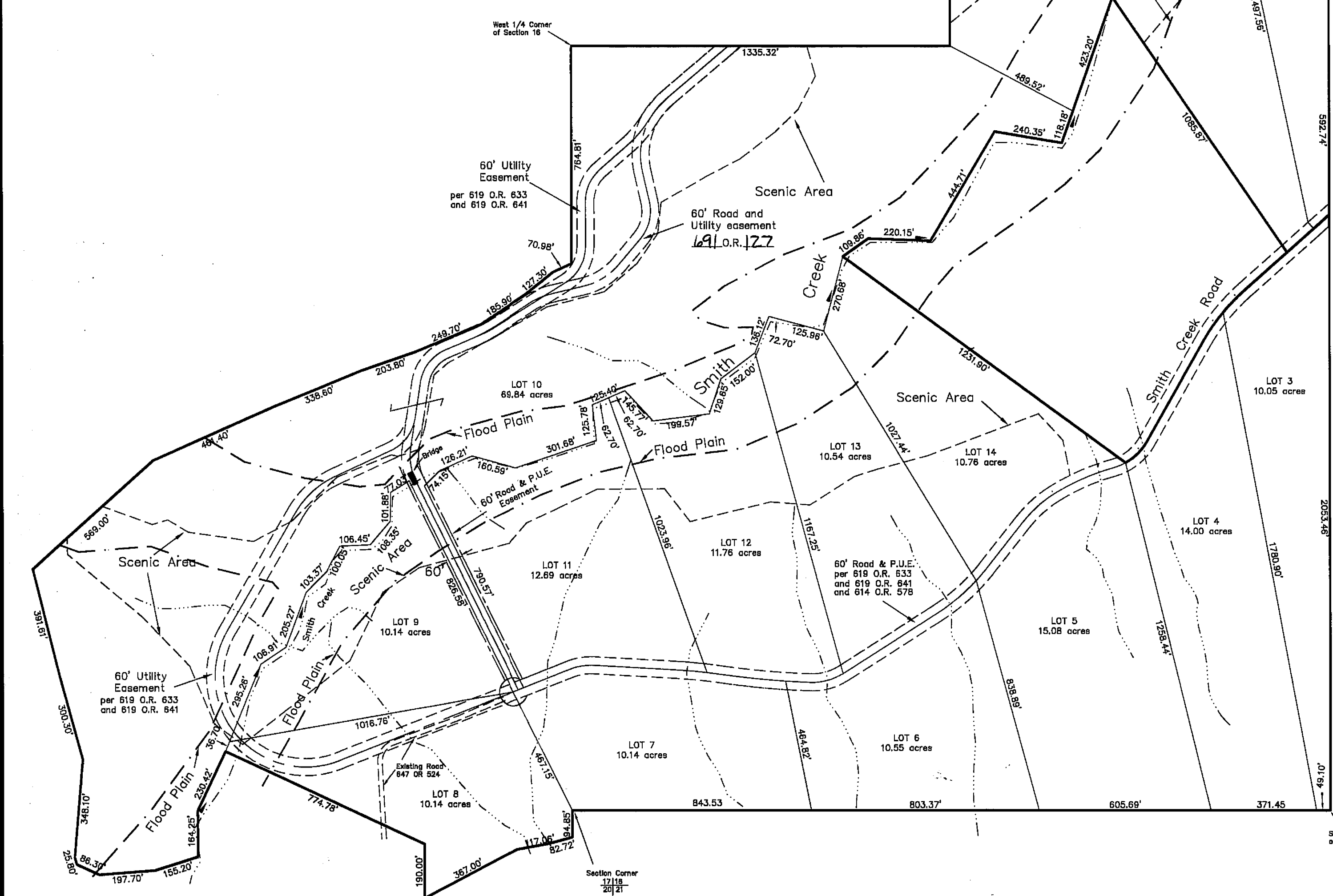
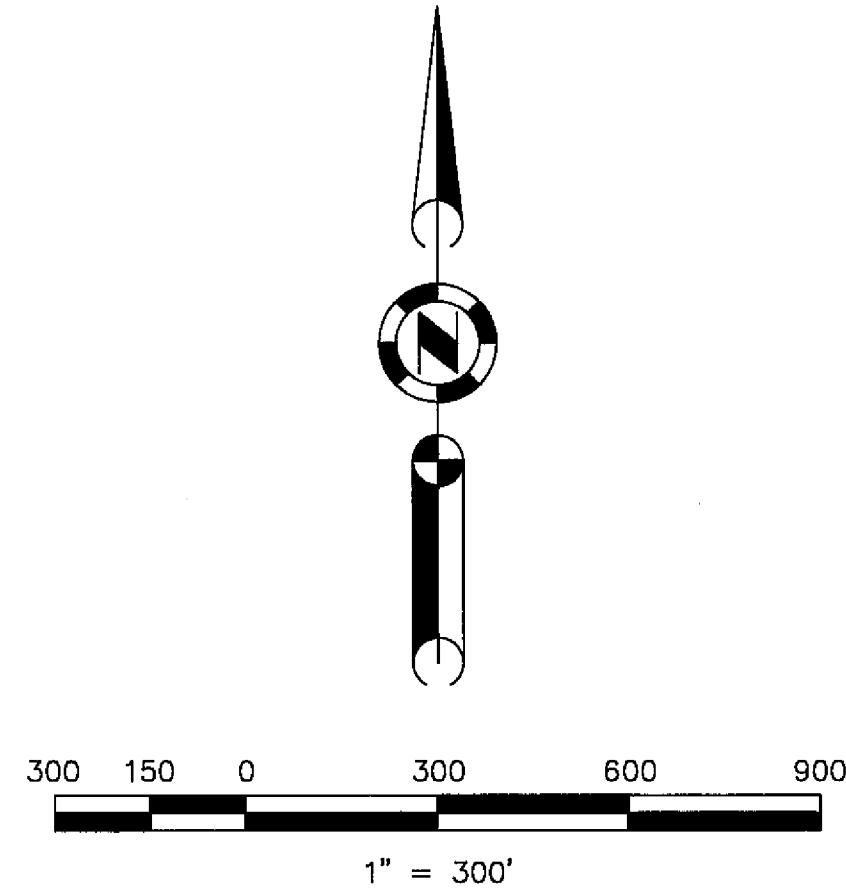


