
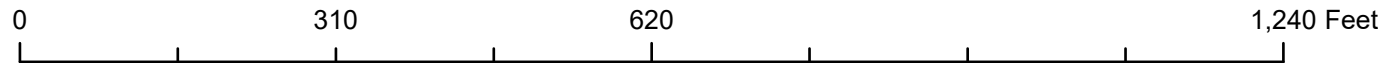
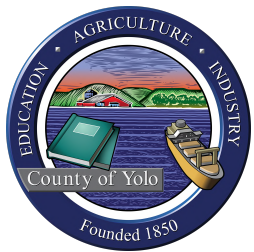




Americana Organics

 051-203-001





PLOT PLAN SCALE: 1" TO 100'
 (draw to scale)

- Names of streets or roads nearest to or bounding the property.
- Outline of the property, giving dimensions and North direction.
- Dimensioned outlines and locations of all existing and proposed structures, including covered areas such as patios, driveways, walks, and swimming pools.
- Location of house sewer outlet, public sewer, sewage disposal system or proposed sewage disposal system, proposed expansion of sewage disposal system, or any other possible source of contamination.
- Location of other wells within radius of 100 feet on the property or on adjoining property.
- Location of sewage disposal systems within radius of 100 feet on or adjoining property.

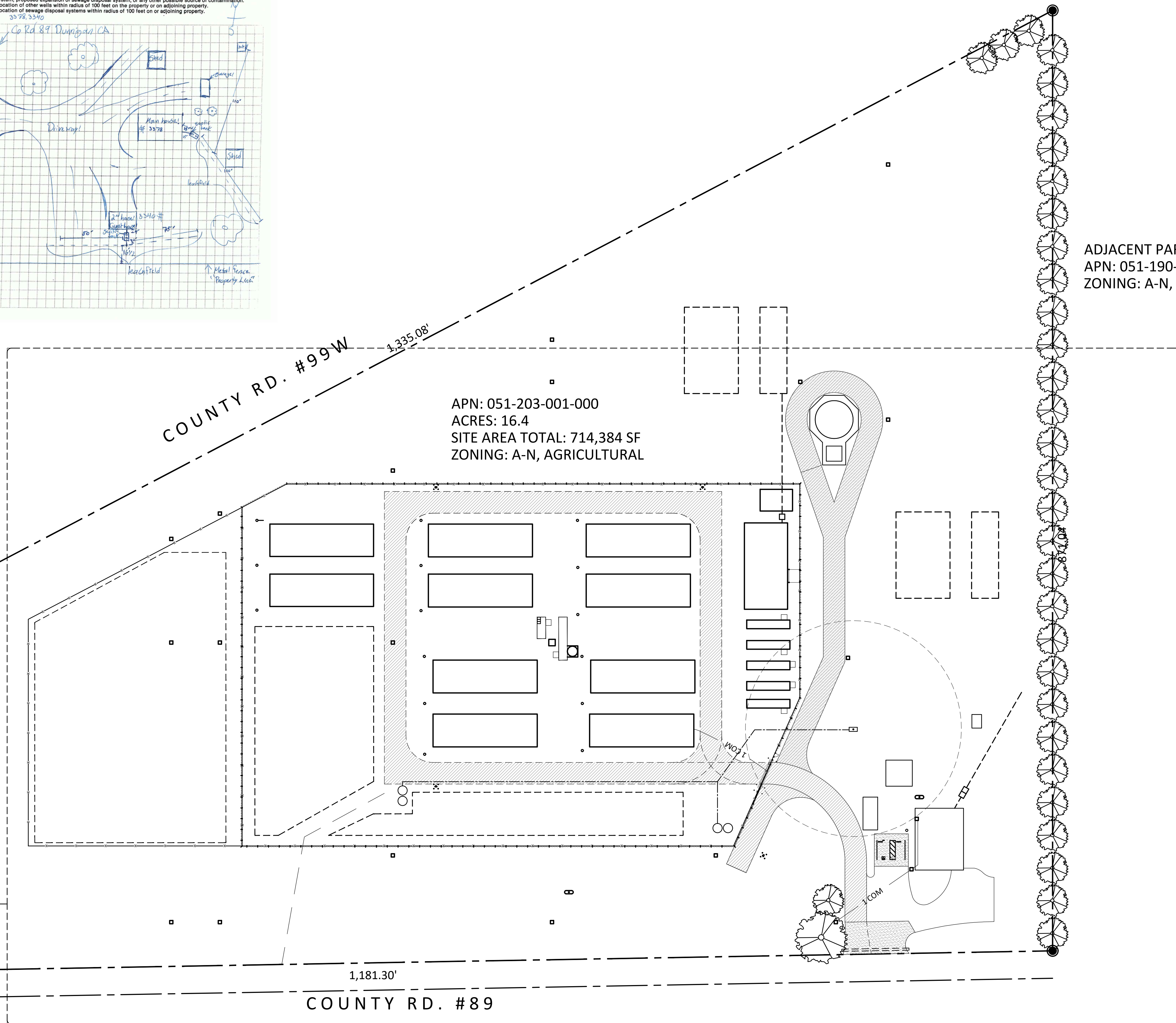
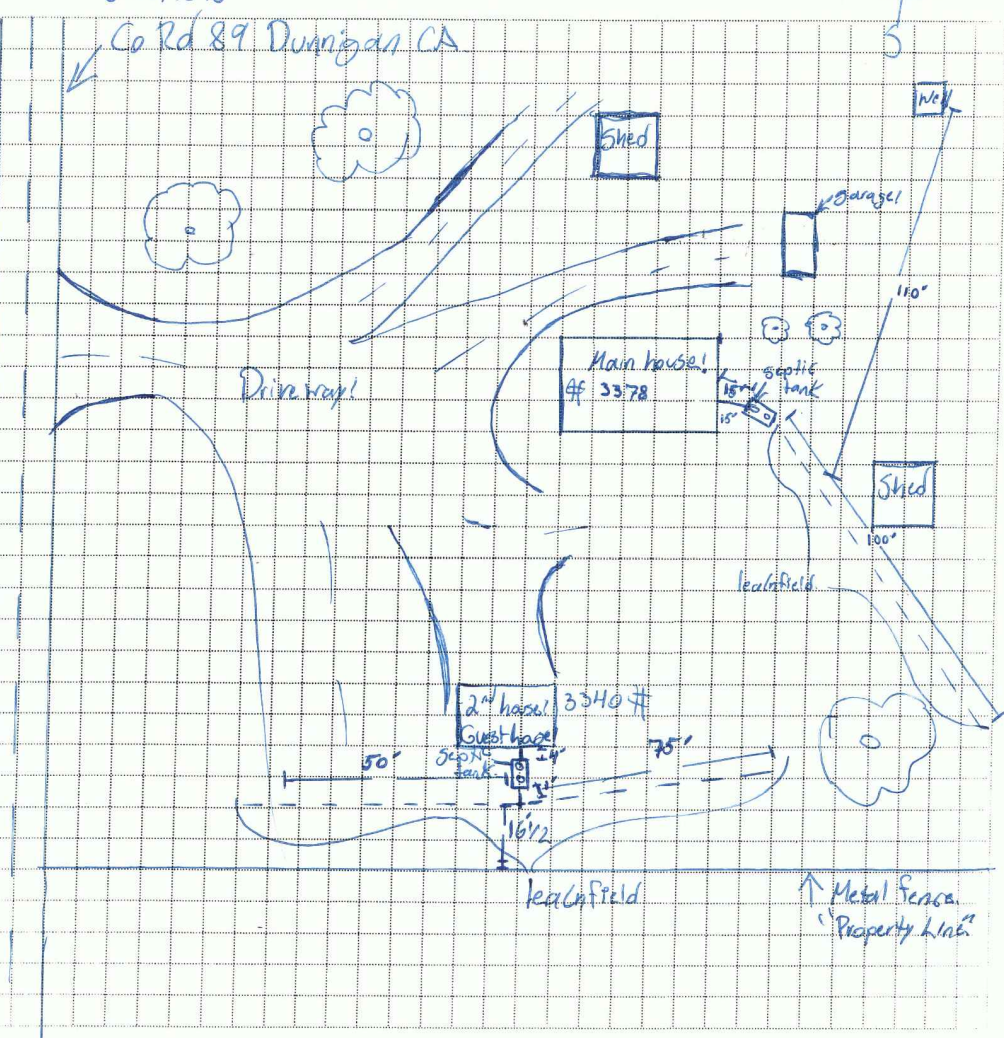
41768

