



Planning Commission Staff Report

Preliminary Subdivision – Sunnie Springs

July 9, 2026

BASIC INFORMATION

Applicant(s): Jeff Lee
Property Owner(s): J Lee Investments

Acreage: Approximately 4 acres
Lots: 13
Location: 475 W Pleasant View Drive
Weber County Parcel(s): 17-060-0054

Current Zone: LSFR (Limited Single Family Residential)

BACKGROUND

General Plan Amendment:

Planning Commission: September 5, 2024 / July 10, 2025
City Council: February 11, 2025

Rezon Approved LSFR:

Planning Commission: April 17, 2025 / July 10, 2025
City Council: May 27, 2025

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of a Preliminary Residential Subdivision located at approximately 475 West Pleasant View Drive, to be known as Sunnie Springs Subdivision. The application, including plans and required documents, has been through a series of review cycles and has been found to meet the requirements set forth in the approved Development Agreement and the standards of an LSFR (Limited Single Family Residential) residential subdivision.

ANALYSIS

The subdivision application follows previously approved General Plan Amendment and Rezone applications to allow for the Low to Medium Density Residential development.

The subdivision application consists of 13 residential lots. All application materials have been reviewed by the Development Review Committee to ensure compliance with the requirements

of the Limited Single Family Residential (LSFR) zone, and all City Standards for development, including but not limited to:

- Minimum lot size 7,260 square feet
- Frontage – 65 feet
- Yard-Front Setbacks – 25 feet
- Yard-Side Setbacks – minimum 8 feet with combined 16 feet
- Yard-Rear Setbacks – 25 feet for main buildings

Additional requirements for Site Development Standards as defined in the attached section of Municipal Code 18.23 for the LSFR zone and Pleasant View City Public Works Standards.

Final Subdivision to be approved by the Development Review Committee after confirmation of all corrections being made to the subdivision plat.

STAFF RECOMMENDATION

Staff recommends **approval** along with conditions listed below:

Conditions:

- 1) Satisfy all outstanding staff review comments and corrections

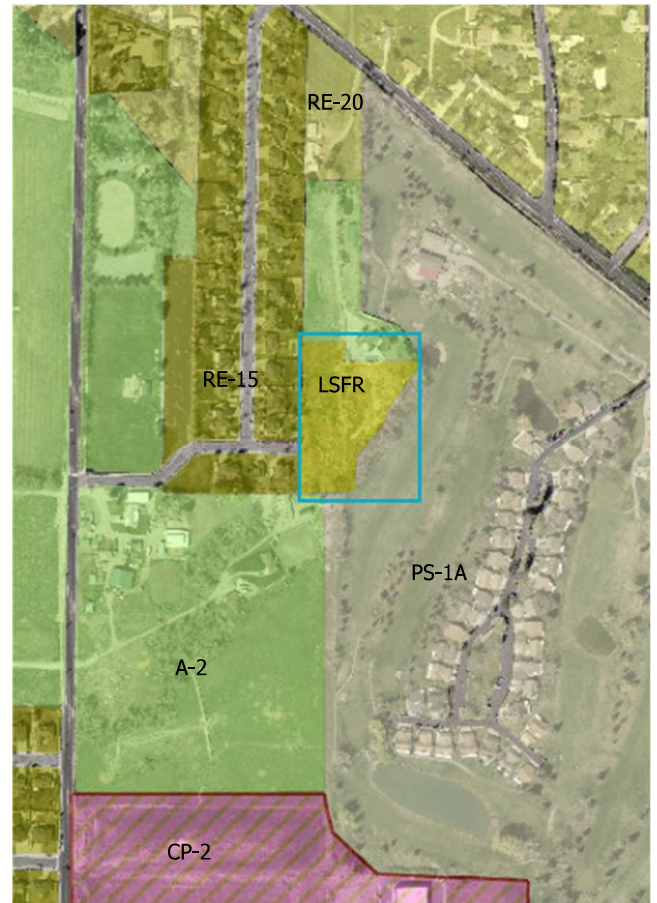
STAFF CONTACT

Tammy Eveson, Planner
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENT(S)

