

INFORMATION SHEET FOR THE FINAL MAP OF AMERICAN RIDGE

BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T.25 N., R.9 E., M.D.M.

IN THE UNINCORPORATED TERRITORY OF PLUMAS COUNTY, CALIFORNIA

SCALE: 1" = 100' MAY, 2014

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET ~ P.O. BOX 1437 ~ NEVADA CITY ~ CALIFORNIA

INFORMATION NOTES:




THE FOLLOWING NOTES CONTAIN ADDITIONAL INFORMATION TO BE RECORDED IN CONFORMANCE WITH SECTION 66434.2 OF THE SUBDIVISION MAP ACT.

THE FOLLOWING INFORMATIONAL NOTES ARE FOR INFORMATIONAL PURPOSES ONLY, AND DESCRIBES CONDITIONS AS OF THE DATE OF FILING AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST OR THE INFORMATION DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE FOLLOWING INFORMATIONAL NOTES.

- LOTS 1-5 AND 24 REQUIRE AN ENGINEERED SEPTIC DESIGN AND ARE LIMITED TO A MAXIMUM OF 4 (FOUR) BEDROOMS.
- LOTS 15, 16, 19 AND 23 REQUIRE AN ENGINEERED SEPTIC DESIGN PER PLUMAS COUNTY CODE (PCC) SECTION 6-11.07(c).
- LOTS 6-14, 17, 18 AND 20-22 REQUIRE A SHALLOW SEWAGE DISPOSAL SYSTEM, NOT TO EXCEED A TOTAL INSTALLATION DEPTH OF TWELVE (12) INCHES BELOW THE EXISTING GROUND SURFACE. OTHERWISE, AN ENGINEERED SEWAGE DISPOSAL SYSTEM IS REQUIRED PER PCC SECTION 6-11.07(b).
- DESIGNATED SEWAGE DISPOSAL AREAS MAY ONLY BE REVISED WITH THE APPROVAL OF ENVIRONMENTAL HEALTH.
- THE ADDITIONAL INFORMATION MAP AND ANY ADDITIONAL INFORMATION DOCUMENTS THAT MAY BE NEEDED AS A PART OF THIS PROJECT SHALL BE REVIEWED AND APPROVED BY ENVIRONMENTAL HEALTH PRIOR TO THE RECORDING OF THE FINAL MAP.
- EMERGENCY WATER FOR FIRE PROTECTION SHALL BE PROVIDED BEFORE FINAL INSPECTION FOR BUILDING CONSTRUCTION AS SET FORTH IN ARTICLE 10 OF CHAPTER 4 OF TITLE 9 PLUMAS COUNTY CODE.
- ANY OPEN BURNING RELATED TO SIGHT DEVELOPMENT MUST BE DONE UNDER CONDITIONS OF AN AIR POLLUTION PERMIT ISSUED BY THE DISTRICT FOR THAT PROJECT. IN ADDITION, THE DISTRICT RECOMMENDS THAT AS MUCH OF THE WASTE VEGETATION AS FEASIBLE BE CHIPPED AND USED IN LOCAL CO-GENERATION FACILITIES SUCH AS THE QUINCY MILL.
- FIREPLACES SHALL BE PROHIBITED FROM ALL NEW CONSTRUCTION WITHIN THIS PROJECT AND ALL WOOD BURNING DEVICES BE RESTRICTED TO EPA PHASE II CERTIFIED WOOD BURNING APPLIANCES.
- THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ADEQUATE DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.
- ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT FUGITIVE DUST FROM LEAVING THE PROPERTY BOUNDARIES AND CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE SIGHT COVERAGE.
- ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
- ALL ON-SITE VEHICLE TRAFFIC SHALL BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.
- ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON A PROJECT SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
- ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE, AND THERE MUST BE A MINIMUM OF SIX (6) INCHES OF FREEBOARD IN THE BED OF THE TRANSPORT VEHICLE.
- PAVED STREETS ADJACENT TO THE PROPERTY SHALL BE SWEEPED OR WASHED AT THE END OF EACH DAY, OR MORE FREQUENTLY IF NECESSARY TO REMOVE EXCESSIVE ACCUMULATIONS OF SILT AND/OR MUD WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE PROJECT SITE IN ORDER TO PREVENT THE ENTRAINMENT OF DUST IN THE AIR BY PASSING VEHICLES.
- PRIOR TO FINAL OCCUPANCY, THE APPLICANT SHALL RE-ESTABLISH GROUND COVER ON ALL THE SIGHT THROUGH SEEDING AND WATERING IN ACCORDANCE WITH LOCAL GRADING ORDINANCE.
- THE SPLITTING OF ANY LOT SHOWN AND DELINEATED HEREIN IS PROHIBITED BY THE PLUMAS COUNTY PLANNING DEPARTMENT.

