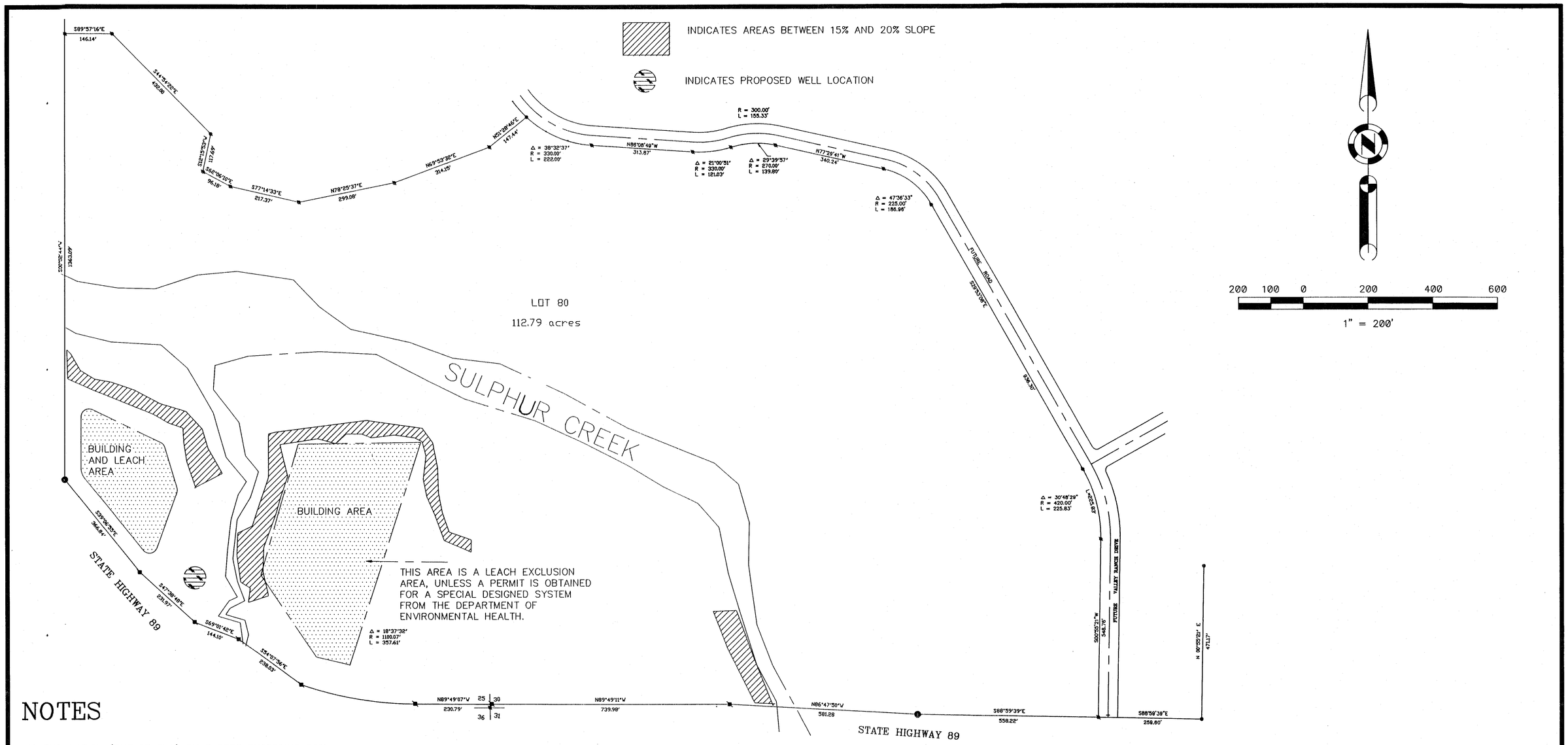

NOTES

NO EXCAVATION (CUT OR FILL) ON SLOPES EXCEEDING 20% SHALL BE ALLOWED FOR THE CREATION OF A BUILDING PAD. THE TERM BUILDING PAD SHALL MEAN THE LEVELING OF AN AREA CREATED BY GRADING CUT OR CUT AND FILL METHODS UPON WHICH BUILDING CONSTRUCTION SHALL BE PLACED AND SHALL NOT BE INTERPRETED TO PRECLUDE LANDSCAPE TERRACING BY USE OF RETAINING WALLS.

EXCAVATION ON SLOPES BETWEEN 20 TO 30 PERCENT SHALL BE LIMITED TO FOOTINGS, BASEMENT OR LOWER FLOOR RETAINING WALLS, WELL DEVELOPMENT, SEWAGE DISPOSAL SYSTEMS, UTILITY TRENCHING, LANDSCAPE TERRACING, AND DRIVEWAYS.

INTERCEPTOR DITCHES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD)

ALL CUT SLOPES SHALL BE GRADED 3:1 OR FLATTER, WHERE POSSIBLE, OR OTHERWISE STABILIZED UNLESS THE CUT FACE IS DENSE CLAYEY MATERIAL OR ROCK. ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION TO RESULT IN A TIGHT, DIMPLED SURFACE. ALL CUT AND FILL SLOPES SHALL BE REVEGETATED OR OTHERWISE STABILIZED, SATISFACTORY TO THE COUNTY ENGINEER.

ALL BUILDING SITE OR LOT GRADING WORK UNDERWAY DURING RAINY WEATHER SHALL CONTROL EROSION BY USE OF PLASTIC SHEETING, STRAW, OR BY OTHER APPROPRIATE METHODS.

DRIVEWAYS SHALL NOT TRAVERSE SLOPES GREATER THAN 15% EXCEPT WHERE THIS WOULD BE PRECLUSIVE OF DRIVEWAY CONSTRUCTION, AND SHALL NOT TRAVERSE SLOPES GREATER THAN 25%.

DRIVEWAYS SHALL NOT EXCEED 15% GRADE AND SHALL BE SURFACED WITH IMPORTED ROCK BASE, CONSTRUCTED TO THE STANDARDS IN SECTION 9-4.606 EXCEPT THOSE OF SUBSECTION (D), AND AS PROVIDED IN SECTION 8-11.03 OF THE PLUMAS COUNTY CODE.

ALL SLOPES, RESULTING FROM DRIVEWAY CONSTRUCTION, LESS THAN 4' IN HEIGHT SHALL BE GRADED 3:1 OR FLATTER (WHEREVER POSSIBLE) AND REVEGETATED OR OTHERWISE STABILIZED, SATISFACTORY TO THE COUNTY ENGINEER.

ALL SLOPES, RESULTING FROM DRIVEWAY CONSTRUCTION, GREATER THAN 3:1 SHALL BE REVEGETATED OF THE SURFACE OTHERWISE STABILIZED, UNLESS THE CUTFACE IS DENSE CLAYEY MATERIAL OR ROCK.

ADDITIONAL INFORMATION SHEET

VALLEY RANCH ESTATES

A PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 1
FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 25, T. 22 N. R.12 E. &
PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 200' MAY, 1990

HAMBY SURVEYING INC.
P.O. BOX 1209
PORTOLA, CALIF

89032 – LOT80A

SHEET 3 OF 4 SHEETS