

NOTES:

1. PLANNED DEVELOPMENT PERMIT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 655 OF OFFICIAL RECORDS AT PAGE 448, PLUMAS COUNTY RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.
2. THE ADDITIONAL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
3. THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OF REPORTS, AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.
4. THE ROAD SHOWN HEREON, NAMELY CARMICHAEL ROAD IS A PRIVATE EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS. SAID ROAD WILL BE MAINTAINED BY ALL THE PARTIES TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOHAWK VALLEY PROPERTIES, UNIT NO. 1, WHICH ARE RECORDED IN BOOK 622 OF OFFICIAL RECORDS AT PAGE 738 AND AMENDMENTS THERETO, WHICH SET FORTH THE RIGHTS AND RESPONSIBILITIES OF THE PARTIES FOR SAID EASEMENTS. SAID ROAD HAS BEEN GRANTED TO THE MOHAWK MEADOWS OWNER'S ASSOCIATION AS A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE, PUBLIC UTILITY AND COMMUNICATION PURPOSES, AND APPURTENANCES THERETO, AND IS RECORDED IN BOOK 622 OF OFFICIAL RECORDS AT PAGE 768, PLUMAS COUNTY RECORDS.
5. BUILDING AND DEVELOPMENT EXCLUSION AREAS INCLUDE AREAS WITHIN 50 FEET FROM PERENNIAL AND Ephemeral WATERCOURSES AND 50 FEET FROM THE PERIPHERY OF THE MEADOW HABITAT. DEVELOPMENT DOES NOT INCLUDE ACCESS ROADS, DRAINAGE AND IRRIGATION FACILITIES, AND UTILITIES.
6. AN ENGINEER-DESIGNED SUBSURFACE DISPOSAL SYSTEM WITHIN THE SEWAGE DISPOSAL EASEMENT SHOWN ON SHEET 2, FOR DEVELOPMENT OF LOTS 1, 2 AND 3, HAS BEEN APPROVED BY THE PLUMAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
7. LEACH EXCLUSION AREAS EXIST ON ALL THOSE PORTIONS OF THE PROPERTY UNACCEPTABLE FOR LEACH AREAS AS SET FORTH IN SECTION 6-11.03(b) AND (c) OF THE PLUMAS COUNTY CODE. SPECIFIC LEACH EXCLUSION AREAS ARE TO INCLUDE AREAS WITHIN THE BUILDING EXCLUSION AREAS AS DEFINED IN NOTE 5, WITHIN 50 FEET OF PROPERTY LINES, AND WITHIN AREAS HAVING A SLOPE OF 30 PERCENT OR GREATER.
8. THE DISPOSAL SYSTEM DESIGN REQUIREMENTS IN NOTE 6 AND THE LEACH EXCLUSION AREA CONDITIONS IN NOTE 7 ARE TO REMAIN IN EFFECT UNTIL APPROPRIATE CHANGES IN THE PLUMAS COUNTY CODE OR SPECIFIC APPROVALS BY THE COUNTY ARE MADE WHICH REMOVE ALL OR A PART OF THESE CONDITIONS.
9. EACH LOT UTILIZING THE AREA WITHIN THE SEWAGE DISPOSAL EASEMENT SHALL HAVE AN INDIVIDUAL SEPTIC TANK. EACH LOT SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING A COMMON LEACHFIELD FOR LOTS 1, 2 AND 3 OF MOHAWK VALLEY PROPERTIES UNIT 2 - PHASE ONE. THIS DECLARATION IS RECORDED IN BOOK 655 OF OFFICIAL RECORDS AT PAGE 450, PLUMAS COUNTY RECORDS.
10. SEWAGE PUMPING SYSTEMS SHALL BE REQUIRED FOR DEVELOPMENT LOCATIONS THAT ARE LOCATED TOPOGRAPHICALLY BELOW THE SEWAGE DISPOSAL EASEMENT.
11. A DOMESTIC WATER WELL EXCLUSION AREA SHALL INCLUDE ALL AREAS WITHIN 100 FEET FROM THE SEWAGE DISPOSAL EASEMENT AS SHOWN ON SHEET 2.
12. PRIOR TO FINAL INSPECTION FOR BUILDING CONSTRUCTION, 2,500 GALLONS OF WATER FOR EMERGENCY FIRE PROTECTION SHALL BE PROVIDED PER DWELLING UNIT IN CONFORMANCE WITH PLUMAS COUNTY CODE SECTION 9-4.1002.
13. THE NUMBER OF BEDROOMS FOR EACH DWELLING UNIT ON ALL LOTS SHALL BE LIMITED TO THREE, UNLESS ADDITIONAL DISPOSAL AREA ACCEPTABLE TO THE PLUMAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CAN BE SHOWN TO EXIST.
14. A SOILS REPORT ENTITLED "PRELIMINARY SOILS REPORT AND EROSION CONTROL PLAN, MOHAWK VALLEY PROPERTIES, MOHAWK VALLEY," PREPARED IN FEBRUARY 1993 BY LARRY A. FITES, P.E., OF LARRY FITES ENGINEERING, GRAEAGLE, CALIFORNIA, IS ON FILE IN THE PLUMAS COUNTY ENGINEER'S OFFICE.
15. THE DESIGN FLOOD PLAIN OF WASH CREEK IS LIMITED TO 10 FEET NORTH AND SOUTH OF THE THREAD OF THE CREEK. ROAD CONSTRUCTION SHALL NOT ALTER OFF-SITE HISTORICAL FLOOD PATTERNS. NO BUILDING CONSTRUCTION SHALL TAKE PLACE WITHIN A DESIGNATED FLOOD HAZARD AREA.

