

ATTACHMENT 2:
Site Plan

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GENERAL NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS INCLUDING THOSE CONTAINED IN LAKE COUNTY CODE CHAPTERS 8.10, 12.02, 13.01, AND 15.05.
- A COPY OF THE APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES.
- CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800-227-2600 FOR UTILITY LOCATION BEFORE EXCAVATION WORK.
- TO ALLOW FOR INSPECTION, ALL WORK IS TO BE PERFORMED DURING DAYLIGHT HOURS ONLY, MONDAY THROUGH FRIDAY, EXCLUDING COUNTY HOLIDAYS.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL); FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). A GEOTECHNICAL REPORT MUST BE SUBMITTED FOR CUT AND FILL SLOPES IN EXCESS OF 2:1.
- ESTIMATED QUANTITY OF CUT MATERIAL IS 180 CUBIC YARDS.
- ESTIMATED QUANTITY OF FILL MATERIAL IS 180 CUBIC YARDS.
- FILL MATERIALS SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% UNDER PAVED AREAS, AND 90% UNDER ALL OTHER FILL AREAS. TEST RESULTS AND A DESCRIPTION OF THE TEST METHOD USED SUBMITTED BY A LICENSED CIVIL ENGINEER ARE REQUIRED AS EVIDENCE OF COMPLIANCE.
- CONTRACTOR IS TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL EROSION AND REDUCE THE OFF-SITE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- EROSION CONTROL BMPs SHALL BE IN PLACE AND MAINTAINED ALL YEAR ROUND.
- CONTRACTOR SHALL KEEP ADJOINING PUBLIC STREETS FREE OF DIRT, MUD, AND OTHER PROJECT RELATED DEBRIS THROUGHOUT CONSTRUCTION. ANY DAMAGE TO PUBLIC STREETS OR ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE COUNTY.
- DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON-SITE FOR ADEQUATE DUST CONTROL.
- AN ENCROACHMENT PERMIT IS REQUIRED BEFORE DOING ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE APPROPRIATE MEASURES FOR TRAFFIC CONTROL AND PUBLIC PROTECTION IN ACCORDANCE WITH THE COUNTY CODE AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SURVEY MONUMENTS SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE IF DISTURBED DURING CONSTRUCTION.
- CONSTRUCTION STAKING IS TO BE IN PLACE PRIOR TO BEGINNING OF CONSTRUCTION AND IS TO BE MAINTAINED OR REPLACED AS NEEDED FOR CONSTRUCTION PURPOSES. MINIMUM CONSTRUCTION STAKING FOR ROADWAYS INCLUDES THE BC, EC, BVC, PVI, AND EVC OF ALL CURVES AND AT 50-FOOT INTERVALS. FIELD LOCATE AND DELINEATE EASEMENTS, RIGHTS-OF-WAYS, AND PROPERTY LINES.
- ALL REQUIRED LOCAL, STATE, FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION AND COPIES OF ALL SUCH PERMITS SHALL BE AVAILABLE ON-SITE.
- IF MORE THAN ONE ACRE OF GROUND IS DISTURBED, THE CONTRACTOR MUST APPLY TO THE CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD FOR COVERAGE UNDER THE STATE'S "STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES" AND COMPLY WITH ALL ASSOCIATED PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. HE WILL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
- ALL MATERIALS USED FOR SITE CONSTRUCTION MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES ON THIS SHEET.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
- THE CONTRACTOR SHALL LEAVE THE SITE FREE FROM ALL CONSTRUCTION DEBRIS.
- NOTE REGARDING EARTHWORK: EVERY EFFORT HAS BEEN MADE TO PROVIDE A DESIGN TO ACHIEVE A BALANCED SITE, HOWEVER, REALM DOES NOT WARRANT OR GUARANTEE A BALANCED SITE. FACTORS AFFECTING A BALANCED SITE INCLUDE THE FOLLOWING: SOILS FACTORS (VOLUME CHANGE), TYPE AND EXTENT OF UTILITY TRENCHES, SUBGRADE DEPTHS, PAD GRADING AND LANDSCAPE TREATMENTS. THE CONTRACTOR SHOULD MAKE HIS OWN ESTIMATES OF EARTHWORK QUANTITIES AND RELY ON THEM. THE CONTRACTOR SHOULD ALSO MAKE PROVISIONS FOR AN IMBALANCE BY IDENTIFYING ON-SITE OR OFF-SITE DISPOSAL OR EXTRACTION SITES, AND BY PROVIDING REASONABLE CONTINGENCIES FOR PAYING FOR SUCH WORK.
- CONTOUR INTERVAL IS 5'

SITE CLEARING:

- REMOVE SURFACE DEBRIS.
- DEMOLISH AND REMOVE CONCRETE, PAVING AND ETC. IN CONSTRUCTION AREA.
- CLEAR NEW CONSTRUCTION AREA OF TREES, PLANT LIFE AND GRASS.
- CONFORM TO APPLICABLE CODE FOR DISPOSAL OF DEBRIS.
- COORDINATE CLEARING WORK WITH UTILITY COMPANIES.