02/23/2017

Client: Matt Johnson
 3340 Co Rd. 89, Dunnigan, CA

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Expanded Locusts and Installed Pavers on Main house #33728		
	Septic tank! Locate and dig out		
	Service truck and 2 tanks	\$1500	
3	Pavers Material 24"	\$165	
2	24" Pavers Lids	\$250	
1	bag of grout	\$30	
	Total		\$2945

Signature: Frank Chen



ADJACENT PARCEL
 APN: 051-190-022
 ZONING: A-N, AGRICULTURAL

ADJACENT PARCEL
 APN: 051-160-098
 ZONING: A-N, AGRICULTURAL

ADJACENT PARCEL
 APN: 051-250-001
 ZONING: A-N, AGRICULTURAL

REFERENCE SITE PLAN ENLARGED
 5
 A2.11

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PROJECT: 2023020501

PROJECT CONTACT:
 HEITH BALIN, PRODUCT MANAGER
 100 GATEWAY DRIVE, SUITE 120
 LINCOLN, CA 95648
 PHONE: (916) 209-9890
 EMAIL: DESIGN@GRAPHIA.COM

CONDITIONAL USE PERMIT FOR:

BKMK, LLC
 3340-78 COUNTY ROAD 89
 DUNNIGAN, CA 95937

TITLES:
 SITE PLAN - OVERALL

DATE: 2/07/2023

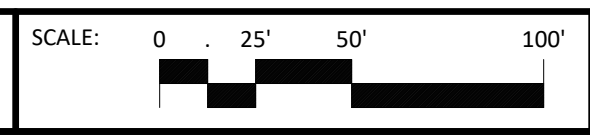
ARCHITECT'S APPROVAL:



SHEET:

A2.11

SHEET: 5 OF 5 SHEETS



STORM WATER DETENTION CALCULATION

NEW IMPERVIOUS ROOF AREA PER GREENHOUSE A(N)imp =	5760
RUN-OFF COEFFICIENT FOR ROOF =	0.95
RUN-OFF COEFFICIENT FOR DIRT =	0.30
CHANGE ΔC=C _{roof} - C _{dir}	0.95 - 0.30 = 0.65
ADDED DISCHARGE RATE FROM NEW IMPERVIOUS AREA:	
ΔQ(cfs) = ΔC * i * A(N)imp * (1 ft / 12 in) * (1 hr / 3600 sec)	
ΔQ(cfs) = 0.65 * 1.50in/hr * 5760sf * 1ft/12in * 1hr / 3600sec	= 0.1300cfs
CONVERT CUBIC FEET PER SECOND TO GALLONS PER MINUTE:	
ΔQ(gpm) = 0.1300cfs * 7.48 gallons / 1 cf * 60 seconds / 1 min	= 58gpm
DETERMINE STORAGE/RETENTION VOLUME TO ACCOMMODATE ADDED DISCHARGE:	
V = 1.5 * ΔQ * t _c (NOTE: A SAFETY FACTOR OF 1.5 IS INCLUDED IN THIS EQUATION)	
V(cft) = 1.5 * 0.1300cfs * 10min * 60sec / 1 min	= 117.0cft
V(gal) = 1.5 * 58gpm * 10min	= 875gal
INSTALL STORAGE PIPE AS FILTRATION & DETENTION DEVICE	
PIPE(areas) = 3.14 * (8in Pipe Dia.) ² / 4 * 1ft ² / 144in ²	0.349sf
Lpipe(ft) = 117.0cft * 0.349sf	= 335ft TOTAL PIPE LENGTH REQUIRED
320 FT PIPE LENGTH PROVIDED PER GREEN HOUSE	