- 1) Vicinity & Zoning Maps
- 2) Plat Map

ATTACHMENT 1) Vicinity & Zoning Maps



ATTACHMENT 2) Municipal Code 18.23

ATTACHMENT 3) Subdivision Plat

Chapter 18.23 – Limited Single-Family Residential (LSFR) Zone

18.23.010 Purpose. The purpose of this LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

18.23.020 Permitted Uses. In the LSFR zone, no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings.
- B. Patio home developments.
- C. Internal Accessory Dwelling Units.
- D. Churches
 - 1. The minimum size of the lot or site used for such purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
- E. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools.
 - 1. The minimum size of the lot or site used for such purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
- F. Public parks, public recreational grounds and buildings; public buildings, public utilities.
- G. Signs. All signs are subject to the sign regulations of the city.
- H. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.
- I. Accessory uses and buildings customarily and normally incidental and subordinate to the above and devoted exclusively to the main permitted use of the premises.
- J. Household pets, as defined in Pleasant View Code § 18.04.350. (Ord.2025-6, dated 2/11/25)

18.23.030 Conditional Uses. In the LSFR zone, the following may be permitted only when authorized by a conditional use permit issued by the city:

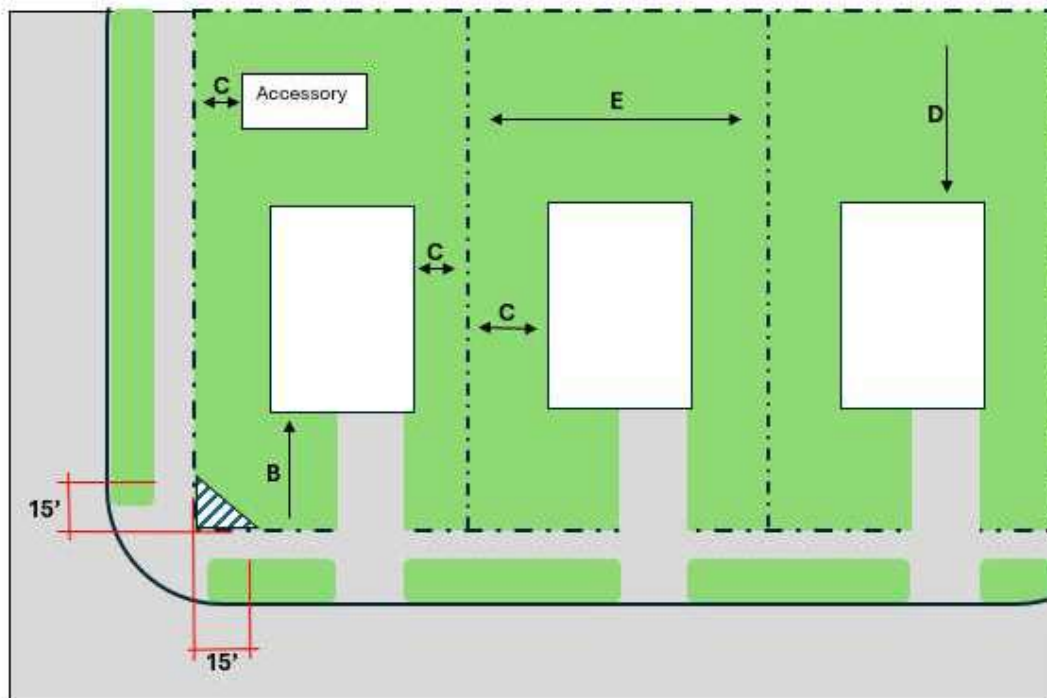
- A. Home Occupations.
- B. Private parks, playgrounds, or recreational areas that are not open to the general public and to which no admission charge is made. (Ord.2025-6, dated 2/11/25)

18.23.040 Prohibited Uses. Any use not listed as permitted or conditional shall be prohibited unless the Development Review Committee (DRC) determines that the use is substantially the same as a permitted or conditional use based upon an administrative interpretation. (Ord.2025-6, dated 2/11/25)

18.23.050 Site Development Standards.

- A. Lot Area. The minimum size of lots shall not be less than 7,260 square feet per lot.

