

NOTES

This development is subject to the erosion control mitigation measures set forth in the Erosion Control Plan prepared by Hugh Ezzell, dated May 7, 2007. Driveway and building pad construction shall adhere to these mitigation during all phase of project design and construction.

Erosional Control Plan

As noted above, utilization of this erosional control plan will mitigate the detrimental effects of site development to public health and welfare. General detrimental effects posed by development include movement of soils off site through hydrologic soil erosion runoff and dust created by exposed soil surfaces. Typical mitigative efforts usually include protection of exposed soil surfaces to prevent transport.

Roadways and Driveways

At this point, all roadways planned for this development are to be surfaced with gravel or pavement. This is anticipated to reduce or eliminate one of the greater contributions of soil erosion on a site of this type.

Ditches associated with roadway construction should be armored with 6" minus riprap to reduce erosional potential presented by flowing water. Rock riprap coverings for ditches should include the invert, the entire side adjoining the roadway and a minimum of 6" of the opposing sidewall. Ditches or swales having a longitudinal slope of 2% or less require no armoring. Exposed soil ditch slopes not requiring armoring should be covered with straw and planted with grass seed as noted below.

A minimum of one 24" culvert is planned for the site. All culverts should be constructed in such a manner that during construction the creek is either dry (preferably) or suitably diverted so as to reduce or eliminate erosion of disturbed soils by flowing water. During construction of culverts, site disturbance should be kept to an absolute minimum, particularly the creek bed. Culvert backfills should be in accordance with the geotechnical report for the project or standards of Plumas County. All culverts should be carefully placed so as to precisely match the pre-existing creek longitudinal invert slope. Once constructed, both inlet and outlet inverts of the streambed approaching and leaving the culvert should be appropriately armored with 12" minus rock riprap. Such riprap should extend a minimum of 12" below the creek bed invert and a minimum of 10 feet away from the mouth of the culvert. Riprap should be carefully track rolled with a small tracked device. The fill slope surface on both the upstream and downstream side of the roadway should be covered with 6" minus rock riprap to a depth of 6". This riprap should extend up to the side of the roadway ear surface, whether it be gravel or pavement.

House Pads and Yard Areas

House pads excavated but not immediately planned to be developed should be covered with straw and grass seed if the pad is to pass into the fall/winter season. Developed house pads encompassing yard areas should be graded such to retain water runoff from the site for a longer period of time. Such grading should be incorporated into the required positive grading normally constructed around residential structures such that water is free to leave the site, but in a restricted manner, yet stored way from the structure. Once the residential structure is completed, but before the yard areas are developed, all disturbed yard areas should be covered with straw as noted below until such time that development can take place.

Cut and Fill Slopes

Relatively minor slopes generated through site excavation are anticipated. One driveway on the southern side of the project will generate relatively minor cut/fill slopes and the two house pads to be constructed are in relatively flat areas. Slopes generated through the construction of house pads and excavation of additional driveway areas should be treated with straw and grass seed as noted below. All cut or fill slopes shall be graded to slopes flatter than 2 to 1 (Horizontal:Vertical). Slopes cut entirely into bedrock, as determined by the geotechnical engineer, shall be allowed to be vertical. Soil slopes less than 3 feet high shall be graded to a slope of 3 to 1 or flatter. All soil slopes shall be covered with straw and grass seed as prescribed below.

Vegetative Soil Cover

The following applies to all disturbed soil surfaces on the project. Soil surfaces cut into bedrock or riprapped shall be exempt from the requirements of this section.

In order to protect exposed soil surfaces, properly prepared surfaces should be covered with a layer of wheat straw and seeded with native grass species. The overall effect of this protective layer is to break the energy of falling precipitation and to shield the soil surface from wind.

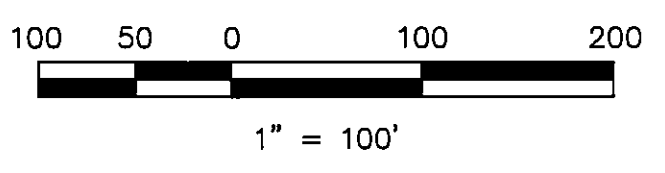
All disturbed soil surfaces shall be first track rolled with the equipment moving up and down slope. Tracked equipment, in this manner, will dimple and compact the soil surface in preparation for seeding. Once the soil surface is fully track-rolled, the area to be covered shall be seeded through mechanical or manual broadcasting of native grass seed. Application rates shall be 52 pounds per acre of Orchard grass or Wheat grass. Fertilization at 250 pounds per acre is suggested but not required.

Once the soil surface is seeded, it shall be dragged with an improvised chain link drag towed behind all terrain vehicle (or appropriate, similar means) to cover the seeded areas.

Finish the treatment of the soil area by covering with a minimum of 1" thick wheat straw, broadcast in such a manner so as to provide a uniform covering of the area. Straw may be chopped for this purpose.

Once straw is applied, utilize a water truck with medium fine spray nozzle to thoroughly wet the straw surface in order to compact and interlock the straw fibers and to initially wet the grass seed below.

One month after initial application of the above soil cover, any areas of the soil surface which have been re-exposed shall be repaired.



NOTES

Under 1275.00 et seq of the SRA Fire Safe Regulations and the provisions of Article 10 of Chapter 4 of Title 9, commencing with Section 9-4.1001 of the Plumas County Code, emergency water for fire protection shall be required before final inspections for building construction.

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.

Designated sewage disposal systems may be relocated with approval from the Environmental Health Department.

Development in the tentative sewage disposal areas requires prior approval from the Environmental Health Department.

All building and development plans shall include the following note:

"Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains".

This development is the subject of a Planned Development permit which allows Parcel 1 to be developed with one (1) single-family home and one (1) guesthouse, and Parcel 2 to be developed with two (2) single-family homes and one (1) guesthouse.

Additional Information Sheet
 Parcel Map and Planned Development
 for
 Robert E. Blount & Jean Stelle Blount
 Document 2004-0004807 O.R.
 Parcel 10, 4 PM 95 and a
 portion of Section 10
 T. 22 N., R. 12 E., M.D.M.
 Plumas County, California
 Scale 1"=100' August, 2008

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