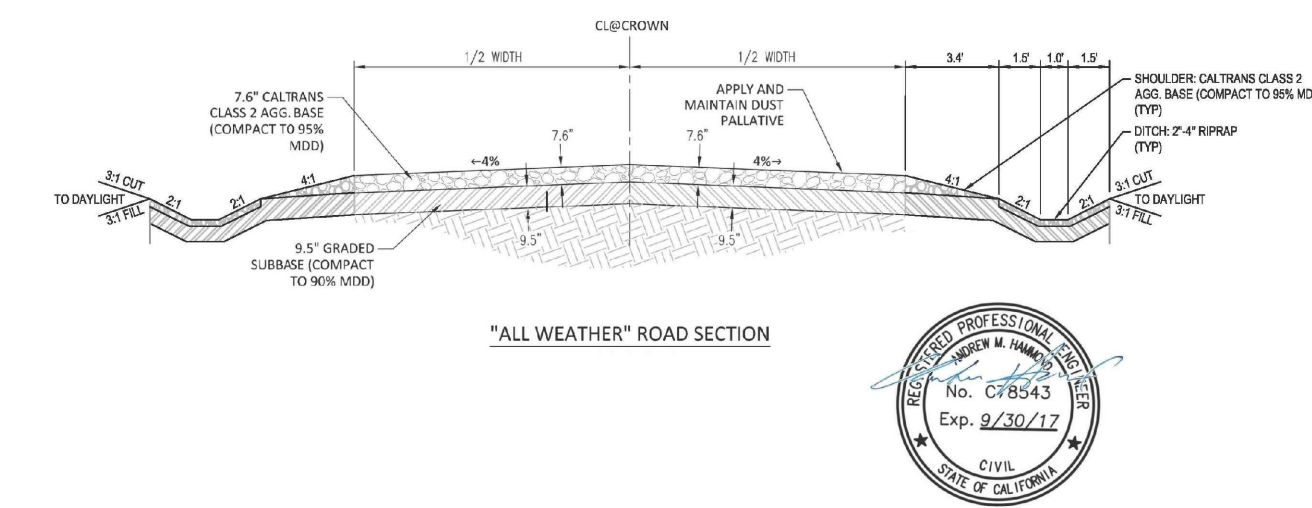
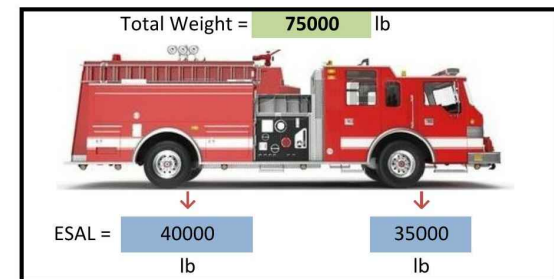


All Weather Road Design
2016 FHWA & AASHTO Procedure

Project Information:		
Roadbed Resilient Modulus, MR _r	25000 psi	Serviceability Criteria, S _r
Base Elastic Modulus, MR _b	15000 psi	Rutting Criteria, RD
Worst Case ESAL, P _w	40000 lb	C/B Ratio, CBR
Climate Region	V	Fire Contact Area, A _f
		75 sq

FHWA / AASHTO	
t _r = 0.0000176 (MR _r + MR _b) (VP/((CBR) ^{0.625} - (A/R)))	
Road Design Thickness, t _r	7.6 in
t _r = 0.75 (MR _r / MR _b) (t _r)	
Base Design Thickness, t _b	9.5 in

