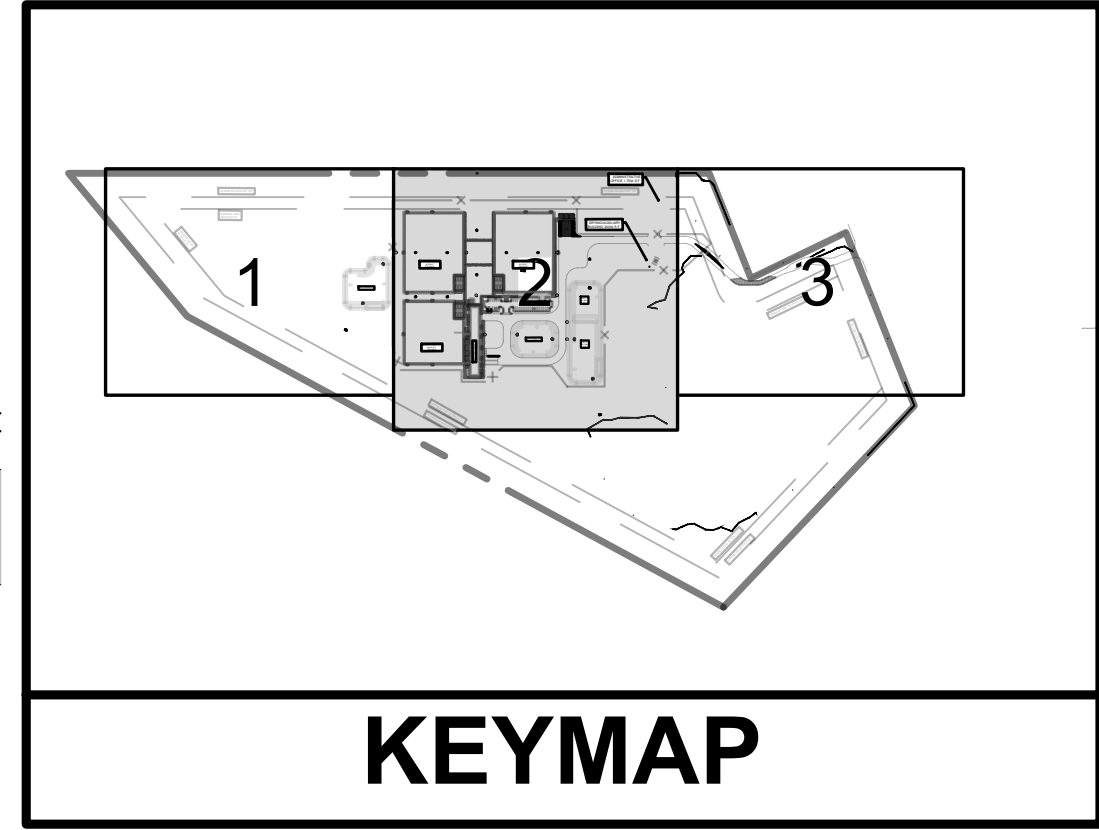
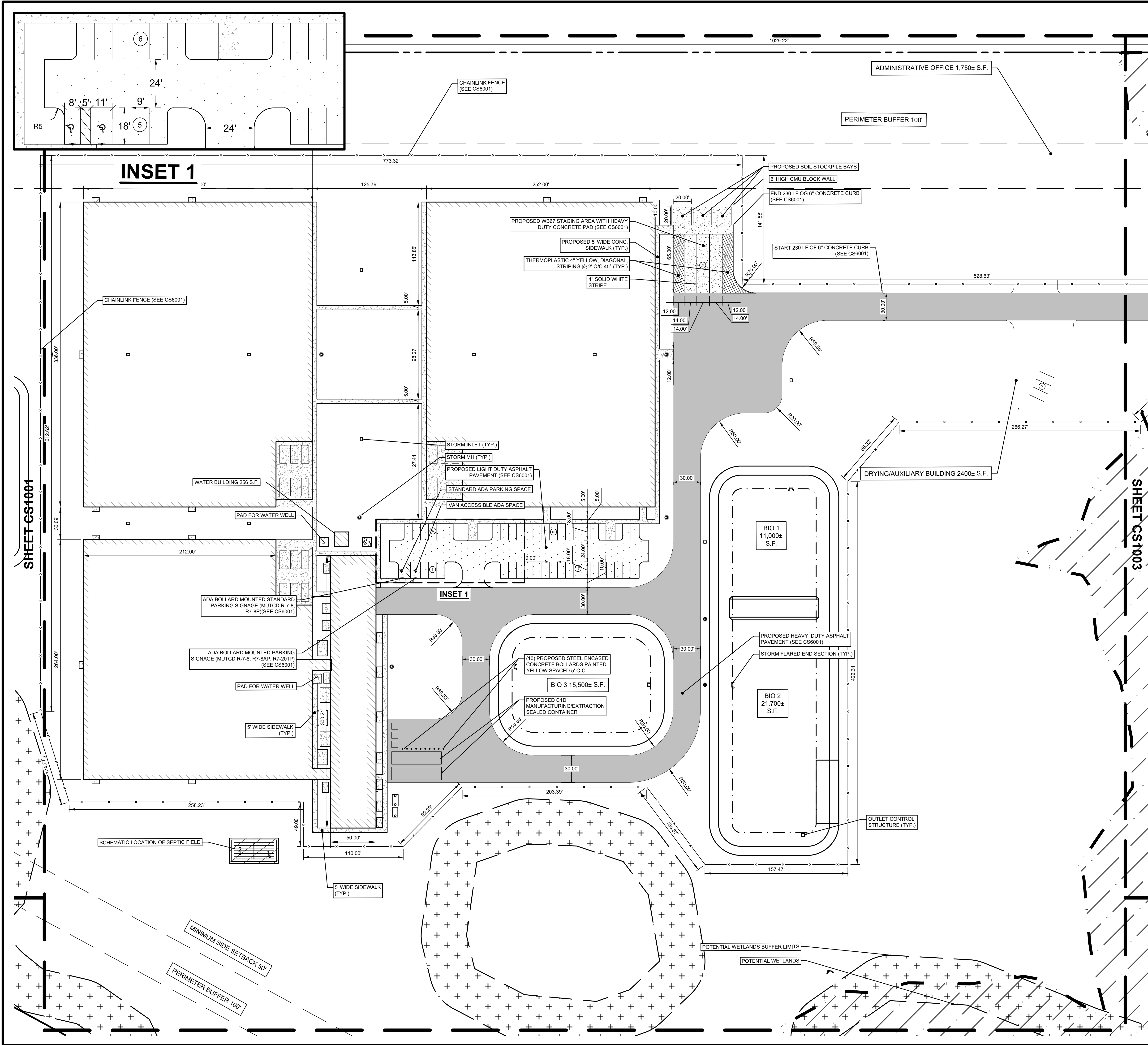
NO.	DATE	REVISIONS	BY

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1001

SHEET 6 OF 43



- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CHAINLINK FENCE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- WETLAND BUFFER AREA
- FEMA FLOOD HAZARD ZONE
- HEAVY DUTY CONCRETE PAVEMENT

0 50' 100'
SCALE: 1" = 50'

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

SITE PLAN - 2

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMEENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05541300

3/26/25

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PROJECT: PAUPL23001
DATE: 2025-03-26
DRAWING SCALE: 1"=50'
DRAWN BY: AA
APPROVED BY: BJM

CS1002

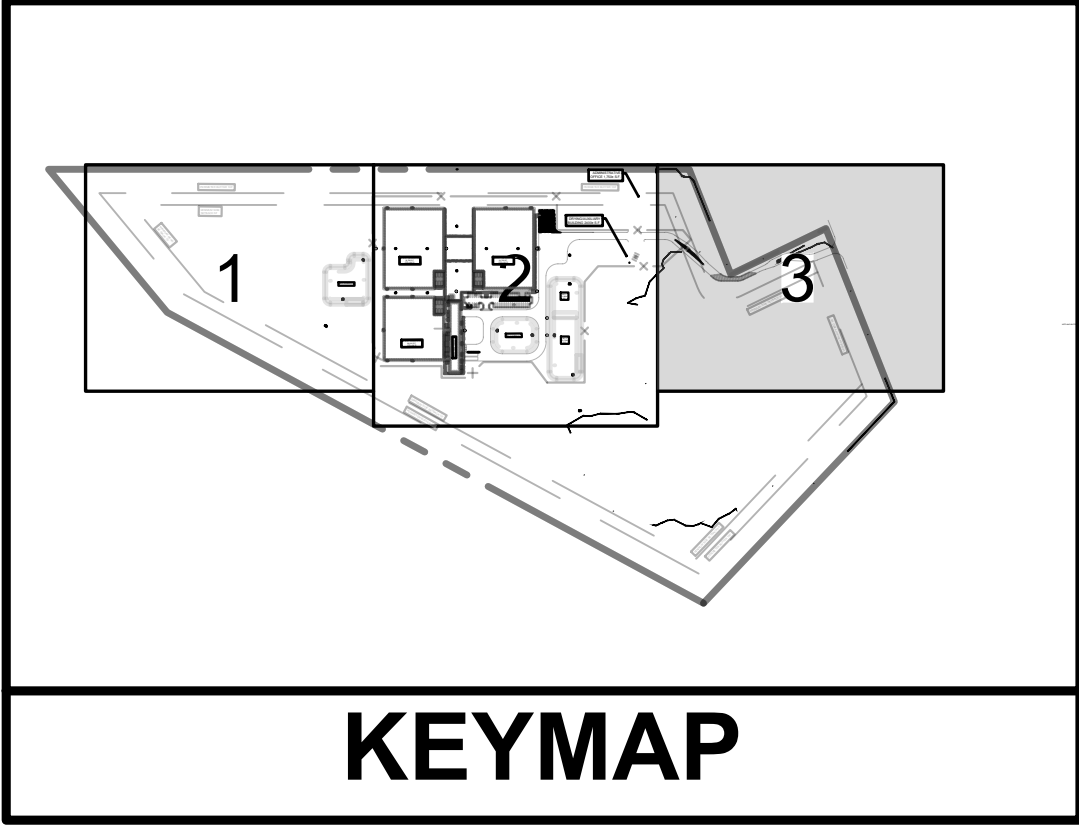
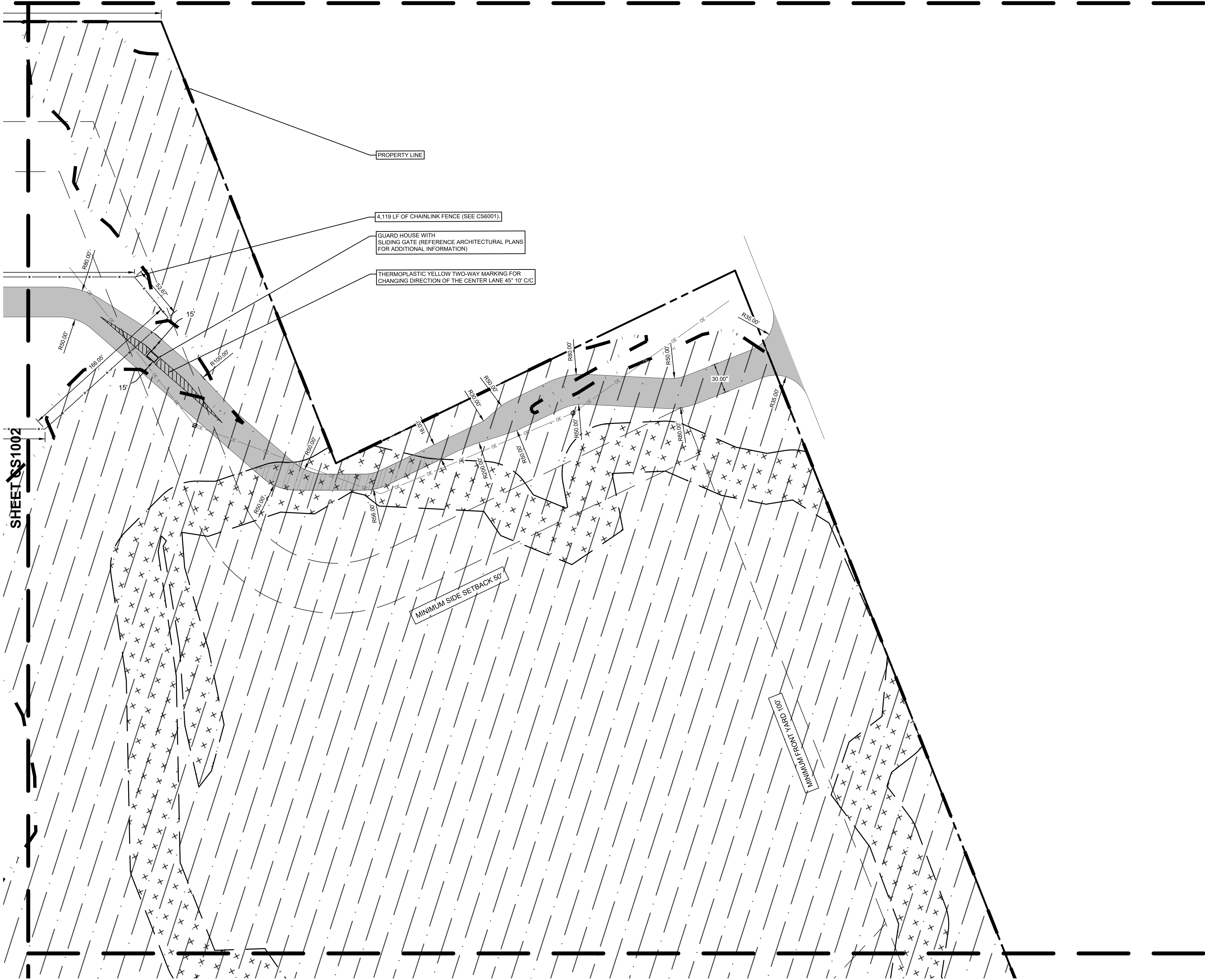
SHEET 7 OF 43



PENNONI ASSOCIATES INC.
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Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAU\PAU23001 - elk cannabis cultivation facility\CS1003_Sheets\CS1003-01.dwg PLOTTED: 4/1/2025 2:27 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennoni MGS.ctb

SHEET CS1002



- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CHAINLINK FENCE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- WETLAND BUFFER AREA
- FEMA FLOOD HAZARD ZONE
- HEAVY DUTY CONCRETE PAVEMENT

0 50' 100'
SCALE: 1" = 50'

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

SITE PLAN - 3

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

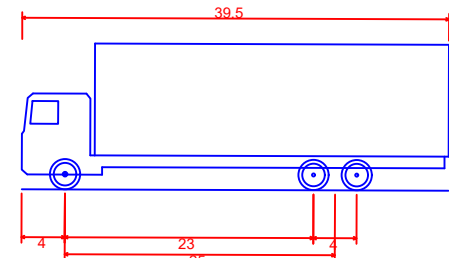
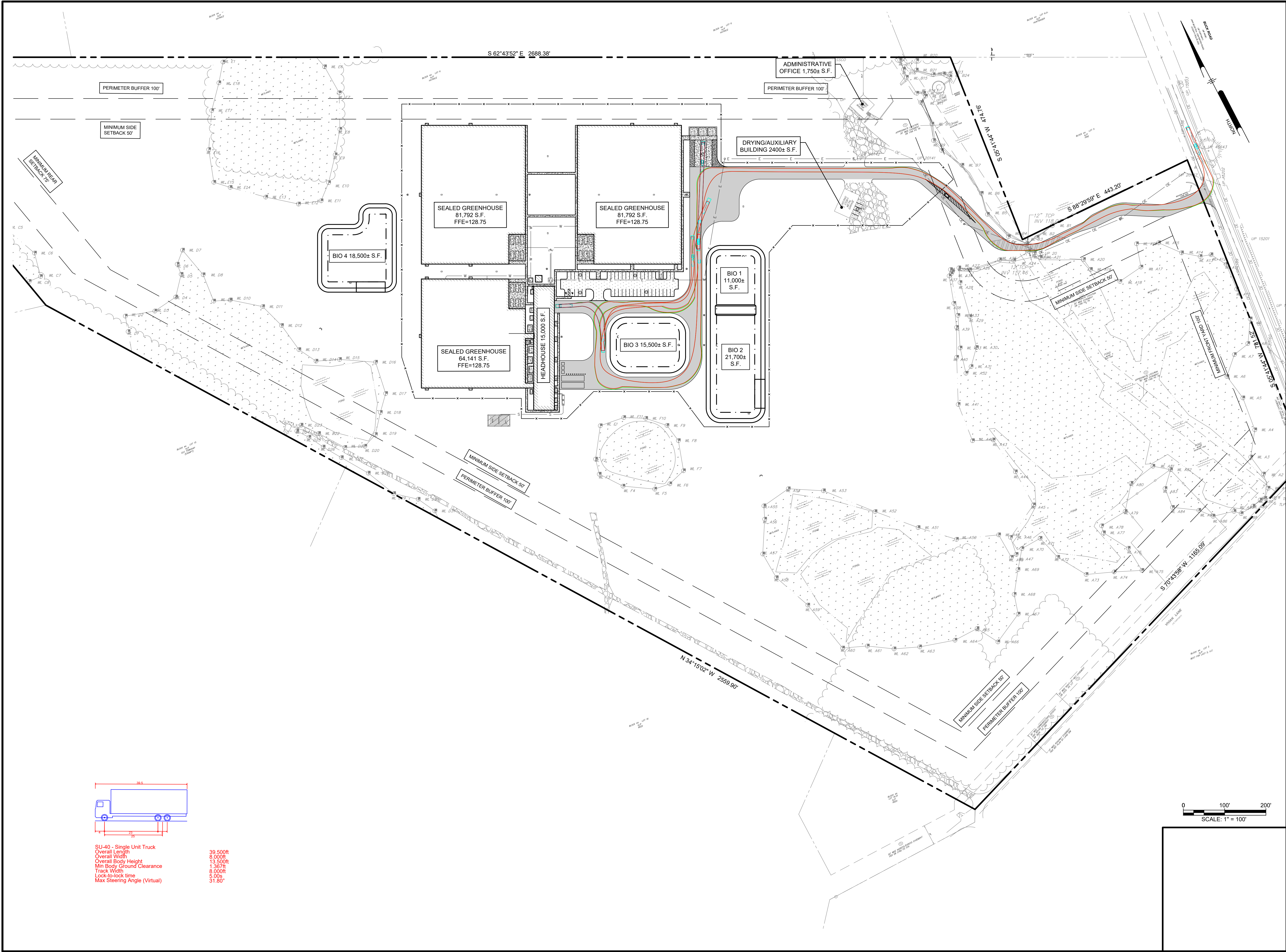
CS1003

SHEET 8 OF 43



PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAU\PAU\m23001 - elk cannabis cultivation facility\CS1004_Sheets\CS1004.dwg PLOTTED: 4/2023 2:29 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennon V23.ctb



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

VEHICLE MANEUVERING PLAN

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

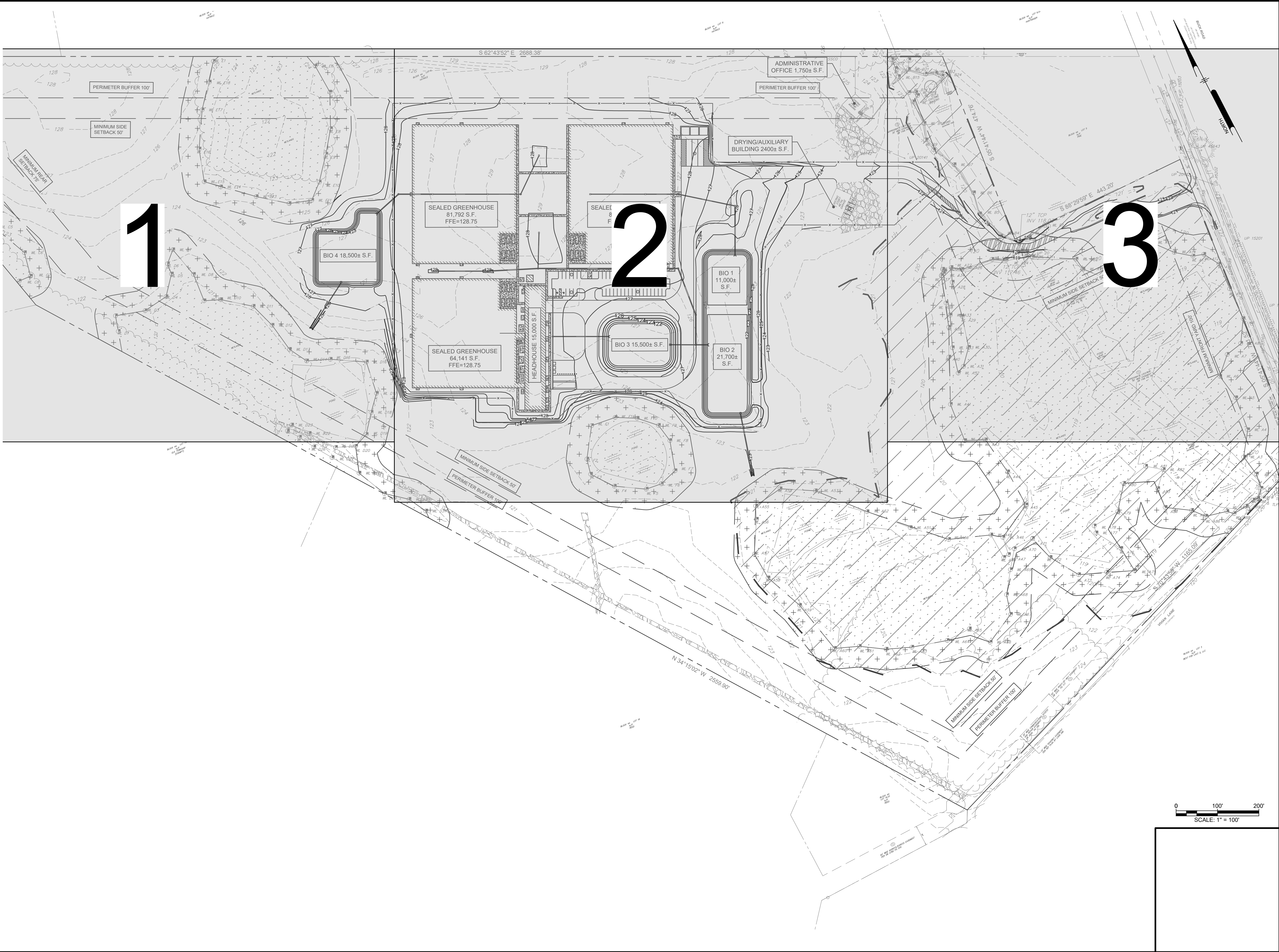
CS1004

SHEET 9 OF 43



PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAUPL\mwd23001 - elk cannabis cultivation facility\CS1500_Sheets\CS1500.dwg PLOTTED: 4/2025 2:29 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennoni V23b.dwt



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT 4

OVERALL SITE GRADING PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

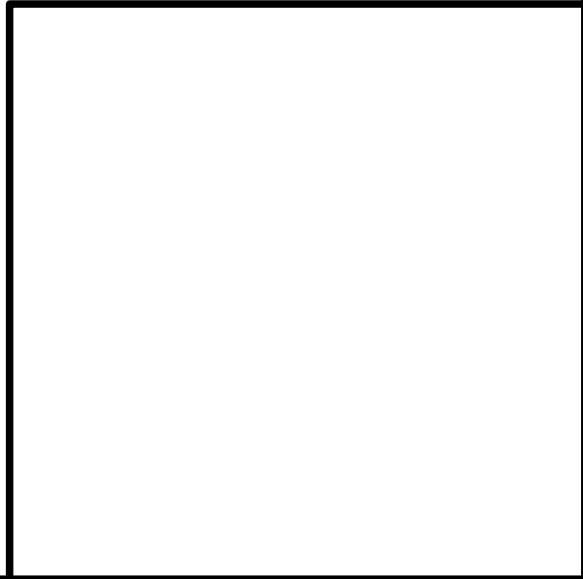


PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

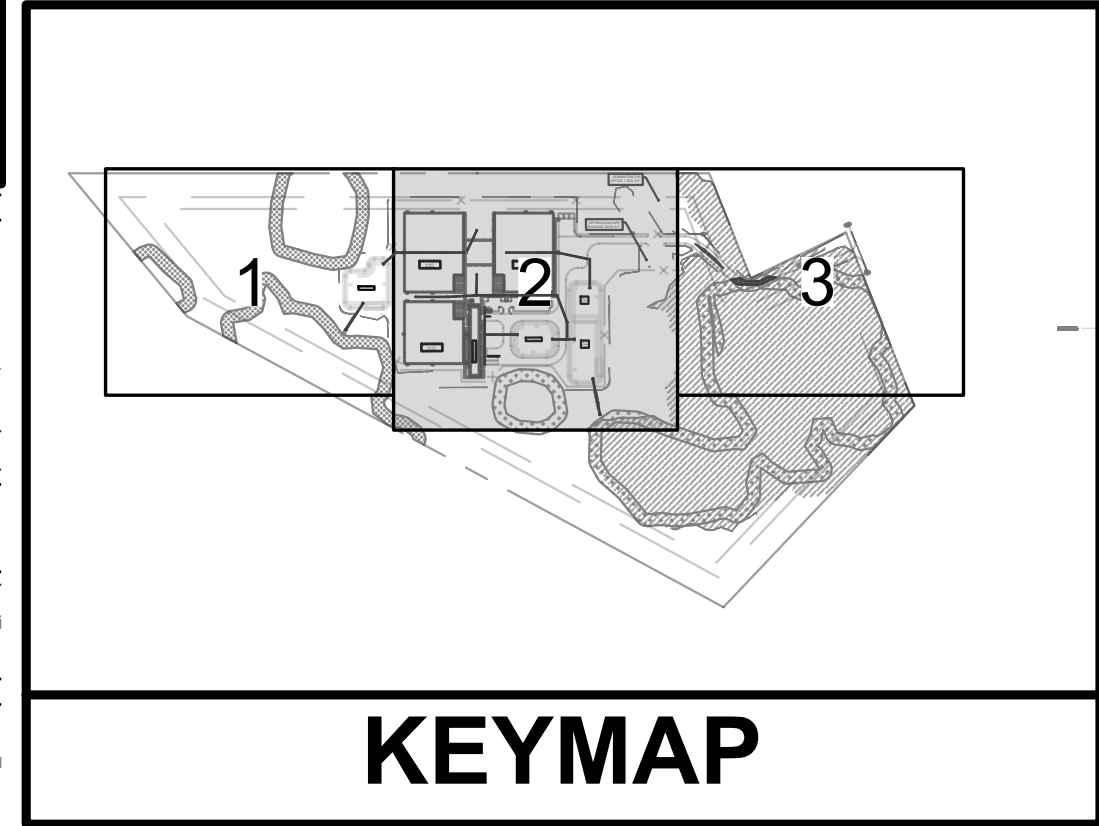
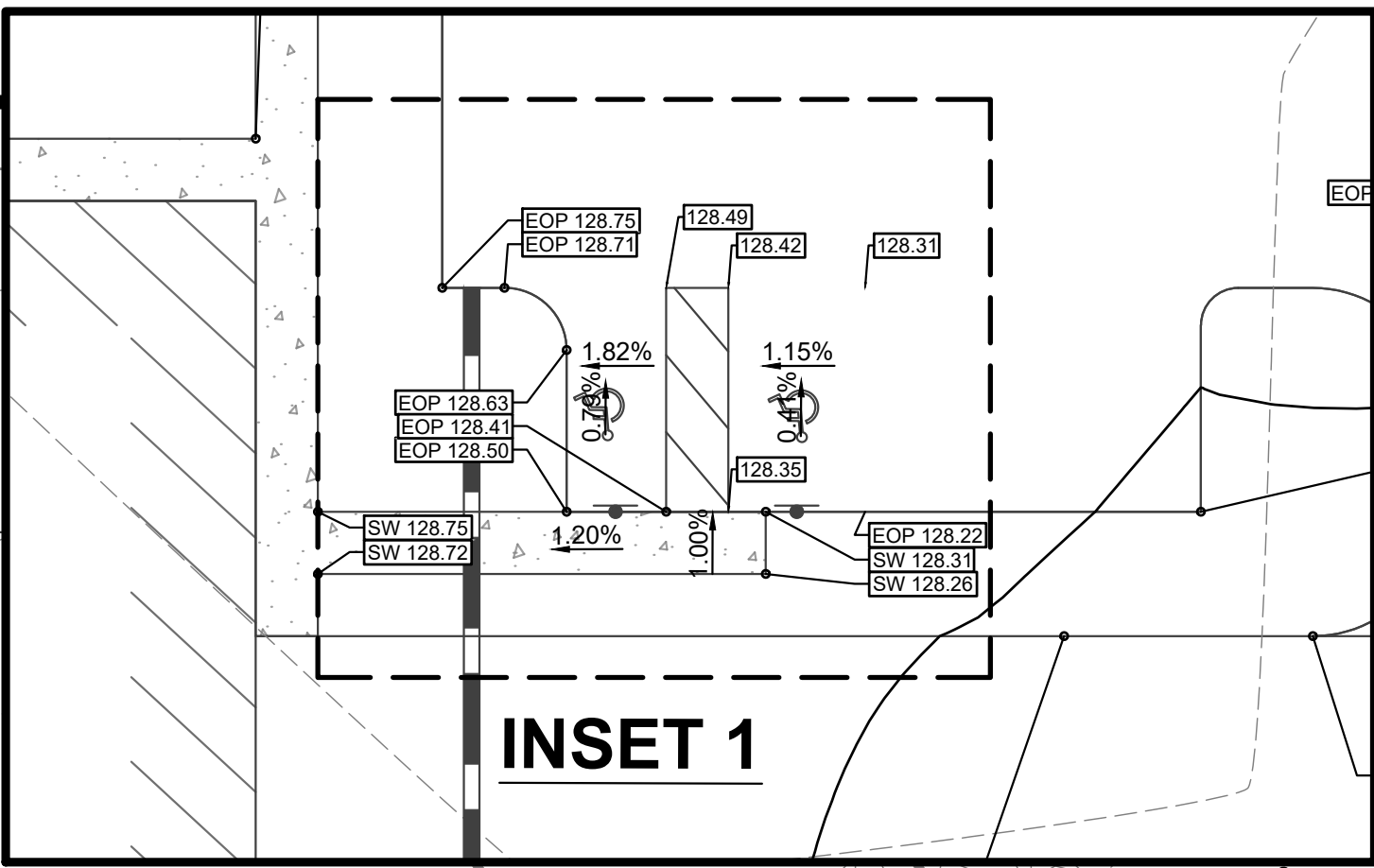
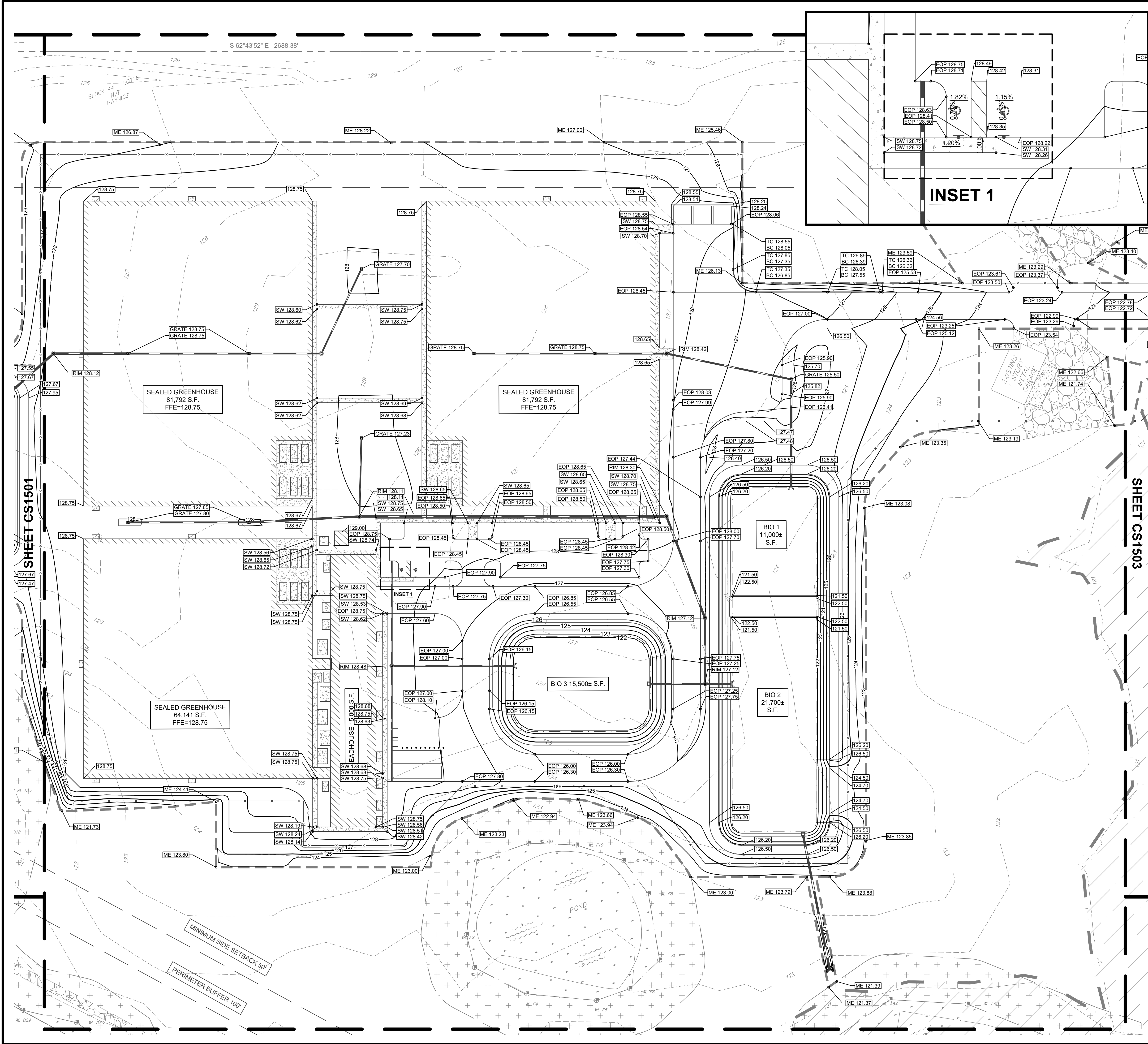
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PROJECT	PAUPL230001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1500
SHEET 10 OF 43