- B. Yard-Front. Each individual housing unit shall have a minimum twenty-five-foot (25') setback from the street right-of-way.
- C. Yard-Side. The minimum side yard for any dwelling shall be eight feet (8') and the total width of the two required side yards shall not be less than sixteen feet (16'). On corner and side lots, any construction shall not impact the sight triangle as defined by the MUTCD Manual on Uniform Traffic Code.
- D. Yard-Rear. The minimum depth of the rear yard for any main building shall be feet (25'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.
- E. Lot Width. The minimum width of any lot shall be sixty-five feet (65'), at a distance twenty-five feet (25') back from the front lot line.
- F. Accessory Building Setbacks.
 - 1. Accessory Buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.
 - 2. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6'). (Ord.2025-6, dated 2/11/25)



 Vision Clearance Triangle

B. Front Yard Setback

C. Side Yard Setback

--- Lot Area

D. Rear Yard Setback

E. Lot Width

*Figure 1***18.23.060 Development Standards.**

- A. Development Master Plan. In addition to the other requirements of this Title, an application for development in the LSFR Zone shall be accompanied by a development master plan, that clearly demonstrates that:
 - 1. The development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles. No more than two (2) homes with the same or very similar architecture shall be allowed adjacent to each other;
 - 2. Overall control during the development process by a single development entity;
 - 3. Establishment of a homeowners' association or other City approved entity with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and
 - 4. Design and implementation guidelines to ensure the overall vision is captured and maintained.
- B. Garages and Parking. All homes in this zone shall have a completely enclosed garage. A two-car garage minimum is required.
- C. Parking Access - Driveways. All driveways in this zone shall have a minimum width equal to opening of garage. (Ord.2025-6, dated 2/11/25)

18.23.070 Lot Coverage. There shall not be a maximum percentage of lot coverage required for main buildings and accessory uses. There shall be no more than sixty percent of a lot covered by impervious surfaces. Not more than twenty percent of the total land area may be hard surfaced for roads and parking. (Ord.2025-6, dated 2/11/25)

18.23.080 Building Height.

- A. Single-family, patio and garden court homes shall not exceed two stories, with a maximum height of thirty-five (35') feet.
- B. Accessory buildings shall not exceed the height of the main dwelling and in no event shall accessory buildings exceed the height of twenty-five (25') feet. (Ord.2025-6, dated 2/11/25)

