

ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED GRADING PLAN AND MUST COMPLY WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL SPECIFY:

- A. SURPLUS OR WASTE EARTHEN MATERIAL SHALL NOT BE PLACED IN DRAINAGE WAYS ON THE PROPERTY.
- B. ALL LOOSE PILES OF SOIL, SILT, CLAY, SAND, DEBRIS, OR OTHER EARTHEN MATERIALS SHALL BE PROTECTED IN A REASONABLE MANNER, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN, TO PREVENT THE DISCHARGE OF THESE MATERIALS TO WATERS OF THE STATE.
- C. AFTER COMPLETION OF CONSTRUCTION ACTIVITIES, ALL SURPLUS OR WASTE EARTHEN MATERIALS SHALL BE REMOVED FROM THE SITE AND DEPOSITED IN AN APPROVED DISPOSAL LOCATION OR STABILIZED ONSITE.
- D. ALL DISTURBED AREAS SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN BY OCTOBER 15 OF EACH YEAR.
- E. DRAINAGE SWALES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED BY APPROPRIATE SOIL STABILIZATION MEASURES, AS DETERMINED BY THE STORM WATER POLLUTION PREVENTION PLAN.
- F. DURING CONSTRUCTION, TEMPORARY GRAVEL, HAY BALE, EARTHEN, OR SAND BAG DIKES AND FOR NON-WOVEN FILTER FABRIC FENCES SHALL BE USED, AS NECESSARY, TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF.
- G. IMPERVIOUS AREAS SHALL BE CONSTRUCTED WITH FILTRATION TRENCHES OR SIMILAR PROTECTION FACILITIES ALONG THE DOWN GRADIENT SIDES TO INFILTRATE AND RETAIN THE INCREASE IN RUNOFF RESULTING FROM THE NEW IMPERVIOUS AREAS.
- H. WASTE DRAINAGE WATERS IN EXCESS OF THAT WHICH CAN BE ADEQUATELY RETAINED ON THE PROPERTY SHALL BE COLLECTED BEFORE SUCH WATERS HAVE A CHANCE TO RESULT IN SOIL EROSION, AND SHALL BE TREATED, IF NECESSARY, BEFORE DISCHARGE FROM THE PROPERTY SO AS TO PREVENT ADVERSE WATER QUALITY IMPACTS.
- I. ALL DRAINAGE DITCHES AND CULVERTS WIN A LONGITUDINAL GRADE EXCEEDING 6% SHALL BE ROCK-LINED WITH 2 INCH TO 8 INCH STONES, UNLESS SUCH DITCHES ARE IN AREAS OF ROCK WHICH DO NOT PRESENT AN EROSION HAZARD.
- J. INLETS AND OUTLETS OF ALL CULVERTS SHALL BE ROCKED TO PREVENT EROSION AND UNDERCUTTING.

THE GRADING PLAN SHALL SPECIFY:

- A. 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.
- B. CONSTRUCTION SITE PERIMETER BERMS SHALL BE UTILIZED.
- C. 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 REVEGITATION.
- D. 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.
- E. 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 SUB-BASE OF PERMANENT ROADS SHALL BE ADEQUATE FOR ACCESS AND USE BY CONSTRUCTION VEHICLES.
- F. 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.

THE DRAINAGE PLAN SHALL SPECIFY AND INCLUDE THE FOLLOWING:

- A. EACH DRAINAGE PLAN SHALL PROVIDE IN DETAIL FOR THE ROUTING OF STORM WATER FROM THE ROADS INTO DRAINAGE CONDUITS AND POINTS OF DISCHARGE.
- B. CONCENTRATED FLOWS OF WATER SHALL BE EITHER DISSIPATED OR CHanneLED TO APPROPRIATE DRAINAGE FACILITIES (COBBLE OR ROCK LINED DRAINAGE DITCHES, GRASS-LINED SWALES, NATURAL SWALES, CONSTRUCTED LAKES).
- C. WHENEVER FEASIBLE, PROJECT DRAINAGE SHALL BE COLLECTED IN MULTIPLE DRAINAGE CHANNELS SPREAD OVER VEGETATED AREAS, INCLUDING THE GOLF COURSE ROUGHS.
- D. ON-SITE CHANNELS SHALL BE LEFT IN THEIR CURRENT STATE AS UNDEVELOPED OPEN SPACE WHENEVER POSSIBLE, OR SHALL BE REPLACED WITH OPEN DRAINAGE DITCHES LINED WITH COBBLES, ROCKS, OR PLASTIC MESH OR SEEDED WITH GRASSES.
- E. VELOCITY AND ENERGY DISSIPATERS SHALL BE CONSTRUCTED ON ALL INTERMITTENT AND EPHEMERAL STREAM CHANNELS AND GULLIES THAT WILL CARRY INCREASED RATES AND VOLUMES OF STORM WATER RUNOFF AS A RESULT OF DEVELOPMENT.
- F. INTERMITTENT STREAM CHANNELS SHALL BE CULVERTED IN AREAS OF ROAD CROSSINGS, AND SHALL BE DIRECTED OVER COBBLE OR ROCK LINED DRAINAGE DITCHES BETWEEN LOT LINES.
- G. RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO SEDIMENTATION BASINS. SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION OF EACH PHASE TO CONTAIN STORM WATER RUNOFF AND SEDIMENT FROM THE SITE AND TO KEEP STORM WATER RUNOFF AT PRE-DEVELOPMENT QUALITY.
- H. THE PROPOSED DRAINAGE COURSES THAT DRAIN ONTO THE EXISTING DEVELOPMENT AREAS NEED TO BE REVIEWED BY THE DEVELOPER FOR THEIR ADEQUACY DUE TO THE INCREASED DEVELOPMENT UPSTREAM. ANY DRAINAGE FACILITIES THAT ARE INADEQUATE, DUE TO THE DEVELOPMENT, SHALL BE RECONSTRUCTED TO ACCOMMODATE THIS DEVELOPMENT BY THE DEVELOPER.

BUILDING PERMIT STATEMENT:

THE PRORATED PAYMENT FOR ALMANOR GATEWAY COMMERCIAL SUBDIVISION ROAD IMPROVEMENT FEES SHALL BE MADE AT THE SUBMITTAL OF ANY BUILDING PERMIT PRIOR TO PERMIT ISSUANCE. FOR BUILDING PERMITS ALREADY ISSUED, PAYMENT SHALL BE MADE PRIOR TO FINAL INSPECTION.

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.

ALMANOR GATEWAY COMMERCIAL SUBDIVISION

FOR
BAILEY CREEK INVESTORS

SUBDIVISION OF DESIGNATED REMAINDER SHOWN ON
THE MAP OF RED RIVER SUBDIVISION RECORDED
IN BOOK 8 OF MAPS, PAGES 134 - 136,
ALSO BEING PORTIONS OF SECTIONS
7 & 18, T28N, R.8E. M.D.B. & M.

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