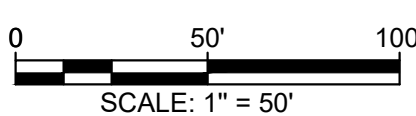


u:\Account\PAUP\mwd2001 - elk cannabis cultivation facility\CS1502 - sheets\CS1502 - CS1504.dwg PLOTTED: 4/12/2025 3:31 PM BY: Benjamin Mennett PLOTSTYLE: Pennoni MGS.ctb



GRADING LEGEND:

- 125 — PROPOSED CONTOUR LINE
- - 125 - - EXISTING CONTOUR LINE
- PROPOSED STORM PIPE
- × 125.00 EXISTING SPOT ELEVATION
- + 125.00 PROPOSED SPOT ELEVATION
- + ME 125.00 MATCH EXISTING GRADE
- + 125.00 RIM PROPOSED RIM ELEVATION
- + GRATE 125.00 PROPOSED GRATE ELEVATIONS
- + TC 125.00 BC 124.50 CURB ELEVATIONS



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE GRADING PLAN - 2

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

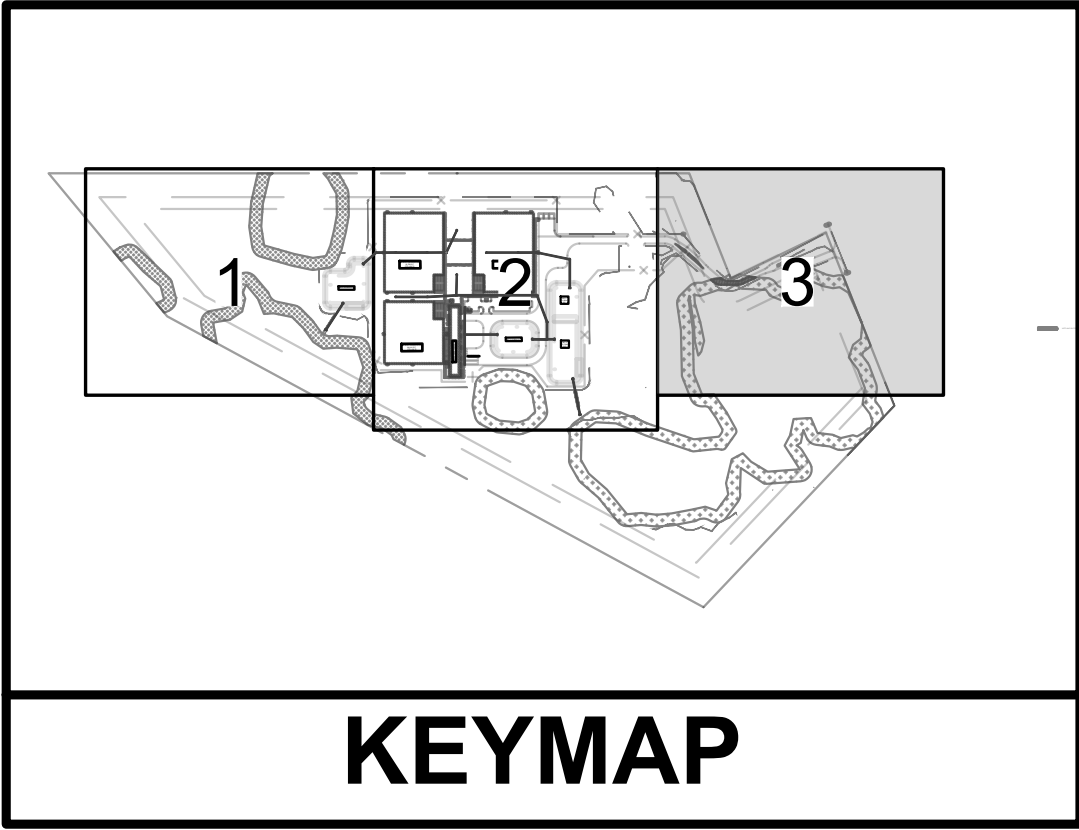
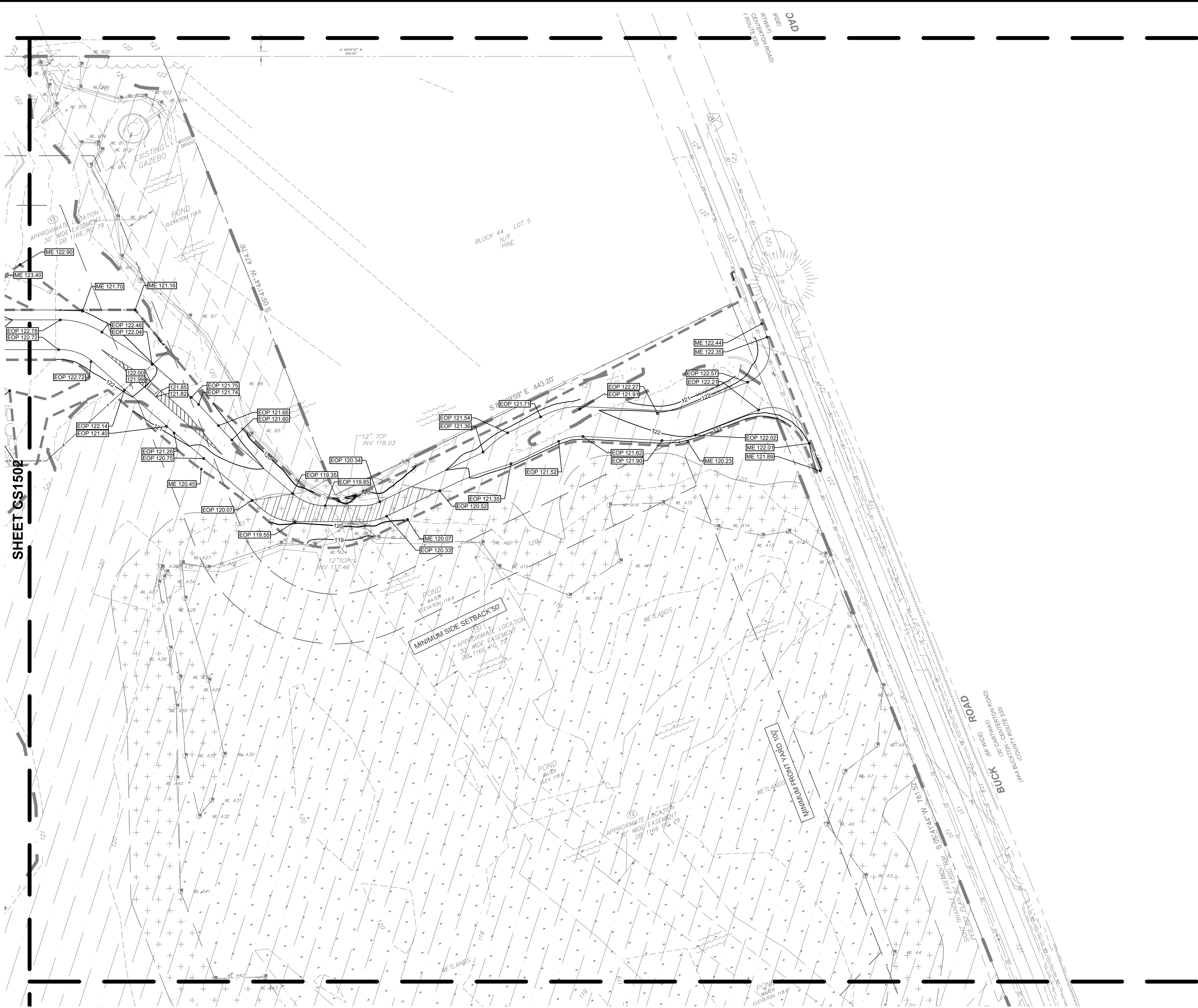
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

u:\Account\PAU\PAU\m23001 - elk cannabis cultivation facility\CS1503 - elk cannabis cultivation facility\CS1503_SHEETS\CS1503.dwg PLOTTED: 4/12/2025 2:31 PM BY: Benjamin Mittmann PLOTSTYLE: Pennoni MCT.dwt



- GRADING LEGEND:**
- 125 — PROPOSED CONTOUR LINE
 - - 125 - - EXISTING CONTOUR LINE
 - PROPOSED STORM PIPE
 - × 125.00 EXISTING SPOT ELEVATION
 - + 125.00 PROPOSED SPOT ELEVATION
 - + ME 125.00 MATCH EXISTING GRADE
 - + 125.00 RIM PROPOSED RIM ELEVATION
 - + GRATE 125.00 PROPOSED GRATE ELEVATIONS
 - + TC 125.00 BC 124.50 CURB ELEVATIONS

0 50' 100'
SCALE: 1" = 50'

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE GRADING PLAN - 3

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

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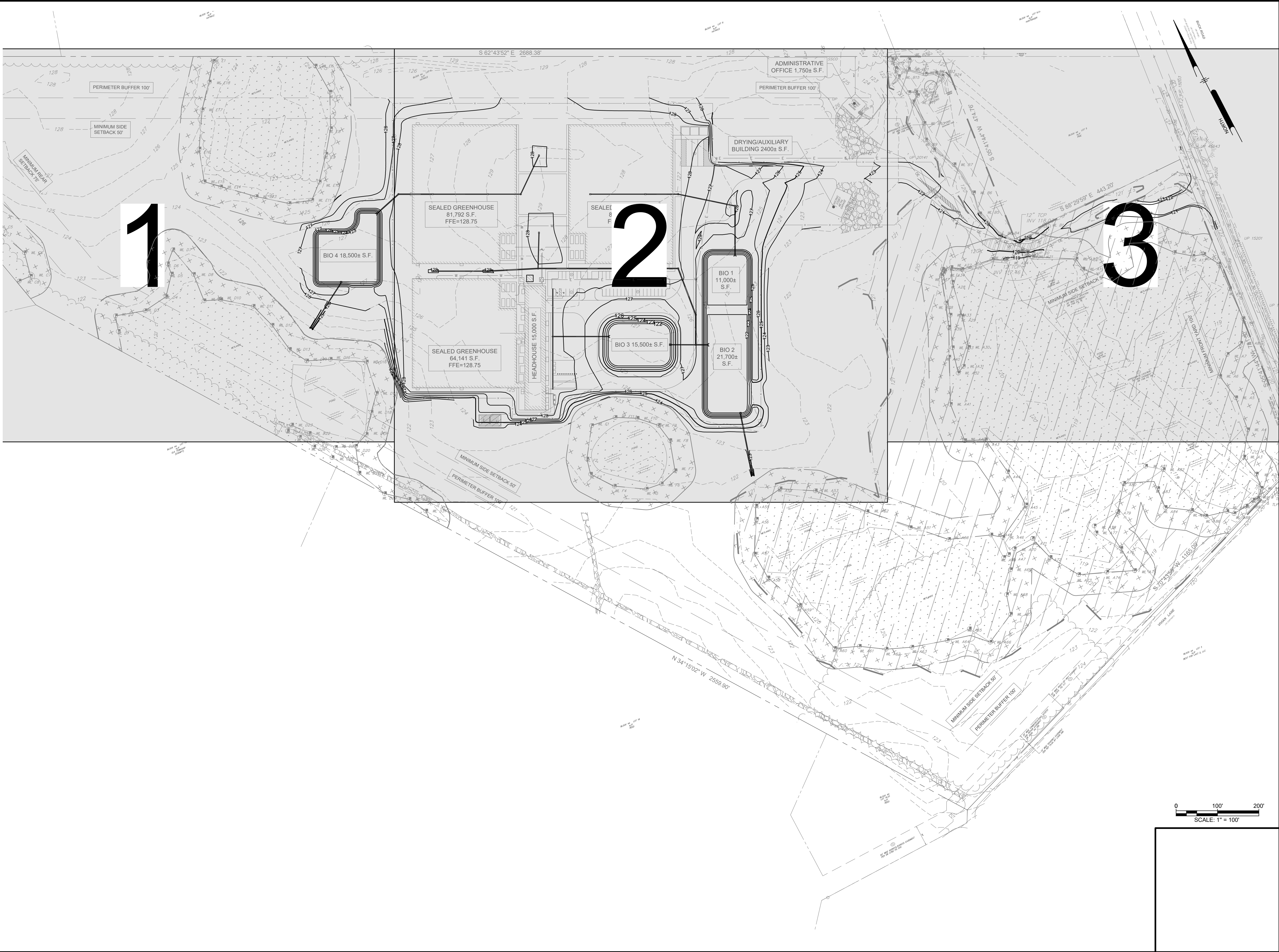
PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1503
SHEET 13 OF 43



NEW JERSEY LICENSE NO. 24GE05641300
PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAU\PAU\23001 - Elk Cannabis Cultivation Facility\CS1600_Sheets\CS1600.dwg PLOTTED: 4/2022 2:32 PM BY: Benjamin Mitsmenn PLOTTED: Pencon V23.0b



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

OVERALL SITE DRAINAGE PLAN

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

CS1600

SHEET 14 OF 43

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN

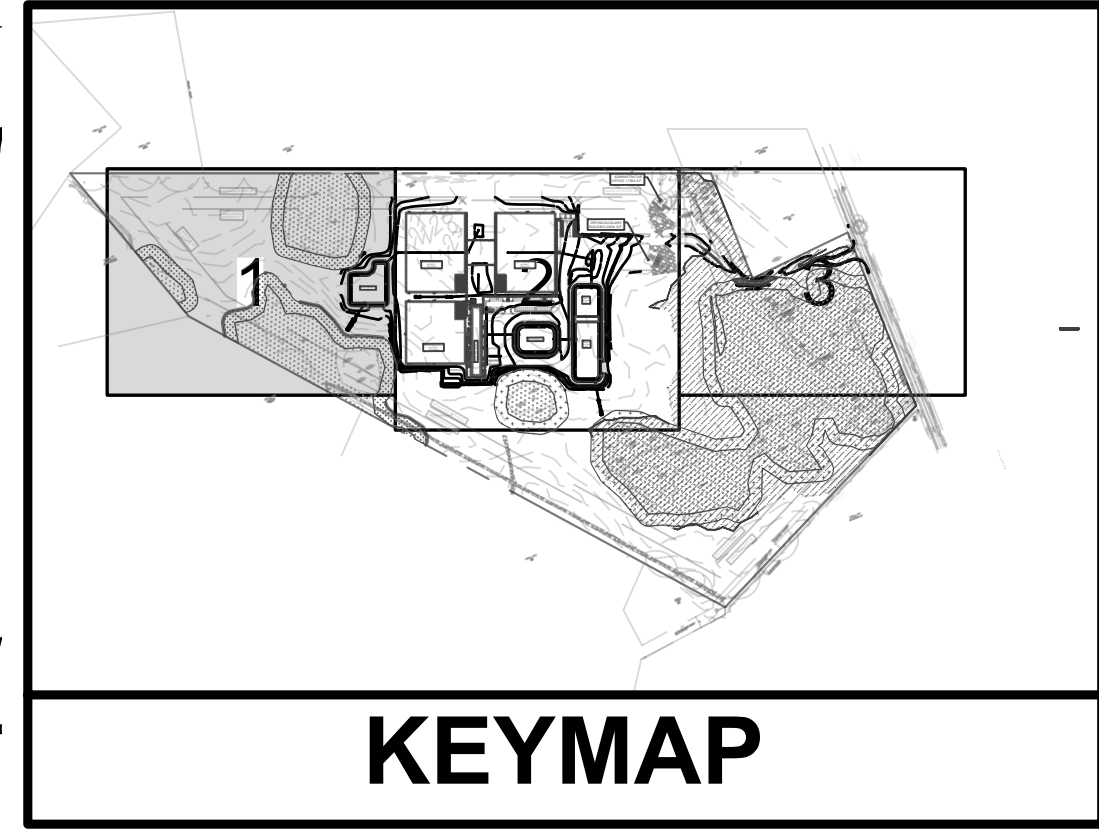
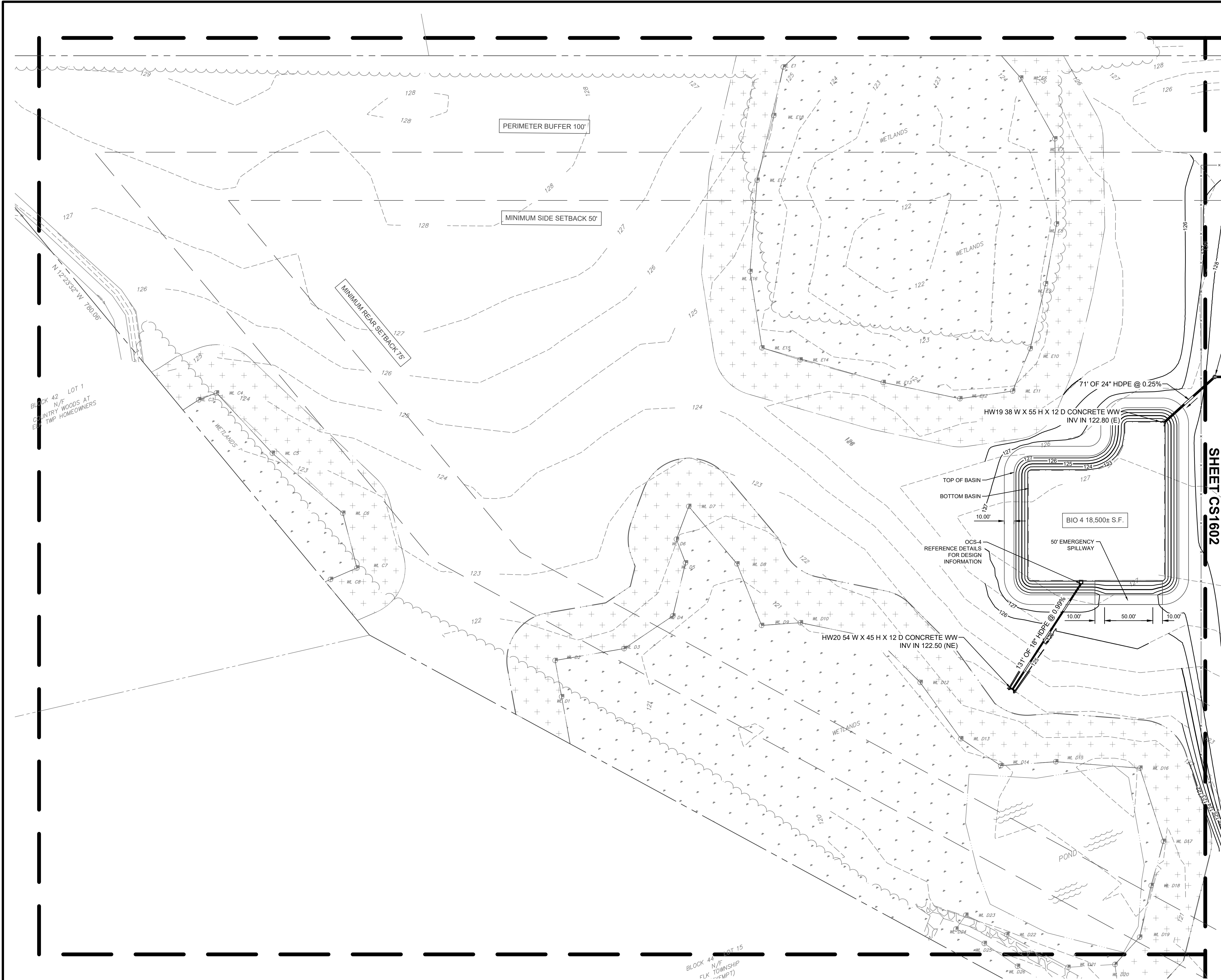
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0541300

3/26/25



PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAU\PAU\mxd\2007 - elk cannabis cultivation facility\CS1601 - elk cannabis cultivation facility\CS1601 - CS1601.dwg PLOTTED: 4/17/2025 3:33 PM BY Benjamin Mitsmenn PLOTSTYLE: Pennoni MGS.ctb



- DRAINAGE LEGEND:**
- 125 — PROPOSED CONTOUR LINE
 - - 125 - - EXISTING CONTOUR LINE
 - PROPOSED HDPE STORM PIPE
 - ⊙ PROPOSED 48" STORM MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED HEADWALL

0 50' 100'
SCALE: 1" = 50'

Pennoni

NJ COA G426033300

PENNONI ASSOCIATES INC.

515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

Ben J. Mitsmenn

3/26/25

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE DRAINAGE PLAN - 1

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
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ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
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PROJECT **PAUPL230001**

DATE **2025-03-12**

DRAWING SCALE **1"=50'**

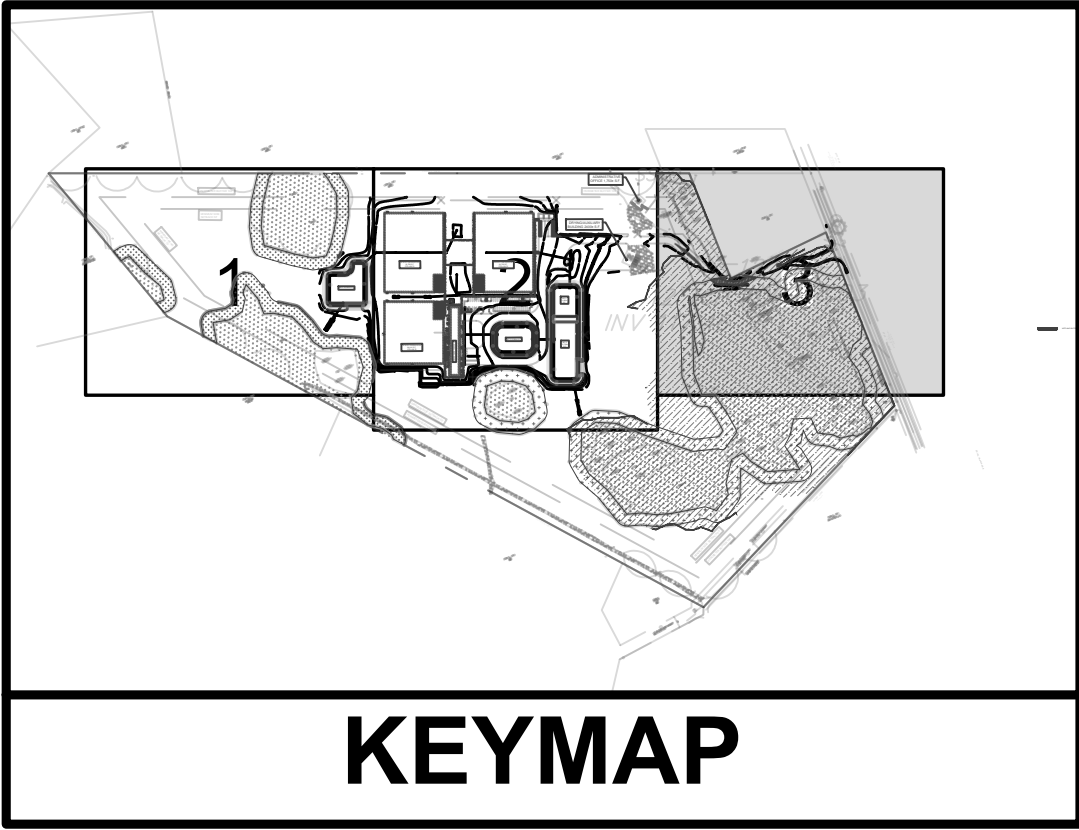
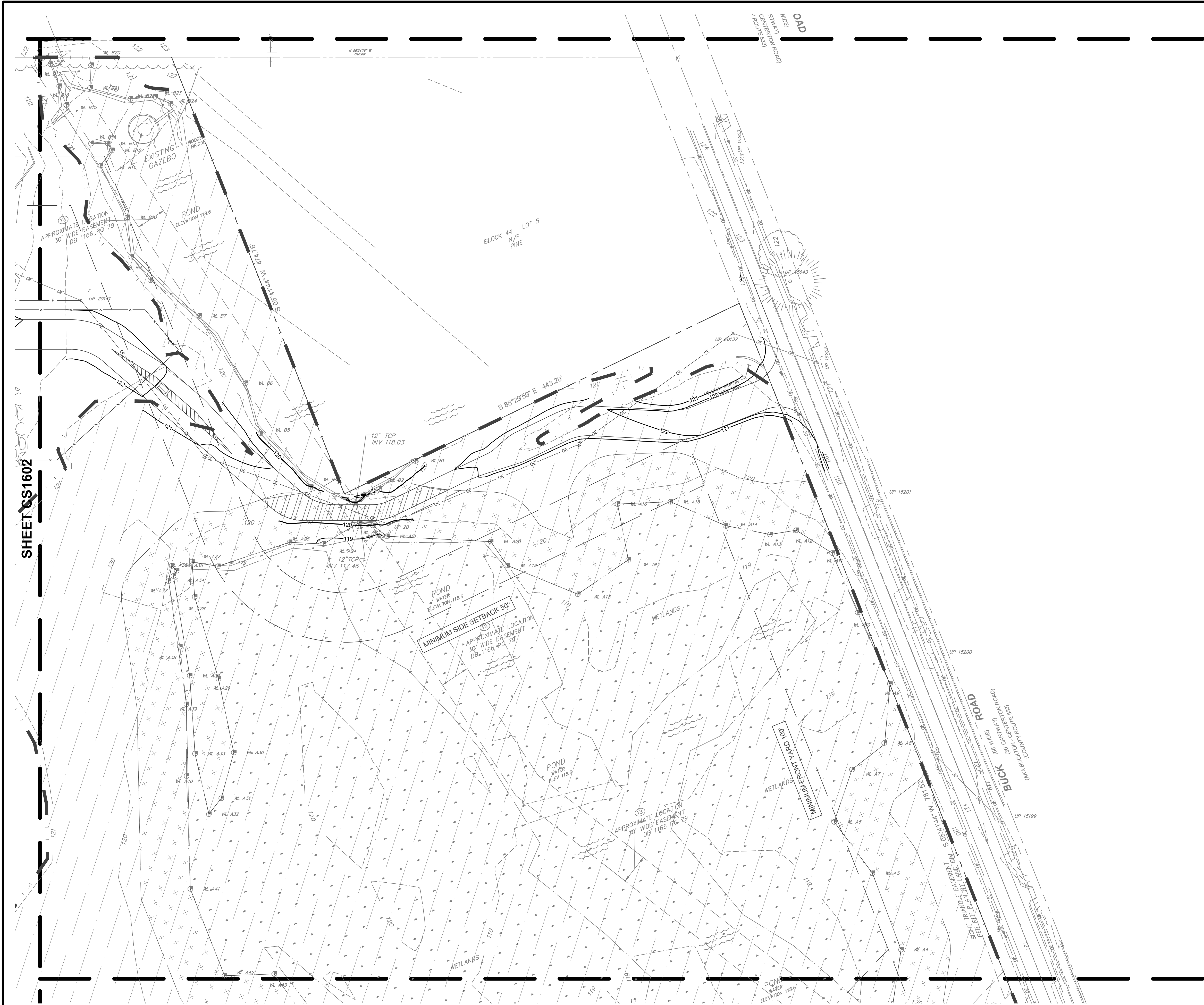
DRAWN BY **AA**

APPROVED BY **BJM**

CS1601

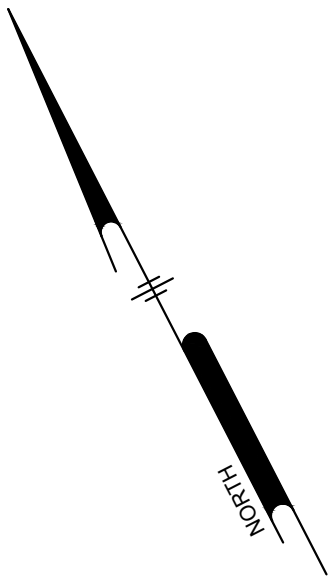
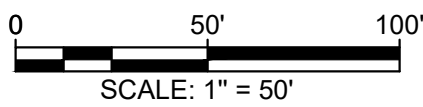
SHEET **15** OF **43**

u:\Account\PAUP\mca02001 - elk cannabis cultivation facility\CS1603 - sheets\CS1603 - SITE DRAINAGE.dwg PLOTTED: 4/12/2025 3:34 PM BY: Benjamin Mittmann PLOT STYLE: Pennoni MCA.ctb



DRAINAGE LEGEND:

- 125 PROPOSED CONTOUR LINE
- 125 - EXISTING CONTOUR LINE
- PROPOSED HDPE STORM PIPE
- PROPOSED 48" STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED HEADWALL