Project Narrative/Notes/Revisions

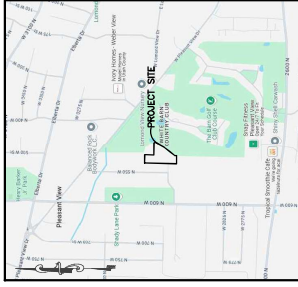
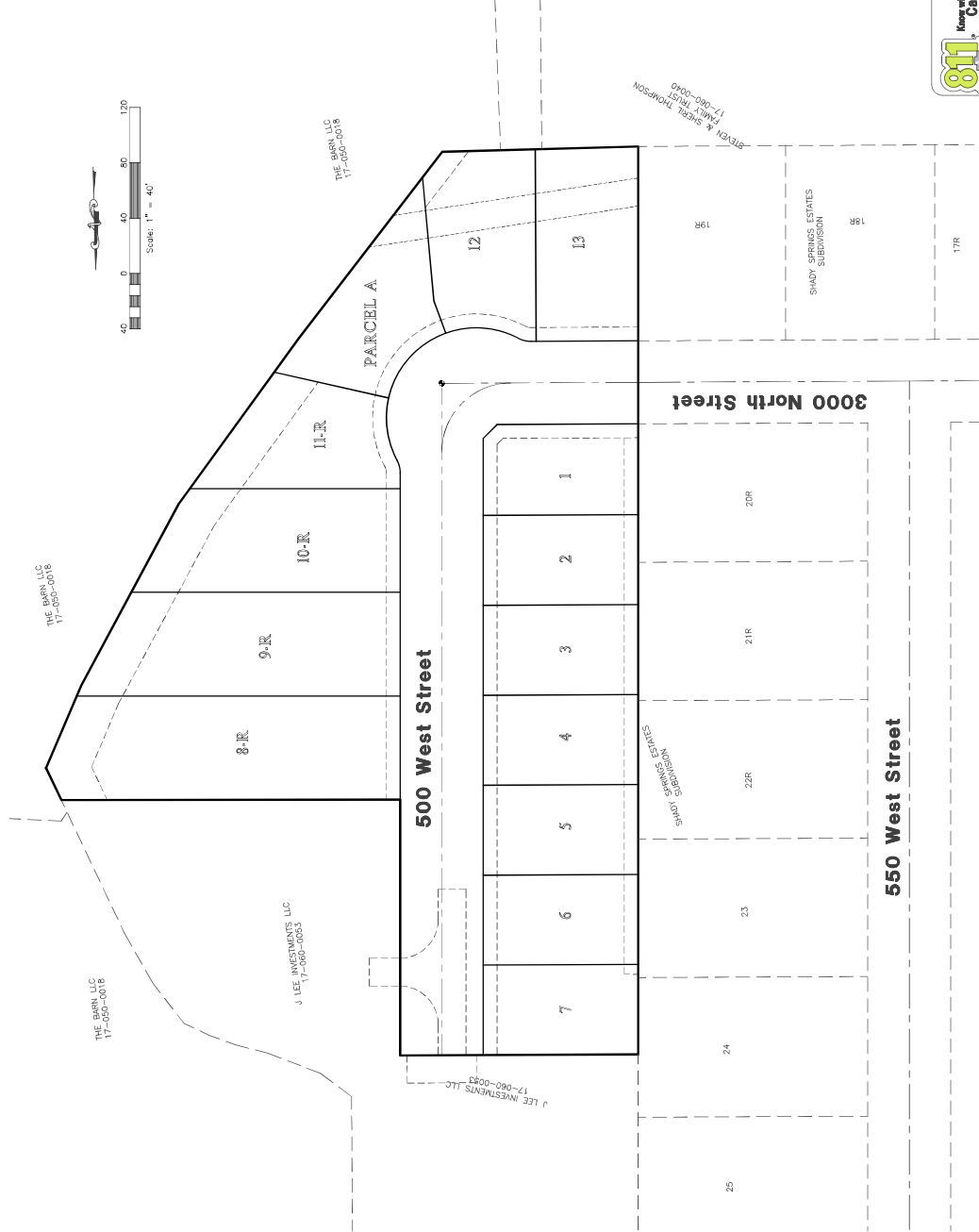
- 09/25/2025 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 10/17/2025 CK - ADDED UTILITY LOCATIONS AND DRAINAGE PIPES.
- 10/17/2025 CK - ADDED NATURAL SPRING AND DRAINAGE PIPE.
- 02/02/2026 CK - UPDATED PER IRRIGATION COMMENTS.
- 04/28/2026 CK - UPDATED PER IRRIGATION & CITY COMMENTS.

Sunnie Springs Subdivision

Improvement Plans

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SEPTEMBER 2025



VICINITY MAP
NO SCALE

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend/Street Cross-Section
 - Sheet 3 - Existing Site & Demolition Plan
 - Sheet 4 - 500 West Street 0+00.00 - 4+50.00
 - Sheet 5 - 500 West Street 4+50.00 - 8+80.00
 - Sheet 6 - 500 West Street 8+50.00 - 11+00.00
 - Sheet 7 - Grading & Drainage Plan
 - Sheet 8 - Utility Plan
 - Sheet 9 - Detention Basin Details
 - Sheet 10 - Civil Details
 - Sheet 11 - Civil Details
 - Sheet 12 - Civil Details
 - Sheet 13 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 14 - Storm Water Pollution Prevention Plan Details

Geotechnical Report:
CMT Project No. 24005
CMT Technical Services
CMT Project No. 24005

Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
1500 South West
Riverville, Utah 84405
PH:(801) 621-3100

Surveyor:
Jason Bell
Reeve & Associates, Inc.
1500 South West
Riverville, Utah 84405
PH:(801) 621-3100

Engineer's Notice To Contractors:

THE NOTICES AND LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES AND STRUCTURES.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
LAND PLANNERS • CIVIL ENGINEERS • CIVIL DESIGNERS • LAND SURVEYORS
1500 SOUTH WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-3101
WWW.REEVE-ASSOCIATES.COM

DATE	DESCRIPTION
10-02-25	Utility Submittals
10-17-25	City Land Draw
02-02-26	City Engineering Comments
04-28-26	City Engineering/CDT

