

NOTES

ALL IMPROVEMENT PLANS AND PLOT PLANS TO SHOW SLOPES OF 15% AND GREATER, 20% AND GREATER, 25% AND GREATER, AND 30% AND GREATER

NO EXCAVATION (CUT OR FILL) ON SLOPES EXCEEDING 20% SHALL BE ALLOWED FOR THE CREATION OF A BUILDING PAD. THE TERM BUILDING PAD SHALL MEAN THE LEVELING OF AN AREA CREATED BY GRADING CUT OR CUT AND FILL METHODS UPON WHICH BUILDING CONSTRUCTION SHALL BE PLACED AND SHALL NOT BE INTERPRETED TO PRECLUDE LANDSCAPE TERRACING BY USE OF RETAINING WALLS.

EXCAVATION ON SLOPES BETWEEN 20 TO 30 PERCENT SHALL BE LIMITED TO FOOTINGS, BASEMENT OR LOWER FLOOR RETAINING WALLS, WELL DEVELOPMENT, SEWAGE DISPOSAL SYSTEMS, UTILITY TRENCHING, LANDSCAPE TERRACING, AND DRIVEWAYS.

INTERCEPTOR DITCHES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD)

ALL CUT SLOPES SHALL BE GRADED 3:1 OR FLATTER, WHERE POSSIBLE, OR OTHERWISE STABILIZED UNLESS THE CUT FACE IS DENSE CLAYEY MATERIAL OR ROCK. ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION TO RESULT IN A TIGHT, DIMPLED SURFACE. ALL CUT AND FILL SLOPES SHALL BE REVEGETATED OR OTHERWISE STABILIZED, SATISFACTORY TO THE COUNTY ENGINEER.

ALL BUILDING SITE OR LOT GRADING WORK UNDERWAY DURING RAINY WEATHER SHALL CONTROL EROSION BY USE OF PLASTIC SHEETING, STRAW, OR BY OTHER APPROPRIATE METHODS.

DRIVEWAYS SHALL NOT TRAVERSE SLOPES GREATER THAN 15% EXCEPT WHERE THIS WOULD BE PRECLUSIVE OF DRIVEWAY CONSTRUCTION, AND SHALL NOT TRAVERSE SLOPES GREATER THAN 25%. SATISFACTORY TO THE COUNTY ENGINEER.

DRIVEWAYS SHALL NOT EXCEED 15% GRADE AND SHALL BE SURFACED WITH IMPORTED ROCK BASE, CONSTRUCTED TO THE STANDARDS IN SECTION 9-4.606 EXCEPT THOSE OF SUBSECTION (d), AND AS PROVIDED IN SECTION 8-11.03 OF THE PLUMAS COUNTY CODE.

ALL SLOPES RESULTING FROM DRIVEWAY CONSTRUCTION, LESS THAN 4' IN HEIGHT SHALL BE GRADED 3:1 OR FLATTER (WHEREVER POSSIBLE) AND REVEGETATED OR OTHERWISE STABILIZED. SATISFACTORY TO THE COUNTY ENGINEER. WHERE POSSIBILITIES NEED BE DETERMINED, THEY SHALL BE DETERMINED BY THE COUNTY ENGINEER.

ALL SLOPES, RESULTING FROM DRIVEWAY CONSTRUCTION, GREATER THAN 3:1 SHALL BE REVEGETATED OR THE SURFACE OTHERWISE STABILIZED, UNLESS THE CUTFACE IS DENSE CLAYEY MATERIAL OR ROCK.

ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE, AND BE REVEGETATED.

WHERE OTHER METHODS OF STABILIZATION ARE USED, THEY SHALL BE APPROVED AND EXECUTED SATISFACTORY TO THE COUNTY ENGINEER.

THE DETERMINATION OF THE PRESENCE OF DENSE CLAYEY MATERIAL OR ROCK SHALL BE MADE BY THE COUNTY ENGINEER.

REVEGETATION SHALL BE DONE IN CONFORMANCE WITH THE APPROVED REVEGETATION PLAN.

DRIVEWAY PLANS SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION. DRIVEWAYS SHALL BE COMPLETED BEFORE FINAL INSPECTION.

EROSION CONTROL FOR FIXED WORKS SHALL CORRESPOND WITH THE EROSION CONTROL PLAN, BUT SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, AND SHALL BE APPROVED BY THE COUNTY ENGINEER. CORRESPONDENCE SHALL BE DETERMINED BY THE COUNTY ENGINEER AND THE PLANNING DEPARTMENT.

A BUILDING ENVELOPE OF 12,272 SQUARE FEET SHALL BE ESTABLISHED EXCEPT THAT A BUILDING ENVELOPE OF 15,000 FEET SHALL BE ESTABLISHED FOR LOTS 9,10,11,12.