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT 4

SITE DRAINAGE PLAN - 3

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

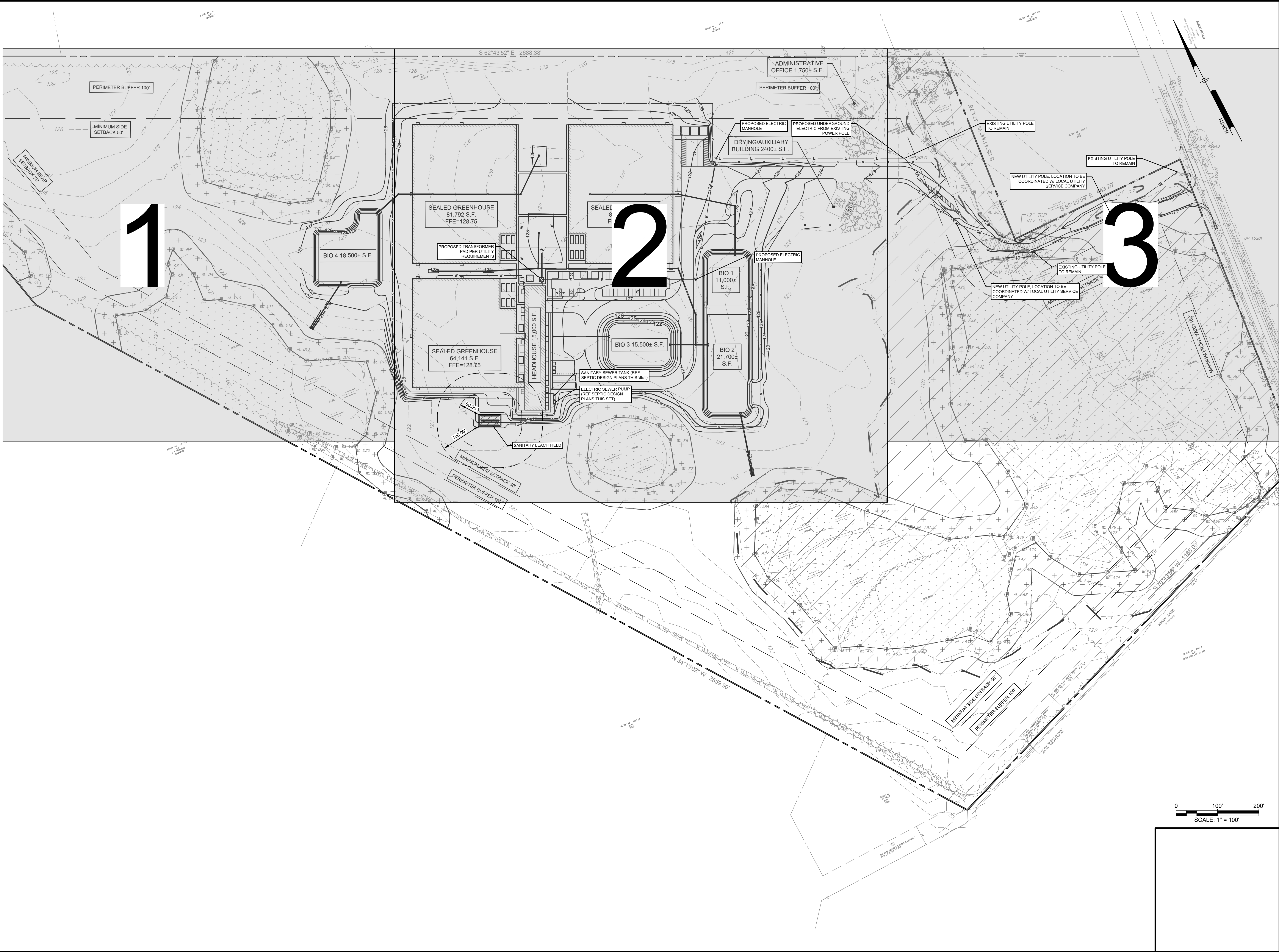


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NJ COA G240033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

u:\Account\PAU\PAU\mxd\2007 - elk cannabis cultivation facility\CS1700.dwg PLOTTED: 4/2022 2:37 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennon V20.dwg



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

OVERALL SITE UTILITY PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0541300

Ben J. Mitsmenn

3/26/25



PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

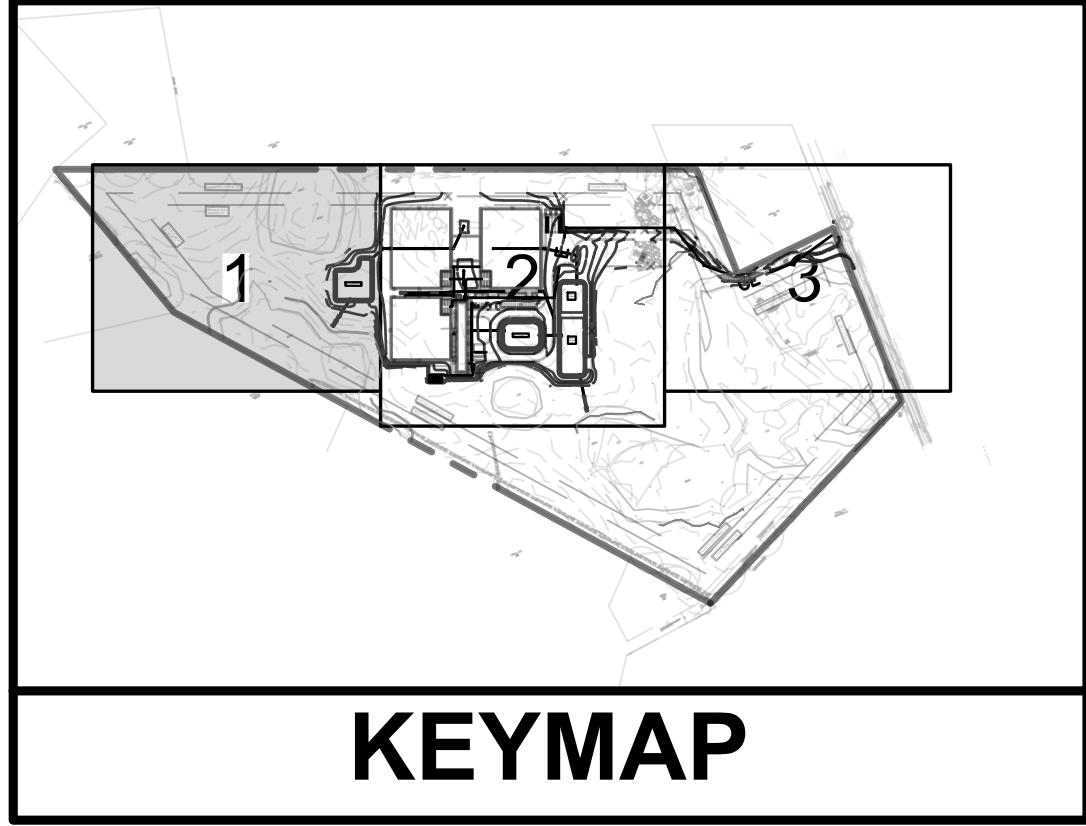
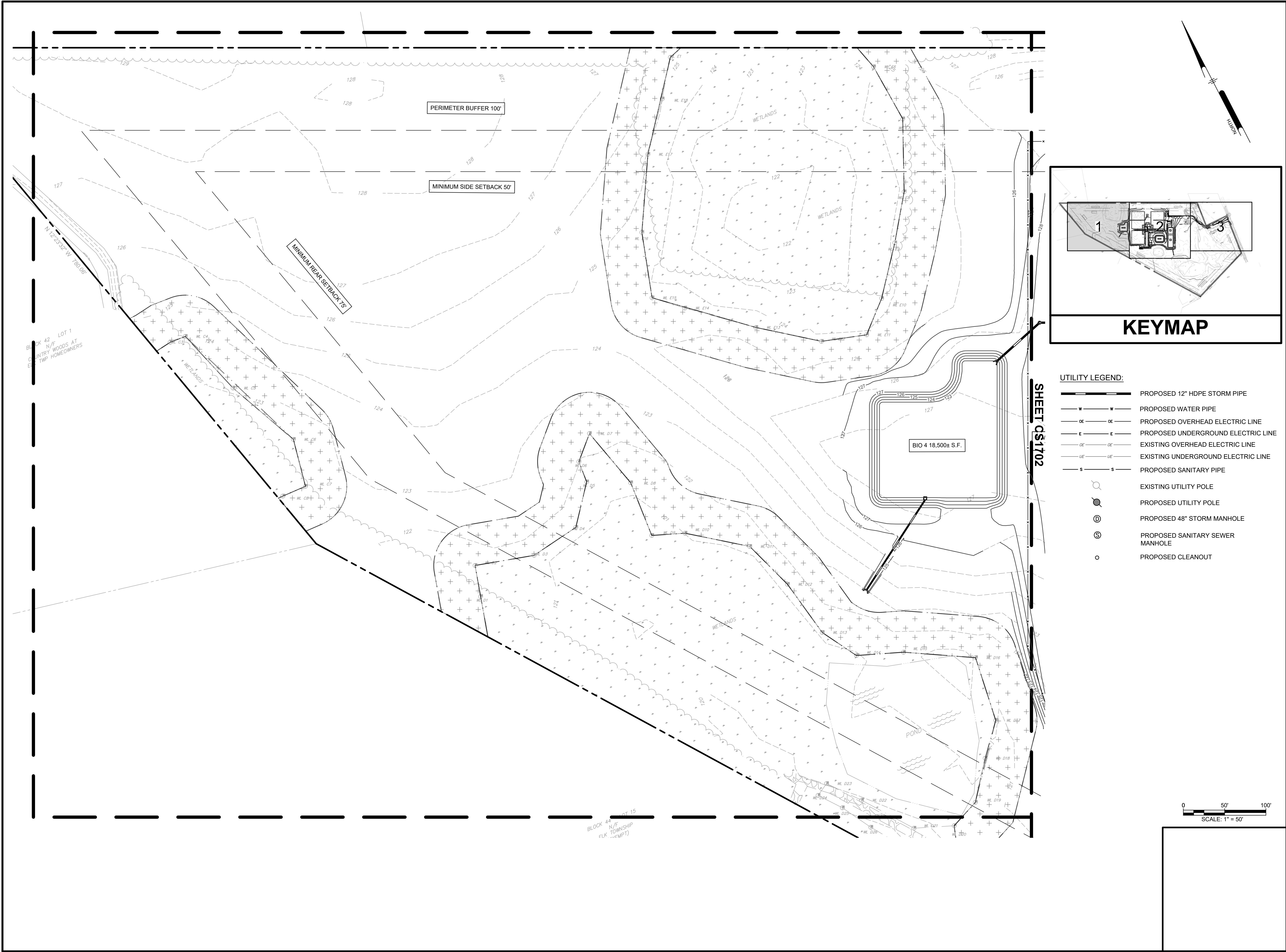
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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

CS1700

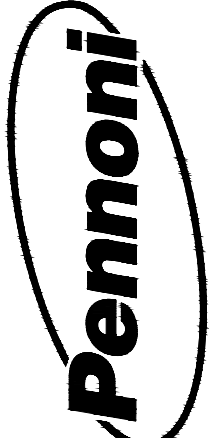
SHEET 18 OF 43

u:\Account\PAUPL\mcs\2001 - elk cannabis cultivation facility\CS1701 - elk cannabis cultivation facility\CS1701 - CS1701.dwg PLOTTED: 4/17/2025 2:38 PM BY Benjamin Mitsmenn PLOTTITLE: Pennoni MCS.dwg



- UTILITY LEGEND:**
- PROPOSED 12" HDPE STORM PIPE
 - PROPOSED WATER PIPE
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - PROPOSED SANITARY PIPE
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - PROPOSED 48" STORM MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED CLEANOUT

0 50' 100'
SCALE: 1" = 50'



PENNONI ASSOCIATES INC.
NJ COA G426033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24G050541300
Ben J. Mitsmenn 3/26/25

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE UTILITY PLAN - 1

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

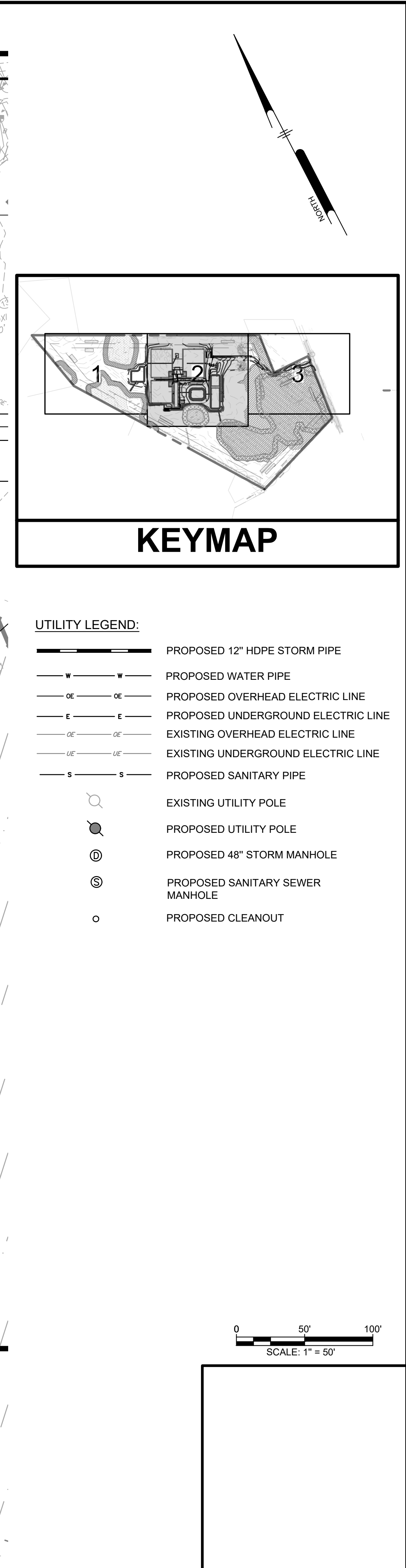
NO.	DATE	REVISIONS	BY

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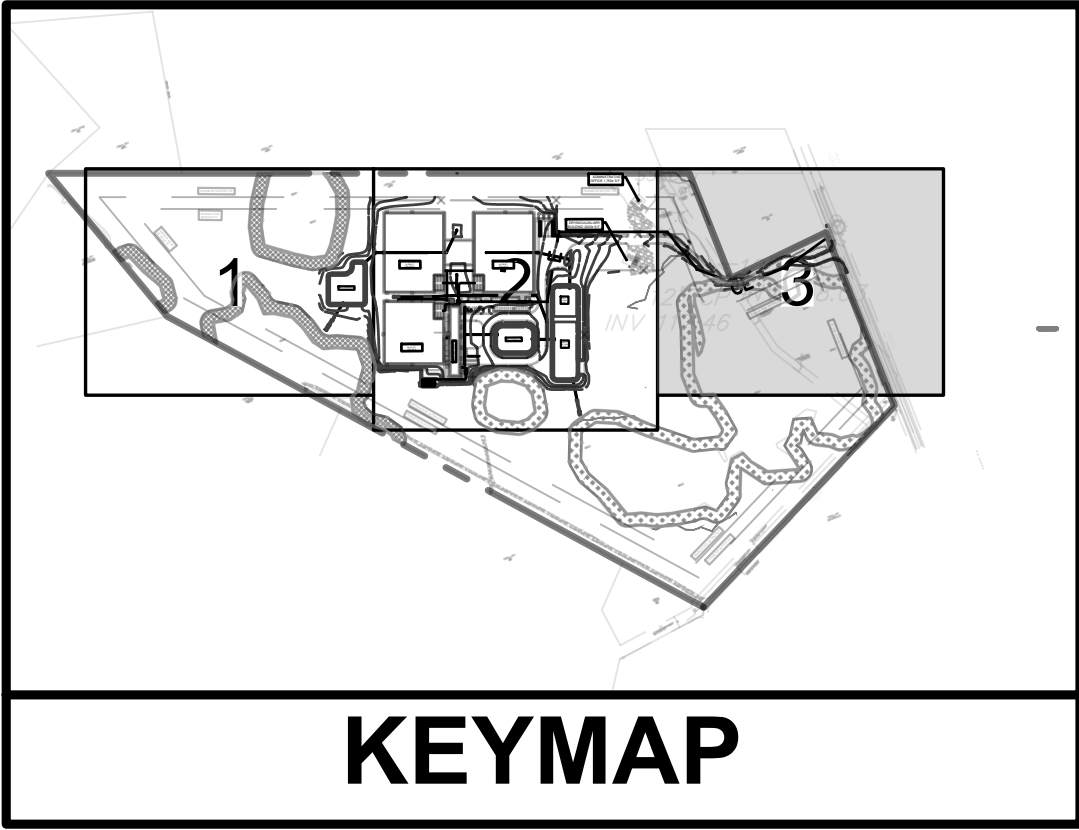
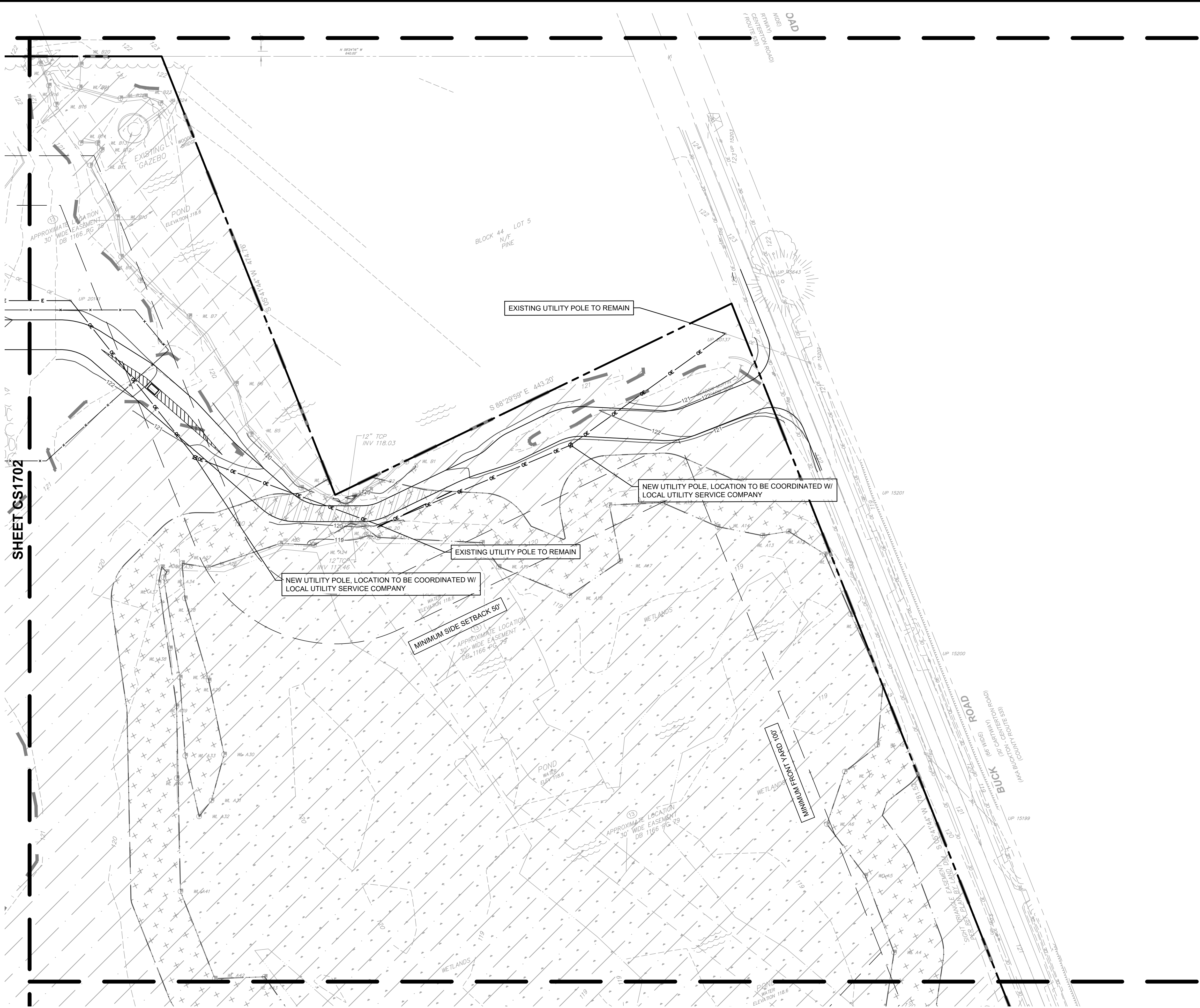
PROJECT	PAUPL230001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1701

SHEET 19 OF 43



u:\Account\PAU\PAU\mxd\2017 - elk cannabis cultivation facility\CS1703 - 4k cannabis cultivation facility\CS1703 - 4k.dwg
PLOTTER: 4/12/2025 3:37 PM BY: Benjamin Mittmann
PLOT STYLE: Pennoni MCD.ctb



- UTILITY LEGEND:**
- PROPOSED 12" HDPE STORM PIPE
 - PROPOSED WATER PIPE
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - PROPOSED SANITARY PIPE
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - PROPOSED 48" STORM MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED CLEANOUT

0 50' 100'
SCALE: 1" = 50'

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT 4

SITE UTILITY PLAN - 3

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25



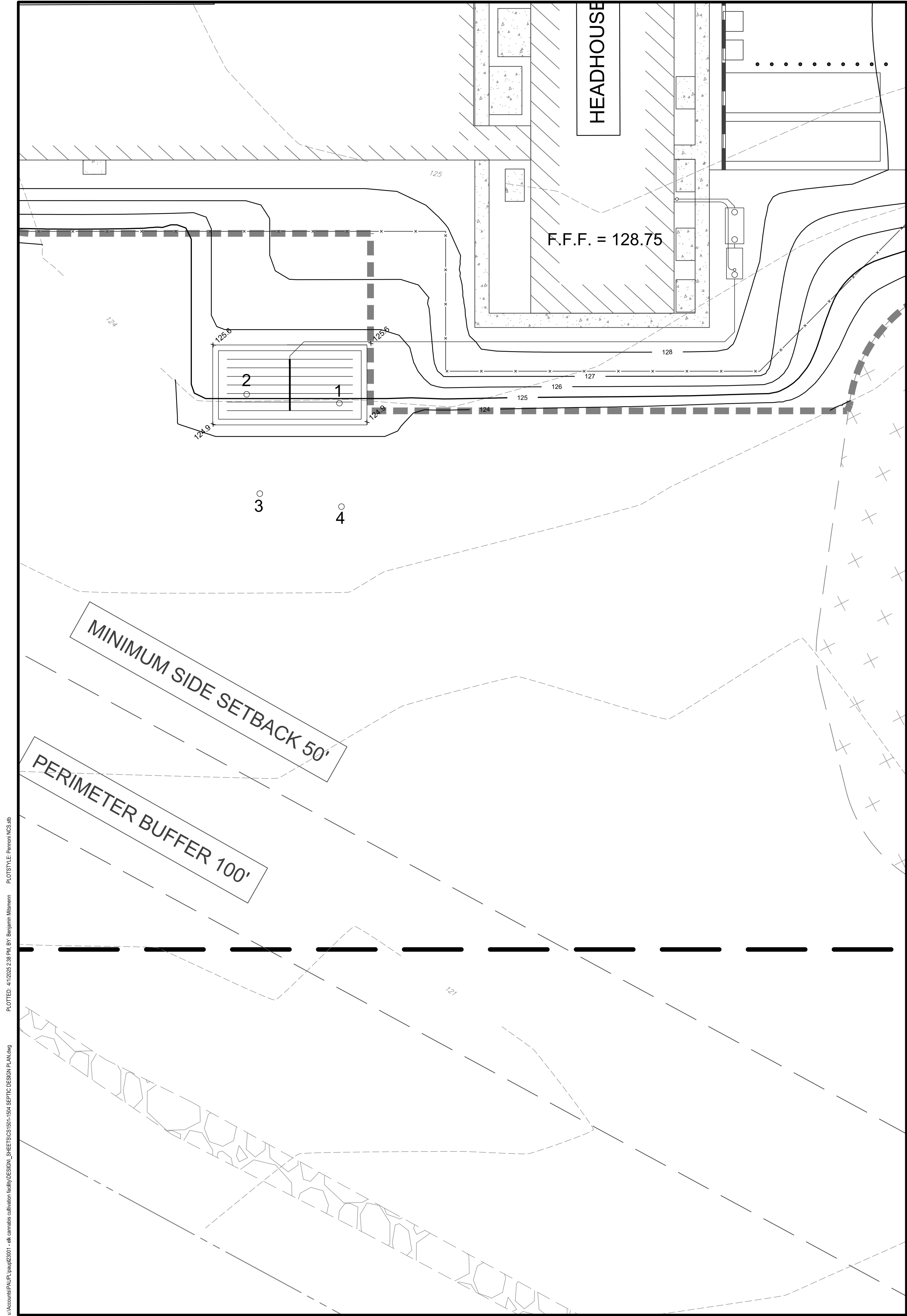
PENNONI ASSOCIATES INC.
NJ COA G428033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

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PROJECT	PAUPL23001
DATE	2025-03-12
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1703

SHEET 21 OF 43

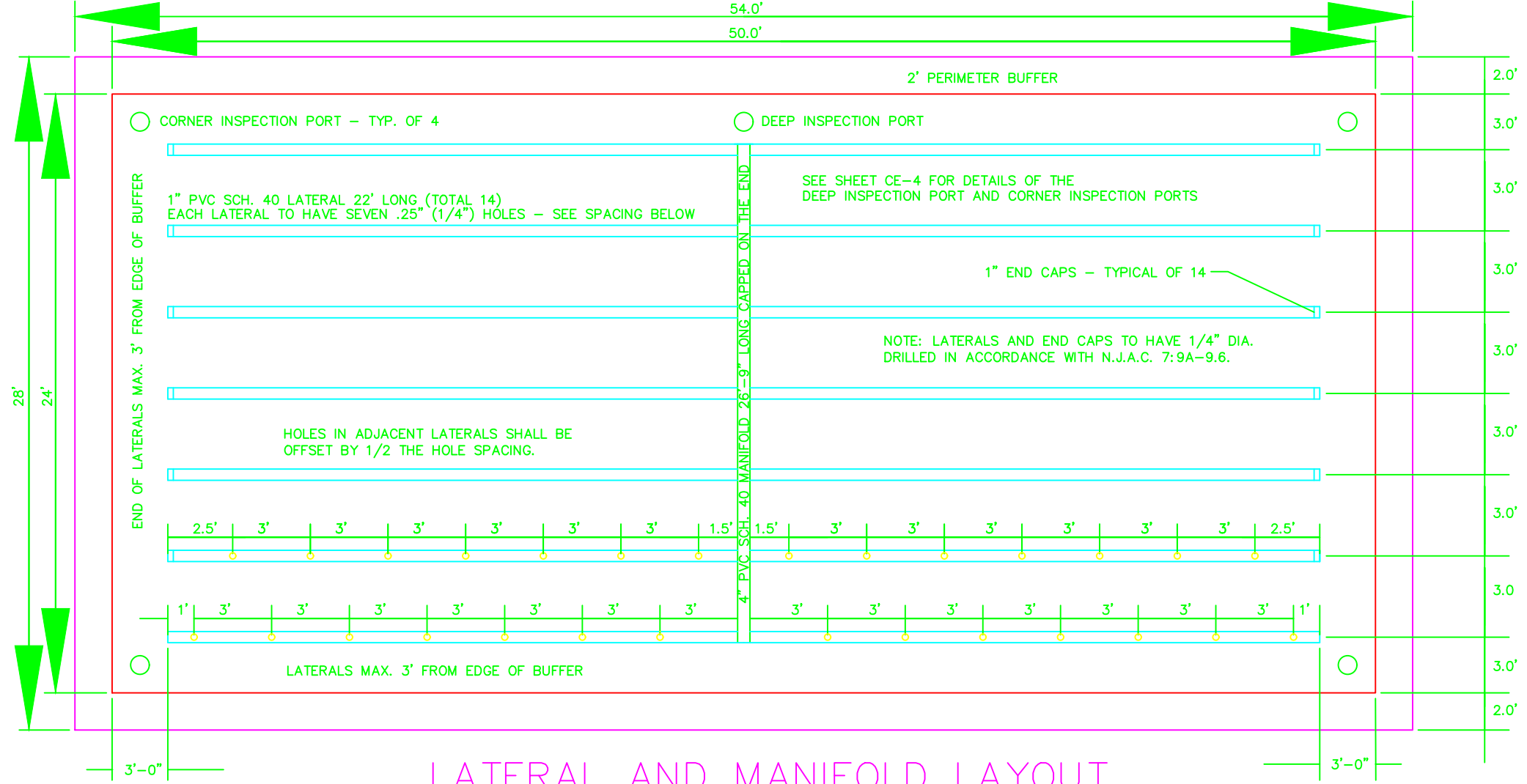


GENERAL NOTES

- EXCAVATION CARRIED BELOW REQUIRED DEPTH TO BE FILLED WITH SELECT FILL MATERIAL.
- NO GRADING EQUIPMENT SHALL PASS OVER SEPTIC FIELD.
- LOT GRADING TO BE CONTROLLED TO DIRECT SURFACE WATER AWAY FROM AND TO AVOID PONDING WITHIN SEPTIC FIELD AREA.
- THE PERFORMANCE OF SUBSURFACE DISPOSAL SYSTEMS DEPENDS UPON CONSTRUCTION IN STRICT ACCORDANCE WITH STATE AND LOCAL STANDARDS. PRESCRIBED USE AS DESIGNED. AND PERIODIC MAINTENANCE BY THE OWNER.
- THERE ARE NO EXISTING DRINKING WELLS, WATER COURSES OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED SEPTIC FIELD.
- CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ENGINEER IF SUBSOIL CONDITIONS ARE FOUND TO DIFFER SUBSTANTIALLY FROM THOSE SHOWN ON DRAWINGS.
- NO GARBAGE GRINDER UNITS TO BE ATTACHED TO SEPTIC SYSTEM.
- CONTRACTOR TO NOTIFY ENGINEER OF PROGRESS SO THAT ENGINEER MAY MAKE PERIODIC INSPECTIONS FOR PREPARATION OF AS-BUILT PLAN AND CERTIFICATE. INSPECTIONS TO INCLUDE BUT NOT BE LIMITED TO: OPEN EXCAVATION, REPLACEMENT D. BOX, BACKFILL AND FINAL GRADE. CERTIFICATION CAN NOT BE PROVIDED IF NOT WITNESSED BY V.N.H.A.
- ALL FILL MATERIAL SHALL MEET DEFINITION OF CLEAN FILL PER N.J.D.P. REQUIREMENTS.
- SOIL TESTS AND SOIL LOGS: THE SOIL LOGS AND PERMISSIBLY TESTS HAVE NO REPRESENTATIONS OR WARRANTIES EITHER AS TO THE PRESENCE OR ABSENCE OF OBSTRUCTIONS OR SOIL CONDITIONS OTHER THAN THOSE ACTUALLY PENETRATED OR AS TO THEIR NATURE OR EXTENT. SUBSURFACE CONDITIONS OTHER THAN THOSE ACTUALLY PENETRATED MAY VARY WITH REGARD TO ELEVATION, COMPOSITION, TEXTURE, STRUCTURE, SOUNDNESS, AND OTHER CHARACTERISTICS FROM THE DESCRIPTIONS GIVEN IN THE SOIL LOGS AND THE RESULTS FROM THE PERCOLATION TESTS. SUBSURFACE CONDITIONS DIFFERING FROM THOSE OBSERVED AT TEST LOCATIONS MAY REQUIRE REVISIONS TO THE DESIGN OF THE ON-SITE SEWAGE DISPOSAL SYSTEM AT THE OWNER'S EXPENSE.
- FILL MATERIAL PLACEMENT METHODS TO BE INSPECTED BY THE ENGINEER.
- SEPTIC AND DOSING TANK SHALL COMPLY WITH N.J.A.C. 7:9A-4.2, AND 7:9A-4.2, AND SHALL BE AS MANUFACTURED BY MERSHON CONCRETE, BORDENTOWN N.J. OR APPROVED EQUAL.
- ALL GRAVITY SEWER PIPE TO HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
- BACKWASH FROM WATER SOFTENER OR OTHER DRAINAGE OTHER THAN SANITARY SHALL NOT ENTER THE SYSTEM.
- ALL EXCAVATED MATERIAL FROM ALL EXCAVATIONS SHOULD BE USED FOR THE PROPOSED GRADING. ALL EXCESS MATERIAL TO BE HAULED AWAY.
- CONTRACTOR SHALL VERIFY AND PROTECT ALL VISIBLE SURFACE FEATURES INCLUDING ALL UTILITIES. ALL DAMAGES SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AT CONTRACTORS EXPENSE.
- SEAL ENDS OF ALL PIPING/CONDUIT TO BE ABANDONED.
- THE MONITORING WELL LOCATED NEAR THE PROPOSED SEPTIC FIELD IS TO BE PROTECTED (SEE DETAIL ON SHEET CE-4).
- EXISTING SEPTIC FIELD IS TO BE ABANDONED IN PLACE.
- THE EXISTING SEPTIC TANK IS TO BE PUMPED, CLEANED, CRUSHED AND THEN BACKFILLED WITH CLEAN FILL MATERIAL.

