

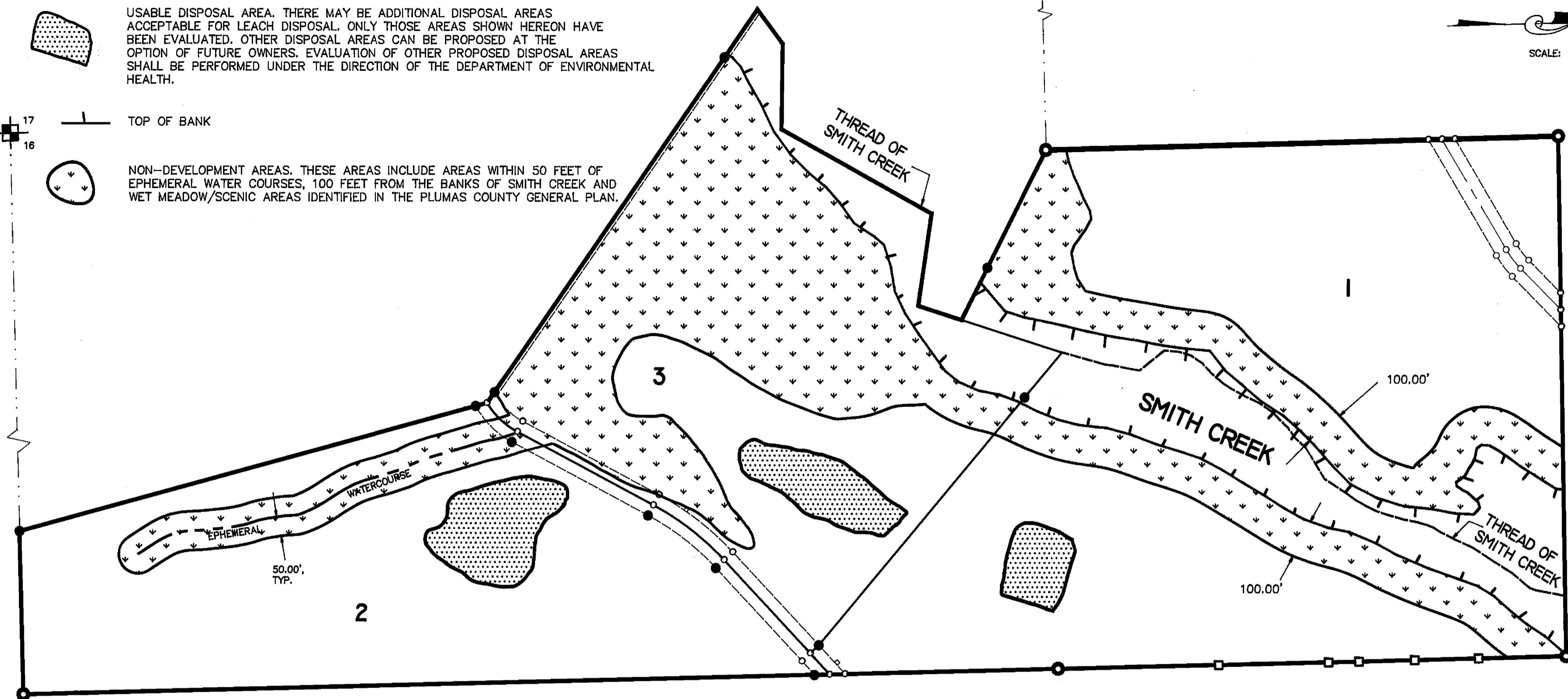
LEGEND

USABLE DISPOSAL AREA. THERE MAY BE ADDITIONAL DISPOSAL AREAS ACCEPTABLE FOR LEACH DISPOSAL. ONLY THOSE AREAS SHOWN HEREON HAVE BEEN EVALUATED. OTHER DISPOSAL AREAS CAN BE PROPOSED AT THE OPTION OF FUTURE OWNERS. EVALUATION OF OTHER PROPOSED DISPOSAL AREAS SHALL BE PERFORMED UNDER THE DIRECTION OF THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

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NON-DEVELOPMENT AREAS. THESE AREAS INCLUDE AREAS WITHIN 50 FEET OF Ephemeral WATER COURSES, 100 FEET FROM THE BANKS OF SMITH CREEK AND WET MEADOW/SCENIC AREAS IDENTIFIED IN THE PLUMAS COUNTY GENERAL PLAN.

