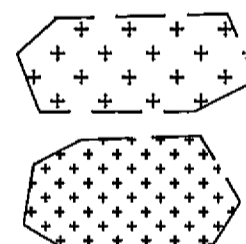


Designated Remainder

10.37 acres

Building and development exclusion until rezoned for higher density.



LEACH EXCLUSION AREAS

AREAS 30 PER CENT SLOPE OR GREATER

Notes:

1. Building Foundation

a. The bottom of building foundations shall be on rock or dense sandy clay, or to a minimum depth of 18 inches below original grade whichever is less.

2. Driveway Construction

a. All cut slopes shall be 1 1/2 (horizontal) to 1 (vertical) or flatter; except that cuts in rock and dense (>2 ksf unconfined compression) sandy clay may be 3/4 to 1 or flatter.

b. All fill slopes shall be compacted to 90 percent of optimum, have a slope of 2:1 or flatter, and be track or sheepfoot-rolled on completion to result in a tight, dimpled surface and be revegetated.

c. Individual driveways shall be surfaced with 2 inches of rock or gavel. Driveways shall be improved to this standard prior to issuance of building permits for a residence.

3. Surface Drainage Ways - from building pads, ditches and driveways.

- a. All channel inverts where the longitudinal slope exceeds 10 percent shall be rocked with 2 inches of base rock or 3/4" to 3" rock.
- b. Maximum length of drainage run in channels of 10 percent or steeper shall be 300 feet.

4. Building Pad

a. All fill slopes shall be compacted to 90 percent of optimum, have a slope of 2:1 or flatter, and be track or sheepfoot-rolled on completion to result in a tight, dimpled surface and be revegetated.

5. Revegetation

- 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 punched with studded roller or be track-packed.

6. Building Permits

- a. Building permit plans for residences shall include driveway plans and show all cut and fill slopes, and required improvements (i.e. maximum slope, compaction, and revegetation).
- b. All drainage ways resulting from development shall be shown on the building permit plans for residences. Drainage ways shall be improved as discussed above prior to issuance of a final building permit.

7. Lot 1 and Lot 6 will require a special-designed shallow leach field.

8. The information shown hereon is for informational purposes describing conditions as of filing and is not intended to affect record title interest.

9. 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 preparer.

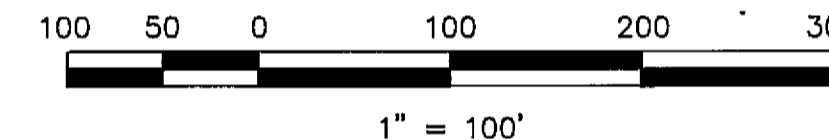
10. Leach exclusion includes areas within 50 feet of seasonal drains, 100 feet of well sites, and all slopes over 30 percent.

11. Future division of this development is prohibited under current zoning.

12. Roads shown hereon, Cedar Ravine Road and Cedar Ridge Road, are private easements not subject to improveeasements or maintenance by Plumas County. Such easements will not become effective unless and until reservations and grants are included in the respective deeds.

13. A Road Maintenance Agreement is on file in Book 649 of Official Records at Page 221, Plumas County records.

14. The area of the other lands designated Agricultural Buffer shall be designated a building and development exclusion area to prevent the effective density from being exceeded, until rezoned for higher density.



1" = 100'

Additional Information Sheet  
GRIZZLY CREEK RANCHETTES  
A Planned Development  
for  
WAYNE SHUMATE

PORTION OF SEC. 17 T 23 N R 14 E  
M.D.B.& M.  
PLUMAS COUNTY, CALIFORNIA  
SCALE 1" = 100' MAY, 1991

Hamby Surveying Inc.  
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