

ATTACHMENT B

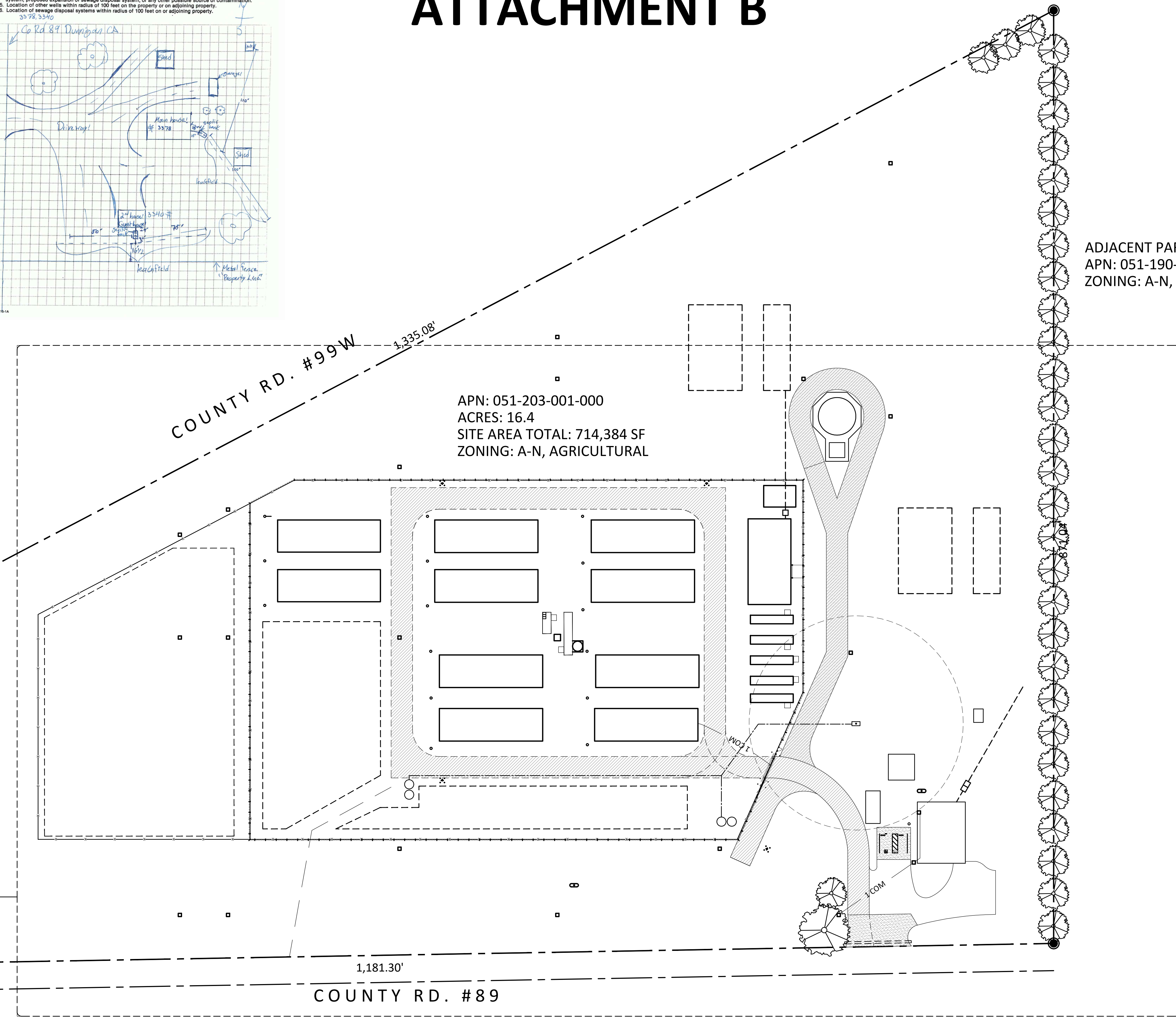
41768

02/23/2017

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

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Expanded Locusts and Installed Pavers on Main house # 3378		
	Septic tank! Layout and digout		
	Service truck and 2 tanks	\$1500	
3	Pavers Material 24"	\$165	
2	24" Pavers Lids	\$1050	
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

