

NOTES:

1. 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.
2. 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.
3. A SOILS REPORT ENTITLED "PRELIMINARY SOILS REPORT AND EROSION CONTROL PLAN, "GRAEAGLE SUBDIVISION UNIT NO. 9", PREPARED IN SEPTEMBER 2003 BY DANIEL B. BASTIAN, P.E., OF BASTIAN ENGINEERING, GRAEAGLE, CALIFORNIA, IS ON FILE IN THE PLUMAS COUNTY ENGINEER'S OFFICE.
4. EROSION MITIGATIONS (SEE PRELIMINARY SOILS REPORT PER NOTE 3): THE FOLLOWING EROSION MITIGATIONS SHALL BE IMPLEMENTED WITH CONSTRUCTION ON EACH LOT WHERE APPLICABLE.

A. ROADWAYS AND DRIVEWAYS -

1. MAXIMUM LONGITUDINAL SLOPE SHALL BE 13 PERCENT OR LESS.
2. ROADWAY AND DRIVEWAY SURFACES SHALL BE ROCKED OR PAVED IN ACCORDANCE WITH PLUMAS COUNTY STANDARDS, TO PREVENT SURFACE RILLING OF THE SOIL.
3. ROADSIDE DITCHES SHALL HAVE THE INVERT LINED WITH ROCK OR COBBLES WHERE THE LONGITUDINAL SLOPE EXCEEDS 6 PERCENT.
4. CULVERT OUTLETS SHALL BE LOCATED ON NATURAL SOIL (NO FILL), AND /OR THE CHANNEL INVERT SHALL BE ROCK-LINED WHERE GREATER THAN 6 PERCENT SLOPE.

B. 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 FINE GRAINED FILL SLOPES OVER 3 FEET IN HEIGHT SHALL BE TRACK OR SHEEPSFOOT-ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE, AND BE VEGETATED. PREDOMINANTLY ROCK SLOPES SHALL BE ADEQUATE WITHOUT VEGETATION OR COMPACTION.