NOTES:

- A. LOT 1 REQUIRES AND ENGINEER-DESIGNED SEWAGE DISPOSAL SYSTEM.
- B. GRADING WITHIN THE NON-DEVELOPMENT AREAS IS PROHIBITED, EXCEPT FOR THE CONSTRUCTION OF A SINGLE DRIVEWAY FROM SMITH CREEK ROAD TO SERVE THE BUILDING SITE ON LOT 1.
- C. NO FILL SHALL BE PLACED WITHIN THE NON-DEVELOPMENT AREAS, EXCEPT FOR THE CONSTRUCTION OF A SINGLE DRIVEWAY FROM SMITH CREEK ROAD TO SERVE THE BUILDING SITE ON LOT 1.
- D. VEGETATION WITHIN THE NON-DEVELOPMENT AREAS SHALL BE PROTECTED DURING CONSTRUCTION.
- E. DISPOSAL OF LAWN CLIPPINGS, OIL, CHEMICALS, OR TRASH OF ANY KIND SHALL BE PROHIBITED WITHIN NON-DEVELOPMENT AREAS.
- F. PROJECT DESIGN AND CONSTRUCTION SHALL INCORPORATE THE FOLLOWING EROSION CONTROL MEASURES:

 - 1. MAXIMUM DRIVEWAY LONGITUDINAL SLOPE SHALL BE 13% OR LESS, EXCEPT THAT WITH WRITTEN PERMISSION FROM THE PLUMAS COUNTY FIRE WARDEN AND THE DIRECTOR OF PUBLIC WORKS, THE MAXIMUM SLOPE SHALL NOT EXCEED 16%.
 - 2. DRIVEWAY SURFACES EXCEEDING 7% LONGITUDINAL SLOPE SHALL BE ROCKED OR PAVED IN ACCORDANCE WITH PLUMAS COUNTY STANDARDS, TO PREVENT SURFACE RILLING OF THE SOIL.
 - 3. DRIVEWAYS WITH A NATIVE MATERIAL TRAVELED WAY SURFACE SHALL HAVE A CROSS SLOPE OF 3% TO 4%, TO PRECLUDE ADVERSE RUTTING AND PONDING.
 - 4. ROADSIDE DITCHES SHALL HAVE THE INVERT LINED WITH 3/4" TO 3" ROCK, OR COBBLES WHERE THE LONGITUDINAL SLOPE EXCEEDS 7%.

- 5. CULVERT OUTLETS SHALL BE LOCATED ON NATURAL SOIL (NO FILL), AND/ OR THE OUTLET CHANNEL INVERT SHALL BE ROCK-LINED WHERE GREATER THAN 10% SLOPE.
- 6. THE DRIVEWAY LONGITUDINAL SLOPE SHALL BE SHOWN ON THE BUILDING PERMIT PLOT PLAN.
- CUT AND FILL SLOPES:
 1. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER, EXCEPT THAT SUCH SLOPES OR PORTIONS OF SUCH SLOPES WHICH ARE GREATER THAN 2' IN VERTICAL HEIGHT MAY BE ROCK-LINED WITH 6" TO 2' DIAMETER ROCK TIGHTLY-PLACED ON A SURFACE OF 1-1/2:1 OR FLATTER.
 2. ALL SLOPES LESS THAN 3' 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, OR IS ROCK LINED.
 4. ALL FILL SLOPES OVER 3' IN DEPTH SHALL BE TRACK OR SHEEPSFOOT-ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE AND BE REVEGETATED.
 5. THE SLOPE AND HEIGHT OF CUT AND FILL SLOPES SHALL BE SHOWN ON THE BUILDING PERMIT PLOT PLAN.
- BUILDING LOCATION:
 1. INTERCEPTOR DITCHES OR SWALES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD).
 2. ANY CONCENTRATED FLOW AREAS OR DOWNSPOUT GUTTERS STEEPER THAN 7% SLOPE ON BUILDING SITES SHALL BE ARMORED TO THE POINT WHERE FLOW CHANGES TO SHEET FLOW.

- 3. WHEN CONSTRUCTION OCCURS ON SLOPES STEEPER THAN 15%, 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, LANDSCAPE GROUND COVER OR RELATIVELY SHORT, FIRE-RESISTANT PLANTS OR GRASSES.
- 4. CONSTRUCTION ON SLOPES STEEPER THAN 15% SHALL BE INDICATED ON THE BUILDING PERMIT PLOT PLAN.

REVEGETATION SHALL BE BY:

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

G. PLANNED DEVELOPMENT STATEMENT:

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED IN BOOK 614 OF OFFICIAL RECORDS AT PAGE 573. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.

- H. 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.
- I. 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.

ADDITIONAL INFORMATION MAP**SMITH CREEK RANCH**

A PLANNED DEVELOPMENT

FOR
FLANAGAN FAMILY TRUST

A PORTION OF THE WEST HALF OF
SECTION 16, T. 22 N., R. 13 E., M.D.M.
PLUMAS COUNTY, CALIFORNIA.

PREPARED BY:

LARRY FITES ENGINEERING

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

AUGUST 1994

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