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

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

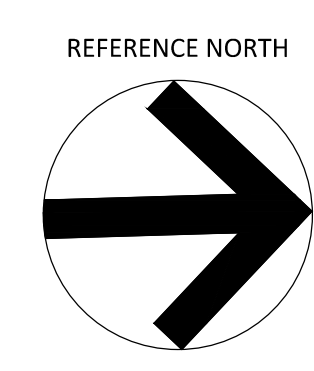
TITLES:
 SITE PLAN - OVERALL

DATE: 2/07/2023

ARCHITECT'S APPROVAL:

SHEET:
A2.11

SHEET: 5 OF 5 SHEETS



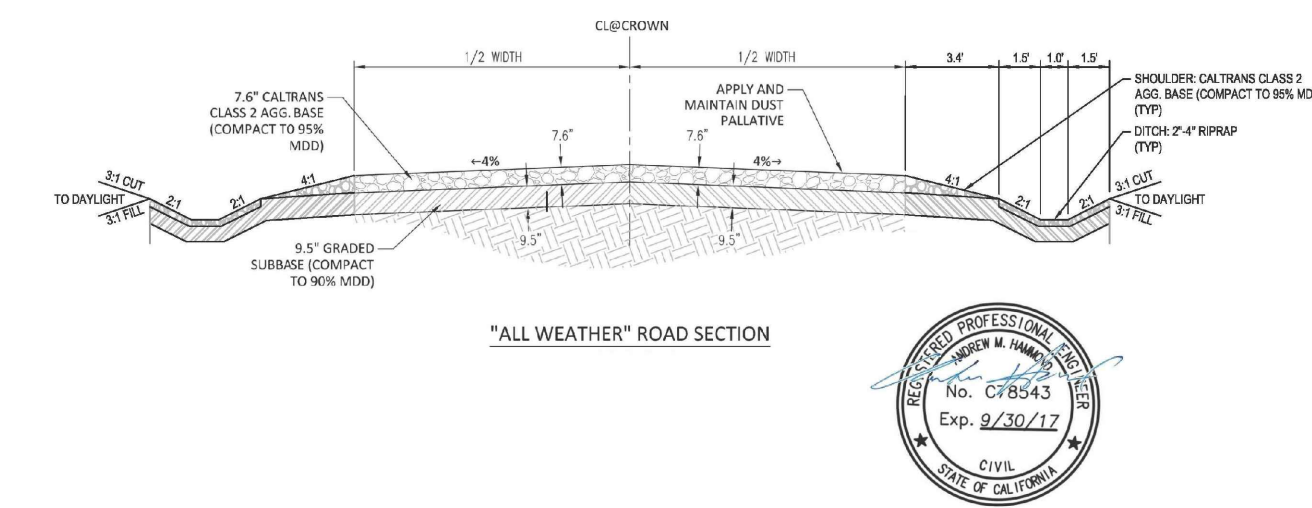
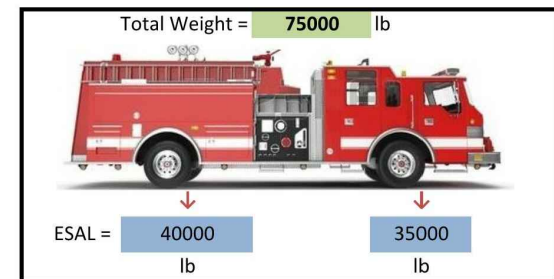
STORM WATER DETENTION CALCULATION

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)))		Total Weight = 75000 lb
Road Design Thickness, t _r	7.6 in	ESAL = 40000 lb
t _r = 0.75 (MR _r / MR _b) (t _r)	9.5 in	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

