

GRADING PLAN GUIDELINES PER PLANNED DEVELOPMENT PERMIT CONDITION #II.4. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED GRADING PLAN AND MUST COMPLY WITH THE APPROVED EROSION CONTROL PLAN

SPECIFICALLY:

CONSTRUCTION ACTIVITIES SHALL LIMIT THE AMOUNT OF DISTURBED SOIL PRESENT DURING ANY SINGLE CONSTRUCTION SEASON TO THAT NECESSARY FOR CONSTRUCTION WHICH WILL BE COMPLETED DURING THAT SEASON.

CONSTRUCTION SITE PERIMETER BERMS SHALL BE UTILIZED.

GROUND COVER AND SHRUBS SHALL BE REPLANTED IN AREAS WHERE CONSTRUCTION OR EROSION HAS REMOVED EXISTING PLANT LIFE. MULCH, MESH, BLANKET MATTING OR WATTLING MAY BE REQUIRED AFTER GROUND PREPARATION

TO AID IN REVEGETATION. TOPSOIL REMOVED FROM BUILDING SITES, ROADWAYS AND DRIVEWAYS SHALL BE STOCKPILED AND COVERED WITH TARPS, MULCH OR OTHER PROTECTIVE MATERIALS IF NOT USED COMPLETELY BEFORE OCTOBER 1. THIS SOIL MAY ALSO BE USED FOR PERIMETER BERMS AROUND CONSTRUCTION SITES IF COMPACTED. WHEN CONSTRUCTION IS COMPLETED, THESE BERMS SHALL BE GRADED BACK ONTO THE LOTS.

CONSTRUCTION TRAFFIC SHALL BE CONFINED TO ROUTES WHICH WILL BECOME THE PERMANENT ROAD SYSTEM, DRIVEWAYS, BUILDING PADS AND THE IMMEDIATE VICINITY, AND PARKING AND GOLF COURSE CONSTRUCTION AREAS FOR THE PROJECT. THE SUBBASE OF PERMANENT ROADS SHALL BE ADEQUATE FOR ACCESS AND USE BY

CONSTRUCTION VEHICLES. MITIGATION MONITORS SHALL ENSURE THAT WORK CREWS MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING CONSTRUCTION OF ROADS AND VILLA AREAS. AREAS TO BE DISTURBED SHALL BE FLAGGED, AS APPROVED BY THE MONITOR, TO GUIDE CREWS PREPARING LAND FOR DEVELOPMENT.

GROUND DISTURBING CONSTRUCTION SHALL BE LIMITED TO APRIL 1 THROUGH OCTOBER 31. AFTER EARTHWORK HAS BEEN COMPLETED, CONSTRUCTION SHALL BE LANDSCAPED, COVERED WITH STRAW OR WOOD OR OTHER MATERIALS (WOODY MATERIAL FROM CHIPPING OF BRUSH, WOOD OR CONSTRUCTION DEBRIS CAN BE USED TO COVER EXPOSED SOIL AREAS), OR BEFORE OCTOBER 1 OR ON COMPLETION, WHICHEVER IS LATER, AREAS COVERED WITH LANDSCAPING OR HYDRO-SEEDING SHALL BE WATERED UNTIL A BASE LAYER OF VEGETATION IS ESTABLISHED (ONE-INCH FOR GRASSES). IF SUBSTANTIAL RAINY PERIODS OCCUR BETWEEN APRIL 1 AND OCTOBER 31, GROUND DISTURBING CONSTRUCTION OPERATIONS SHALL USE EROSION CONTROL MEASURES SUCH AS GRAVEL FILTERS STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT TRAPS SUFFICIENT TO ELIMINATE ADVERSE EFFECTS ON SURFACE WATERS. SITE PROTECTION ACTIVITIES FOR WATER QUALITY PURPOSES WILL BE ALLOWED AT ANY TIME.