BUILDING ENVELOPES SHALL NOT ENCR OACH INTO THE DEER MOVEMENT CORRIDOR SHOWN ON THE ADDITIONAL INFORMATION MAPS.

THE BUILDING ENVELOPE SHALL BE LOCATED AT THE TIME OF APPLICATION FOR THE FIRST BUILDING PERMIT FOR AN ABOVE GROUND STRUCTURE, AND THE LOCATION SHALL BE ACCEPTABLE TO THE PLANNING DEPARTMENT FOR ALL MITIGATION AND ZONING REQUIREMENTS.

ALL BUILDING IMPROVEMENTS FOR DWELLING UNITS (MAIN RESIDENCES) SHALL BE WITHIN BUILDING ENVELOPES.

THE UNIMPROVED AREA OF BUILDING ENVELOPES SHALL BE THE TRANSITION AREA AND SHALL MAINTAIN NATURAL VEGETATION IN ACCORDANCE WITH PUBLIC RESOURCES CODE SECTION 4291 AND THE COMPATIBLE PLANT LIST DISCUSSED BELOW, AND THAT THE INTRODUCTION OF VEGETATION NOT INDIGENOUS TO THE AREA SHALL BE PROHIBITED IN THE TRANSITION AREA.

SMALL ANIMAL HUSBANDRY, AS DEFINED IN TITLE 9 OF THE PLUMAS COUNTY CODE, SHALL NOT BE PERMITTED.

LARGE ANIMAL HUSBANDRY, AS DEFINED IN TITLE 9 OF THE PLUMAS COUNTY CODE, SHALL BE PERMITTED ON LOTS 9,10,11,12,13, BUT SHALL BE LIMITED TO NO MORE THAN TWO HORSES WITH THEIR YOUNG (ONE YEAR OLD OR LESS).

FENCING SHALL NOT BE PERMITTED WITHIN THE DEER MOVEMENT CORRIDORS.

FENCING ON LOTS 9-11 AND 73-77 SHALL BE NO MORE THAN 4 RAILS OR STRANDS OF WIRE WITH THE LOWEST 18 INCHES ABOVE THE GROUND LEVEL, AND THE TOP STRAND OR RAIL NO MORE THAN 48 INCHES ABOVE GROUND LEVEL.

LOTS 12 AND 13 - PASTURE FENCING, NOT TO EXCEED 2 ACRES, SHALL BE PERMITTED IN THE GRASSY AREAS OF THE LOTS. CORAL FENCING SHALL BE LIMITED TO AN AREA NOT TO EXCEED 10,000 SQUARE FEET AND SETBACK A MINIMUM OF 100 FEET FROM THE ROADWAY FRONTAGE. PERMITTED FENCING SHALL BE A 4 WIRE, OR 3 WIRE AND A TOP WOOD RAIL WITH THE TOP WIRE OR RAIL NOT TO EXCEED 48 INCHES IN HEIGHT AND THE BOTTOM WIRE NOT LESS THAN 18 INCHES FROM THE GROUND.

LOTS 9,10, AND 11 - CORRAL OR PADDOCK FENCING SHALL ONLY BE PERMITTED AND IN AN AREA NOT TO EXCEED 5,000 SQUARE FEET AND SETBACK A MINIMUM OF 100 FEET FROM THE ROADWAY FRONTAGE.

CLEARING OUTSIDE OF ENVELOPES SHALL BE LIMITED TO REMOVAL REQUIRED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION TO COMPLY WITH FIRE PROTECTION STANDARDS; REMOVAL OF DISEASED AND DEAD VEGETATION; REMOVAL FOR PERMITTED LOT IMPROVEMENTS; AND THAT SELECTIVE THINNING OF TREES TO PROVIDE VIEW CORRIDORS MAY BE PERMITTED SUBJECT TO REVIEW BY THE DESIGN REVIEW COMMITTEE.

ALL PLANTING IN TRANSITION AREAS AND OUTSIDE OF BUILDING ENVELOPES SHALL BE CONSISTENT WITH THE APPROVED PLANT LIST AS APPROVED PLANT BY THE PLANNING DEPARTMENT.

PLANTING WITHIN DEER MOVEMENT CORRIDORS SHALL BE OF BROWSE OR COVER SPECIES FROM THE APPROVED LIST.

ADDITIONAL INFORMATION SHEET

VALLEY RANCH ESTATES

A PLANNED DEVELOPMENT

PHASE No. 1 UNIT No. 5

FOR VALLEY RANCH INVESTORS

PORTION OF SECTION 25, T. 22 N. R. 12 E. M.D.B & M.
PORTION OF SECTION 30, T. 22 N. R. 13 E. M.D.B & M.

PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JANUARY, 1991

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