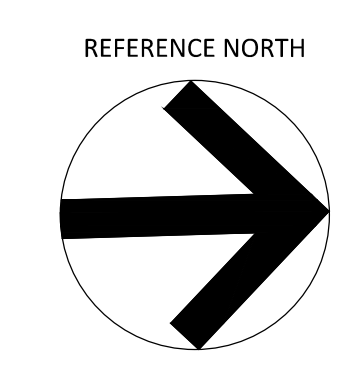
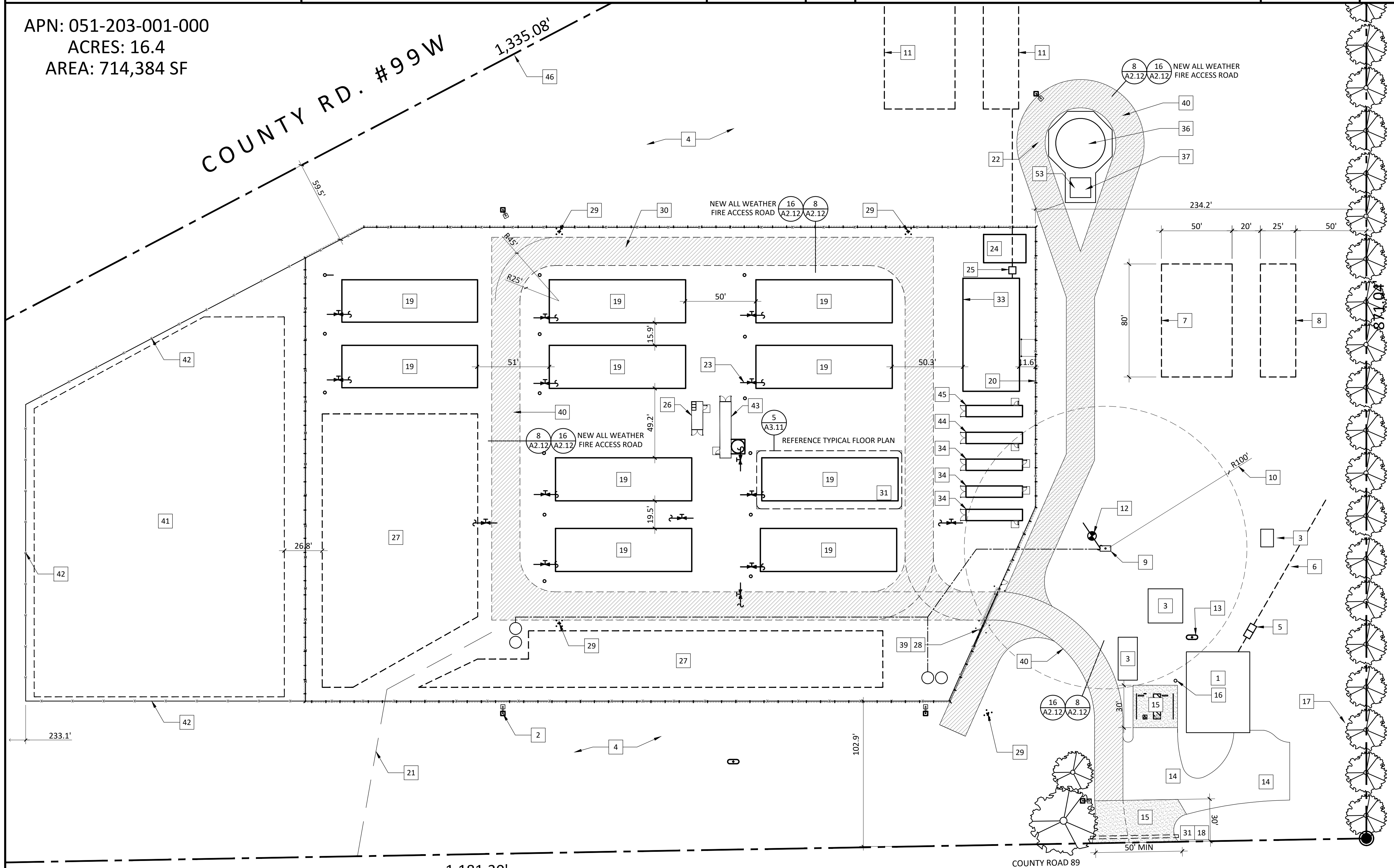
FIRE ACCESS ROAD DETAIL

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

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

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 - 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.