PLAN OF DEVELOPMENT FOR COMMERCIAL LEASING

1. Purpose and Need for the Facility
   (Statement of Need and Statement of Purpose)
   - a. What will be built
   - b. What is use
   - c. What is size
   - d. Does the proposal involve new construction, reconstruction, or improvements
   - e. Is the use temporary or permanent
   - f. Season of use
   - g. Describe how the development benefits recreational access for the general public

2. Location
   - a. Legal description
   - b. Maps tied to section corners and drawings
   - c. GIS

3. Facility Design Factors
   - a. Proposed Design
   - b. Proposed Infrastructure and Facilities with minimum and maximum engineering standards
     - 1) Vehicular Access
     - 2) Utilities and Site Operations
     - 3) Perimeter Treatments
     - 4) Facilities
       - a. Detailed engineering plans and specifications for major structures

4. Additional Components
   - a. Existing components on and off public land
   - b. Possible future components on and off public land
   - c. Location of equipment and/or storage areas

5. Government Agencies Involved
   - a. Are other Federal Agency (i.e. Corps of Engineers Section 404) permits needed
   - b. Are State or local permits, easements, or dedications needed

6. Construction of facilities
   - a. Construction (brief description)
     - 1) Major facilities
     - 2) Ancillary facilities
     - 3) Methods of construction and types of equipment to be used
     - 4) Cost Analysis – anticipated expenditure for development
   - b. Work force (number of people and vehicles)
   - c. Flagging or staking
   - d. Clearing and grading
   - e. Facility construction data
     - 1) Description of construction process
   - f. Access
   - g. Contingency planning
     - 1) Holder contacts
     - 2) BLM contacts
   - h. Safety requirements
   - i. Industrial wastes and toxic substances
   - j. Seasonal restrictions on various activities

7. Resource Values and Environmental Concerns
   - a. General description of site characteristics and potential environmental issues (existing information)
     - -Special or sensitive species and habitats
     - -Special land use designations
     - -Cultural and historic resource sites and values
     - -Native American Tribal concerns
     - -Recreation and OHV conflicts

-Other environmental considerations

8. Stabilization and Rehabilitation
    a. Soil replacement and stabilization
    b. Disposal of vegetation removed during construction (i.e., trees, shrubs, etc.)
    c. Seeding specifications
    d. Fertilizer

9. Plan of Management - Operation and Maintenance
    a. Minimum maintenance and maintenance schedule
    b. Maintenance of special needs
    c. Safety
    d. Inspection and maintenance schedules
    e. Work schedules
    f. Fire control
    g. Law Enforcement
    h. Emergency Services
    i. Contingency planning
        1) Holder contacts
        2) BLM contacts

10. Facility Management Plans
    a. Stormwater Pollution Prevention and Protection Plan
    b. Hazardous Materials Management Plan - industrial wastes and toxic substances
    c. Waste Management Plan
    d. Invasive Species and Noxious Weed Management Plan
    e. Health and Safety Plan (meeting OSHA requirements)
    f. Environmental Inspection and Compliance Monitoring Plan

11. Termination and Restoration
    a. Removal of structures
    b. Stabilization and re-vegetation of disturbed area