Total Weight =	75000 lb
ESAL =	40000 lb
	35000 lb



KEYNOTES

- 1 (E) MODULAR HOME-1 TO BE CARETAKER RESIDENCE.
- 2 (E) POLE MOUNTED LIGHT 25' TALL WITH SECURITY CAMERAS
- 3 (E) UTILITY BUILDING - EACH BUILDING USED FOR RESIDENTIAL TOOL STORAGE.
- 4 (E) 2% AVERAGE SLOPE - NO CHANGE.
- 5 (E) SEPTIC SYSTEM TANK.
- 6 (E) SEPTIC SYSTEM LEACH FIELD.
- 7 (E) SEPTIC SYSTEM REPLACEMENT AREA #1 - 4,000 SF.
- 8 (E) SEPTIC SYSTEM REPLACEMENT AREA #2 - 2,000 SF.
- 9 (E) WELL & WELL HOUSE. REFERENCE WELL REPORT SHEET A1.21.
- 10 (E) 100' WELL SETBACK.
- 11 (N) SEPTIC SYSTEM REPLACEMENT AREA #1 & 2
- 12 (E) 4" DIAMETER WATER LINE POINT OF CONNECTION. VERIFY ACTUAL LOCATION. EXTEND TO NEW GREENHOUSE LOCATIONS
- 13 (E) PROPANE TANK - APPROXIMATE LOCATION. EXISTING 500 GALLON TANK.
- 14 (E) DRIVEWAY WITH 2" THICK ASPHALT PAVING AND 4" THICK AGGREGATE BASE.
- 15 (E) CONCRETE PAVING @ PARKING SPACE & DRIVEWAY ENTRANCE.
- 16 (E) POLE MOUNTED 200A METER MAIN. UPGRADE (E) EQUIPMENT AS REQUIRED.
- 17 (E) MATURE TREES
- 18 (E) SITE ADDRESS
- 19 (E) GREENHOUSE - REFERENCE A6.11
- 20 (E) PERIMETER FENCING: 7'-0" HIGH (MAX), APPROXIMATELY 1,540 LF.
- 21 (E) DRAINAGE TRENCH
- 22 (E) 20' WIDE PERIMETER DRIVEWAY.
- 23 (E) 1" DIAMETER WATER LINE TO EACH BUILDING.
- 24 (E) TRACTOR CAR PORT
- 25 PROPOSED SEPTIC SYSTEM
- 26 (E) SECURITY BUILDING
- 27 (E) OUTDOOR GROW - 43,560 SF TOTAL CANOPY
- 28 FIRE & LIFE SAFETY: PROVIDE CLICKCENTER.NET EMERGENCY RESPONSE GATE CONTROL CENTER.
- 29 FIRE & LIFE SAFETY: PROVIDE ON-SITE FIRE HYDRANTS AS DETERMINED BY DUNNIGAN FIRE PROTECTION DISTRICT.
- 30 THE FIRE ACCESS ROADWAY SHALL BE DESIGNED TO SUPPORT A MINIMUM OF 75,000-POUNDS AND THE SURFACE SHALL BE DESIGNED TO BE ALL WEATHER. CFC 503 / APPENDIX D AS SHOWN HATCHED.
- 31 FIRE & LIFE SAFETY: EACH BUILDING'S MAIN ENTRANCE SHALL BE EQUIPPED WITH A 3200 SERIES KNOX-BOX.
