

NOTES:

1. Driveway construction and Building Pad construction shall incorporate the following features:
 - a) Whenever possible, driveways to be constructed on slopes of 15% or less.
 - b) Maximum driveway slope shall be 13%, except with written permission from the County Fire Warden and the Director of Public Works. In no instance shall the driveway grade exceed 16%.
 - c) Cut slopes in rock or stiff-to-hard cohesive soil shall be 3/4 (horizontal) : 1 (vertical) to minimize bared surfaces.
 - d) Cut slopes in topsoil and all fill slopes shall be 2:1 or flatter.
 - e) All fill slopes shall be compacted to 90 percent of optimum, and be tracked or sheepfoot-rolled on completion to result in a tight, dimpled surface.
2. Surface Drainage Ways from building pads, and ditches along driveways and roads shall include the following features:
 - a) All channel inverts in topsoil where the longitudinal slope exceeds 10 percent shall be rocked with 2 inches of base rock or 3/4 inch to 3 inch rock.
 - b) Maximum length of run in road and driveway ditches in topsoil of 10 percent slope or steeper shall be 300 feet.
3. All fill slopes over 3 feet high, and all cut slopes in topsoil over 2 feet high shall be revegetated. Revegetation shall be by:
 - a) 40 pounds per acre of Orchardgrass and Wheatgrass and 400 pounds per acre of 16-20-0 fertilizer shall be broadcast on roughened or dimpled surface.
 - b) 2 tons per acre of straw shall be spread over the seeded slopes and be track-packed or be punched with a studded roller.
4. Determinations and Implementations; When decisions are required they shall be made as set forth below. Implementation of erosion control measures shall be as set forth below.
 - a) Building permit plans shall include driveway plans. Driveway plans shall include the longitudinal slope of the driveway and all cut and fill slopes, and all cut and fill slopes 3 feet high and higher. Driveways shall be completed before final inspection. In addition, all cut and fill slopes shall be noted on the building permit plans with the percent slope of cut and fill areas indicated on the plans.
 - b) Determination of the presence of stiff-to-hard cohesive soil shall be made by the County Engineer and the Project Engineer. In the case of disagreements the determinations of the County Engineer shall be final.
5. Monitoring: The Planning and Building Services Department will inspect all erosion control and revegetation measures upon completion to confirm compliance. Additional inspections will be required until revegetation and erosion control measures are completed and established to the satisfaction of the Planning and Building Services Department.

The cost of monitoring building pad and driveway erosion control monitoring shall be as set forth below:

1.5 hours x Hourly rate for Planner's time as shown on the current fee schedule, plus

50 miles x Mileage rate as adopted by the Board of Supervisors.
6. Building and Grading shall be limited to the designated building envelopes, except that grading for driveway construction shall be allowed outside the envelope.
7. Fencing outside of the building envelopes be restricted to 3 or 4 strand smooth or barbed wire. Cyclone, hog-wire, welded wire and corral type fencing is not allowed. The bottom strand shall be no lower than 18 inches above the ground and the top strand no higher than 48 inches. Within the building envelopes deer proof fencing may be used.
8. Removal of native vegetation outside of the building envelopes shall be restricted to that necessary for driveway construction and for fire safety as determined by the California Department of Forestry and Fire Protection.
9. 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 of the Plumas County Code.
10. Each residential unit and occupied commercial building shall have only residential wood combustion units that are Environmental Protection Agency Phase II or better devices and are installed in compliance with Plumas County and Northern Sierra Air Quality Management District regulations. Fireplaces are considered to be wood combustion units.
11. Leach exclusion includes areas within 50 feet of seasonal drains, 100 feet of well sites, and all slopes over 30 percent.
12. A Road Maintenance Agreement is on file as Document No. 2002-00444, of Plumas County Official Records.
13. The property shown hereon is subject to a Planned Development Permit which is recorded as Document No. 2002-00442, of Plumas County Official Records. Future development of this property will be subject to the conditions of said permit.
14. The information shown herein is for information purposes describing conditions as of filing and is not intended to affect record title interest.
15. The additional information shown herein is derived from public records or reports and does not imply the correctness or sufficiency or those records or reports by preparer.
16. Pinehaven Lane, a private easement, is not subject to improvements or maintenance by Plumas County. Such easement will not become effective unless and until reservations and grants are included in the respective deeds.

Additional Information Sheet
Lakeview Subdivision Unit No. 2
and PLANNED DEVELOPMENT for
Holcomb Family Trust Jim Holcomb Trustee

Portion of Lot 1, 7 M 70, Lakeview Subdivision
Located in Section 11, T. 23 N., R. 13 E., M.D.M.
Plumas County ~ California
Scale 1"=100' April, 2001

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