GRADING PLAN FOR BUILDING AND GRADING PERMITS REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION #IV.2. A GRADING PLAN SHALL BE SUBMITTED WITH EACH APPLICATION FOR A GRADING PERMIT OR A BUILDING PERMIT WHERE GROUND DISTURBANCE WILL OCCUR. THIS GRADING PLAN SHALL BE CONSISTENT WITH THE GRADING SPECIFICS OUTLINED ABOVE AS PLANNED DEVELOPMENT PERMIT CONDITION #II.4

THE PLAN SHALL INCLUDE PROVISIONS TO ENSURE THAT:

GRADING AND TERRACING FOR BUILDING FOUNDATIONS SHALL BE DESIGNED TO BLEND INTO THE NATURAL CONTOURS OF THE SITE.

SLOPE ROUNDING AND CONTOUR GRADING SHALL BLEND WITH NATURAL CONTOURS. ON THOSE LOTS WITH SLOPES GREATER THAN 15%, ALL CUT AND FILL FOR BUILDINGS SHALL HAVE A MINIMUM SETBACK FROM THE NOSE OF THE SLOPES AS PER THE UNIFORM BUILDING CODE (AS ADOPTED BY PLUMAS COUNTY) SECTION 7011 SETBACKS.

FOR CONSTRUCTION ON NATURAL SLOPES WITH GRADIENTS IN EXCESS OF 15%, A DESIGN TO MINIMIZE EROSION PREPARED BY AN ENGINEERING GEOLOGIST OR GEOTECHNICAL ENGINEER.

STORM WATER RUNOFF FROM ROOFS SHALL BE DIVERTED INTO AND THROUGH INFILTRATION TRENCHES ON EACH PROPERTY. OVERFLOW FROM THESE TRENCHES SHALL BE DIRECTED OVER VEGETATED AREAS BEFORE REACHING ROADSIDE GUTTERS. PLANS SHOWING HOW THIS WILL BE DONE SHALL BE SUBMITTED FOR APPROVAL WITH APPLICATIONS FOR BUILDING PERMITS FOR CONSTRUCTION WHICH WOULD MODIFY EXISTING DIVERSIONS.

MONITORING FEES (BY PLUMAS COUNTY) PER PLANNED DEVELOPMENT CONDITION #V.2.

FEES SHALL BE CHARGED FOR PLAN REVIEW AND INSPECTIONS REQUIRED FOR BUILDING AND GRADING PERMITS FOR CONDITIONS I.7, II.4, II.5, II.6, III.1, IV.2 AND IV.3 AT THE TIME OF BUILDING OR GRADING PERMIT APPLICATION.

THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO COMPLIANCE WITH THE APPLICABLE RESULTS ON CONDITIONS I.7, (Erosion Control Plan), II.4, (Grading Plan), AND II.12, (Dust Control Plan).

THE PLAN MAY PROVIDE FOR MONITORING IN CONJUNCTION WITH OTHER INSPECTIONS.

FEES SHALL BE BASED ON:

1. COUNTY STAFF TIME AT THE HOURLY COST, INCLUDING OVERHEAD, FOR THE DEPARTMENT WHICH WOULD DO THE WORK.
2. MILEAGE REIMBURSEMENT AT THE GOING RATE SET BY THE BOARD OF SUPERVISORS.
3. EQUIPMENT DEPRECIATION.
4. FEES SHALL BE SET ANNUALLY BY THE BOARD OF SUPERVISORS AT PUBLIC HEARING AFTER THE COUNTY BUDGET IS ADOPTED.

PRIVATE ROAD STATEMENT:

ROADS SHOWN HEREON 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.

PLANNED DEVELOPMENT STATEMENT:

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED AS BOOK 638 OF OFFICIAL RECORDS PAGE 164, BOOK 658 OF OFFICIAL RECORDS PAGE 104, DOCUMENT # 2001-10714 AND DOCUMENT # 2002-12795 OF OFFICIAL RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.

NOTE:

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

ADDITIONAL INFORMATION SHEET

THE RIDGE

FOR
BAILEY CREEK RIDGE, LLC

A PORTION OF THE SOUTH HALF
OF SECTION 13, TOWNSHIP 28 NORTH,
RANGE 7 EAST, M.D.M.
PLUMAS COUNTY, CALIFORNIA

ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE SPRING - CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422