- 32 FIRE DISTRICT NOTE: PROJECT SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE NFPA 1142: STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING.
- 33 PROPOSED STORAGE BUILDING FOR PROCESSING AND PACKAGING - REFERENCE A6.12.
- 34 (E) CONTAINER STORAGE BUILDINGS EACH USED FOR AGRICULTURAL TOOLS - REFERENCE A6.13
- 35 (E) PEDESTRIAN GATE SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL AND SHALL HAVE SELF-RELEASING HARDWARE PER CFC 1004.
- 36 (E) THE FIRE WATER STORAGE TANK SHALL COMPLY WITH NFPA 22. THE FIRE WATER STORAGE AND SUPPLY RATE SHALL BE SIZED BY THE FIRE PROTECTION CONTRACTOR.
- 37 (E) PEERLESS PREFABRICATED FIRE PUMP HOUSE. THE FIRE PUMP HOUSE SHALL COMPLY WITH NFPA 20, AND IT SHALL BE A MINIMUM OF 200-SQFT AND SHALL BE A CONDITIONED SPACE AND SHALL MAINTAIN TEMPERATURES BETWEEN 40-DEGREES F TO NO MORE THAN 85-DEGREES F.
- 38 THE FIRE DEPARTMENT CAN ACCESS ALL SIDES OF THE GROUND LEVEL OF ALL THE BUILDING ON SITE WITHIN 150-FEET OF THE FIRE ACCESS ROADWAY; THIS ACCESS IS MEASURED AS PER THE MEANS OF TRAVEL, NOT A STRAIGHT LINE OR ARC. FUTURE BUILDINGS MAY ARE ACCESSIBLE BASED UPON THE PROPOSED SITE PLAN. CFC 503.
- 39 THE ELECTRIC GATE SHALL BE PROVIDED WITH BATTERY BACKUP POWER, SHALL COMPLY WITH UL-325 REQUIREMENTS AND HAVE A KNOX KEYWAY FOR FIRE DEPARTMENT USE. CFC 503
- 40 (E) 20' WIDE ALL-WEATHER FIRE ACCESS ROAD AS SHOWN HATCHED. REFERENCE DETAILS 8/A2.12 & 16/A2.12
- 41 PROPOSED FUTURE OUTDOOR GROW - 43,560 SF TOTAL CANOPY
- 42 PROPOSED PERIMETER FENCING: 7'-0" HIGH (MAX), APPROXIMATELY 632 LF.
- 43 (E) FERTIGATION AND CHEMICAL STORAGE CONTAINER - REFERENCE A6.13
- 44 (E) STORAGE CONTAINER FOR DISPOSAL AND COMPOSTING OF CANNABIS WASTE
- 45 (E) CANNABIS STORAGE CONTAINER - REFERENCE A6.13
- 46 (E) PROPERTY LINE AND DIMENSION - REFERENCE A6.13.

