

NOTES:

1. PLANNED DEVELOPMENT PERMIT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 811 OF OFFICIAL RECORDS AT PAGE 673, 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. A SOILS REPORT ENTITLED "PRELIMINARY SOILS REPORT AND EROSION CONTROL PLAN, MOHAWK CREEK SUBDIVISION, MOHAWK VALLEY," PREPARED IN AUGUST 1997 BY DANIEL B. BASTIAN, P.E., OF BASTIAN ENGINEERING, GRAEAGLE, CALIFORNIA, IS ON FILE IN THE PLUMAS COUNTY ENGINEER'S OFFICE.
5. ALL AREAS WHICH ARE SHOWN HEREON AS WETLANDS SHALL BE BUILDING AND GRADING EXCLUSION AREAS UNTIL APPROPRIATE PERMITS ARE OBTAINED BY THE US ARMY CORPS OF ENGINEERS FOR ALL AREAS PROPOSED TO BE DISTURBED.
6. DWELLING UNITS AND GUEST HOMES ARE RESTRICTED TO THAT PORTION OF LOT 3 THAT IS ZONED R-10, AS SHOWN HEREON.
7. LOT 10 IS APPROVED BY THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH FOR A STANDARD SEWAGE DISPOSAL SYSTEM.
8. AN ENGINEERED SEWAGE DISPOSAL SYSTEM IS REQUIRED FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 11.
9. 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.
10. 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.
11. ARCHEOLOGICAL SITE 090697GH01 SHOWN WITHIN LOT 11 IS DESIGNATED AS A BUILDING AND DEVELOPMENT EXCLUSION AREA. NO BUILDING OR GRADING PERMITS, NOR ANY OTHER DISCRETIONARY PERMITS SHALL BE ISSUED UNTIL IT IS VERIFIED BY THE PLUMAS COUNTY PLANNING DEPARTMENT THAT THE FENCE CONSTRUCTED AROUND ARCHEOLOGICAL SITE 090697GH01 IS INTACT AND THAT THE INTEGRITY OF THE ARCHEOLOGICAL SITE IS MAINTAINED.
12. THE ARCHEOLOGICAL SITE IDENTIFIED AS CUJ0-1: ARTIFACT CONCENTRATION AREA 18, AS SHOWN WITHIN LOT 8, IS DESIGNATED AS A BUILDING AND DEVELOPMENT EXCLUSION AREA.
13. A PORTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 64, ZONE A, LIES WITHIN LOTS 3, 4, AND 9. A DETAILED FLOOD STUDY AND REQUEST FOR MAP AMENDMENT WILL BE REQUIRED TO DEFINE THE ZONE A LIMITS PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SAID LOTS.
14. 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.
 3. DRIVEWAYS WHICH CROSS EPHEMERAL WATERCOURSES SHALL, IF DETERMINED NECESSARY BY THE COUNTY ENGINEER, SHALL HAVE A CULVERT INSTALLED. THE INSTALLATION OF ANY NECESSARY CULVERTS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
 - 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.
 5. ALL AREAS WITH SLOPES OF 25 PERCENT OR GREATER AND SLOPES OF 15 PERCENT AND GREATER SHALL BE SHOWN ON THE BUILDING PERMIT PLOT PLANS.
 - 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 SEEDED SLOPES AND IMPRESSED IN OR TACKED ONTO THE DIMPLED GROUND SURFACE.

**ADDITIONAL INFORMATION MAP
SIERRA ESTATES - UNIT NO. 1
A PLANNED DEVELOPMENT**

FOR
SIERRA PACIFIC INDUSTRIES
WITHIN A PORTION OF
SECTION 25, T. 22 N., R. 12 E., M.D.M.
PLUMAS COUNTY, CALIFORNIA
PREPARED BY:

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MARCH, 2000

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