NOTES CONTINUED:

16. EROSION MITIGATIONS (SEE PRELIMINARY SOILS REPORT PER NOTE 14): THE FOLLOWING EROSION MITIGATIONS SHALL BE IMPLEMENTED WITH CONSTRUCTION ON EACH LOT WHERE APPLICABLE.

A. BUILDING AND GRADING PLANS -

1. BUILDING AND GRADING PLANS SHALL SHOW ALL CUT AND FILL SLOPE AREAS BETWEEN 15 AND 25 PERCENT.

B. ROADWAYS AND DRIVEWAYS -

1. FOR DRIVEWAYS LONGER THAN 150 FEET THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 13 PERCENT OR LESS, EXCEPT WITH WRITTEN PERMISSION FROM THE DIRECTOR OF PUBLIC WORKS AND THE PLUMAS COUNTY FIRE WARDEN. (PLUMAS COUNTY CODE 9-4.604 (1)). FOR DRIVEWAYS SHORTER THAN 150 FEET, THE MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 16 PERCENT.
2. ROADWAY AND DRIVEWAY SURFACES SHALL BE ROCKED OR PAVED IN ACCORDANCE WITH PLUMAS COUNTY STANDARDS, TO PREVENT SURFACE RILLING OF THE SOIL.
3. ROADSIDE DITCHES SHALL HAVE THE INVERT LINED WITH 3/4" TO 3" ROCK, OR COBBLES WHERE THE LONGITUDINAL SLOPE EXCEEDS 6 PERCENT.
4. CULVERT OUTLETS SHALL BE LOCATED ON NATURAL SOIL (NO FILL), AND /OR THE OUTLET CHANNEL INVERT SHALL BE ROCK-LINED WHERE GREATER THAN 6 PERCENT SLOPE.

C. CUT AND FILL SLOPES -

1. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
2. ALL SLOPES LESS THAN 3 FEET IN HEIGHT SHALL BE GRADED 3:1 OR FLATTER.
3. ALL CUT SLOPES STEEPER THAN 3:1 SHALL BE REVEGETATED, UNLESS CUT FACE IS DENSE ROCKY SILT.
4. ALL FILL SLOPES OVER 3 FEET IN DEPTH SHALL BE TRACK OR SHEEPSFOOT-ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE AND BE REVEGETATED.

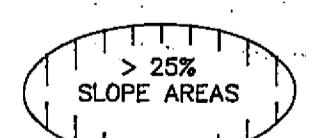
D. BUILDING LOCATION -

1. BUILDING LOCATION SHALL BE LIMITED TO SLOPES OF 25 PERCENT AND LESS.
2. INTERCEPTOR DITCHES OR SWALES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD).
3. ANY CONCENTRATED FLOW AREAS OR DOWNSPOUT GUTTERS STEEPER THAN 6 PERCENT SLOPE ON BUILDING SITES SHALL BE ARMORED TO THE POINT WHERE FLOW CHANGES TO SHEET FLOW.

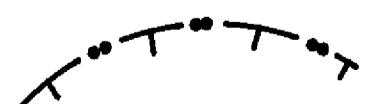
NOTES CONTINUED:

16. D. 4. WHEN CONSTRUCTION OCCURS ON SLOPES BETWEEN 15 PERCENT AND 25 PERCENT, THE FINISHED GROUND SURFACE SHALL HAVE A SLOPE OF 3:1 OR FLATTER; AND UNPAVED SURFACES SHALL BE REVEGETATED AS PRESCRIBED BELOW, OR WITH LAWN, LANDSCAPED GROUND COVER OR RELATIVELY SHORT, FIRE-RESISTANT PLANTS OR GRASSES.
- E. REVEGETATION SHALL BE BY -
 1. 40 POUNDS PER ACRE OF ORCHARDGRASS AND WHEATGRASS AND 250 POUNDS PER ACRE OF 16-20-0 FERTILIZER BROADCAST ON THE ROUGHENED OR DIMPLED SURFACE.
 2. 2 TONS PER ACRE OF STRAW SHALL BE SPREAD OVER THE SEDED SLOPES AND IMPRESSED IN OR TACKED ONTO THE DIMPLED GROUND SURFACE.

LEGEND



-- INDICATES SLOPES GREATER THAN 25 PERCENT.



-- INDICATES MEADOW HABITAT PERIPHERY LINE

ADDITIONAL INFORMATION MAP MOHAWK VALLEY PROPERTIES UNIT 2 - PHASE ONE

A PLANNED DEVELOPMENT FOR

MOHAWK VALLEY PROPERTIES, INC.

WITHIN
SECTION 1 T. 21 N., R. 12 E. AND
SECTION 36 T. 22 N., R. 12 E. M.D.M.
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:

LARRY FITES ENGINEERING

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FEBRUARY 1995

SHEET 4 OF 4