CONTRACTOR'S NOTES:

- CONTRACTOR MAY ELECT TO USE MATERIALS FROM OTHER MANUFACTURERS WHICH SHALL BE SUBJECT TO REVIEW AND ACCEPTANCE BY THE ENGINEER. SHOULD THE CONTRACTOR ELECT TO DO SO, HE/SHE SHALL INCLUDE IN THEIR SUBMISSION, CERTIFICATION FROM THE MANUFACTURER THAT THE PROPOSED MATERIAL IS EQUAL IN PERFORMANCE; CHANGE IN DIMENSIONS OF STRUCTURES SHALL NOT BE ACCEPTABLE.
- CONTRACTOR TO PROVIDE TO ENGINEER A SELECT FILL CERTIFICATION OF THE SELECT FILL. THE CERTIFICATION IS TO BE SIGNED AND SEALED BY A LICENSED N.J. P.E. PRIOR TO PLACEMENT OF THE SELECT FILL INTO THE PROPOSED EXCAVATION.
- CONTRACTOR SHALL REVIEW THE SPECIFICATION AND DETERMINE THE NUMBER AND NATURE OF EACH SHOP DRAWING SUBMITTAL. FIVE (5) SETS OF THE DOCUMENTS SHALL BE SUBMITTED WITH REFERENCE MADE TO THE APPROPRIATE SECTION OF THE SPECIFICATIONS.
- THE CONTRACTOR(S) SHALL KEEP THE CONTACT DRAWINGS UP-TO-DATE AT ALL TIMES DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. SUBMIT THEIR AS-BUILT DRAWINGS TO THE CONSULTANT WITH THE CONTRACTOR(S) CERTIFICATIONS AS TO THE ACCURACY OF THE INFORMATION PRIOR TO FINAL PAYMENTS. ALL AS-BUILT DRAWINGS SUBMITTED SHALL BE ENTITLED ABOVE THE TITLE BLOCK AND DATED.



LATERAL AND MANIFOLD LAYOUT

SEPTIC FIELD IS DESIGNED OFF SOIL LOG #1, ELEVATION 41.23
- HIGHEST MOTTLING OF THE FOUR SOIL LOGS #1 56\"/>

SELECT FILL SHALL MEET THE FOLLOWING CRITERIA:

SIEVE SIZE	PERCENTAGE PASSING THROUGH
3/8"	PASS THROUGH 100%
#8	PASS THROUGH 80% - 100%
#16	PASS THROUGH 50% - 85%
#30	PASS THROUGH 25% - 60%
#50	PASS THROUGH 10% - 30%
#100	PASS THROUGH 2% - 10%

SELECT FILL EMPLACEMENT

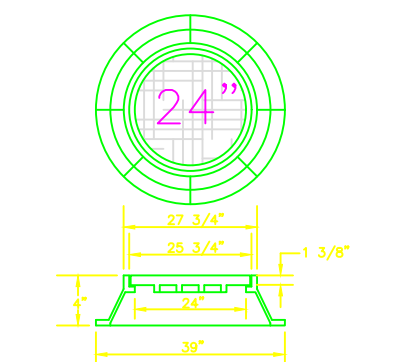
FILL MATERIAL TO BE SPREAD AND COMPACTED IN ONE FOOT LIFTS. COMPACTION IS TO BE DONE BY SHEEPSFOOT ROLLER OR THE USE OF A RUBBER TIRE OR TRACKED MACHINE DRIVEN OVER THE AREA IN A CONTROLLED PATTERN.

AFTER PLACEMENT OF THE SELECT FILL AND BEFORE PLACEMENT OF THE STONE, THE ENGINEER MUST PERFORM PERCOLATION TESTS IN THE PLACED SELECT FILL.
SELECT FILL USED IN CONSTRUCTING THE SEPTIC FIELD MUST HAVE A FINE TO VERY FINE SAND CONTENT OF 25% OR LESS.

CONTRACTOR TO PROVIDE THREE (3) LOADS OF SELECT FILL TWO DAYS PRIOR TO DIGGING THE EXCAVATION FOR TESTING.

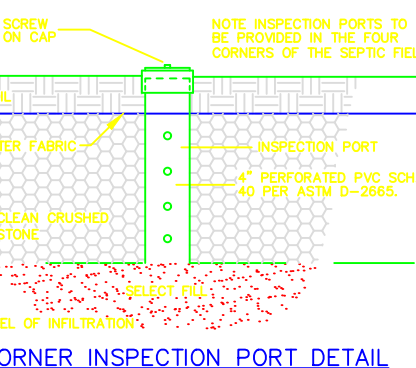
CONTRACTOR TO PROVIDE ENGINEER QUARRY SLIPS FOR EVERY LOAD OF SELECT FILL AND SEPTIC STONE.

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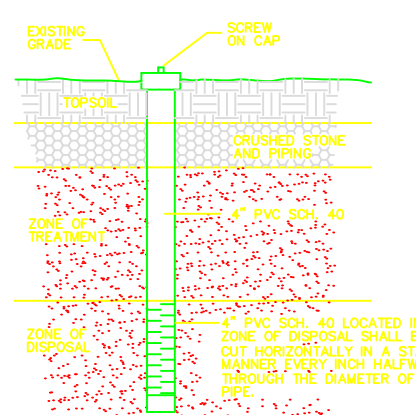


STANDARD MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE

NOTE: MANHOLE COVERS ARE TO BE EXTENDED FLUSH WITH THE FINISHED GRADE BY MEANS OF A ROOF FITTED WITH A REMOVABLE WATER TIGHT COVER. THE CAST IRON MANHOLE COVER IS TO BE COLORED OR COATED. NEAR SHALL BE OF CONCRETE CONSTRUCTION.



CORNER INSPECTION PORT DETAIL
NOT TO SCALE



DEEP INSPECTION PORT DETAIL
NOT TO SCALE

POLYLOK EFFLUENT FILTER

DESIGN FLOW RATE CALCULATIONS:

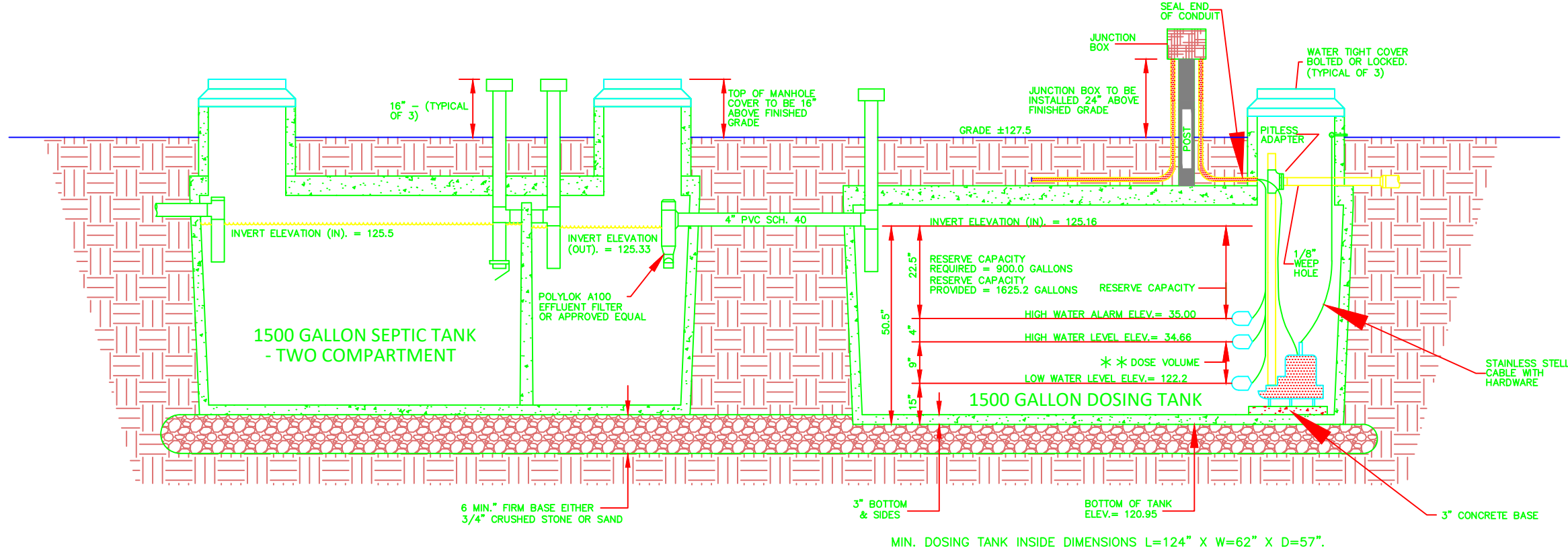
DAILY FLOW RATE = 900 GPD
DESIGN PERMEABILITY RATE = 6 - 20 IN/HR.

REQUIRED BOTTOM BED AREA - (MIN).
900 GPD X 1.33 = 1197.0 SQ. FT. (REQUIRED).
PROPOSED SEPTIC FIELD 24.0' X 50.0' = 1,200.0 SQ. FT. (PROVIDED).

TO BOTTOM BED AREA WITH 2' BUFFER = 28.0' X 54.0' = 1,512.0 SQ. FT.

DESIGN FLOW CALCULATIONS:

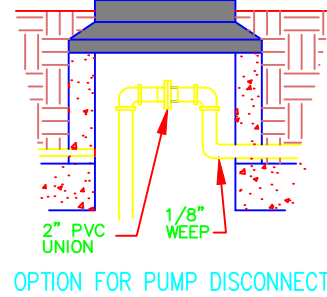
60 EMPLOYEES @ 15 GALLONS PER DAY = 900 GALLONS PER DAY.
TOTAL FLOW (GALLONS PER DAY)900 GPD.



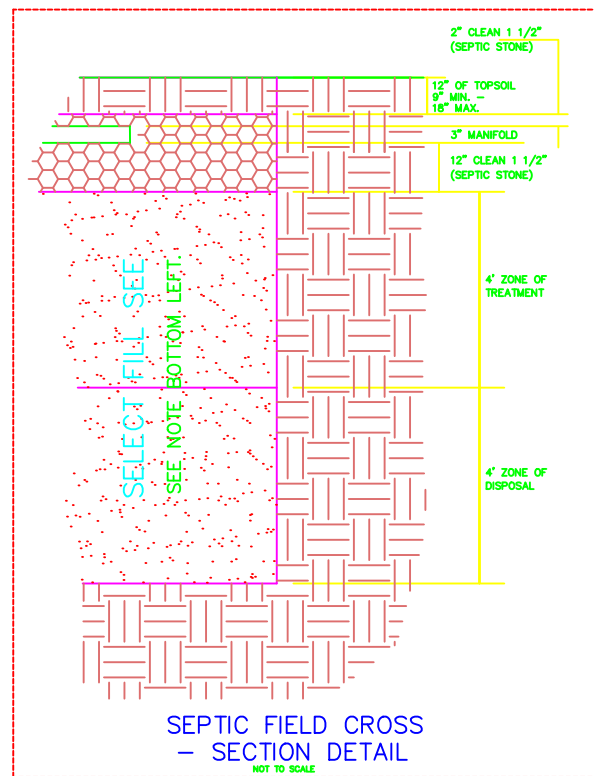
SEPTIC TANK(S) CROSS - SECTION

- * DOSE 225.0 GALLONS PLUS TOTAL VOLUME OF PIPING 50 GALLONS.
DOSE VOLUME REQUIRED = 275.0 GALLONS
DOSE VOLUME PROVIDED = 299.51 GALLONS
- QUICK-DISCONNECT COUPLINGS SHALL BE USED TO FACILITATE REMOVAL OF THE PUMP FOR SERVICING.
- FLOATS TO BE USED HYDROMATIC 3900 MERCURY SWITCH LEVEL CONTROL OR EQUAL.
- PUMP TO BE USED HYDROMATIC SP-SPD100H OR APPROVED EQUAL.

- AUDIO AND VISUAL ALARMS TO BE INSTALLED INSIDE OF BUILDING.
- ALL ELECTRICAL INSTALLATIONS PER NATIONAL ELECTRICAL CODE.



OPTION FOR PUMP DISCONNECT.



SEPTIC FIELD CROSS - SECTION DETAIL

NOT TO SCALE

SELECT FILL SHALL MEET THE FOLLOWING CRITERIA:

- CONTENT OF COARSE FRAGMENT (PARTICLES GREATER THAN 2MM IN SMALLEST DIMENSION) SHALL BE LESS THAN 15% BY VOLUME OR 25% BY WEIGHT.
- TEXTURAL ANALYSIS (COMPOSITION, BY WEIGHT, OF SIZE PASSING THE 2MM SIEVE):
85-95% SAND, 5-15% SILT AND CLAY, MINIMUM 5% CLAY. SAND SILT AND CLAY ARE THE PARTICLE SIZE FRACTIONS OR "SOIL SEPARATES" AS DEFINED BY THE U.S.D.A. SYSTEM OF SOIL CLASSIFICATION.
- PERMEABILITY: 6-20 IN./HR. OR PERCOLATION RATE 3-15 MIN./IN.

SELECT FILL EMPLACEMENT

FILL MATERIAL TO BE SPREAD AND COMPACTED IN ONE FOOT LIFTS. COMPACTION IS TO BE DONE BY SHEEPSFOOT ROLLER OR THE USE OF A RUBBER TIRE OR TRACKED MACHINE DRIVEN OVER THE AREA IN A CONTROLLED PATTERN.

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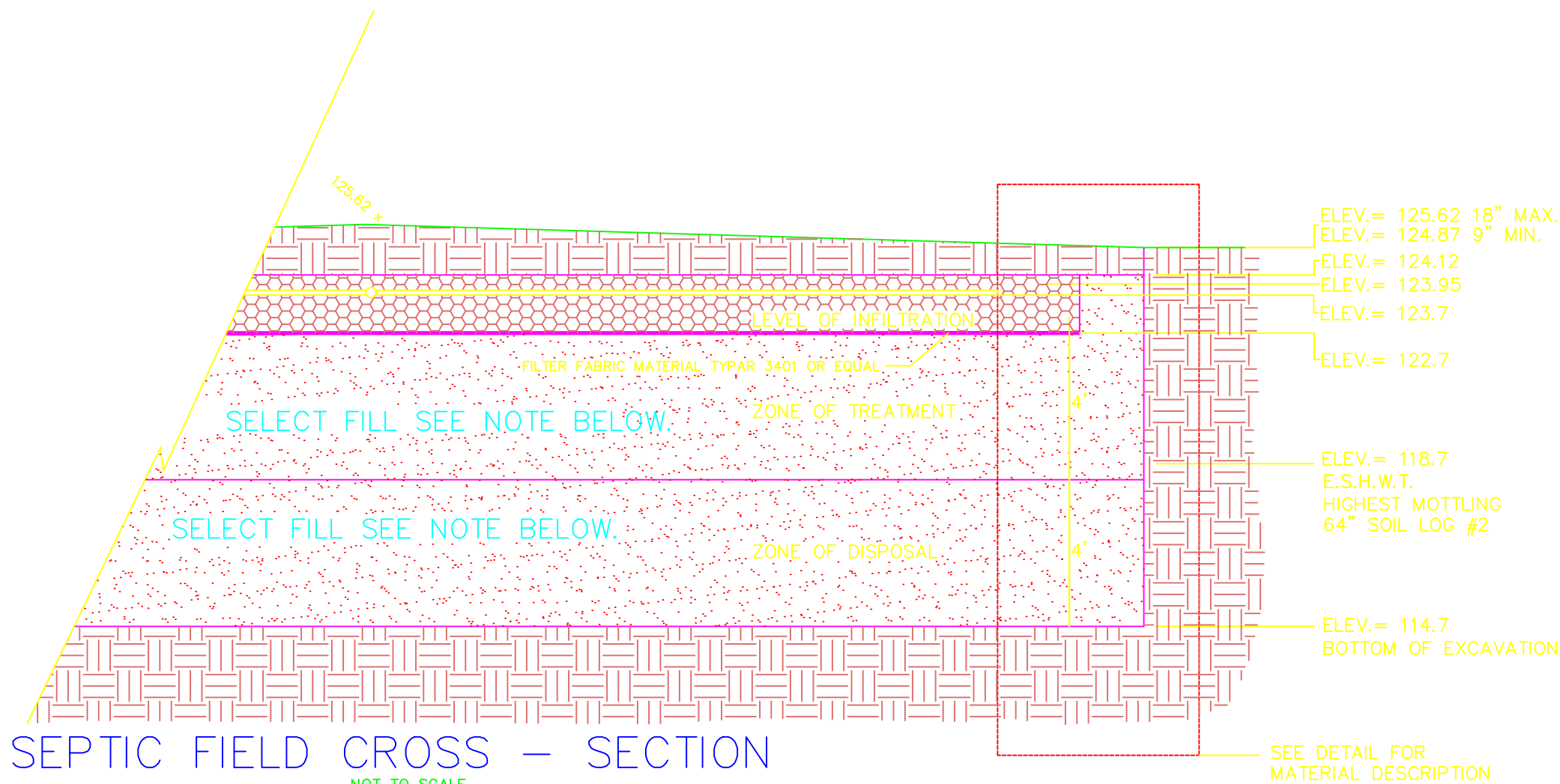
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CONTRACTOR TO PROVIDE THREE (3) LOADS OF SELECT FILL TWO DAYS PRIOR TO DIGGING THE EXCAVATION FOR TESTING.

CONTRACTOR TO PROVIDE ENGINEER QUARRY SLIPS FOR EVERY LOAD OF SELECT FILL AND SEPTIC STONE.

SEPTIC FIELD CROSS - SECTION

NOT TO SCALE



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

SEPTIC DESIGN DETAILS

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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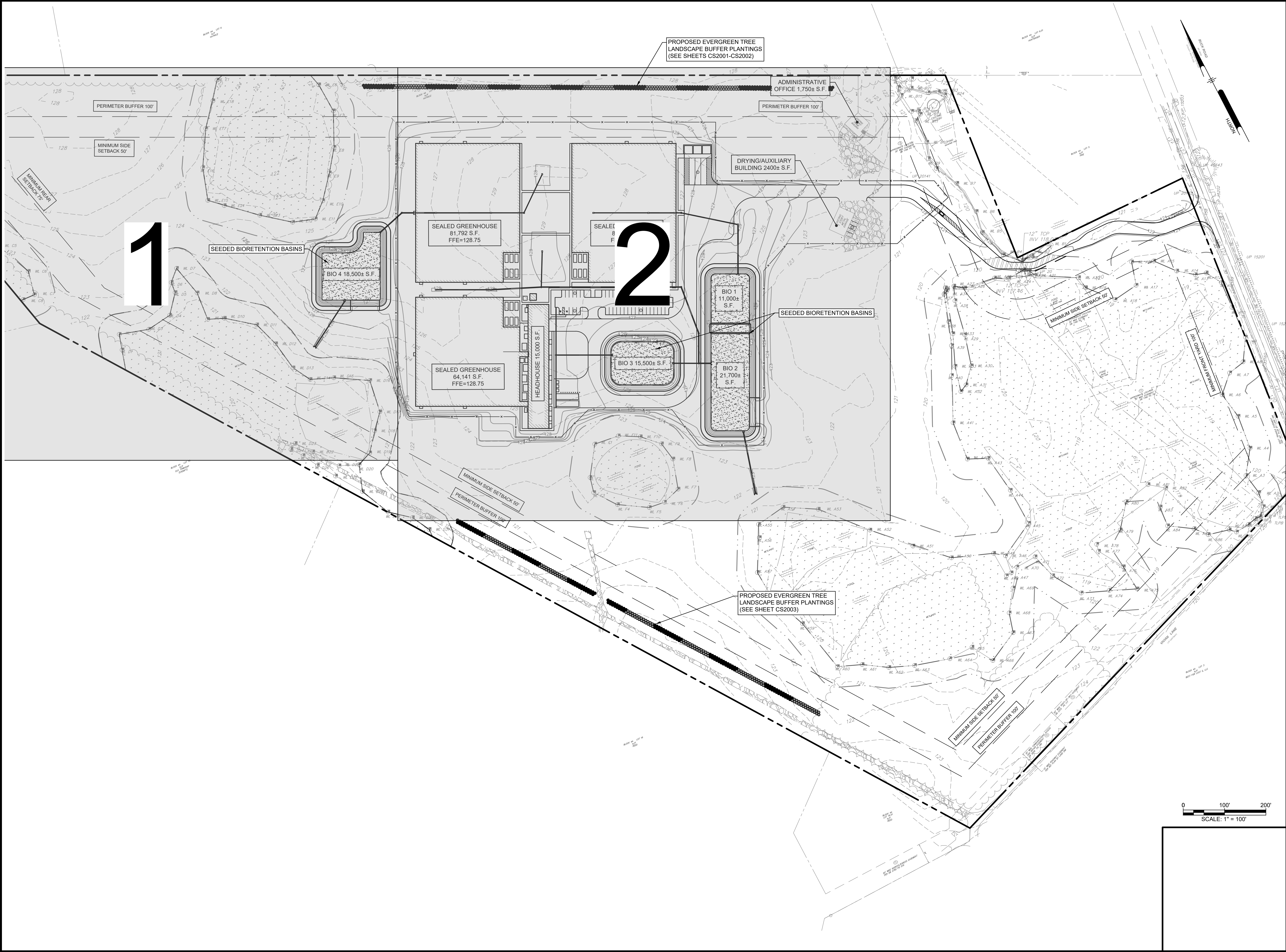
PENNONI ASSOCIATES INC.
NJ COA GA26033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS1705
SHEET 23 OF 43

u:\Account\PAU\lms\23001 - elk cannabis cultivation facility\CS2000_Sheets\CS2000.dwg PLOTTED: 4/2022 2:39 PM BY: Benjamin Mitsmenn PLOTSTYLE: Pennoni V23.dwg



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

OVERALL SITE LANDSCAPE PLAN

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

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PROJECT	PAUPL230001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

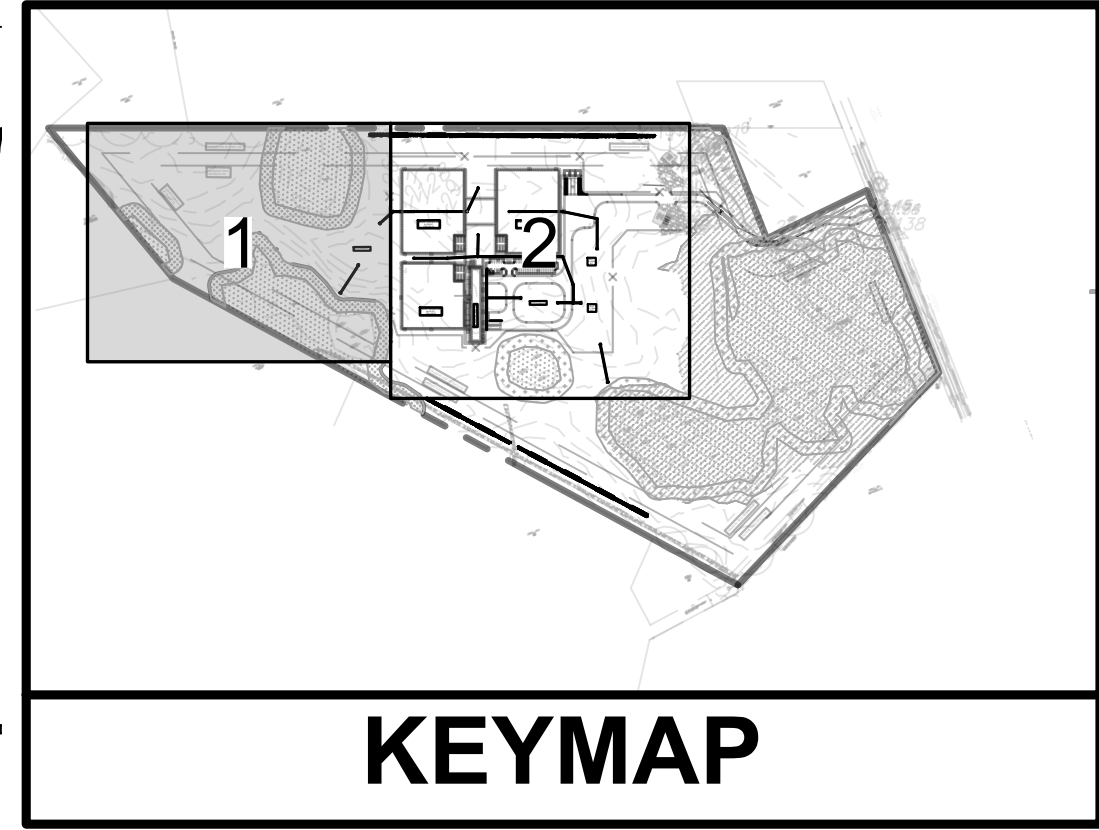
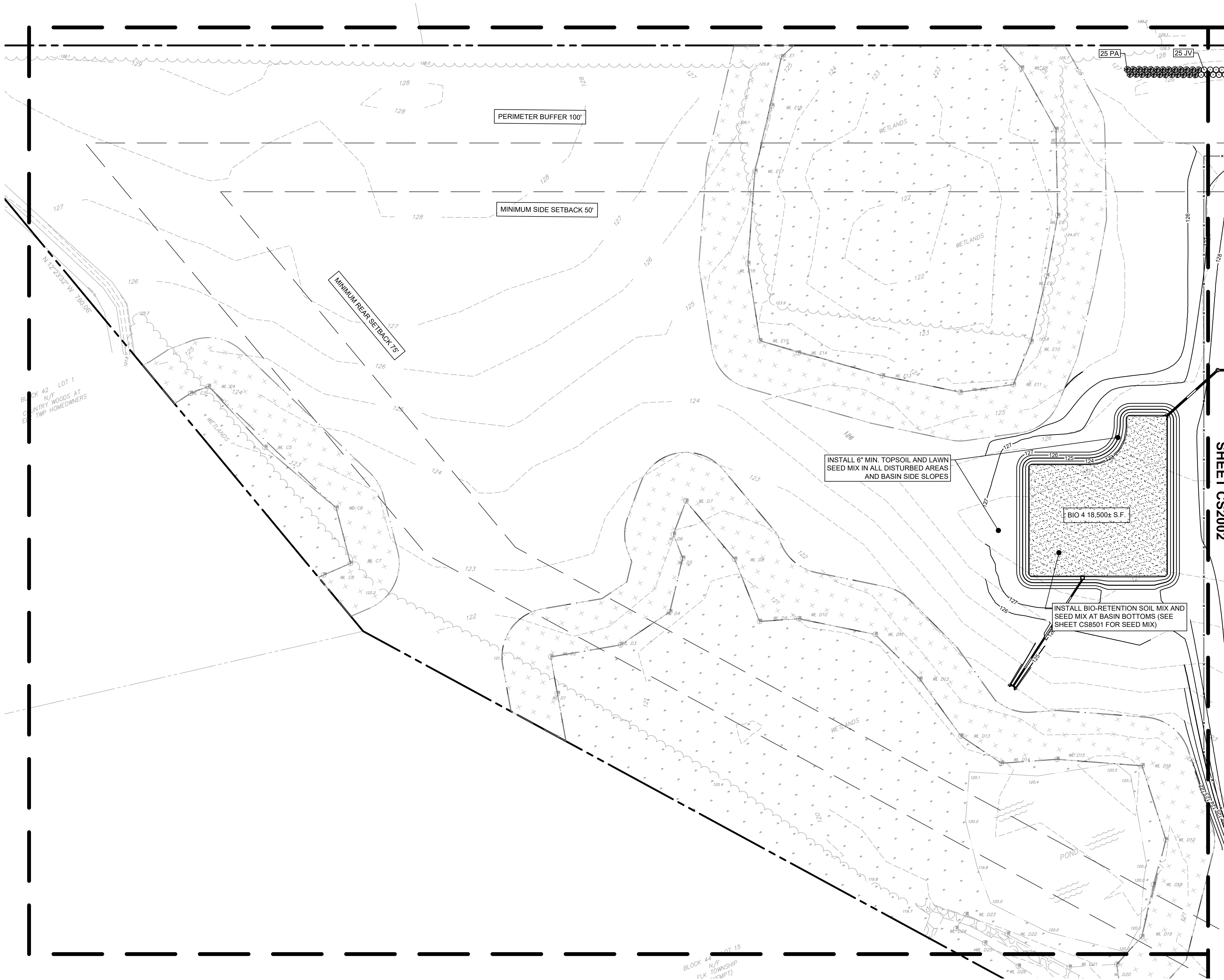
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SHEET 24 OF 43

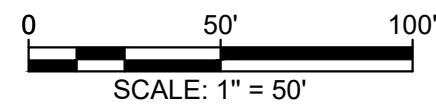


PNNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
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T 856.547.0505 F 856.547.9174

u:\Account\PAU\PAU\mxd\2301 - elk cannabis cultivation facility\CS2001_SHEET16.dwg
PLOTTER: 4/12/2025 1:41 PM, BY: Benjamin Mittmann
PLOT STYLE: Pennoni MCS.ctb



SHEET CS2002



PLANT SCHEDULE							
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE	COMMENTS
EVERGREEN TREES							
JV	325	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8' HGT.	B&B	30' HGT; 15' WD	FULL; 6' OC SPACING
PA	367	PICEA ABIES	NORWAY SPRUCE	6-8' HGT.	B&B	50' HGT; 30' WD	FULL; 6' OC SPACING

LANDSCAPE LEGEND:

-  PROPOSED EVERGREEN TREE
-  PROPOSED BIORETENTION BASIN SEED MIX

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE LANDSCAPE PLAN - 1

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

3/26/25

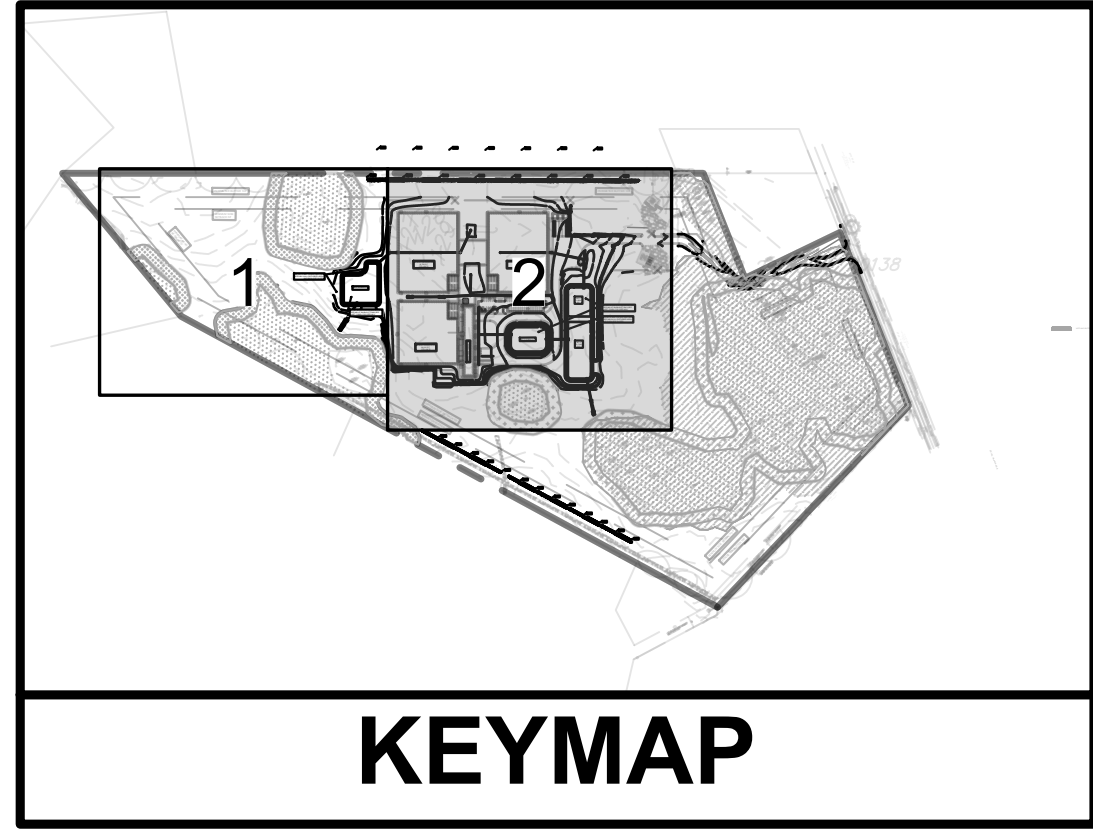
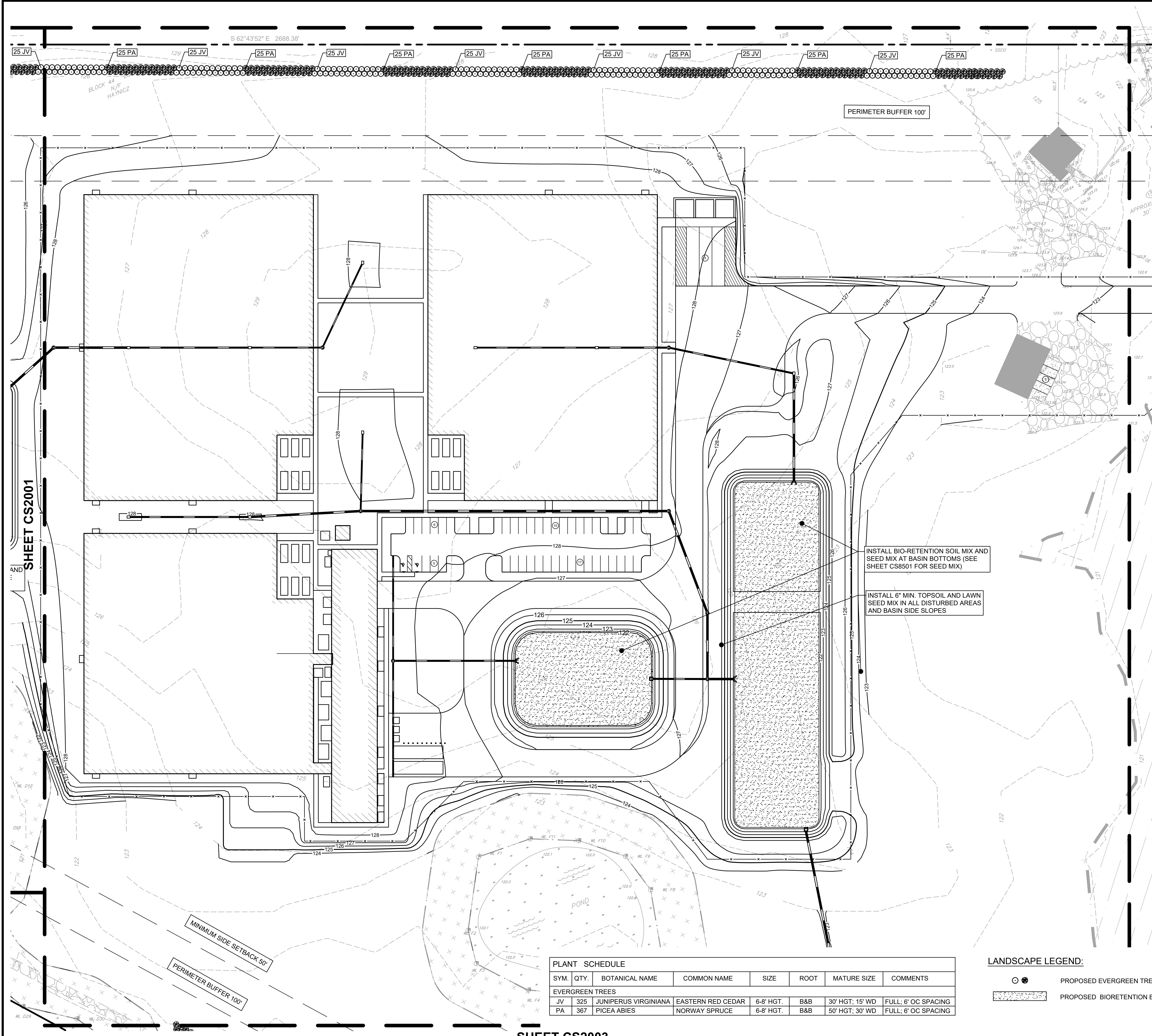
PROJECT	PAUPL23001
DATE	2025-03-12
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS2001

SHEET 25 OF 43

Pennoni
NJ COA G426033300
PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

u:\Account\PAU\pau23001 - elk cannabis cultivation facility\CS2001_SHEET\CS2001-CS2004.dwg PLOTTED: 4/12/2025 2:41 PM BY: Benjamin Mitsmenn PLT23711.E-Perenn MCS.dwg

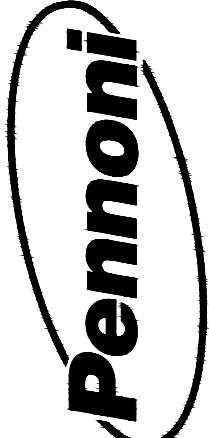


KEYMAP

PLANT SCHEDULE							
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE	COMMENTS
EVERGREEN TREES							
JV	325	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8" HGT.	B&B	30' HGT; 15' WD	FULL; 6' OC SPACING
PA	367	PICEA ABIES	NORWAY SPRUCE	6'-8" HGT.	B&B	50' HGT; 30' WD	FULL; 6' OC SPACING

LANDSCAPE LEGEND:

-  PROPOSED EVERGREEN TREE
-  PROPOSED BIORETENTION BASIN SEED MIX



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NJ COA G428033300
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Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0541300

Ben J. Mitsmenn **3/26/25**

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE LANDSCAPE PLAN - 2

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

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PROJECT **PAUPL23001**

DATE **2025-03-26**

DRAWING SCALE **1"=50'**

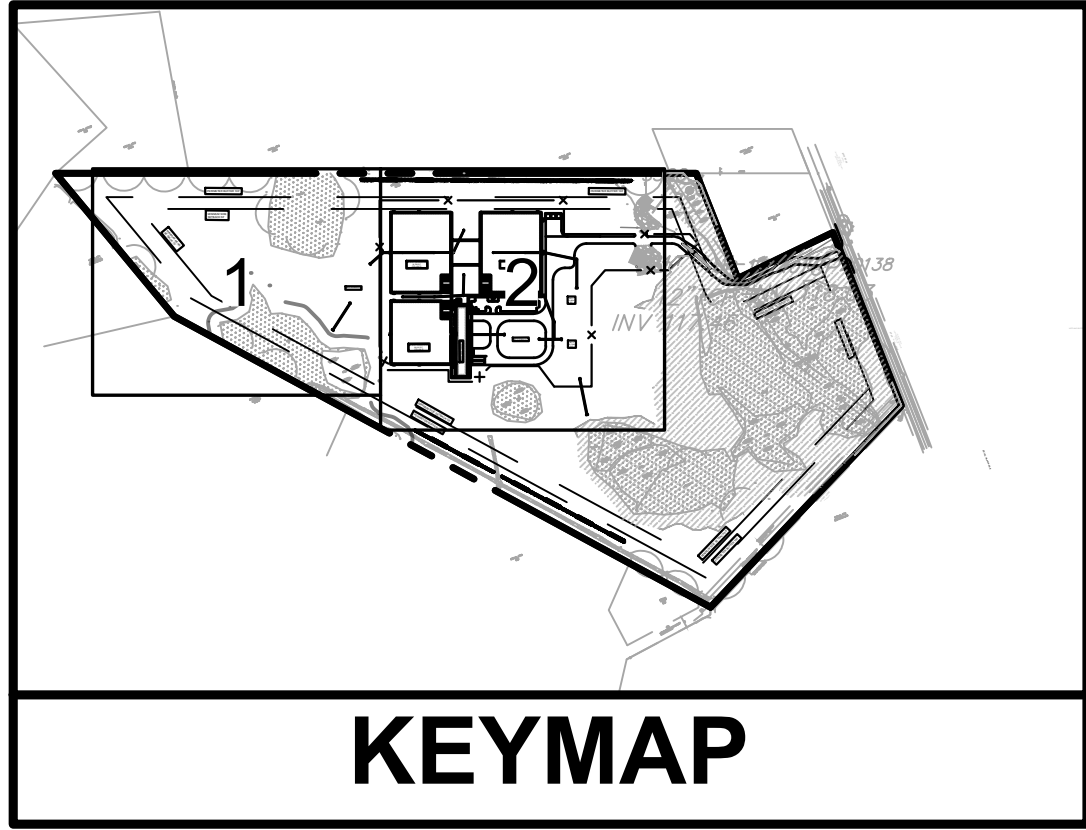
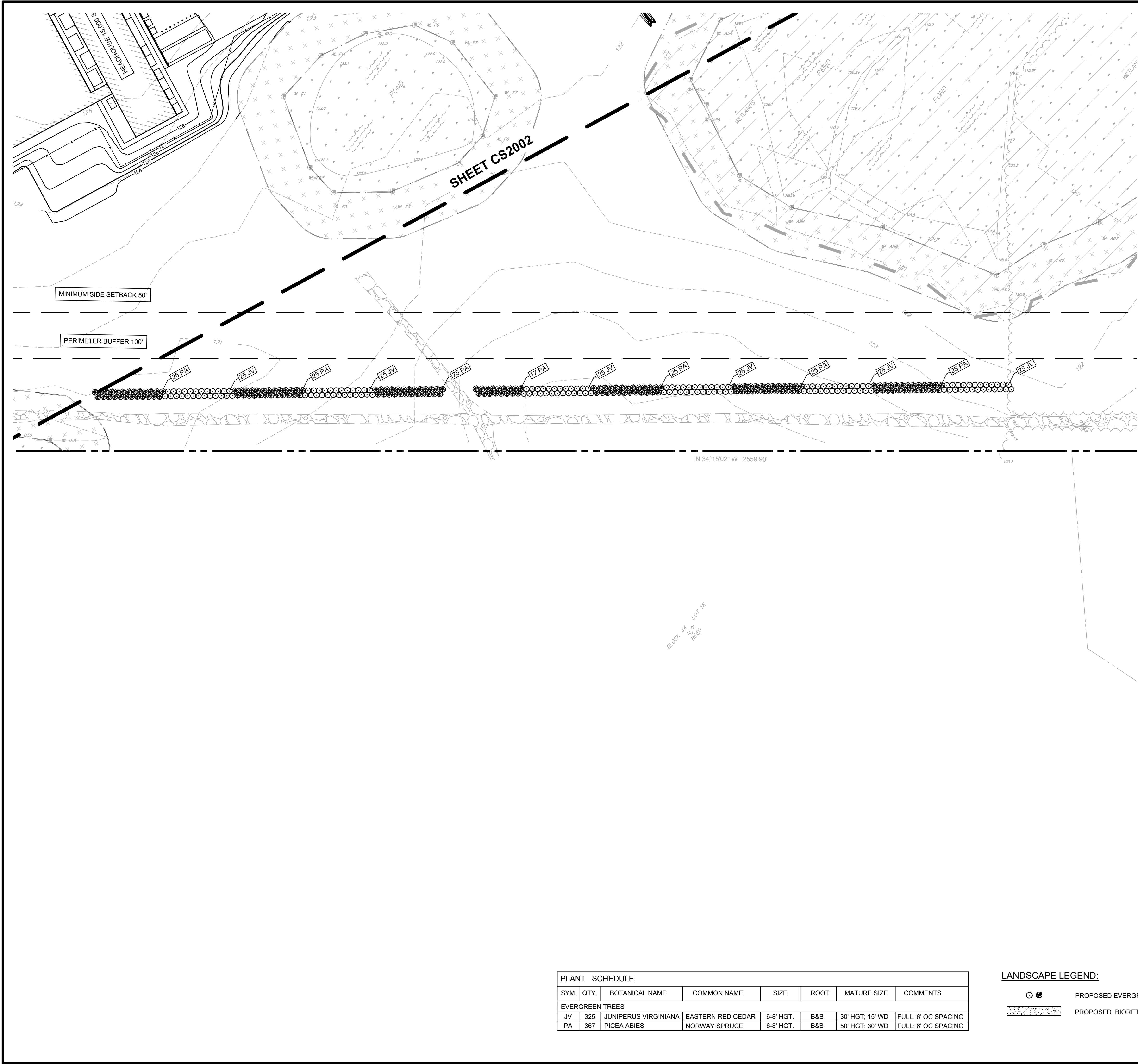
DRAWN BY **AA**

APPROVED BY **BJM**

CS2002

SHEET **26** OF **43**

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PLANT SCHEDULE							
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE	COMMENTS
EVERGREEN TREES							
JV	325	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8' HGT.	B&B	30' HGT; 15' WD	FULL; 6' OC SPACING
PA	367	PICEA ABIES	NORWAY SPRUCE	6-8' HGT.	B&B	50' HGT; 30' WD	FULL; 6' OC SPACING

LANDSCAPE LEGEND:

-  PROPOSED EVERGREEN TREE
-  PROPOSED BIORETENTION BASIN SEED MIX



PENNONI ASSOCIATES INC.
NJ COA GA28033300
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

Ben J. Mitsmenn **3/26/25**

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

SITE LANDSCAPE PLAN - 3

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT **PAUPL23001**

DATE **2025-03-26**

DRAWING SCALE **1"=50'**

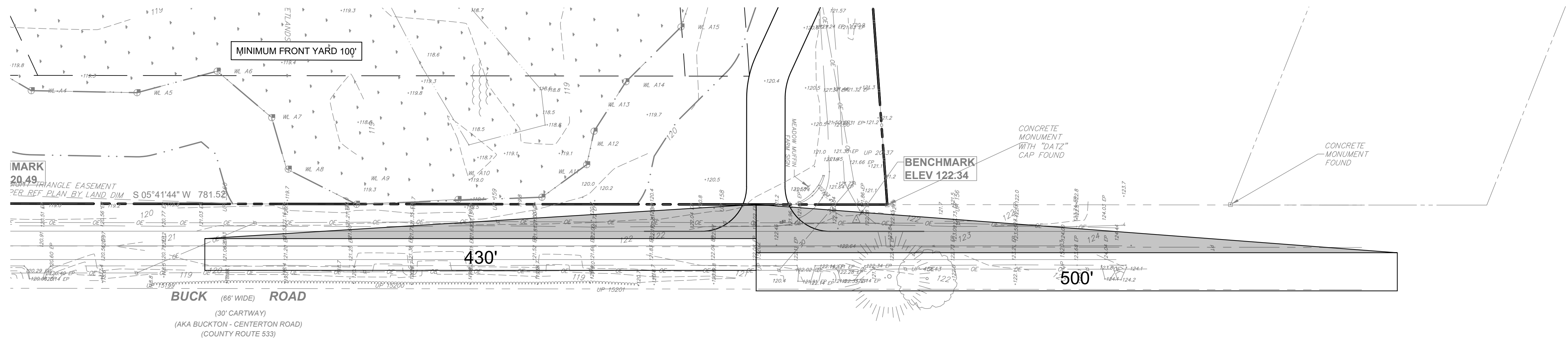
DRAWN BY **AA**

APPROVED BY **BJM**

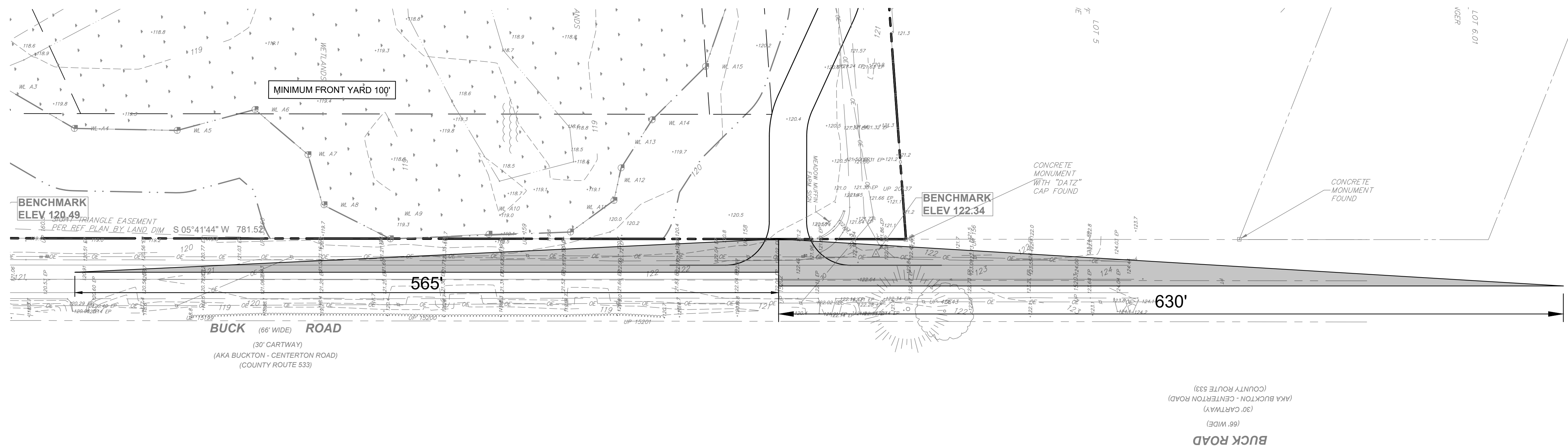
CS2003

SHEET **27** OF **43**

u:\Account\PAUP\new\23001 - elk cannabis cultivation facility\CS2004_Sheets\CS2004.dwg PLOTTED: 4/2025 2:12 PM BY: Benjamin Mitsmenn PLOTTSTYLE: Pennoni V23.dwg



INTERSECTION A - PASSENGER CAR
SCALE: 1" = 50'



INTERSECTION A - SINGLE-UNIT TRUCK
SCALE: 1" = 50'

SIGHT TRIANGLE CALCULATIONS - AASHTO GREEN BOOK

INTERSECTION NAME	VEHICLE TYPE	DESIGN SPEED, V_{major}	TIME GAP LEFT TURN, t_g	TIME GAP RIGHT TURN, t_g	SSD	LEFT TURN ISD	RIGHT TURN ISD
INTERSECTION A	PASSENGER CAR	45 MPH	7.5 s	6.5 s	360'	500'	430'
	SINGLE-UNIT TRUCK	45 MPH	9.5 s	8.5 s	360'	630'	565'

0 50' 100'
SCALE: 1" = 50'

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PROJECT PAUPL23001
DATE 2025-03-12
DRAWING SCALE 1"=50'
DRAWN BY AA
APPROVED BY BJM

CS2004

SHEET 28 OF 43

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP

BLOCK 44, LOT: 4

SIGHT TRIANGLES

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.

COLLINGSWOOD, NJ 08108

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE NO. 24GE05641300

3/26/25



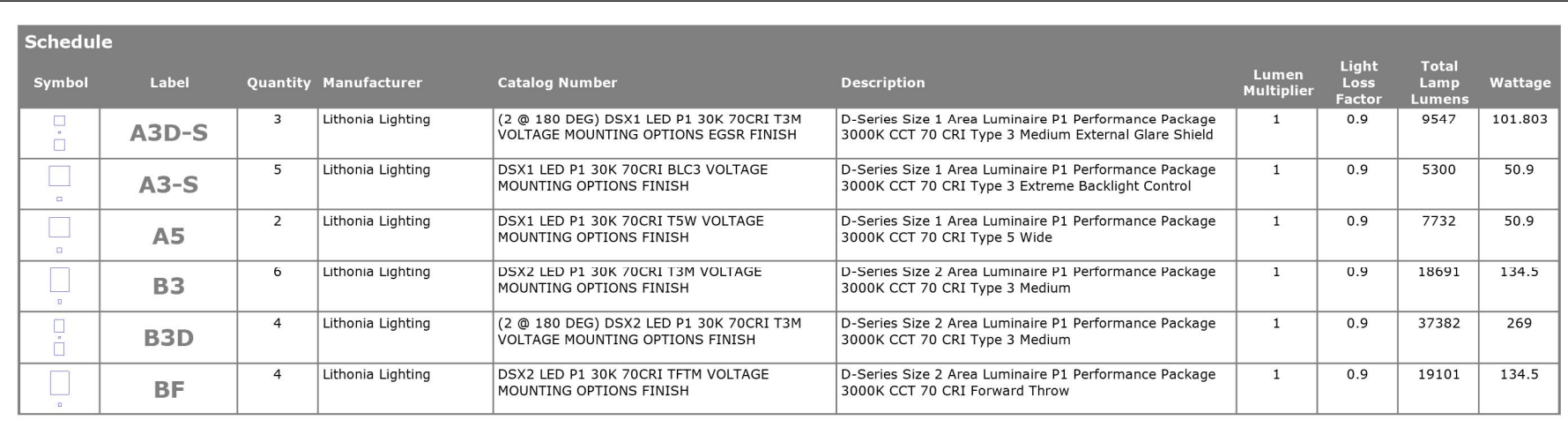
NJ COA G428033300

PENNONI ASSOCIATES INC.

515 Grove Street, Suite 1B

Haddon Heights, NJ 08035

T 856.547.0505 F 856.547.9174



1. FIXTURES MOUNTED AS NOTED ON THE DRAWING.
2. CALCULATIONS TAKEN AT THE GROUND UNLESS NOTED DIFFERENTLY ON STATISTIC CHART
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE (UPPER AREA)	+	2.0 f	4.2 f	0.6 f	5.3:1	2.5:1
DRIVE ENTRANCE	+	2.0 f	3.5 f	0.7 f	5.0:1	2.9:1
DRIVE GATE HOUSE @ 4FT AG	+	2.0 f	3.5 f	0.9 f	3.9:1	2.2:1
PARKING LOT	+	2.3 f	4.4 f	0.6 f	7.3:1	3.8:1
PROPERTY LINE	+	0.0 f	0.0 f	0.0 f	N/A	N/A
PROPOSED STAGING AREA	+	2.1 f	3.5 f	0.6 f	3.9:1	2.3:1
SITE	+	0.0 f	5.4 f	0.0 f	N/A	N/A

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

OVERALL SITE LIGHTING PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

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DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05541300

3/26/25

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PROJECT PAUPL23001

DATE 2025-03-20

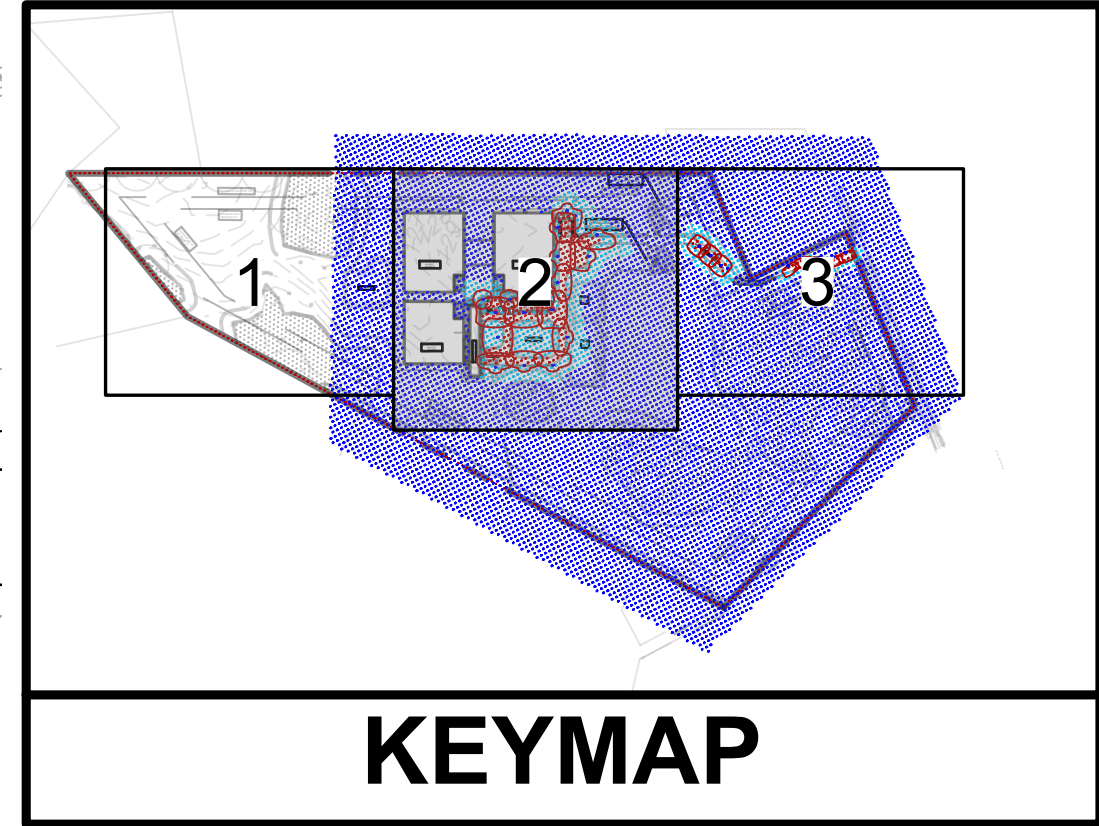
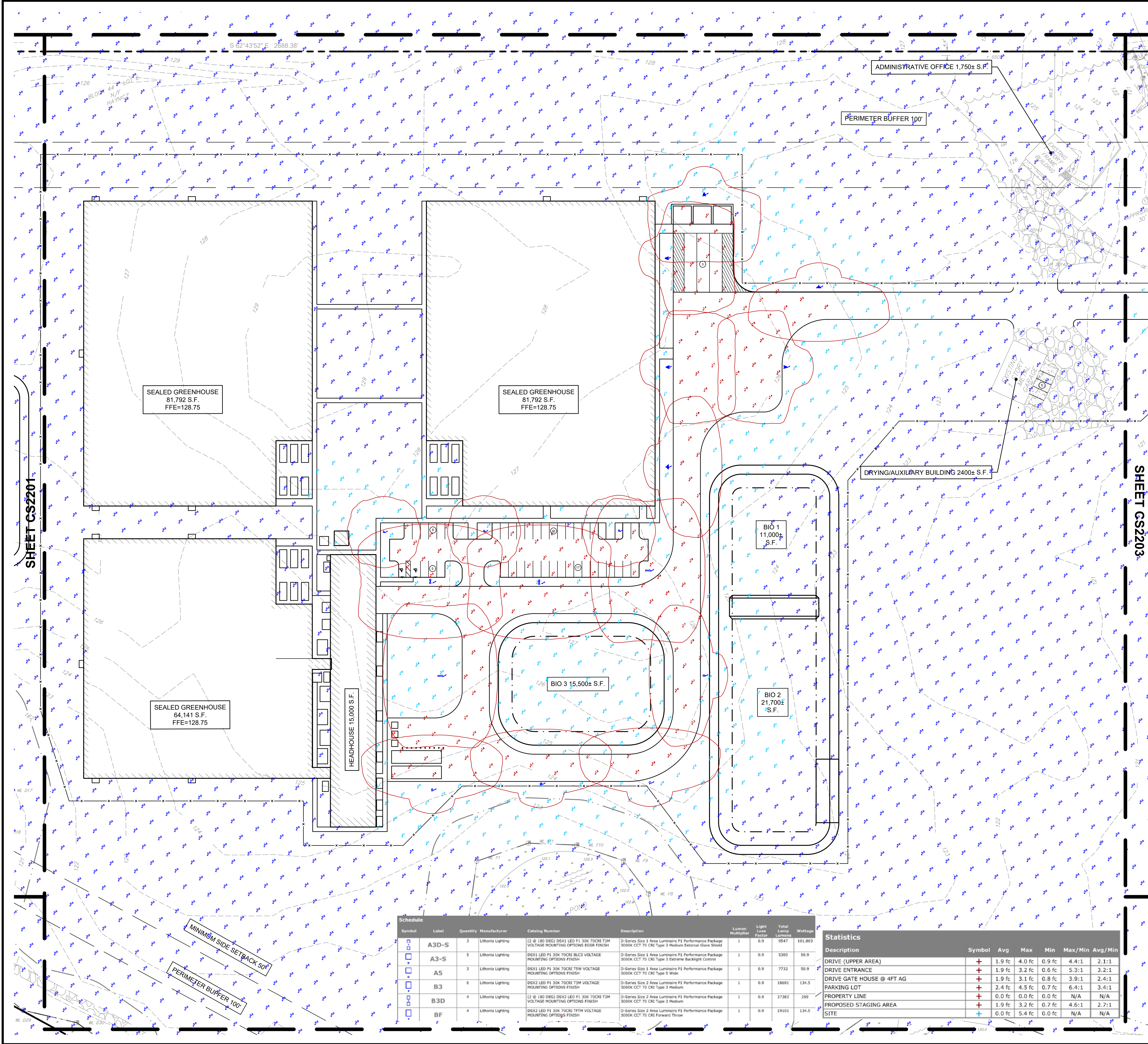
DRAWING SCALE 1"=100'

DRAWN BY	AA
APPROVED BY	BJM

CS2200

SHEET 29 OF 43

u:\Account\PAU\paupl23001 - elk cannabis cultivation facility\CS2202 - SHEET CS2201 - CS2204.dwg PLOTTED: 4/17/2025 2:45 PM BY: Benjamin Mitsmenn PLTSTYLE: Pennoni MCS.ctb



- NOTE**
1. FIXTURES MOUNTED AS NOTED ON THE DRAWING.
 2. CALCULATIONS TAKEN AT THE GROUND UNLESS NOTED DIFFERENTLY ON STATISTIC CHART.
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0 50' 100'
SCALE: 1" = 50'

Schedule					Description	Lumen Multiplier	Light Loss Factor	Total Lamp Lumens	Wattage
Symbol	Label	Quantity	Manufacturer	Catalog Number					
	A3D-S	3	Lithonia Lighting	(2 @ 180 DEG) DSX1 LED P1 30K 70CRI T3M VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glass Shield	1	0.9	9547	101,803
	A3-S	5	Lithonia Lighting	DSX1 LED P1 30K 70CRI BL/C3 VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glass Shield	1	0.9	5300	50.9
	A5	3	Lithonia Lighting	DSX1 LED P1 30K 70CRI T3M VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide	1	0.9	7732	50.9
	B3	6	Lithonia Lighting	DSX2 LED P1 30K 70CRI T3M VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium	1	0.9	18691	134.5
	B3D	4	Lithonia Lighting	(2 @ 180 DEG) DSX2 LED P1 30K 70CRI T3M VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium	1	0.9	37382	269
	BF	4	Lithonia Lighting	DSX2 LED P1 30K 70CRI T3M VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw	1	0.9	19101	134.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE (UPPER AREA)	+	1.9 fc	4.0 fc	0.9 fc	4.4:1	2.1:1
DRIVE ENTRANCE	+	1.9 fc	3.2 fc	0.6 fc	5.3:1	3.2:1
DRIVE GATE HOUSE @ 4FT AG	+	1.9 fc	3.1 fc	0.8 fc	3.9:1	2.4:1
PARKING LOT	+	2.4 fc	4.5 fc	0.7 fc	6.4:1	3.4:1
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PROPOSED STAGING AREA	+	1.9 fc	3.2 fc	0.7 fc	4.6:1	2.7:1
SITE	+	0.0 fc	5.4 fc	0.0 fc	N/A	N/A

NJ COA GA26033300
PENNONI ASSOCIATES INC.
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T 856.547.0505 F 856.547.9174

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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300
Ben J. Mitsmenn
3/26/25