Roads shown hereon, SMITH CREEK ROAD and SMITH LAKE ROAD are private easements not subject to improvement or maintenance by Plumas County. Such easements will not become effective unless and until reservations and grants are included in the respective deeds.

The property shown hereon is subject to a Road Maintenance Agreement which is recorded in Book 692 of Official Records at page 163.

P.D. Permit 692/167

--- Existing unimproved road
 ~~~~~ Ephemeral watercourse



Notes:

DRIVEWAYS

- a) 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 longitudinal slope shall not exceed 16%.
- b) Driveway surfaces exceeding 7% longitudinal slope shall be rocked or paved in accordance with Plumas County Standards, to prevent rilling of the soil.
- c) Driveways with a native material traveled way surface shall have a cross slope of 3 to 4 percent, to preclude rutting and ponding.
- d) 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.

CUT AND FILL SLOPES

All cut and fill slopes shall be 2:1 or flatter, or be rock lined, except that such slopes of portions of such slopes which are greater than two feet in vertical height may be rock-lined with six inch to two foot diameter rock tightly-placed on a surface of 1.5 : 1 or flatter.

All slopes less than 3 feet in height shall be graded 3:1 or flatter.

All cut slopes steeper than 3:1 shall be revegetated, unless cut face is dense rocky silt or is rock lined.

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.

The slope, height, and depth of cut and fill slopes shall be shown on the building permit plot plan.

BUILDING LOCATION

Interceptor ditches or swales shall be constructed at the base of all cut slopes (upper side of building pad.)

Any concentrated flow areas or downspout gutters steeper than 7% slope on building sites shall be armored the the point where flow changes to sheet flow.

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, landscaped ground cover or relatively short, fire-resistant plants or grasses.

The percent slope shall be indicated on all building permit plot plans.

REVEGETATION SHALL BE BY:

- 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; and
- 2 tons per acre of straw spread over the seeded slopes and impressed in or tacked onto the dimpled ground surface.

PERFORMANCE

All erosion control measures shall be in place by October 15 of the year, unless approved by the County Engineer.

BUILDING AND DEVELOPMENT EXCLUSION AREAS:

The following areas are building and development exclusion areas:

The Scenic Area and the Flood Plain as described in the Plumas County General Plan, and shown on this map.

Within 50 feet of ephemeral watercourses.

Within 100 feet of the banks of Smith Creek.

Grading or filling within a building exclusion area is prohibited. Vegetation within the above areas shall be protected during construction.

No building permit shall be issued unless the Planning Department has a letter on file from the California Department of Forestry and Fire Protection representative stating that the emergency road satisfies their regulations. This Letter shall not be older than three years from the date of the Planning Department's approval of the building permit.

Additional Information Map  
 Smith Creek Ranch Unit No. 3  
 A Planned Development  
 for  
 James & Carol Flanagan

Lots 1 & 2, 7 M:120 and Lots 3, 4, & 5 10 RS 78  
 Being a portion of Sections 16, 17, & 20.  
 T.22 N., R. 12 E., M.D.M.

Plumas County ~ California  
 Scale 1" = 300' JULY, 1996

HAMBY SURVEYING INC.  
 P.O. Box 1209  
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