Sunnie Springs Subdivision
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info:
Engineer: JEREMY A. DRAPER, P.E.
Project: SUNNIE SPRINGS SUBDIVISION
Begin Date: August 2025
Name: SUNNIE SPRINGS SUBDIVISION
Number: 8149-01

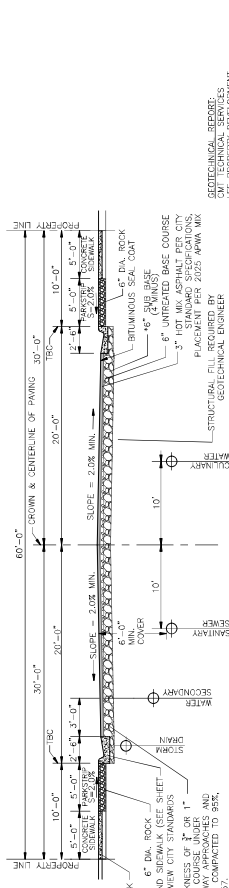
1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY.

- ### Utility Notes:

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

ROW	COL	DESCRIPTION
1	RD	= REPOSED WATER METER
2	SD	= EXISTING WATER METER
3	SL	= REPOSED REDUCER
4	SS	= EXISTING REDUCER
5	TBC	= REPOSED CATCH MAIN
6	TOA	= EXISTING CATCH MAIN
7	TOC	= EXISTING CATCH MAIN
8	TOF	= FLOW W/ F BLOWOFF
9	TOS	= STAFFED LIGHT
10	TOW	= HIGH
11	TSG	= POWER POLE
12	UGP	= BASEMENT FLOOR ELEVATION
13	W	= BUILDING
14	WN	= BOTTOM OF STAIRS
15		= PG 8 BOTTOM OF WALL
16		= BEGINNING POINT
17		= CURB & GUTTER
18		= CATCH BASIN
19		= CURB FIRST
20		= CURB FIRST PER SECOND
21		= DOB OF PAVEMENT
22		= FINISH FLOOR
23		= FINISH FLOOR ELEVATION
24		= FINISHED GRADE
25		= FIBS EYDANT
26		= FLOW LINE
27		= GRADE BREAK
28		= GASLOR FLOOR ELEVATION
29		= INVERT
30		= LINEAR FIRST

- = OVERHEAD GRADE
- = POWERHEAD POWER
- = POINT OF CURVATURE
- = POWER/UTILITY POLE
- = POINT OF RETURN CURVATURE
- = POINT OF TANGENCY
- = PUBLIC UTILITY EASEMENT
- = REINFORCED CONCRETE PIPE
- = STATE OF MAINTENANCE



1. PROVIDE 4" THICKNESS OF 3" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95% RELATIVE DENSITY.
2. PROVIDE POINT-TO-POINT SLOPES TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON A DETAILED SOIL ANALYSIS AND USING THE MINIMUM DESIGN PARAMETERS AS FOUND IN APPENDIX B, AND APPROVED BY THE CITY ENGINEER. THE ABSOLUTE MINIMUM PAVEMENT SECTION IS 3-INCH THICK ASPHALT CONCRETE. THE MINIMUM PAVEMENT DEPTH IS AVAILABLE (EMERGENCY SITUATION, ETC.) AND THICK THMA WITH 12-INCH THICK URBIC SHALE (BE USED).



Table with 2 columns: REVISIONS, DATE
10-02-23 CK LARRY LEBLANC
10-17-23 CK LARRY LEBLANC
04-28-26 CK LARRY LEBLANC

3000 North Street 0+00.00 - 4+50.00
Pleasant View City, Weber County, Utah
Sunble Springs Subdivision



Project Info:
Engineer: C. Kinsley, P.E.
Draftsman: C. Kinsley
Begin Date: 08/01/2025
Name: SUNBLE SPRINGS SUBDIVISION
Number: 8149-01