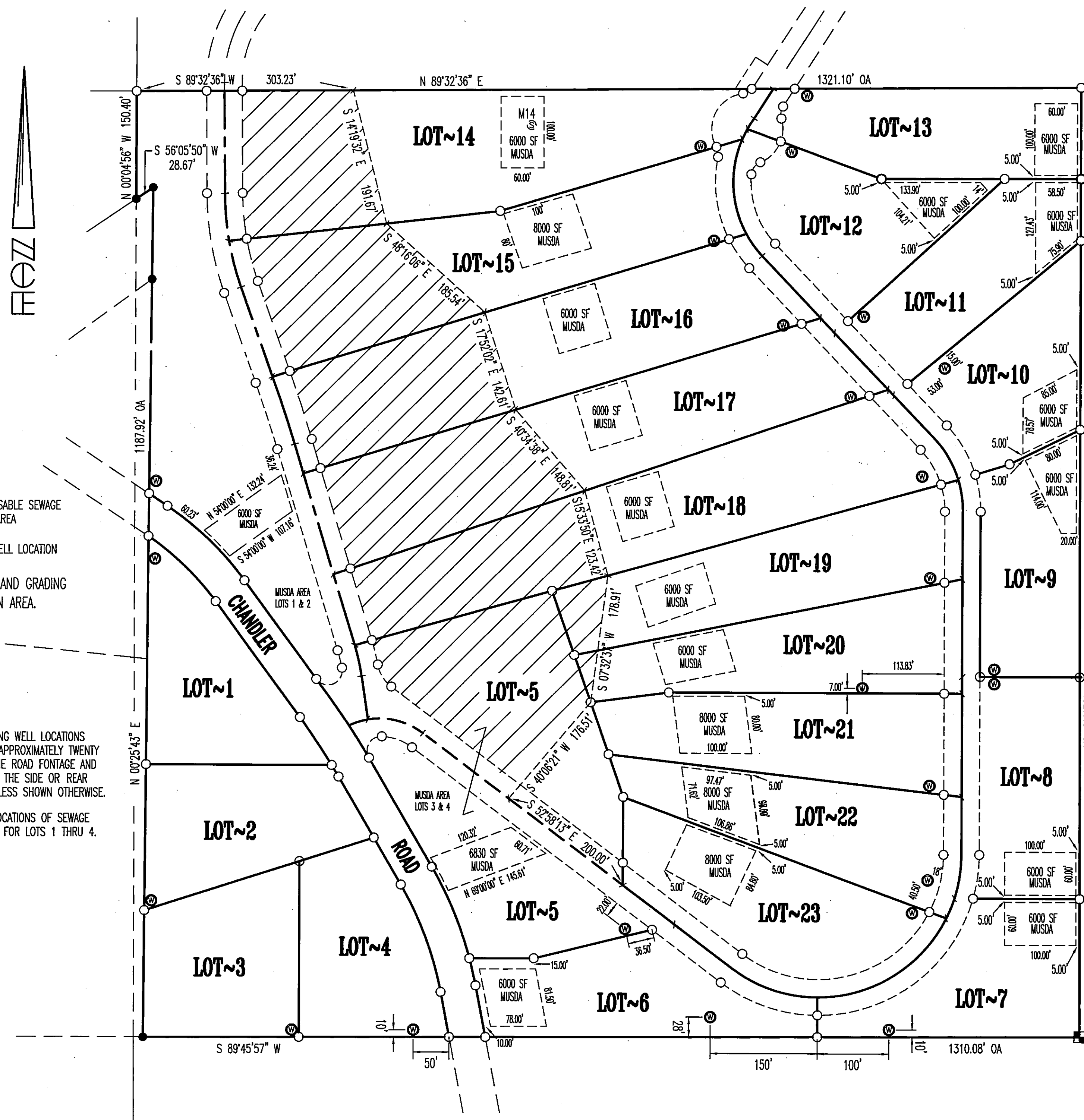
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LEGEND:

-  MUSDA MINIMUM USABLE SEWAGE DISPOSAL AREA
-  EXISTING WELL LOCATION
-  BUILDING AND GRADING EXCLUSION AREA.

NOTES:

- TYPICALLY ALL EXISTING WELL LOCATIONS HAVE BEEN DRILLED APPROXIMATELY TWENTY (20) FEET BEHIND THE ROAD FRONTAGE AND TEN (10) FEET FROM THE SIDE OR REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.
- SEE SHEET 4 FOR LOCATIONS OF SEWAGE DISPOSAL EASEMENTS FOR LOTS 1 THRU 4.



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