PROTECTION:

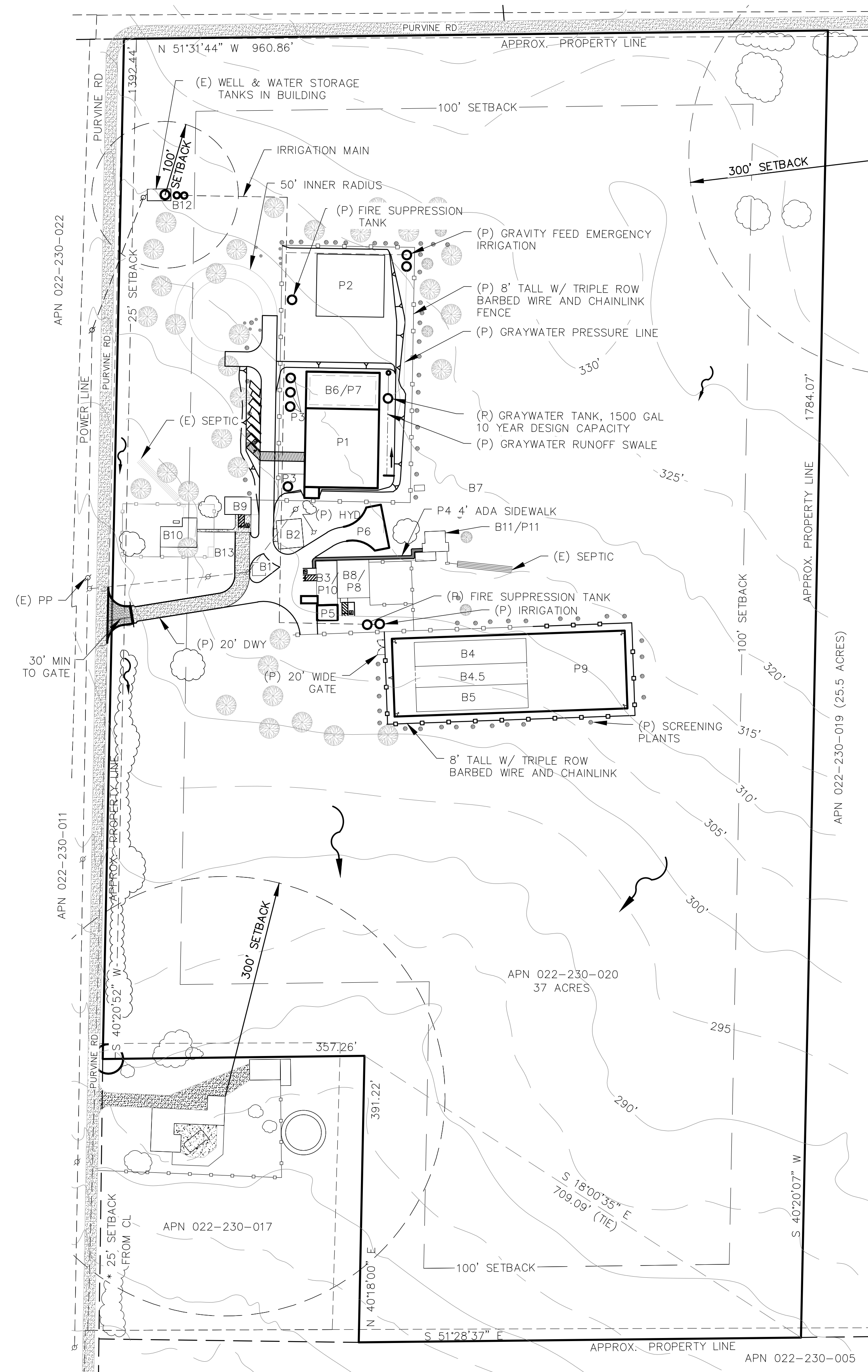
- PROTECT BENCH MARKS, EXISTING STRUCTURES, UTILITIES, FENCES, ROADS, SIDEWALKS, PAVING AND CURBS.

UTILITIES:

- UPON DISCOVERY OF UNKNOWN UTILITIES OR CONCEALED CONDITIONS, DISCONTINUE AFFECTED WORK; NOTIFY GENERAL CONTRACTOR.
- "POT HOLE" EXISTING UTILITIES TO VERIFY DEPTH. RELOCATE UTILITIES AS NECESSARY TO MAINTAIN A MINIMUM COVER UNDER PROPOSED ROADWAY. CHECK WITH PROPER UTILITY COMPANIES FOR RELOCATION PROCEDURES.
- ALL UTILITY SERVICE AND JUNCTION BOXES SHALL BE ADJUSTED TO GRADE.
- COMPLETE ALL UTILITY RELOCATION PRIOR TO START OF ROAD WORK.
- UTILITIES SHOWN ON THESE PLANS ARE FROM SURFACE EVIDENCE OR RECORD INFORMATION ONLY. POTHOLE AND FIELD VERIFY THEIR LOCATION PRIOR TO THE START OF CONSTRUCTION. REALM WILL NOT ASSUME RESPONSIBILITY FOR UNDERGROUND LINES.