C. 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.

D. VEGETATION SHALL BE BY -

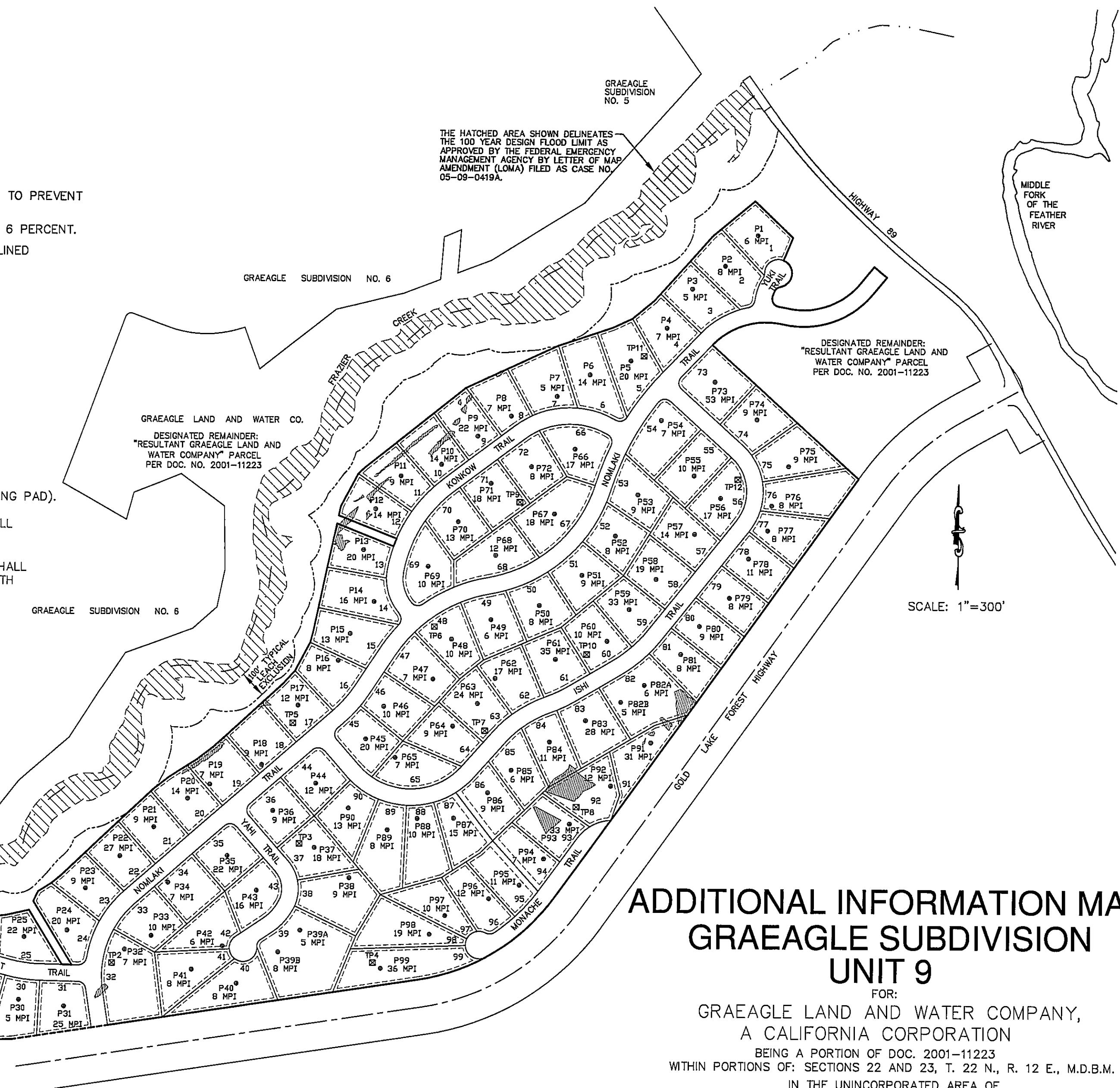
1. 40 POUNDS PER ACRE OF ORCHARDGRASS AND WHEATGRASS AND 250 POUNDS PER ACRE OF 16-20-0 FERTILIZER BROADCAST ON THE ROUGHENED OR DIMPLED SURFACE; AND
2. 2 TONS PER ACRE OF STRAW SPREAD OVER THE SEEDED SLOPES AND IMPRESSED IN OR TACKED ONTO THE DIMPLED GROUND SURFACE.

SEWAGE DISPOSAL LEGEND

- 30% SLOPE - LEACH EXCLUSION AREAS
- AVAILABLE DISPOSAL AREA LIMITS
- TP1 TEST PIT LOCATION AND NUMBER
- P20 PERCOLATION TEST LOCATION, TEST NUMBER AND PERC RATE.

AVAILABLE SEWAGE DISPOSAL AREA:

THE AVAILABLE DISPOSAL AREAS SHOWN WITHIN THE LOTS HAVE BEEN CALCULATED USING THE FOLLOWING CRITERIA: 5' OFFSETS FROM ROAD FRONT PROPERTY LINES, 7.5' OFFSETS FROM SIDE AND REAR NON-STREET PROPERTY LINES, AND EXCLUDING ANY AREAS WITH SLOPES GREATER THAN 30%. ON-SITE WASTE DISPOSAL SYSTEMS AND LOT IMPROVEMENTS CAN BE CONSTRUCTED ANYWHERE WITHIN THE AVAILABLE DISPOSAL AREA.



ADDITIONAL INFORMATION MAP GRAEAGLE SUBDIVISION UNIT 9

FOR:
GRAEAGLE LAND AND WATER COMPANY,
A CALIFORNIA CORPORATION

BEING A PORTION OF DOC. 2001-11223
WITHIN PORTIONS OF: SECTIONS 22 AND 23, T. 22 N., R. 12 E., M.D.B.M.

IN THE UNINCORPORATED AREA OF
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:
BASTIAN ENGINEERING
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BLAIRSDEN, CALIFORNIA 96103
L.S. 7045