

NOTES:

1. PLANNED DEVELOPMENT PERMIT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 604 OF OFFICIAL RECORDS AT PAGE 195, 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 OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.
4. **PRIVATE ROAD STATEMENT**
THE ROADS SHOWN HEREON, NAMELY CARMICHAEL ROAD AND NUTHATCH STREET, ARE PRIVATE EASEMENTS NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENTS WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.
5. CARMICHAEL ROAD AND NUTHATCH STREET, AS SHOWN HEREON, 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 736 AND AMENDMENTS THERETO, WHICH SET FORTH THE RIGHTS AND RESPONSIBILITIES OF THE PARTIES FOR SAID EASEMENTS. SAID ROADS HAVE BEEN GRANTED TO THE MOHAWK MEADOWS OWNER'S ASSOCIATION AS NON-EXCLUSIVE EASEMENTS FOR ACCESS, DRAINAGE, PUBLIC UTILITY AND COMMUNICATION PURPOSES, AND APPURTENANCES THERETO, AND IS RECORDED IN BOOK 618 OF OFFICIAL RECORDS AT PAGE 789, PLUMAS COUNTY RECORDS.
6. BUILDING AND DEVELOPMENT EXCLUSION AREAS INCLUDE AREAS WITHIN 50 FEET FROM PERENNIAL AND Ephemeral WATERCOURSES AND 50 FEET FROM THE PERIPHERY OF A MEADOW HABITAT. DEVELOPMENT DOES NOT INCLUDE ACCESS ROADS, DRAINAGE AND IRRIGATION FACILITIES, AND UTILITIES.
7. 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.
8. DEVELOPMENT OF LOTS 15A, 16A, AND 24, AS SHOWN HEREON, IS LIMITED TO A FOUR BEDROOM HOME. FURTHER DEVELOPMENT MAY BE ALLOWED IF APPROVED BY THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
9. EACH LOT UTILIZING THE AREA WITHIN THE SEWAGE DISPOSAL EASEMENT SHALL HAVE AN INDIVIDUAL SEPTIC TANK. LOTS 15A, 16A AND 24 SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING A COMMON DISPOSAL SYSTEM OF MOHAWK VALLEY PROPERTIES, UNIT 1, LOT 15,16,17,18 AND 19A RESUBDIVISION. THIS DECLARATION IS RECORDED IN BOOK ~~720~~ 336 OF OFFICIAL RECORDS AT PAGE ~~336~~, PLUMAS COUNTY RECORDS.
10. THERE MAY BE ADDITIONAL DISPOSAL AREAS ACCEPTABLE FOR LEACH DISPOSAL. ONLY THOSE AREAS SHOWN HAVE BEEN EVALUATED. OTHER DISPOSAL AREAS CAN BE PROPOSED AT THE OPTION OF FUTURE OWNERS. EVALUATIONS OF THOSE AREAS SHALL BE PERFORMED UNDER THE DIRECTION OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
11. DESIGNATED WELL AREAS NOTE: THE DESIGNATED WELL AREAS, AS SHOWN HEREON, MAY BE RELOCATED AT THE TIME OF BUILDING PERMIT ISSUANCE WITH THE REVIEW AND APPROVAL OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
12. 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.
13. EROSION MITIGATIONS (SEE PRELIMINARY SOILS REPORT PER NOTE 12):
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 SLOPES BETWEEN 15 AND 25 PERCENT.
 - B. ROADWAYS AND DRIVEWAYS –
 1. ROADSIDE DITCHES SHALL HAVE THE INVERT LINED WITH 3/4" TO 3" ROCK, OR COBBLES WHERE THE LONGITUDINAL SLOPE EXCEEDS 6 PERCENT.
 2. CULVERT OUTLETS SHALL BE LOCATED ON NATURAL SOIL (NO FILL), AND /OR THE OUTLET CHANNEL INVERTS GREATER THAN 6 PERCENT SLOPE SHALL BE ROCK-LINED.
 - 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 CONSTRUCTION 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.
 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 –
 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 SEEDED SLOPES AND IMPRESSED IN OR TACKED ONTO THE DIMPLED GROUND SURFACE.

**ADDITIONAL INFORMATION MAP
MOHAWK VALLEY PROPERTIES
UNIT NO. 1
LOT 15, 16, 17, 18, 19A RESUBDIVISION
A PLANNED DEVELOPMENT**

FOR
MOHAWK VALLEY PROPERTIES, INC. A CALIFORNIA CORPORATION

A RESUBDIVISION OF LOTS 15, 17 AND 18 OF MOHAWK VALLEY PROPERTIES UNIT NO. 1, RECORDED IN BOOK 7 OF MAPS AT PAGE 80, PLUMAS COUNTY RECORDS.

A RESUBDIVISION OF LOT 16 OF MOHAWK VALLEY PROPERTIES UNIT NO. 1, LOT 16 RESUBDIVISION, RECORDED IN BOOK 7 OF MAPS AT PAGE 135, PLUMAS COUNTY RECORDS AND,

A RESUBDIVISION OF LOT 19A WITHIN MOHAWK VALLEY PROPERTIES UNIT NO. 1, AS DESCRIBED IN THE LOT LINE ADJUSTMENT RECORDED IN BOOK 650 OF OFFICIAL RECORDS AT PAGE 271, PLUMAS COUNTY RECORDS.

WITHIN PORTIONS OF:
SECTION 36 T. 22 N., R. 12 E. M.D.M.;
SECTION 31 T. 22 N., R. 13 E. M.D.M.;
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:

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AUGUST, 1997

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