



### LEGEND

- EPHEMERAL WATERCOURSE
- LEACH EXCLUSION AREA  
(Statutory exclusions per Ord. 92-776)
- SLOPES OVER 25%
- SLOPES BETWEEN 20% AND 25%

21 16  
22 15

### ADDITIONAL INFORMATION MAP

FOR

### CREEKSIDE SUBDIVISION

BEING A PORTION OF THE EAST HALF  
OF SECTION 21, T. 28 N.  
R. 8 E., M.D.M.,  
PLUMAS COUNTY, CALIFORNIA

BY:

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JULY 1992

SHEET 3 OF 3

- A. DEVELOPMENT SHALL BE LIMITED TO SLOPES 25% AND LESS.
- B. CULVERT(S) SHALL BE INSTALLED IF A DRIVEWAY CROSSES A WATERCOURSE SHOWN ON LOTS 8 AND 9. THE CULVERT(S) SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY ENGINEER.
- C. DRIVEWAYS SHALL BE ROCKED OR PAVED TO PREVENT SURFACE RILLING OF THE SOIL.
- D. WHERE FILLS ARE CONSTRUCTED OR THE SURFACE DISRUPTED ON NATURAL SLOPES STEEPER THAN 20%, THE FINISHED GROUND SURFACE SHOULD HAVE SLOPE OF THREE (HORIZONTAL) TO ONE (VERTICAL), OR FLATTER, AND BE REVEGETATED. REVEGETATION SHALL BE WITH LAWN, LANDSCAPE GROUND COVER, OR RELATIVELY-SHORT GRASSES WHICH ARE SUITABLE FOR A DRY AND HIGH ELEVATION. SEED AND PLANT APPLICATION SHOULD BE IN ACCORDANCE WITH THE VENDOR'S RECOMMENDATIONS. THESE RECOMMENDATIONS SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS.
- E. WHEN CONSTRUCTION OCCURS ON SLOPES BETWEEN 20% AND 25% THE REQUIRED EROSION CONTROL MEASURES SHALL BE INCORPORATED IN THE APPROPRIATE PROJECT IMPROVEMENT OR SITE BUILDING PLANS AND BE INSPECTED BY THE ENGINEERING AND BUILDING DEPARTMENTS RESPECTIVELY.
- F. EACH LOT, EXCEPT THE REMAINDER, SHALL BE LIMITED TO ONE SINGLE-FAMILY DWELLING AND A GUEST HOUSE.
- G. BUILDERS OF DRIVEWAYS ACROSS THE WATER COURSE ON LOTS 7, 8, AND 9 SHALL SUBMIT DRIVEWAY CONSTRUCTION PLANS TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMITS. CULVERTS INSTALLED FOR DRIVEWAYS SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE WATER DISCHARGE. THE DRIVEWAY PLANS SHALL DEMONSTRATE EROSION PREVENTION AND MINIMIZATION OF TURBIDITY.
- H. ANY CONCENTRATED FLOW AREAS OR DOWNSPOUT GUTTERS ON LOTS 1 AND 7 SHALL BE ARMORED TO THE POINT WHERE FLOW CHANGES TO SHEET FLOW.
- I. THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED IN BOOK 606 OF OFFICIAL RECORDS AT PAGE 710a. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.