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SITE LIGHTING PLAN - 2

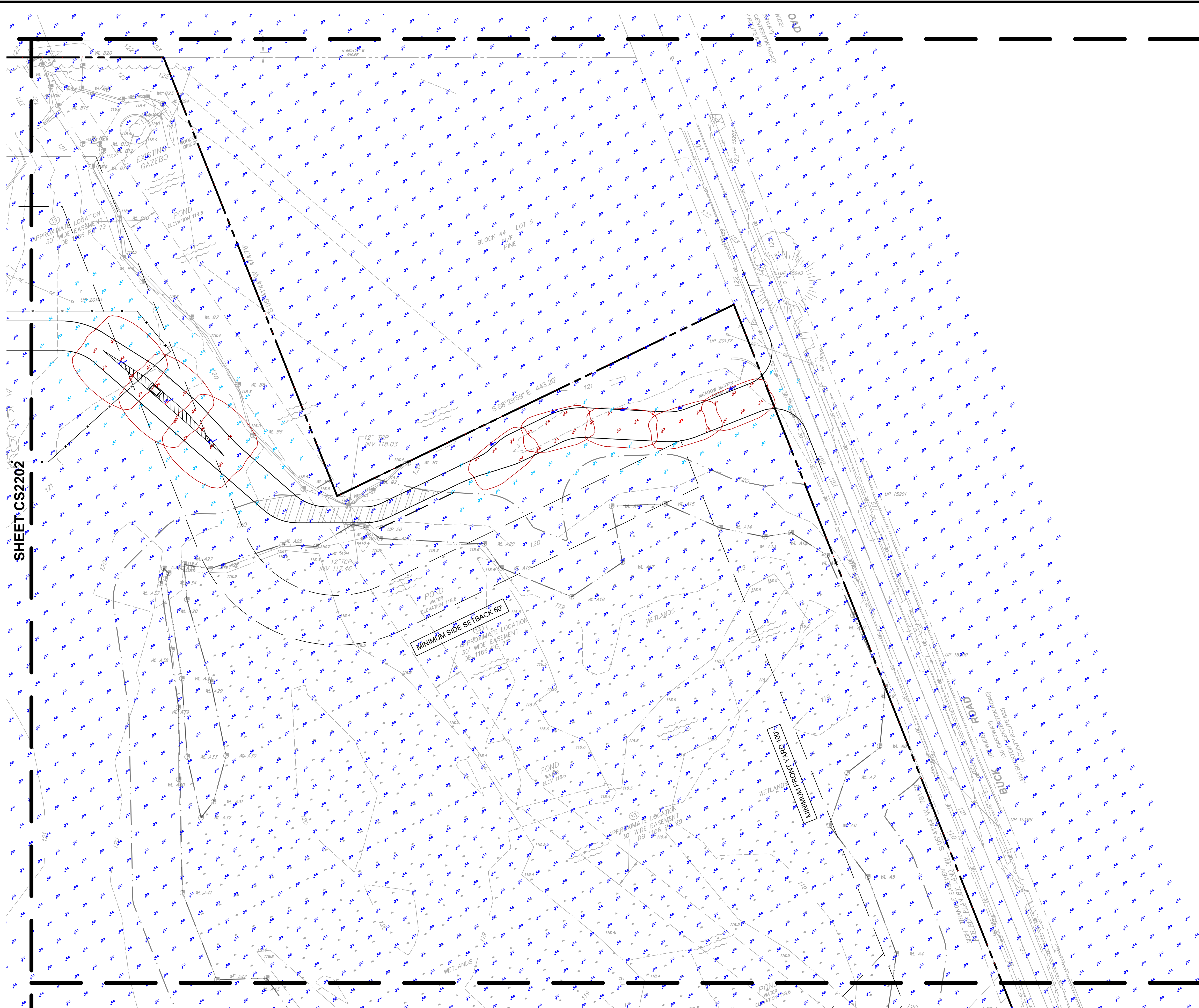
COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

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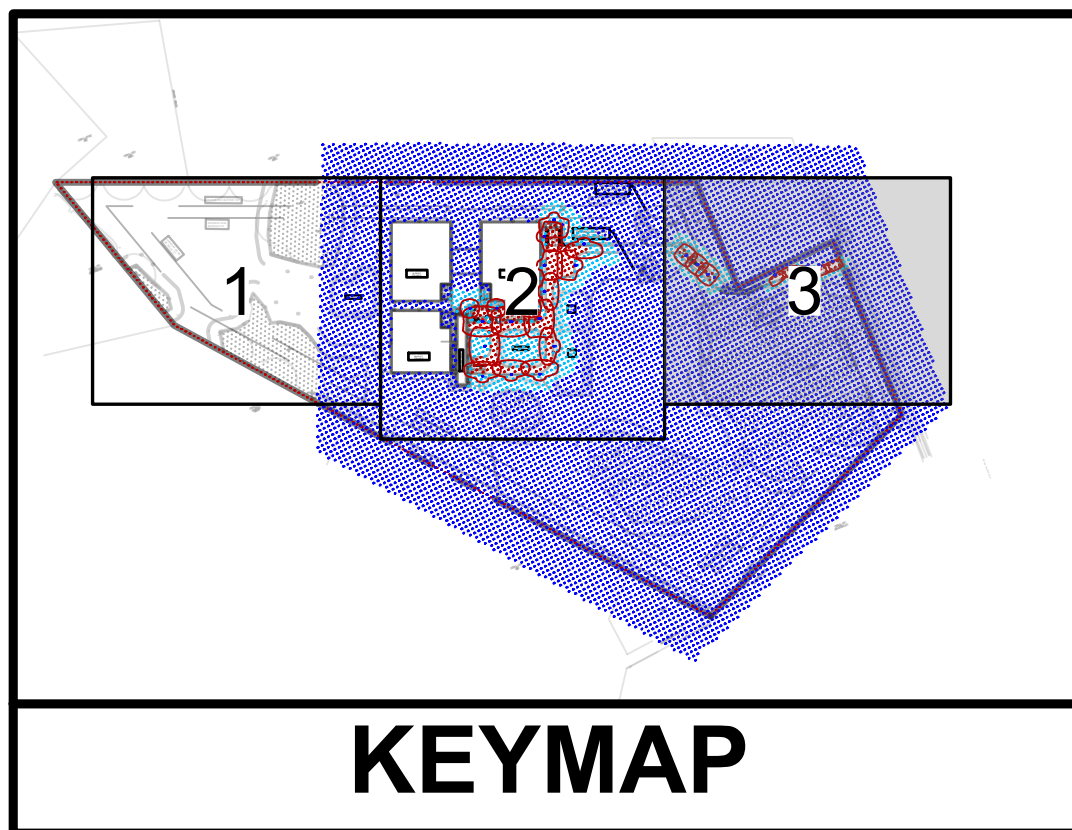
PROJECT **PAUPL23001**
DATE 2025-03-26
DRAWING SCALE 1"=50'
DRAWN BY AA
APPROVED BY BJM

CS2202
SHEET 31 OF 43



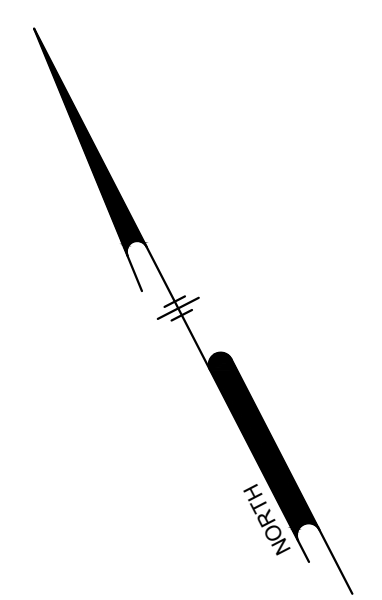
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	A3-S	5	Lithonia Lighting	DSK1 LED P1 30K TRIM BLU3 VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control	1	0.9	5300	50.9
	A5	3	Lithonia Lighting	DSK1 LED P1 30K TRIM TSM VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Wide	1	0.9	7732	50.9
	B3D	6	Lithonia Lighting	DSK1 LED P1 30K TRIM TRIM VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium	1	0.9	18691	134.5
	B3	4	Lithonia Lighting	(2 8 180 DSG) DSK2 LED P1 30K TRIM TRIM VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium	1	0.9	37382	269
	BF	4	Lithonia Lighting	DSK2 LED P1 30K TRIM TRIM VOLTAGE MOUNTING OPTIONS FINISH	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw	1	0.9	19101	134.5

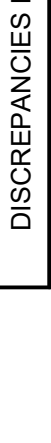
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PROPOSED STAGING AREA	+	1.9 fc	3.2 fc	0.7 fc	4.6:1	2.7:1
SITE	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

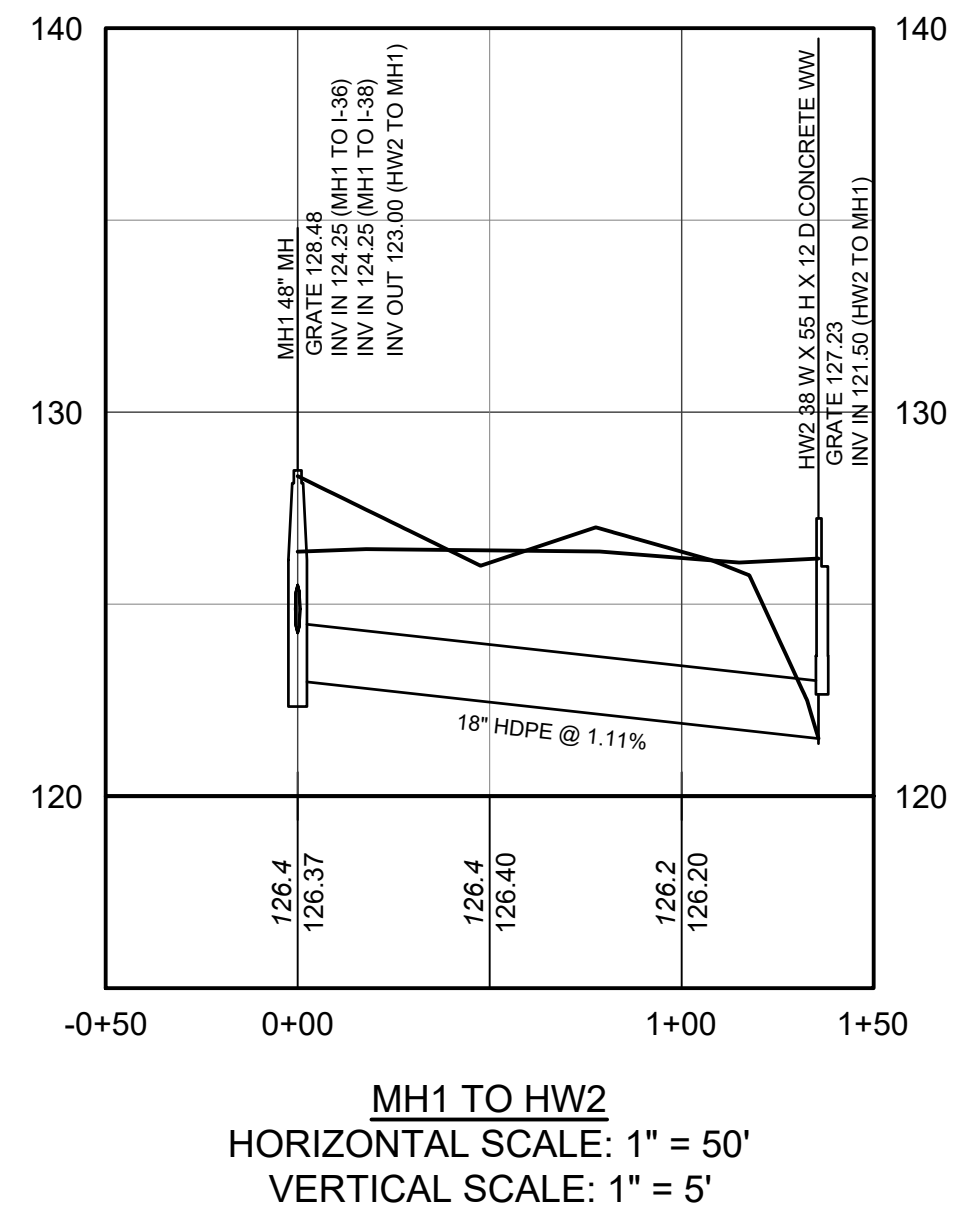
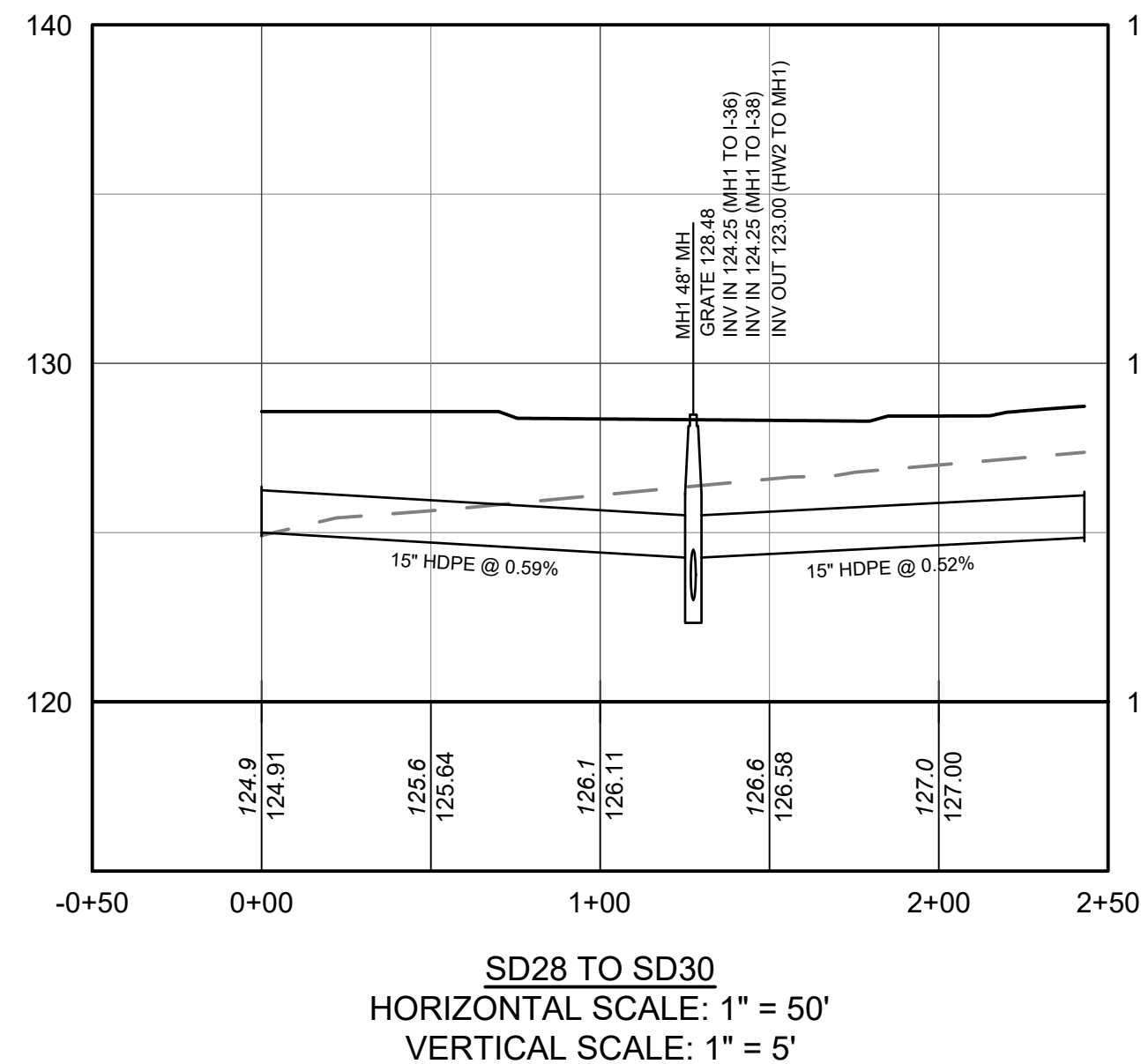
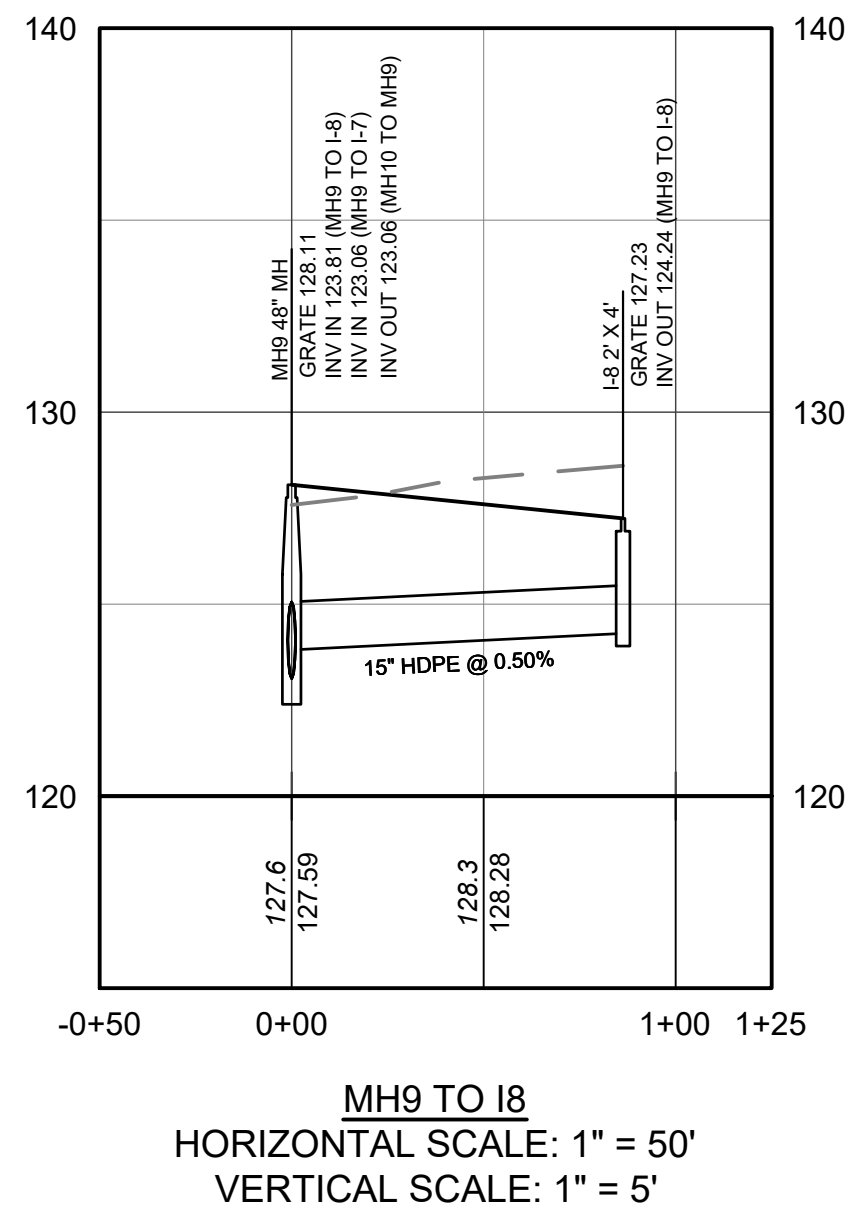
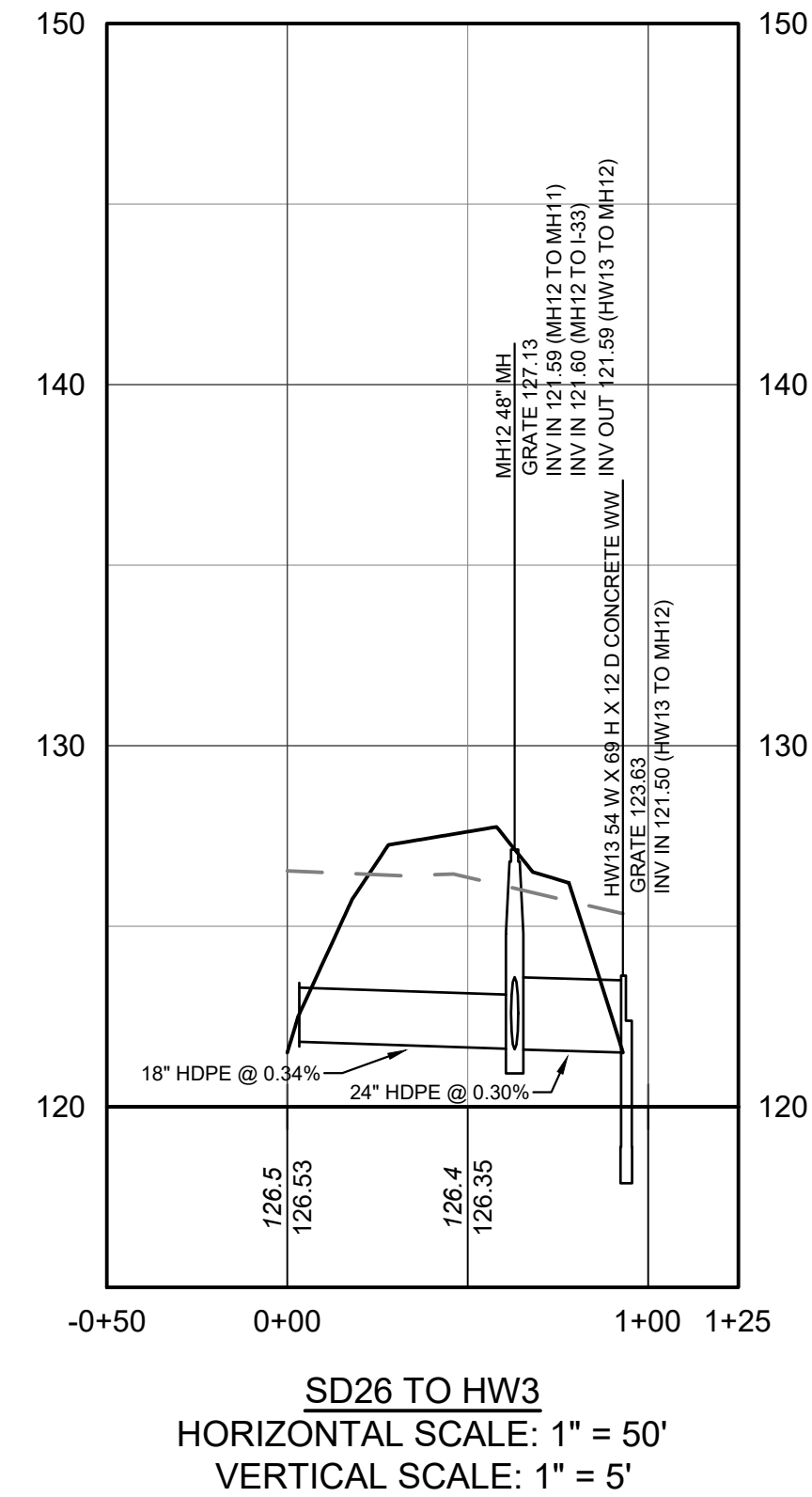
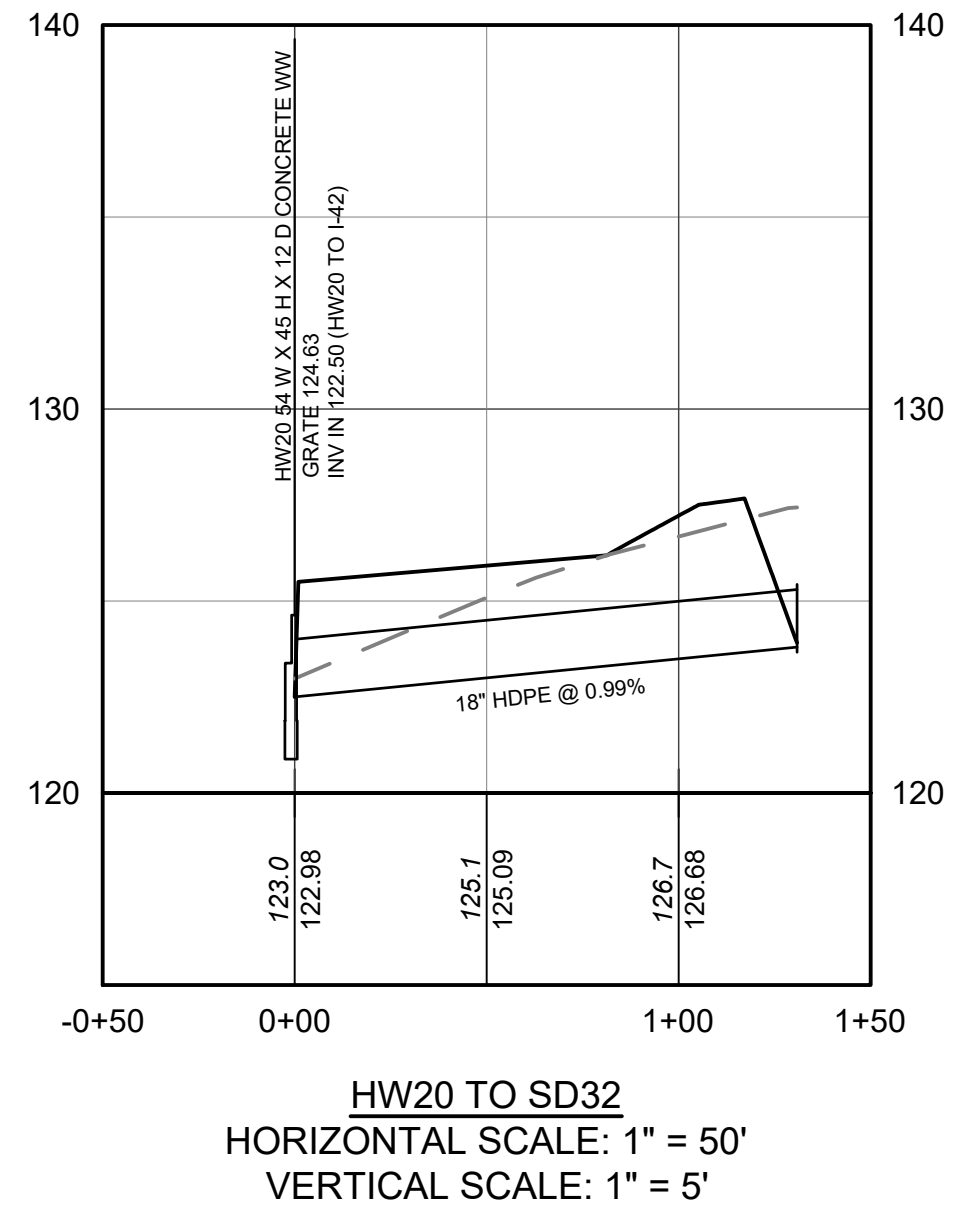
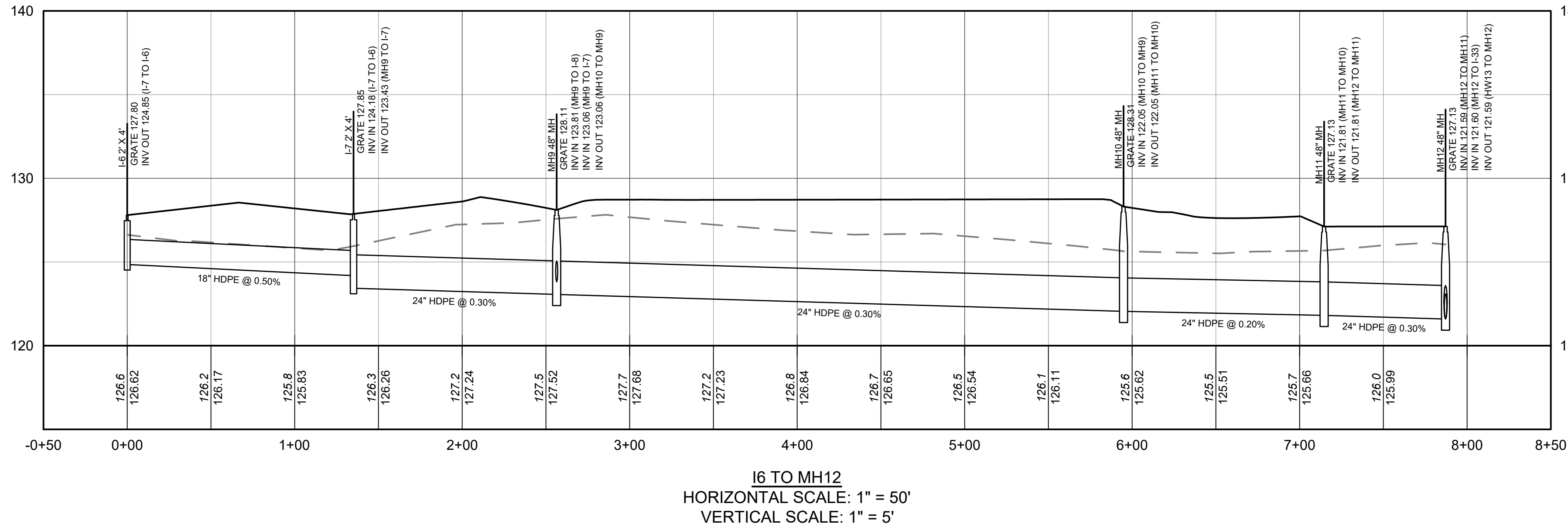
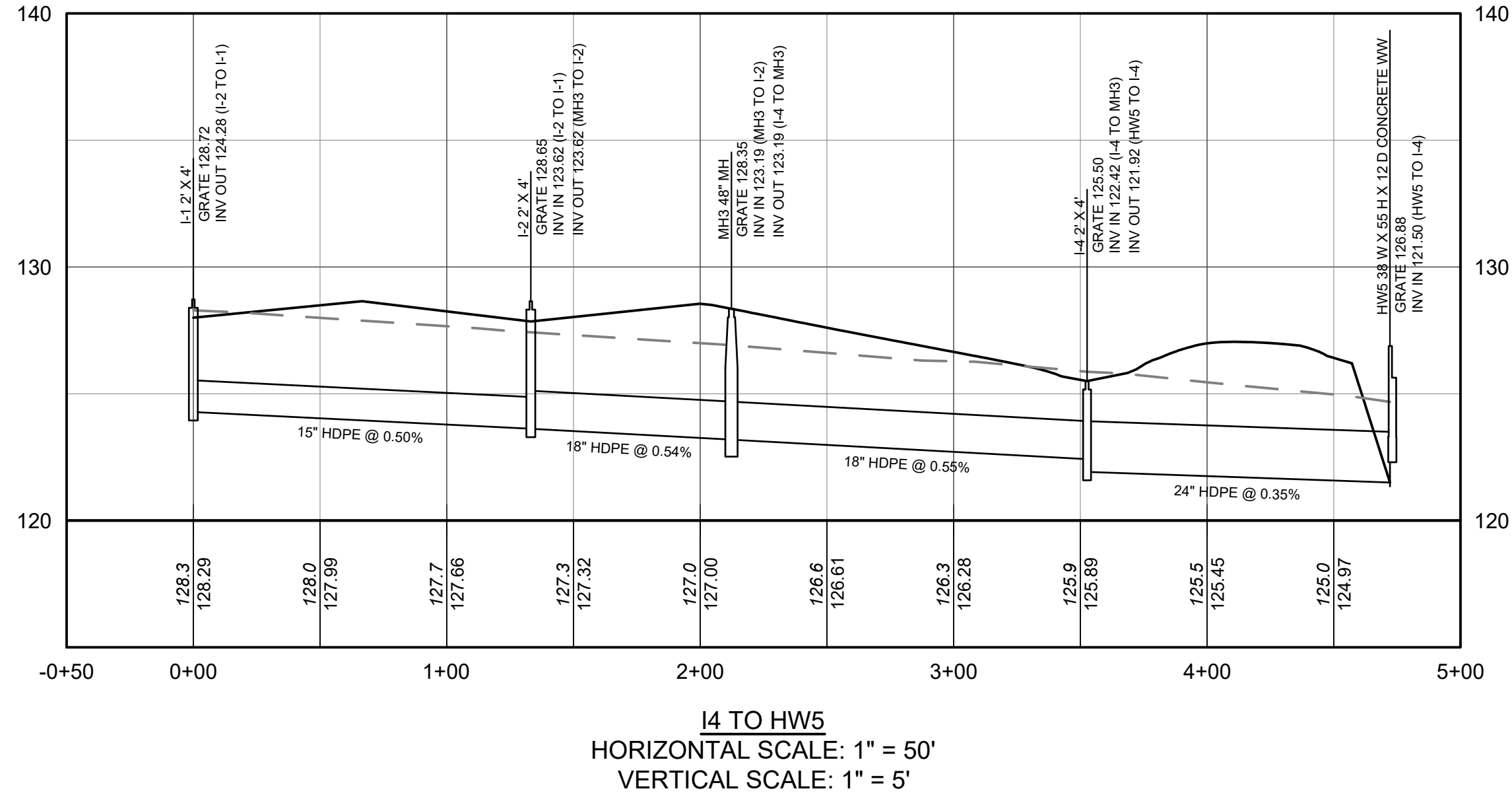
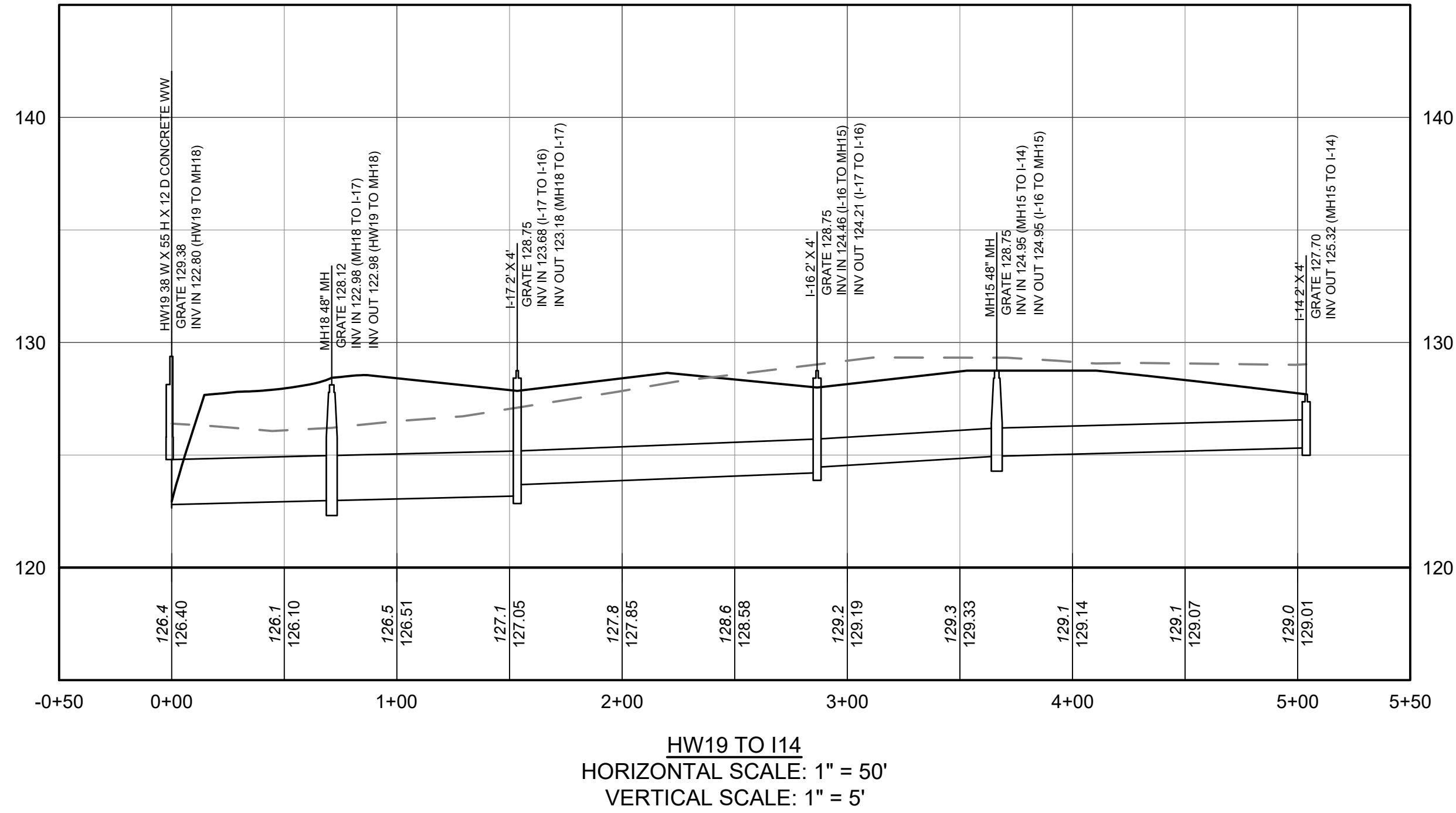


