

**ENTIRE PARCEL**  
SCALE: 1"=500'

**PROJECT DATA**

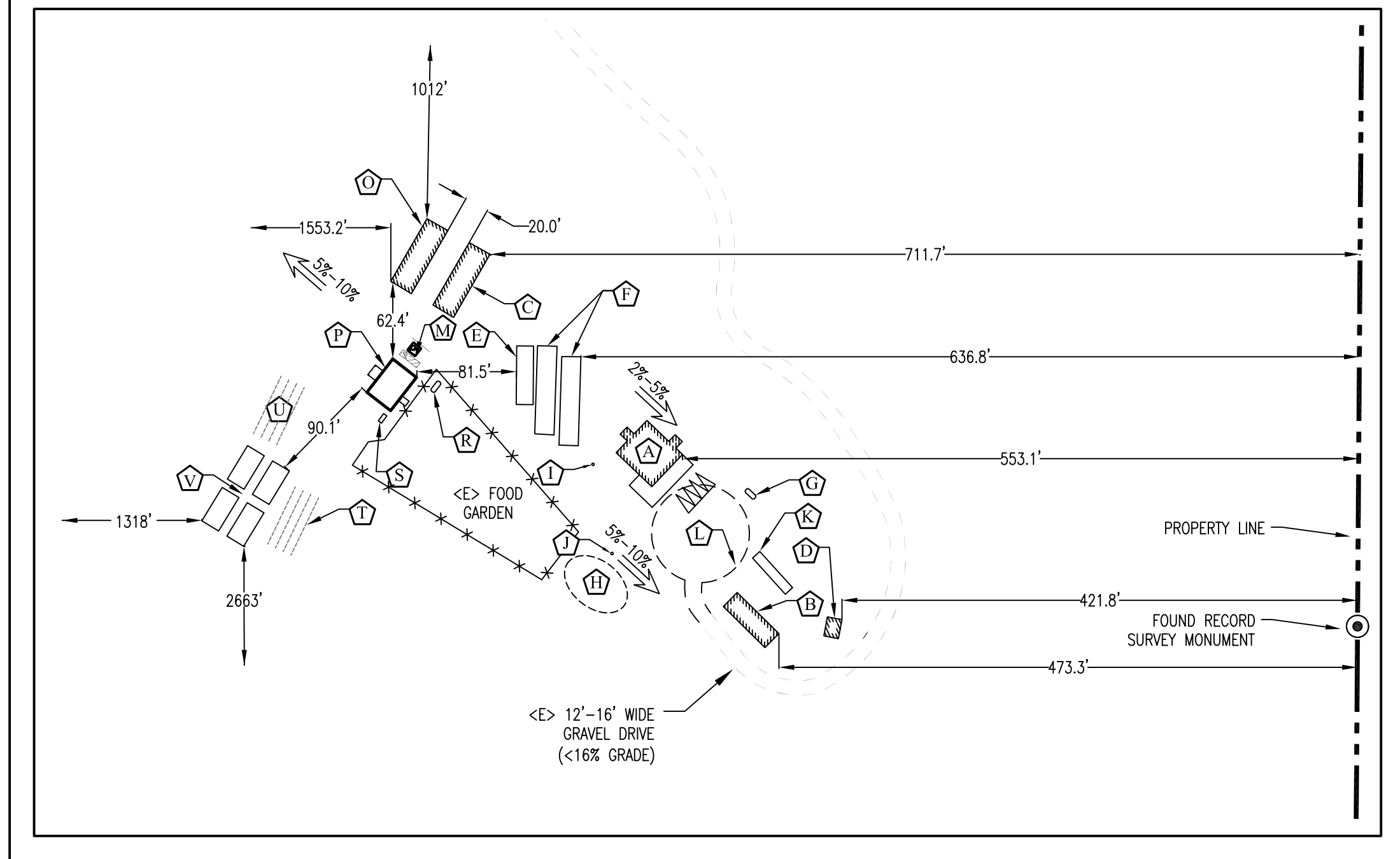
Owner / Applicant: DYERVILLE FARMS (Jameson and Larose Kelly)  
 APN: 216-144-017  
 Mailing Address: 1271 Evergreen Rd. unit 621 Redway, CA 95560

General Plan: AL (Agricultural Lands – Framework Plan)

Principal Zoning: AE-B5 (160) – (Agriculture Exclusive with 160 acre minimum parcel size)

Building Setbacks: 30'

No trees to be removed, No streams, No wetlands, No grading or fill.