FIRE ACCESS ROAD CALCULATION

NOT TO SCALE
16

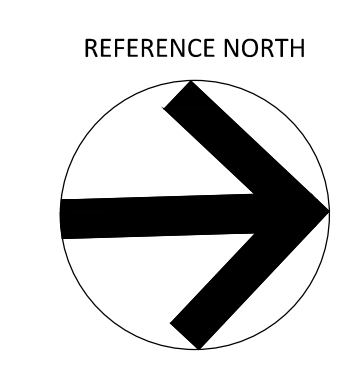
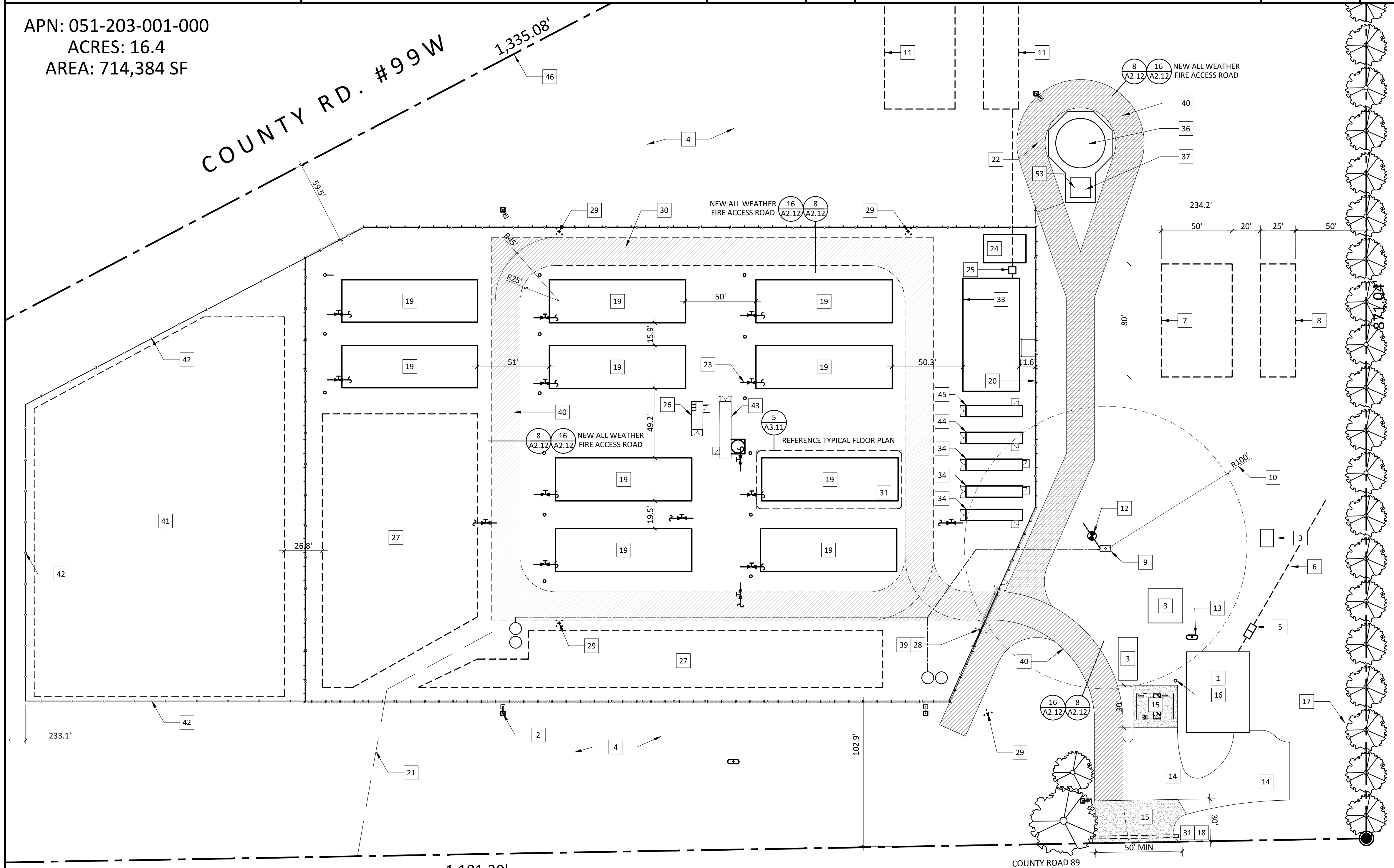
FIRE ACCESS ROAD DETAIL

NOT TO SCALE
8

APN: 051-203-001-000
ACRES: 16.4
AREA: 714,384 SF

COUNTY RD. #99W

COUNTY RD. #89



SITE PLAN - ENLARGED

SCALE: 0 10' 20' 40' 80'
5

GRAPHIA
ARCHITECTURE & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Design@GRAPHIA.com
GRAPHIA.com

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SITE PLAN - ENLARGED

DATE: 2/07/2023

ARCHITECT'S APPROVAL:

SHEET:
A2.12

SHEET: -- OF -- SHEETS

NOTES

NO SUBSTANTIAL GRADING ACTIVITIES TO OCCUR ONSITE.
DRIVEWAYS AND APPROACHES TO COUNTY AND STATE MAINTAINED ROADS SHALL BE PER CURRENT COUNTY IMPROVEMENT STANDARDS OR CALTRANS REQUIREMENTS, AS APPLICABLE.