NOTE

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ELK CANNABIS CULTIVATION FACILITY 730 BUCK ROAD, ELK TOWNSHIP GLOUCESTER COUNTY, NEW JERSEY BLOCK: 44, LOT: 4 SITE LIGHTING PLAN - 3 COUNTRY ROADS REALTY, LLC. 219 N VINEYARD BLVD. COLLINGSWOOD, NJ 08108																																	
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CS2203 <table><tr><td>SHEET</td><td>32</td><td>OF</td><td>43</td></tr></table>		SHEET	32	OF	43																												
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ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLoucester COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

STORM PROFILES

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

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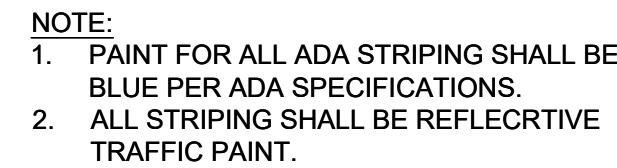
BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05541300

3/26/25

PROJECT	PAUPL23001
DATE	2025-03-12
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS4001
SHEET 33 OF 43



NOTE:

1. PAINT FOR ALL ADA STRIPING SHALL BE BLUE PER ADA SPECIFICATIONS.
2. ALL STRIPING SHALL BE REFLECTIVE TRAFFIC MARKING PAINT.

NOTE:
PRE MOLDED BITUMINOUS EXPANSION JOINT MATERIAL (OR EQUAL)
SHALL BE INSTALLED EVERY TWENTY (20) FEET AND TOOLED
CONTRACTION JOINTS INSTALLED EVERY FOUR (4) FEET.

NOTES:

1. WHEN NEW CURB IS CONSTRUCTED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO FACE OF NEW CURB WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
2. EXPANSION JOINTS $\frac{1}{2}$ " WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED AND RECESSED $\frac{1}{2}$ " FROM FACE AND TOP OF CURB. EXPANSION JOINTS TO BE INCLUDED IN PRICE BID FOR CURB. EXPANSION JOINTS TO BE INCLUDED IN PRICE BID FOR CURB. CONSTRUCTION JOINT SHALL BE CUT MID-POINT BETWEEN EXP. JOINTS.
3. WHERE NO ELEVATIONS ARE GIVEN ON THE PLAN, MATCH THE PROJECTED TOP OF EXISTING CURB. THE PROJECTED TOP OF CURB SHALL BE DETERMINED BY A STRING LINE.

*PAVING SPEC SUBJECT TO CBR TESTING

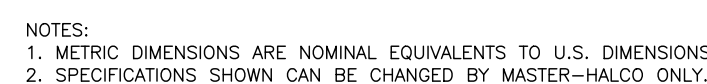
NOTES:

- A. PREPARE SECTION BASED ON C.B.R. OF TEN OR BETTER.
- B. PRIME COAT TO BE APPLIED AT A RATE OF 0.25 GAL./S.Y.
- C. TACK COAT TO BE APPLIED AT A RATE OF 0.10 GAL./S.Y.
- D. PROVIDE AN 8 OZ. NON-VOVEN GEOTEXTILE FABRIC BETWEEN SUB-GRADE & STONE SUB-BASE AS DIRECTED BY ON-SITE ENGINEER AND/OR CITY ENGINEER, AND AS WARRANTED FROM RESULTS OF ROOF-ROLLING SUBGRADE TESTS. RECOMMENDED FABRIC-GOETEX 801 AS MANUFACTURED BY S.I. GEOSOLUTIONS OR EQUAL.

SPECIFICATIONS

1. EXPANSION JOINTS SHALL BE AT 15 FT C.C. MAXIMUM IN BOTH DIRECTIONS. EXPANSION JOINT LOCATIONS SHALL APPROVED BY ENGINEER/OWNER.
2. EXPANSION JOINT SHALL BE 1/2" MASTIC MATERIAL OR APPROVED EQUAL.
3. ALL EXPANSION JOINTS SHALL RECEIVE A BACKER ROD AND COLORED NON-SHRINK SEALER TO MATCH CONCRETE; SIKA OR EQUAL.

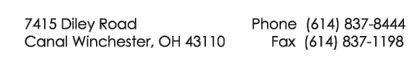
- NOTES:
1. MINIMUM HEIGHT FOR ALL TRAFFIC CONTROL SIGNS IS 7'-0" TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE MOUNTED ON BREAKAWAY POSTS PER NJDOT STANDARD DETAILS. EXCEPTION: ADA SIGNS SHALL BE MOUNTED AS SHOWN HEREON.
3. ALL SIGNS IN CONCRETE TO BE INSTALLED IN A 4" PVC SLEEVE.
4. SIGN MATERIALS SHALL BE MADE OF ALUMINUM BLANKS MOUNTED TO GALVANIZED STEEL POSTS, ALL CONFORMING TO NJDOT STANDARD SPECIFICATIONS.
5. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD REQUIREMENTS FOR RETRO-REFLECTIVITY.



END VIEW DETAIL
(NOT TO SCALE)

12 POLE LIGHT FOUNDATION DETAIL
NOT TO SCALE

12 POLE LIGHT FOUNDATION DETAIL
NOT TO SCALE



TITLE: ELECTRIC MANHOLE
6'x10'

SCALE: NONE	DRWN BY: DCO	DATE: 11/15/12
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2 ELECTRIC MANHOLE
NOT TO SCALE

NJ COA GA28033300

PENNONI ASSOCIATES INC.

515 Grove Street, Suite 1B
Haddon Heights, NJ 08035

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BENJAMIN J. MITSMENN

3/26/25

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

UTILITY DETAILS

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD,
COLLINGSWOOD, NJ 08108

[illegible]

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PROJECT PAUPL23001

DATE	2025-03-12
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DRAWING SCALE 1"=50'

DRAWN BY AA

APPROVED BY _____ BJM

CS6031

SHEET 36 OF 43

PLANTING NOTES

- ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
- INSTALL 12" MINIMUM TOPSOIL MIXTURE IN GROUNDCOVER BEDS AND 24" IN SHRUB BEDS AND ISLANDS. 6" OF TOPSOIL ARE TO REMAIN ON ALL DISTURBED AREAS TO RECEIVE SOD OR SEED.
- NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
- SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE DEVELOPER IS RESPONSIBLE FOR THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND SHALL BE FIRST QUALITY NURSERY GROWN STOCK FREE OF DISEASE AND OBJECTIONABLE DISFIGUREMENTS AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE AND APPLICABLE CITY STANDARDS.
- ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
- ALL TREES SHALL BE BALLED AND BULLAPED, NURSERY GROWN STOCK.
- ALL PLANT MATERIAL AND LAWNS SHALL BE PLANTED WITHIN THE RECOMMENDED SEASONAL TIME PERIODS A S PRESCRIBED BY ACCEPTED HORTICULTURAL PRACTICE. RECOMMENDED PLANTING TIMES ARE BETWEEN APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH. FALL DIGGING AND TRANSPLANT HAZARD TREE SPECIES (OAKS,ETC.) SHALL BE ONLY BE DUG AND PLANTED IN SPRING.
- ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
- PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- A TEMPORARY FENCE, SUCH AS SNOW FENCE, SHALL BE ERECTED AT THE PERIMETER OF THE DRIPLINE OF ALL EXISTING VEGETATION INDICATED TO REMAIN. PRIOR TO EXCAVATION, CONSTRUCTION OR SITE WORK. THIS FENCE SHALL BE REMOVED ONLY AT THE TIME OF COMPLETION OF ALL CONSTRUCTION AND FINAL GRADING.
- EXISTING TREES TO BE RELOCATED SHALL BE HANDLED ACCORDING TO ACCEPTABLE HORTICULTURE PRACTICE.
- ALL DISTURBED AREAS NOT SHOWN AS PLANTED OR LAWN SHALL BE TOPSOILED AND SEEDED OR RETURNED TO THEIR ORIGINAL STATE BEFORE DISTURBANCE AS DIRECTED BY THE CITY ENGINEER.
- ALL AREAS NOT RELATED TO HE PROPOSED DEVELOPMENT SHALL REMAIN IN THEIR NATURAL STATE. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA AND AS DEFINED ON DWGS. CS0501-04 AND CS8001.
- ADDITIONAL LANDSCAPING APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED BY THE APPLICANT TO REPALCE ANY VEGETATION IN ADVERTENTLY REMOVED OUTSIDE THE LIMIT OF DISTURBANCE LINE AS SHOWN ON THE APPROVED GRADING PLAN DURING CONSTRUCTION.
- PROPOSED TREES SHALL NOT BE PLANTED WITHIN EASEMENTS, DRIVEWAYS AND SITE TRIANGLES. THEREFORE, THE TREE LOCATIONS SHALL BE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD AS REQUIRED.
- ALL SHADE TREES IN PEDESTRIAN WALKS AREAS SHALL HAVE AN INITIAL LIMBS PRUNED STARTING AT A MINIMUM OF 7 FT. ABOVE FINISHED GRADE.
- ALL TREES SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM DEPTH OF SHREDDED HARDWOOD BARK.
- PLANTS ARRANGED IN CONTINUOUS GROUPINGS SHALL BE SET IN MULCHED BEDS.
- PLANTING DEBRIS SHALL BE REMOVED FROM THE PROPERTY.
- ANY LIVE TREE WHICH IS SUBSTANTIALLY DAMAGED AS A RESULT FO GRADING OR GENERAL CONSTRUCTION MUST BE REMOVED AND REPLACED WITH ANOTHER TREE OR TREES AS APPROVED BY THE CITY ENGINEER.
- TREE REMOVAL FROM ANY SLOPE OR ENVIRONMENTALLY SENSITIVE AREA IS PROHIBITED IF IT WILL CONTRIBUTE, IN THE OPINION OF THE CITY ENGINEER, TO EXTRA RUNOFF OF SURFACE WATER ONTO ADJOINING PROPERTY AND EROSION AND SILTING, UNLESS OTHER MEANS APPROVED BY THE CITY ENGINEER ARE PROVIDED TO PREVENT RUNOFF AND EROSION.
- NO HEALTHY TREE THAT IS SPECIAL BY VIRTUE OF HISTORY, UNUSUAL SIZE, OR AGE OR OF RAE SPECIES, SHALL BE REMOVED EXCEPT AS MAY BE REQUIRED FOR PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE.
- SELECTED EXISTING HEALTHY TREES SIX (6) INCHES IN CALIPER OR LESS MEASURED FOUR (4) FEET ABOVE THE GROUND SHALL BE RELOCATED ON-SITE UNDER THE DIRECTION AND APPROVAL OF THE CITY ENGINEER.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT AND REGULAR GROWTH OF PLANTS.
- ALL SHRUBS SPACED 7 FT. O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
- SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEE DWG. CS8501 FOR SEEDING MIX SCHEDULE).
- TREES SHOULD BE PLANTED A MIN. OF FIVE (5) FEET FROM SIDEWALKS UNLESS IN TREE PITS.
- GUY WIRES AND STAKES WILL ONLY BE UTILIZED IF CONDITIONS MERIT AND WILL BE REMOVED BY THE DEVELOPER AT THE END OF THE GUARANTEE PERIOD.

SEEDING NOTES

- SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
- BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS AND INCORPORATE NECESSARY SOIL AMENDMENTS PER SOIL TEST RECOMMENDATIONS.
- PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATIONS. FINISH GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL READY FOR SEEDING OPERATIONS.
- TOPSOIL SHALL BE UNIFORMLY SPREAD IN DISTURBED AREAS WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT 1 INCH OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT FORMATION OF LOW SPOTS AND POCKETS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
- SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE AS NOTED ON EROSION CONTROL PLANS.
- SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
- ON ALL SLOPES 3:1 OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS 'CON-TACK' OR EQUAL AT THE RATE OF 25 LBS PER 1,000 GALLONS OR AT RATES RECOMMENDED BY THE MANUFACTURER.
- KEEP NEWLY SEEDED GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDED AREAS TO A HEIGHT OF 2 TO 3 INCHES.
- ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL THEN BE RE-SEEDED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.
- SEE DWG. CS8501 FOR SEEDING SPECIFICATIONS AND RATES.

LANDSCAPE MAINTENANCE NOTES

PLANT MATERIAL GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THREE (3) YEARS BY THE CONTRACTOR TO BE IN HEALTHY AND VIGOROUS CONDITION FROM THE DATE OF ACCEPTANCE LANDSCAPE ARCHITECT, OWNER AND CITY INSPECTOR. ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED WITH LIKE SPECIES. IT IS UNDERSTOOD THAT THE CONTRACTOR WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD TO THE HIGHEST HORTICULTURAL STANDARDS.

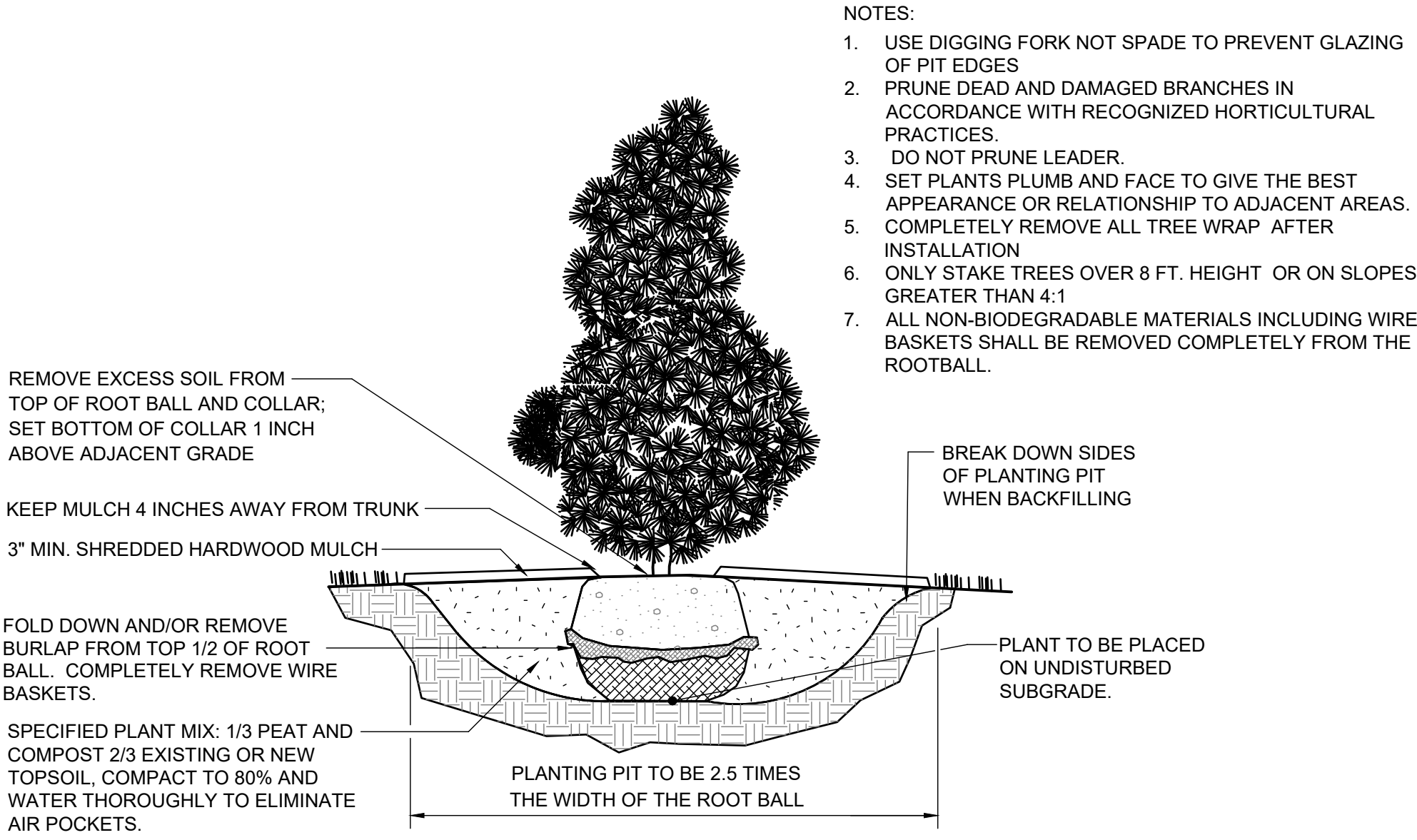
MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF SITE VEGETATION DURING THE GUARANTEE PERIOD TO INCLUDE BUT NOT BE LIMITED TO:

- FERTILIZER: SPRING AND FALL FERTILIZER APPLICATIONS.
- PRUNING: PRUNING SHALL BE LIMITED OR REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DIFFERENCES/SAFETY REASONS. PRUNING OF SHRUBS AND TREES SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
- PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
- MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS AND AROUND BASE OF TREES.
- MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 4 INCHES BEFORE CUTTING. MOWER BLADES SHALL BE SET AT 3 INCHES UNLESS OTHERWISE DIRECTED.
- PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
- WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON DURING THE GUARANTEE PERIOD. AN IRRIGATION SYSTEM SHALL BE INSTALLED BY THE OWNER FOR ALL PROPOSED LANDSCAPING. SEE DRAWING CS2001 FOR AREAS TO BE IRRIGATED.

PERENNIAL AND GROUNDCOVER MAINTENANCE

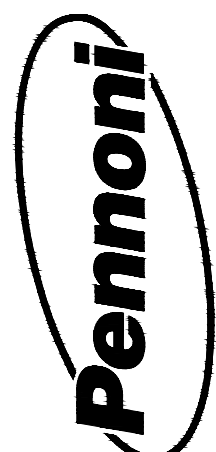
- WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS/ PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. CONTROL OF PERSISTENT, PERENNIAL WEEDS, SUCH AS BERMUDAGRASS AND NUTGRASS SHOULD BE ACHIEVED BEFORE PLANTING. USE A NONSELECTIVE HERBICIDE, SUCH AS ROUNDUP. A MULCH APPLIED AFTER PLANTING AND REPLENISHED AS NEEDED TO MAINTAIN A DEPTH OF 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENCE HERBICIDES CAN BE USED ON MANY TYPES OF GROUNDCOVER TO AID WEED CONTROL; READ THE LABEL CAREFULLY BEFORE APPLYING. AS THE GROUNDCOVER FILLS IN WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
- FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.



- NOTES:
- USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES
 - PRUNE DEAD AND DAMAGED BRANCHES IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL PRACTICES.
 - DO NOT PRUNE LEADER.
 - SET PLANTS PLUMB AND FACE TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT AREAS.
 - COMPLETELY REMOVE ALL TREE WRAP AFTER INSTALLATION
 - ONLY STAKE TREES OVER 8 FT. HEIGHT OR ON SLOPES GREATER THAN 4:1
 - ALL NON-BIODEGRADABLE MATERIALS INCLUDING WIRE BASKETS SHALL BE REMOVED COMPLETELY FROM THE ROOTBALL.

EVERGREEN TREE PLANTING

NOT TO SCALE



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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24G050541300

Benjamin J. Mitsmenn
3/26/25

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

LANDSCAPE DETAILS AND NOTES

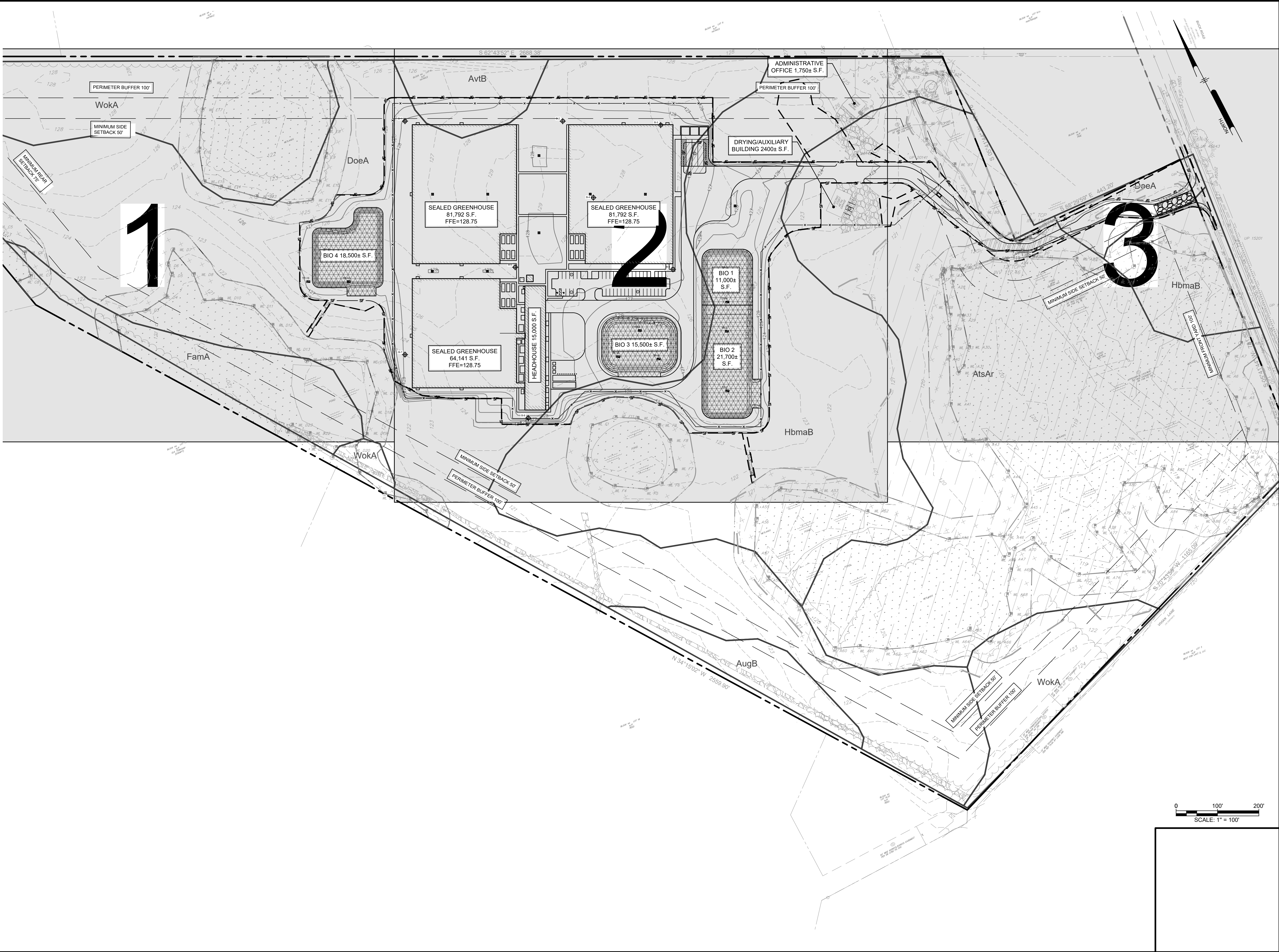
COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	AS NOTED
DRAWN BY	TDG
APPROVED BY	BJM

CS6061



ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

OVERALL SOIL EROSION AND SEDIMENT
CONTROL PLAN

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0541300

3/26/25

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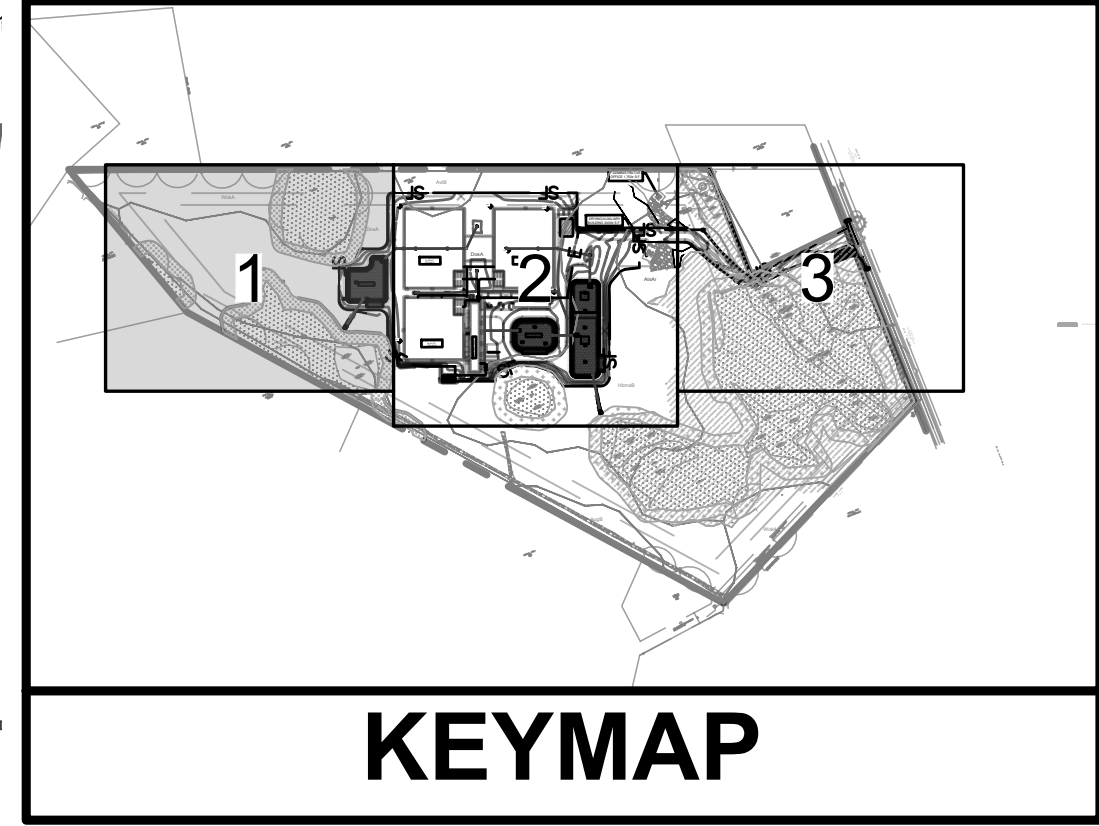
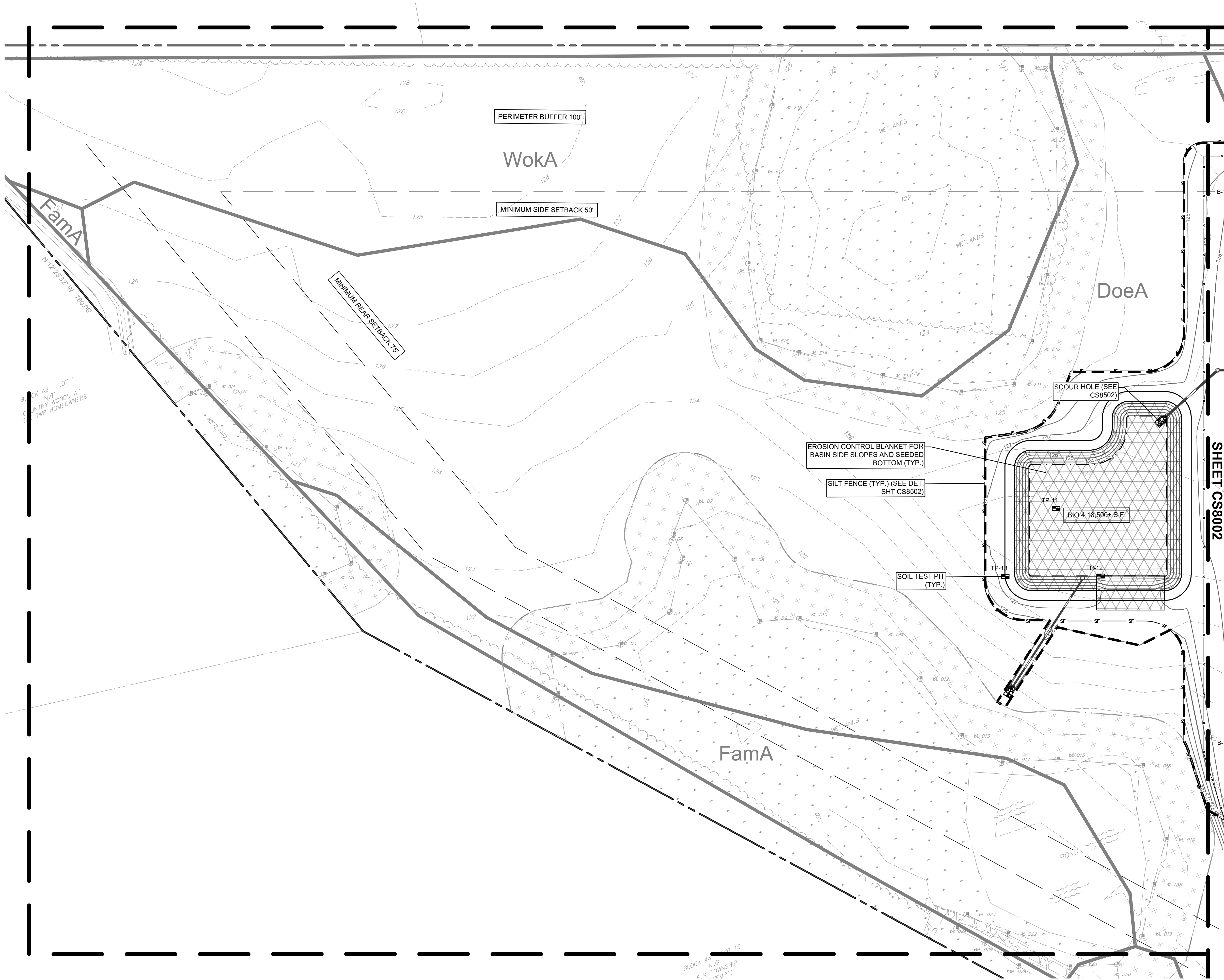
PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=100'
DRAWN BY	AA
APPROVED BY	BJM

CS8000

SHEET 38 OF 43



PENNONI ASSOCIATES INC.
NJ COA GA28033300
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SOIL EROSION SEDIMENT CONTROL LEGEND:

- ROCK CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE (844,205 SF OR 19.4 AC.)
- SOIL TYPE SYMBOL AND DELINEATION
- PROPOSED SILT FENCE
- INLET PROTECTION
- SCOUR HOLE
- SOIL STOCKPILE
- EROSION CONTROL BLANKET
- TEST PIT LOCATIONS
- SOIL COMPACTION TEST LOCATION AND NUMBER

0 50' 100'
SCALE: 1" = 50'

ELK CANNABIS CULTIVATION FACILITY

730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT: 4

SOIL EROSION AND SEDIMENT
CONTROL PLAN - 1

COUNTRY ROADS REALTY, LLC.