**SURVEY NOTES:**

- This Plot Plan is based on field surveys performed by Points West Surveying Company in July, August and September of 2016 and represents existing conditions at those times.
- Bearings and distances are CCS83 Grid in U.S. Survey Feet based on GPS tie to NGS Station identified as "LU2347". Epoch 2007.0 was held on this Station. Bearings and distances shown hereon are based on ties to monuments shown on the Record of Survey for Johannesen, by Ronald D. Hunt recorded in Book 63 of Surveys, Page 118. Rotate record bearings shown on said Record of Survey clockwise 1 degree 2 minutes 40 seconds to match this survey. Scale distances on said Record of Survey by 0.99980632 to obtain grid distances shown on this survey.
- Easements shown hereon are based on Schedule B of Fidelity Title Policy No. FFHO-FTO160799H-KP.
- No portion of the property is shown to be in a mapped Flood Zone per Firm Community Panel No. 060060 1750.
- Utilities are all provided onsite. Electricity is provided by photovoltaic solar with generator backup. Gas is provided by onsite LPG tank.
- Septic and leachfield locations shown hereon are approximate based on information provided by the owner..

**CULTIVATION NOTES:**

- There are (2) 1,152 sqft. mixed light cultivation hoophouses. 2,304 sqft. TOTAL MIXED LIGHT CULTIVATION.
- There is a 22,380 sqft. OUTDOOR CULTIVATION area.
- Grand total @ 24,684 sqft. of cultivation.

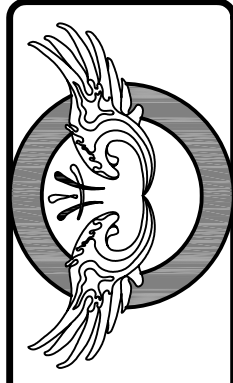
**SITE DETAIL**

SCALE: 1"=100'

**SITE DETAIL LEGEND**

- A** <E> 3 BDRM. SINGLE FAMILY RESIDENCE, 1,504 sqft. IN FIRST STORY WITH 116 sqft. COVERED PORCH, 508 sqft. IN SECOND STORY, 740 sqft. DECK IN SECOND STORY, (25' TALL, 24" O.H.)
- B** <E> FARM STORAGE SHED, 768 sqft. (15.5' TALL, 6" O.H.)
- C** <E> DRYING BARN, 1,260 sqft. (20.5' TALL, 24" O.H.)
- D** <E> GENERATOR SHED, 192 sqft. (14.5' TALL, 12" O.H.)
- E** <E> NURSERY @ 576 sqft. (12' TALL, 12" O.H. GREENHOUSE)
- F** <E> MIXED LIGHT CULTIVATION @1,152 sqft. (6.5' TALL HOOPHOUSE)
- G** <E> PROPANE TANK
- H** <E> LEACH FIELD & SEPTIC TANK (3-60' LINES)
- I** <E> FIRE HOSE HOOK UP
- J** <E> ADDITIONAL FIRE HOSE HOOK UP @ 50' FROM HOUSE
- K** <E> 320 sqft. SHIPPING CONTAINER-REFUSE STORAGE (8' TALL)
- L** <E> 40' RADIUS SRA TURNAROUND
- M** <P> LOCATION OF ADA PARKING SPOT.
- N** <P> 1,260 sqft. AG. EXEMPT DRYING BARN (21' TALL, 24" O.H.)
- P** <P> 875 sqft. CANNABIS PROCESSING FACILITY (14.5' TALL, 24" O.H.)
- Q** <E> OUTDOOR CULTIVATION @ 22,380 sqft.
- R** <P> PROPANE TANK
- S** <P> SEPTIC TANK
- T** <P> LEACH FIELD
- U** <P> RESERVE FIELD
- V** <P> RESEARCH AND DEVELOPMENT AREA FOR SEED PRODUCTION & CLONES-(4) 16'x32' HOOP HOUSES, 2,048 sqft. TOTAL AREA

BY	



**THE MAN WITH THE PLAN**  
 DRAFTING & DESIGN (707) 498-1527  
 (sonofabeachumboldt@yahoo.com)  
 Sun of a Beach Enterprises

Project: RESEARCH & DEVELOPMENT OF SEED PRODUCTION AND CLONES TO TAKE PLACE IN 4 HOOP HOUSES  
 Sheet: <E> SITE PLAN

Owner: DYERVILLE FARMS (J. & L. KELLY)  
 27870 DYERVILLE LOOP RD.  
 Garberville, Ca.  
 APN: 216-144-017

DATE: August 2, 2021  
 SCALE: AS NOTED  
 DRAWN BY: Alex Escudero  
 AP#: 216-144-017

SHEET NUMBER  
 |