

NOTES

THIS INFORMATION IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

WATER CONSERVATION MEASURES FOR THE PROJECT SHALL BE CONSIDERED IN A LONG TERM BASIS, INCLUDING WATER CONSERVATION IN LANDSCAPING. UTILIZE PLANTS ADAPTED TO CONDITIONS IN THE LAKE ALMANOR AREA.

ROADS SHOWN HEREON 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.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED BY DOCUMENT No's. 2002-12795 & 2003-11228 FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.

A MITIGATION MONITORING PLAN IS RECORDED CONCURRENTLY WITH THIS MAP: DOC. No. _____

ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED GRADING PLAN. THIS PLAN SHALL COMPLY WITH THE RESULTS OF THE REQUIRED EROSION CONTROL PLAN AND SHALL SPECIFY:

A. CONSTRUCTION ACTIVITIES SHALL LIMIT THE AMOUNT OF DISTURBED SOIL PRESENT DURING ANY SINGLE CONSTRUCTION SEASON TO THAT NECESSARY FOR CONSTRUCTION WHICH WILL BE COMPLETED DURING THAT SEASON.

B. CONSTRUCTION SITE PERIMETER BERMS SHALL BE UTILIZED.

C. GROUND COVER AND SHRUBS SHALL BE REPLACED IN AREAS WHERE CONSTRUCTION OR EROSION HAS REMOVED EXISTING PLANT LIFE. MULCH, MESH, BLANKET MATTING, OR WATTLING MAY BE REQUIRED AFTER GROUND PREPARATION TO AID IN REVEGETATION.


D. TOPSOIL REMOVED FROM BUILDING SITES, ROADWAYS AND DRIVEWAYS SHALL BE STOCKPILED AND COVERED WITH TARPS, MULCH OR OTHER PROTECTIVE MATERIALS IF NOT USED COMPLETELY. THIS SOIL MAY ALSO BE USED FOR PERIMETER BERMS AROUND CONSTRUCTION SITES, IF COMPACTED. WHEN CONSTRUCTION IS COMPLETED, THESE BERMS SHALL BE GRADED BACK ONTO THE LOTS.

E. CONSTRUCTION TRAFFIC SHALL BE CONFINED TO ROUTES WHICH WILL BECOME THE PERMANENT ROAD SYSTEM, DRIVEWAYS, BUILDING PADS AND THE IMMEDIATE VICINITY, AND PARKING CONSTRUCTION AREAS FOR THE PROJECT. THE SUB-BASE OF PERMANENT ROADS SHALL BE ADEQUATE FOR ACCESS AND USE BY CONSTRUCTION VEHICLES.

F. MITIGATION MONITORS SHALL ENSURE THAT WORK CREWS MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING CONSTRUCTION OF ROADS AND VILLA AREAS. AREAS TO BE DISTURBED SHALL BE FLAGGED, AS APPROVED BY THE MONITOR, TO GUIDE CREWS PREPARING LAND FOR DEVELOPMENT.

SUBDIVISION MAP OF **CEDARWOOD, PHASE 2** A PORTION OF FOXWOOD

A PORTION OF SECTION 18, T28N, R8E MDB&M
PLUMAS COUNTY, CALIFORNIA



LUMOS AND ASSOCIATES, INC.

- CIVIL ENGINEERING
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