219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

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PROJECT	PAUPL230001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS8001
SHEET 39 OF 43

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BENJAMIN J. MITSMENN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300

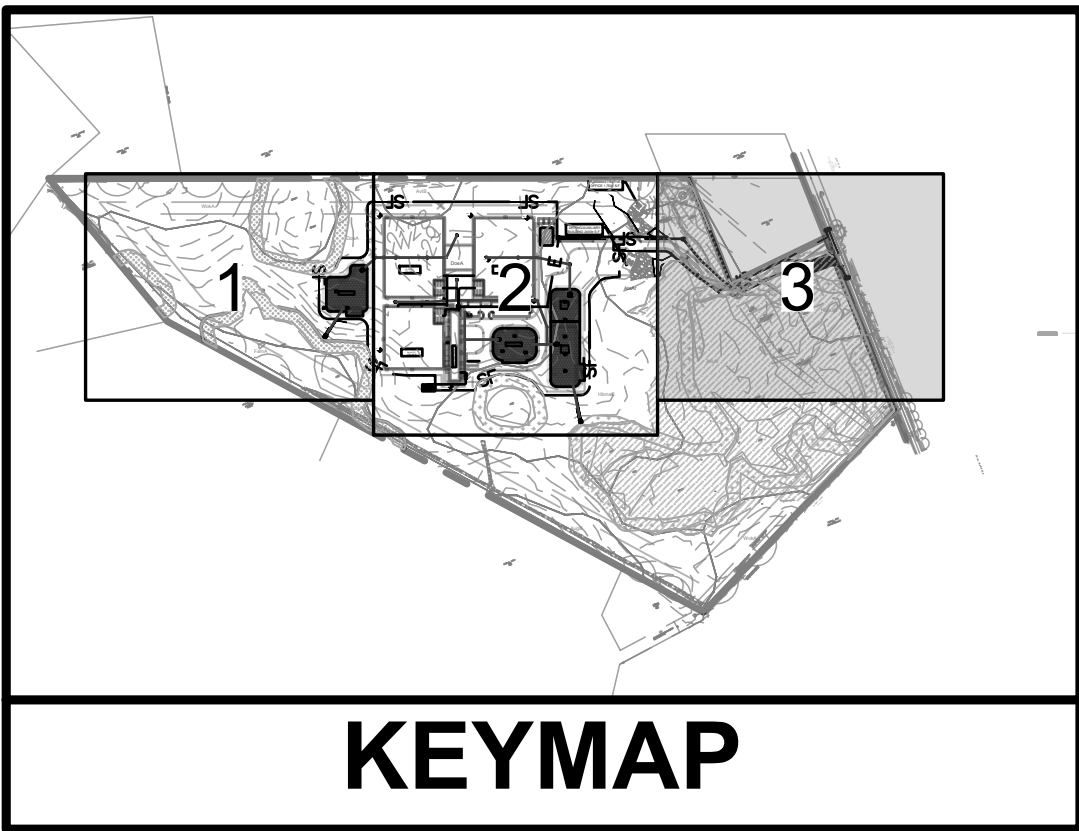
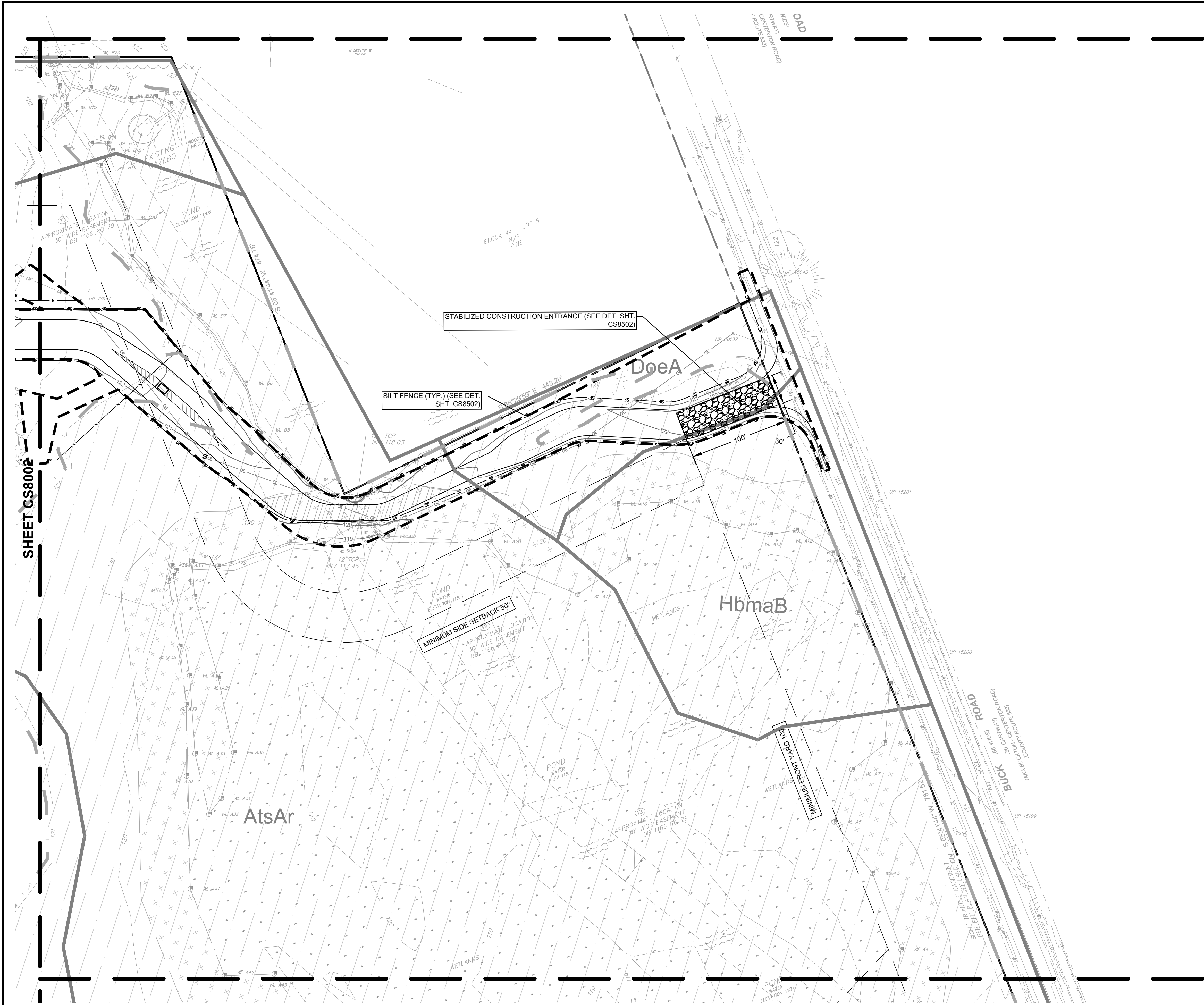
3/26/25



PENNONI ASSOCIATES INC.
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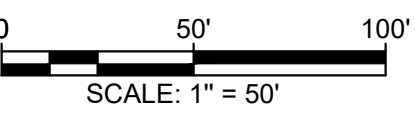


u:\Account\PAU\PAU23001 - elk cannabis cultivation facility\CS8003_SHEET\CS8003-25003.dwg PLOTTED: 4/1/2025 2:51 PM BY: Benjamin Mittmann PLOTSTYLE: Pennoni MGS.ctb



SOIL EROSION SEDIMENT CONTROL LEGEND:

- ROCK CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE (844,205 SF OR 19.4 AC.)
- Soil Type Symbol and Delineation (DoeA)
- PROPOSED SILT FENCE
- INLET PROTECTION
- SCOUR HOLE
- SOIL STOCKPILE
- EROSION CONTROL BLANKET
- TEST PIT LOCATIONS (TP-1, B-3)
- SOIL COMPACTION TEST LOCATION AND NUMBER



Pennoni
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BENJAMIN J. MITSMENN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05641300
Ben J. Mittmann
3/26/25

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK 44, LOT 4

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3
COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

NO.	DATE	REVISIONS	BY

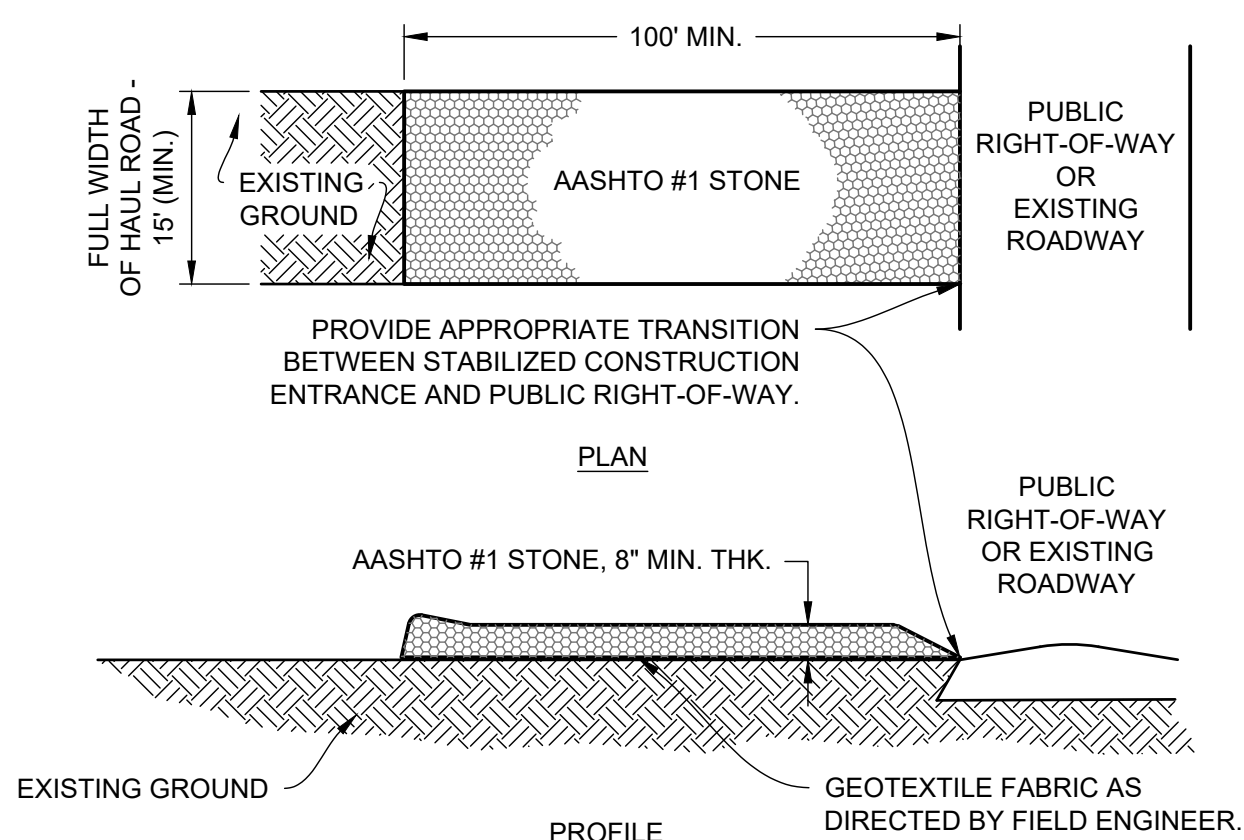
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PROJECT	PAUPL23001
DATE	2025-03-26
DRAWING SCALE	1"=50'
DRAWN BY	AA
APPROVED BY	BJM

CS8003

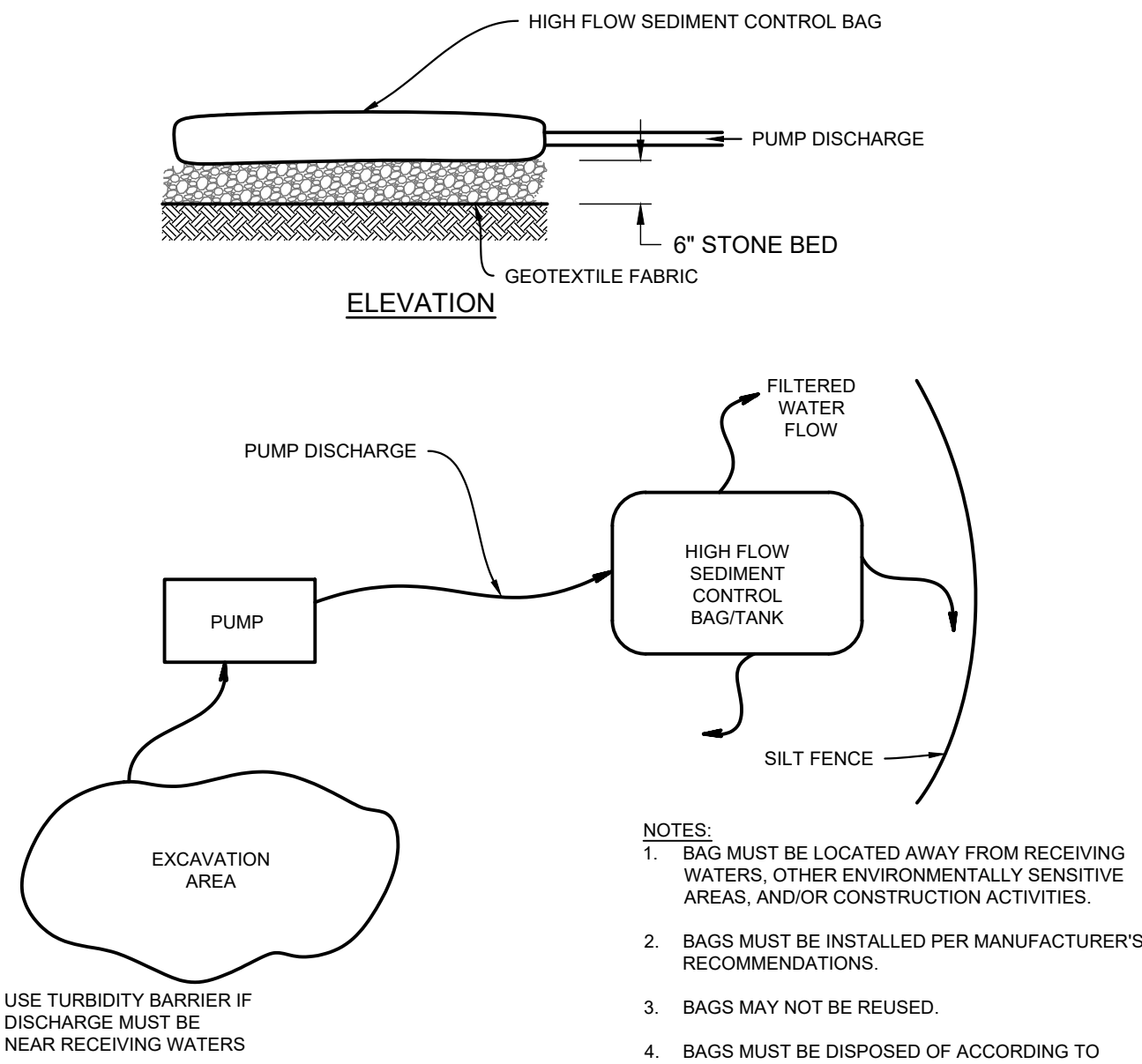
SHEET 41 OF 43

U:\Accounts\PAU\PAU\mud2001 - elk cannabis cultivation facility\DESIGN_SHEET\CS8502.dwg PLOTTED: 4/2022 2:17 PM BY: Benjamin Murren PLOTSTYLE: Pennoni VCS.dwg

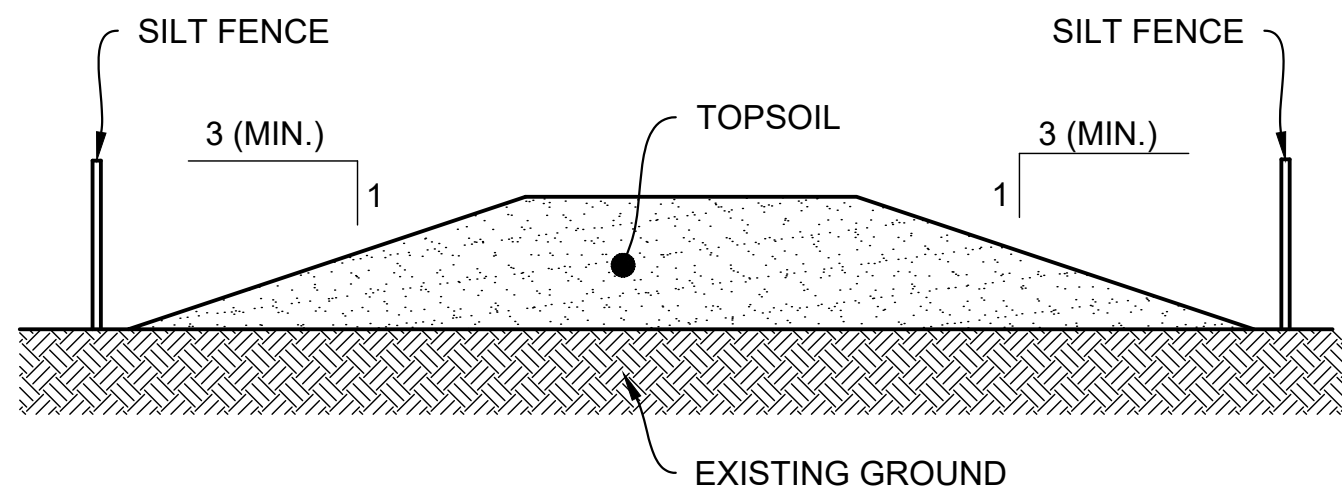


MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

ROCK CONSTRUCTION ENTRANCE DETAIL
N.T.S.

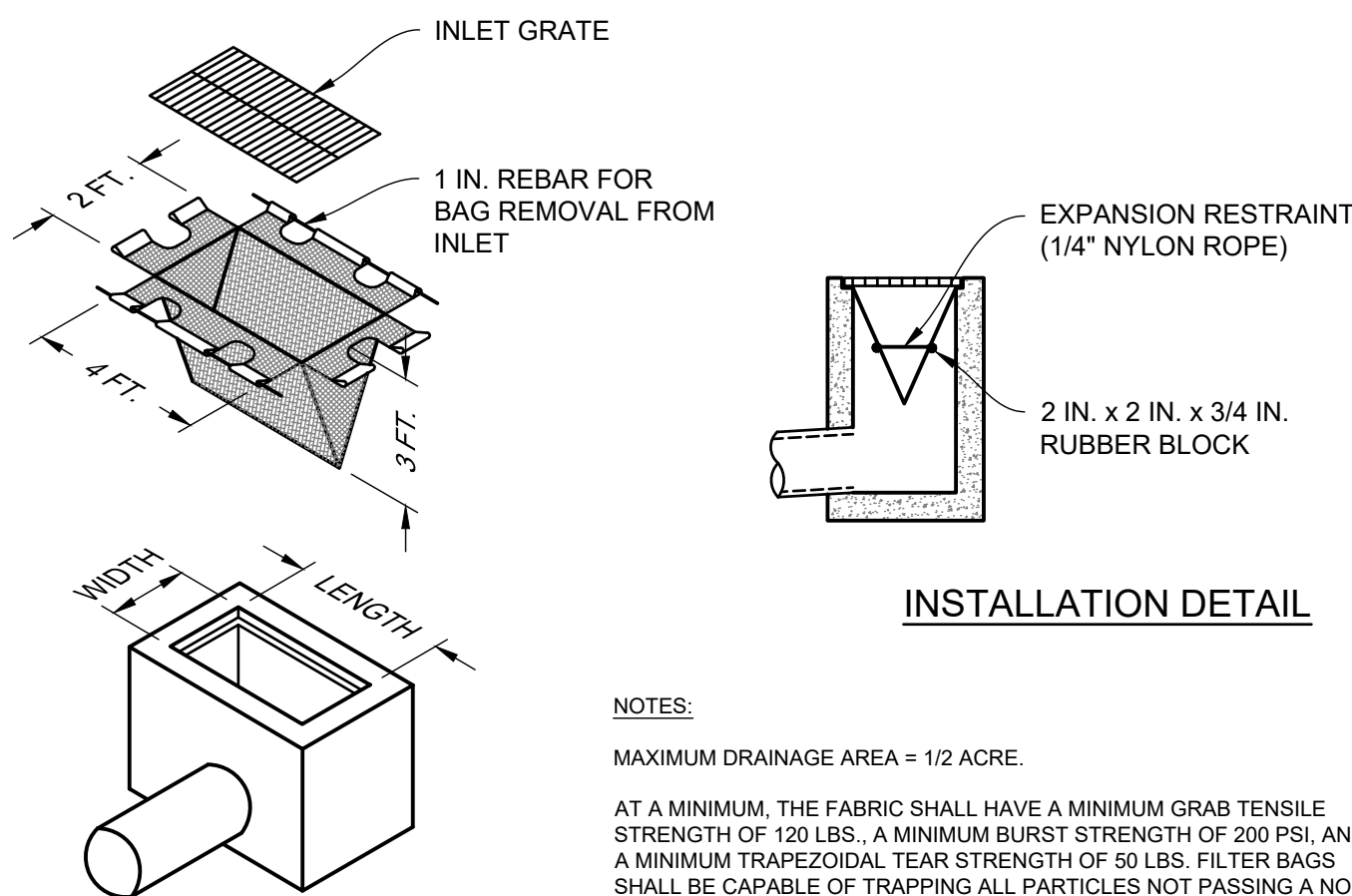


SEDIMENT CONTROL BAG
N.T.S.

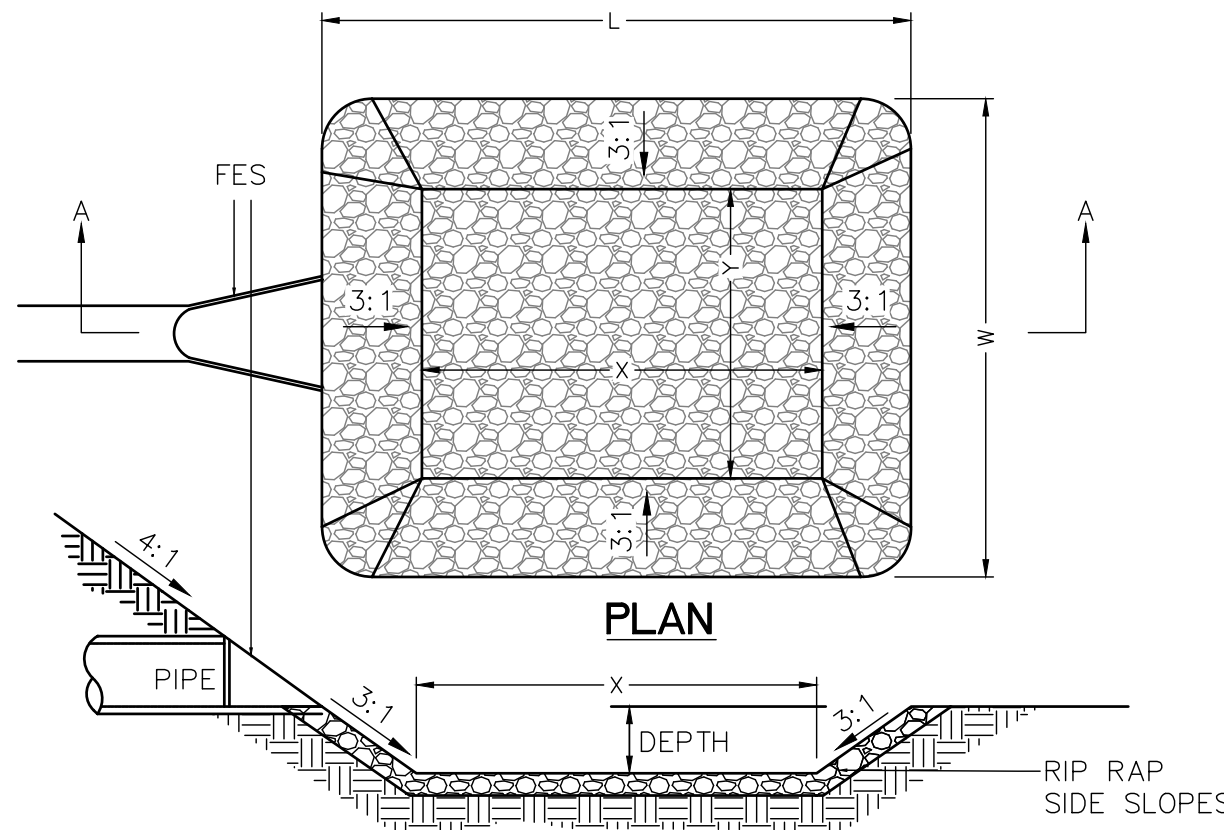


NOTES:
1. TOPSOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE.
2. STOCKPILE SHALL RECEIVE TEMPORARY VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY IMMEDIATELY AFTER COMPLETION OF STOCKPILE.

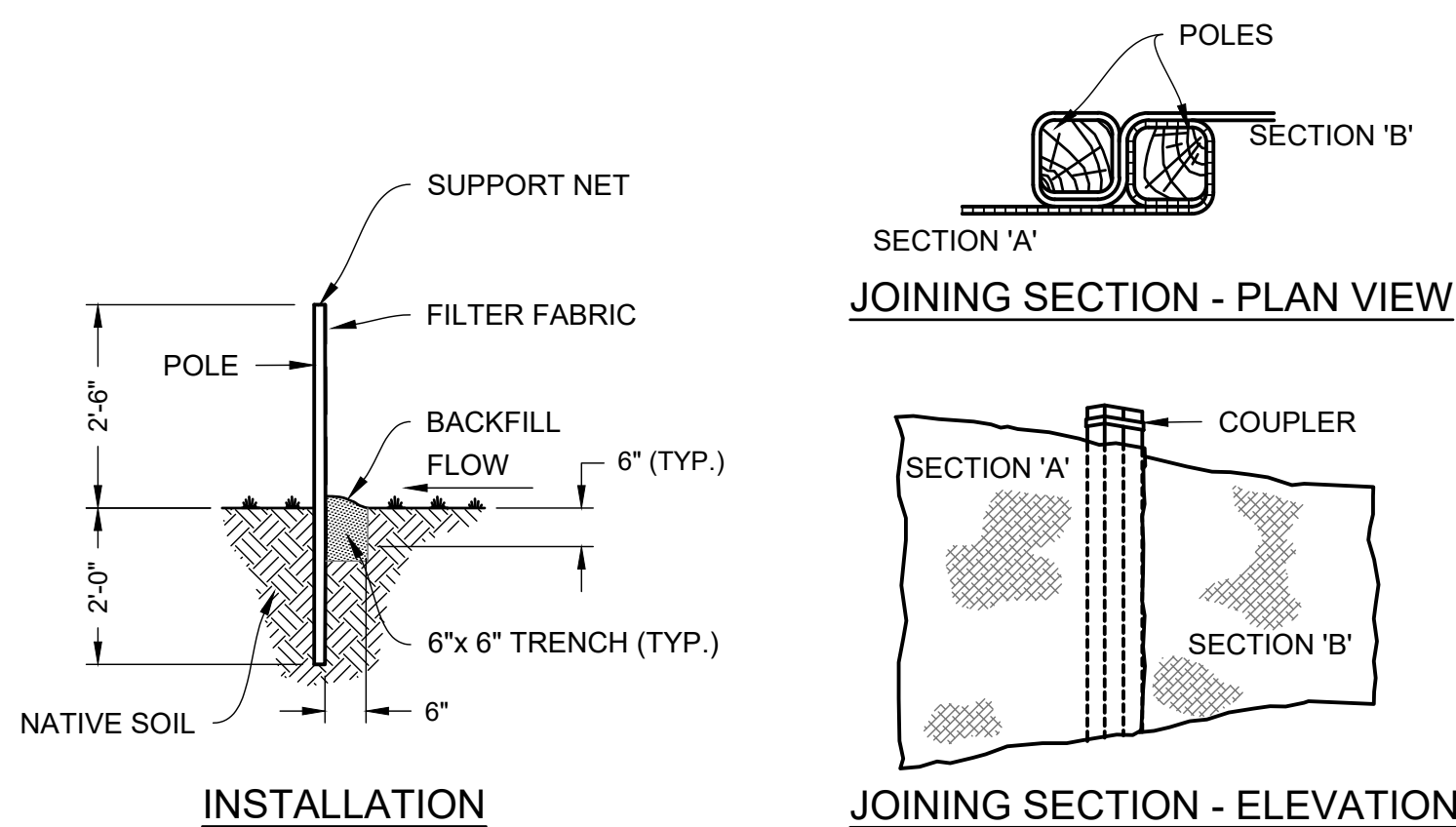
TOPSOIL STOCKPILE DETAIL
N.T.S.



INLET FILTER BAG PROTECTION DETAIL
N.T.S.



SCOUR HOLE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

ELK CANNABIS CULTIVATION FACILITY
730 BUCK ROAD, ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
BLOCK: 44, LOT: 4

SITE SOIL EROSION AND SEDIMENT CONTROL DETAILS

COUNTRY ROADS REALTY, LLC.
219 N VINEYARD BLVD.
COLLINGSWOOD, NJ 08108

Pennoni
NJ COA 0426033300

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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05541300

3/26/25

DATE	NO.	REVISIONS	BY

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PROJECT: PAUPL23001
DATE: 2025-03-26
DRAWING SCALE: 1"=50'
DRAWN BY: AA
APPROVED BY: BJM

CS8502
SHEET 43 OF 43