



NOTES

1. Planned Development Statement: The property shown hereon is subject to Planned Development Permits recorded in Book 604 of Official Records at Page 195, and in Book 649 of Official Records at Page 419, Plumas County Records. Future development of this property will be subject to the conditions of said Permits.
2. 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.
3. The additional information shown hereon is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer.
4. The roads shown hereon, namely Carmichael Road and Nuthatch Street, including the portions of said Carmichael Road lying outside the subdivision, 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. Said roads will be maintained by all the parties to the Covenants, Conditions and Restrictions for Mohawk Valley Properties, Unit No. 1, which are recorded in Book 622 of Official Records at Page 736 and which set forth the rights and responsibilities of the parties for said easements.
5. An engineer-designed subsurface disposal system shall be required for all development on Lots 16 and 20 shown hereon.
6. Leach exclusion areas exist on all those portions of the property unacceptable for leach areas as set forth in Section 6-11.03(b) and (c) of the Plumas County Code.

Specific leach exclusion areas are to include areas within the Building Exclusion Line limits shown hereon, within 50 feet of property lines, and within areas having a slope of 30 percent or greater.

7. The disposal system requirements in Note 5 and the leach exclusion area conditions in Note 6 are to remain in effect until appropriate changes in the Plumas County Code or specific approvals by the County are made which remove all or a part of these conditions.
8. A soils report entitled "Preliminary Soils Report and Erosion Control Plan, Mohawk Valley Properties, Mohawk Valley," prepared in February 1993 by Larry A. Fites, P.E., of Larry Fites Engineering, Graeagle, California, is on file in the Plumas County Engineer's office.

9. Erosion Mitigations (see Preliminary Soils Report per Note 8): The following erosion mitigations shall be implemented with construction on each lot where applicable.

A. Building and Grading Plans -

1. Building and grading plans shall show all cut and fill slopes and natural slope areas between 15 and 25 percent.

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 otherwise specified.

4. All fill slopes over 3 feet in depth shall be track or sheepfoot-rolled on completion, to result in a tight, dimpled surface, and be revegetated.

C. Building Location -

1. Building location 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. Revegetation 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.
2. 2 tons per acre of straw shall be spread over the seeded slopes and impressed in or tacked onto the dimpled ground surface.

ADDITIONAL INFORMATION MAP

MOHAWK VALLEY PROPERTIES
UNIT NO. 1, LOT 16
RESUBDIVISION

A PLANNED DEVELOPMENT

2

MOHAWK MEADOWS

CALIFORNIA GENERAL PARTNERSHIP

A PORTION OF
SECTION 31, T. 22 N., R. 13 E., M.D.M.
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:

MARRY FITES ENGINEERING
P.O. BOX 20308
GRAEAGLE, CALIFORNIA 96103
R.C.E. 13225