



## NOTES:

1. Driveways off of Poplar Valley Road shall only be permitted for Lot 4 in Phase 1.
2. No building permit shall be issued unless the Planning Department has a letter on file from the California Department of Forestry and Fire Protection representative stating that the required firebreak satisfies the following specifications and this letter shall not be older than two years from the date of the Planning Department's approval of the building permit.
3. The developer shall construct a modified fuelbreak along the west portion of the project area with the following specifications or comply with the standards established by the Plumas Eureka Estates Fire Department, whichever is greater.
  - a. The fuelbreak shall be no less than 75 feet wide.
  - b. The existing forest stand shall be thinned to a maximum basal area of 50 square feet per acre.
  - c. Trees over 25 feet in height remaining after completion of thinning operations shall be limbed to no less than 12 feet from the ground.
  - d. Seedlings, saplings, and brush shall be thinned to allow a minimum of 3 feet distance between the outermost foliage of adjacent plants.

Each lot owner should retain his/her own civil &/or geotechnical consultant(s) to provide project/site specific recommendations, per the "Soils Investigation Eureka Springs" Plumas County, California dated June, 1993, by Robert Hunter, for grading and drainage, and to verify that foundation conditions are as anticipated.

Construction on lots within this proposed development shall be in conformance with the Erosion Control Plan Supplemental (Allen Gray, June 16, 1993) and Soils Investigation (Robert Hunter, June, 1993) located in the Project file.

Roads shown hereon "Eureka Springs Drive" 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.

Additional Information Sheet  
THE VILLAGE AT PLUMAS PINES PHASE 1  
for  
The Village at Plumas Pines, LLC,  
a Nevada Limited Liability Company

A portion of the SE 1/4 of Section 8, T. 22 N., R. 12 E., M.D.M.  
being a portion of Mapes Ranch Parcel of 9 RS 75  
Plumas County, California  
Scale 1"=100' September, 2004

Hamby Surveying Inc.  
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