DEMOLITION SCHEDULE FOR GRADING AND DRAINAGE & EROSION CONTROL PLANS

EXISTING BUILDING	SQ.FT.	DEMO	PROPOSED USE OR AREA
B1	289 SF	X	EQUIPMENT STORAGE AREA
B2	1,720 SF		EQUIPMENT STORAGE AREA
B3	1,440 2,100 SF		F1 OCCUPANCY-PROCESSING AND FINISHED PRODUCT STORAGE
B4	4,800 SF	X	POULTRY BARN
B4.5	8,320 SF		FORMER POULTRY BARN AREA
B5	4,800 SF	X	POULTRY BARN
B6	6,000 SF	X	LIVE STOCK BARN
B7	704 SF		
B8	2,236 SF	X	(REPLACE WITH METAL BUILDING 43'X52')
B9	792 SF		GARAGE TO BE CONVERTED TO SECURITY OFFICE
B10			PRIMARY RESIDENCE
B11	901 SF		GUEST RESIDENCE
B12			WELL WITH PUMP AND WATER STORAGE BUILDING
B13			STORAGE SHED IN RESIDENCE YARD
PROPOSED BUILDING SQ.FT.			
P1	10,343 40,614 SF		MIXED LIGHT GREENHOUSE
P2	7,800 SF		WASTE HOLDING AREA, COMPOSTING AND SOIL RECLAMATION
P3	4 QTY		10,000 GALLON IRRIGATION-RAINWATER TANKS
P4	650 SF		ADA SIDEWALK FOR WORKERS
P5	575 SF		NON CANNABIS WASTE HOLDING
P6			PER SONOMA COUNTY FIRE SAFE STANDARDS, ORDINANCE NO.5905, SEC 13-36(C) FIRE TURN AROUND.
P7	5,000 SF		INDOOR CULTIVATION
P8	3,611 2,236 SF		F1 DRYING & HAZMAT STORAGE
P9	28,560 SF		OUTDOOR CULTIVATION
P10	1,440 2,100 SF		F1 OCCUPANCY-PROCESSING AND FINISHED PRODUCT STORAGE
P11	901 SF		ADA BATHROOM, OFFICE AND EMPLOYEE BREAK AREA



LEGEND:

- UNDERGROUND POWER LINE
- UNDERGROUND GAS LINE
- CONTOUR ELEVATIONS
- FENCE
- CONSTRUCTION MATERIAL STORAGE AREA
- EARTH
- GRAVEL
- ASPHALT
- APN: ASSESSOR'S PARCEL NUMBER
- APPROX APPROXIMATELY
- DWY DRIVEWAY
- HYD NEW FIRE HYDRANT
- (E) EXISTING
- (A) ABANDONED
- (P) PROPOSED
- RD ROAD
- SF SQUARE FEET
- POWER POLE
- WATER VALVE
- DRAINAGE DIRECTION
- ADA PARKING
- FIRE HYDRANT (400' FROM ALL STRUCTURES)

NOTES:

- CONTOUR INTERVAL IS 5'
- * = 25' SETBACK FROM CL OF RIGHT OF WAY FOR COUNTY ROAD MAINTENANCE

THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO ITSELF AND SURROUNDING PROPERTIES.

JASON B. VINE, P.E. DATE
 LICENSE NO: C67800 EXPIRATION DATE: 06-30-19

THE NORTH AMERICAN DATUM OF 1983 (NAD 83) IS THE HORIZONTAL CONTROL DATUM FOR THE UNITED STATES, BASED ON A GEOCENTRIC ORIGIN AND THE GEODETIC REFERENCE SYSTEM 1980 WAS USED FOR THIS SURVEY. VERTICAL ELEVATION IS NAD 88 AND WAS ESTABLISHED WITH SURVEY GRADE GPS.

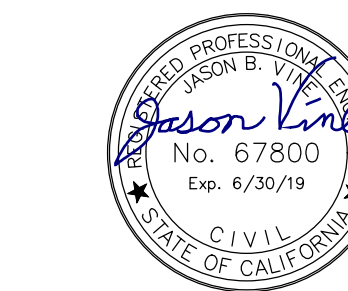
PLANS REVIEWED OR APPROVED BY:

SONOMA COUNTY ENGINEER DATE

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 530-526-7493

PLANS PREPARED UNDER THE SUPERVISION OF:



01-11-19

PETALUMA HILLS FARM
 CULTIVATION FACILITY

334 PURVINE ROAD
 PETALUMA, CA 94952

Attachment 1. Site Plan

No.	Revision	Date

Project Manager
 PETER STANLEY
 Drawn by
 MITCH CONNER

Date
 10.11.2018
 Filename
 PURVINE-12-10-18.dwg
 Job Number
 202-1701
 Sheet
 C1.0