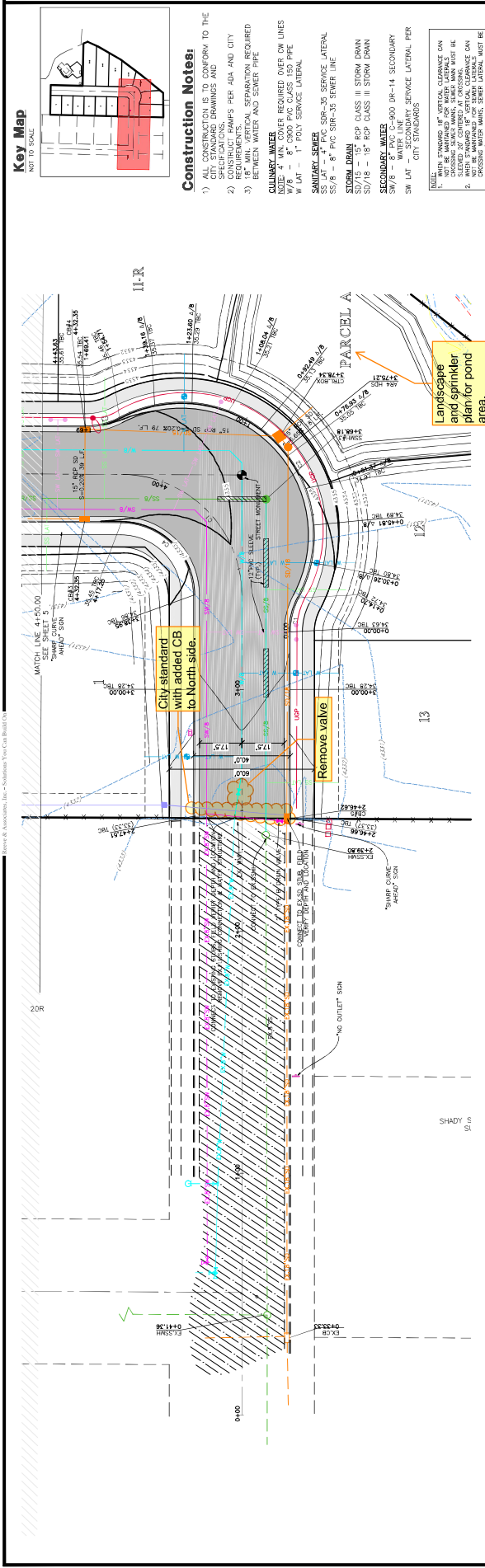
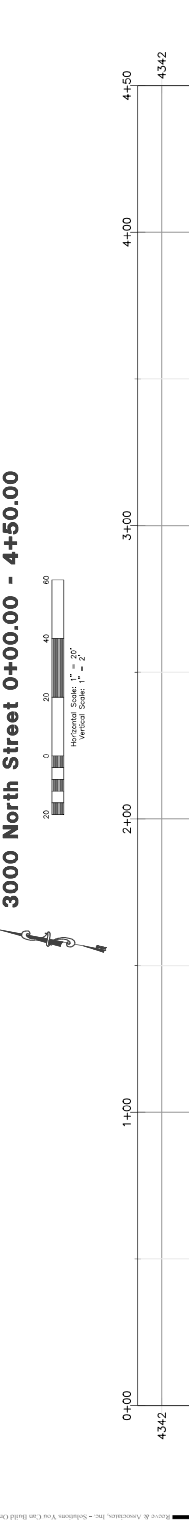


Table with 4 columns: #, Delta, Radius, Length, Chord, DN Length
C1 280421' 30.00' 14.70' 1745300'N 14.55'
C2 1455136' 55.00' 140.02' 179.11' 14611317'E 105.15'

Table with 4 columns: #, Delta, Radius, Length, Chord, DN Length
C1 894230' 50.00' 75.30' 49.76' 1461259'E 70.54'



REVISIONS	DESCRIPTION	DATE
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2	02-26-26 OK Initial Design	02-26-26
3	04-28-26 OK Initial Design	04-28-26

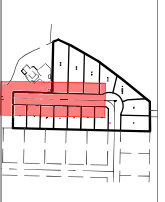
Sunnies Springs Subdivision 500 West Street 4+50.00 - 8+78.12 PLEASANT VIEW CITY, WEBER COUNTY, UTAH



Project Info.
 Engineer: A. Kinsley, P.E.
 Drafter: C. Kinsley
 Begin Date: 08-14-2025
 Name: SUNNIE SPRINGS SUBDIVISION
 Number: 8149-01

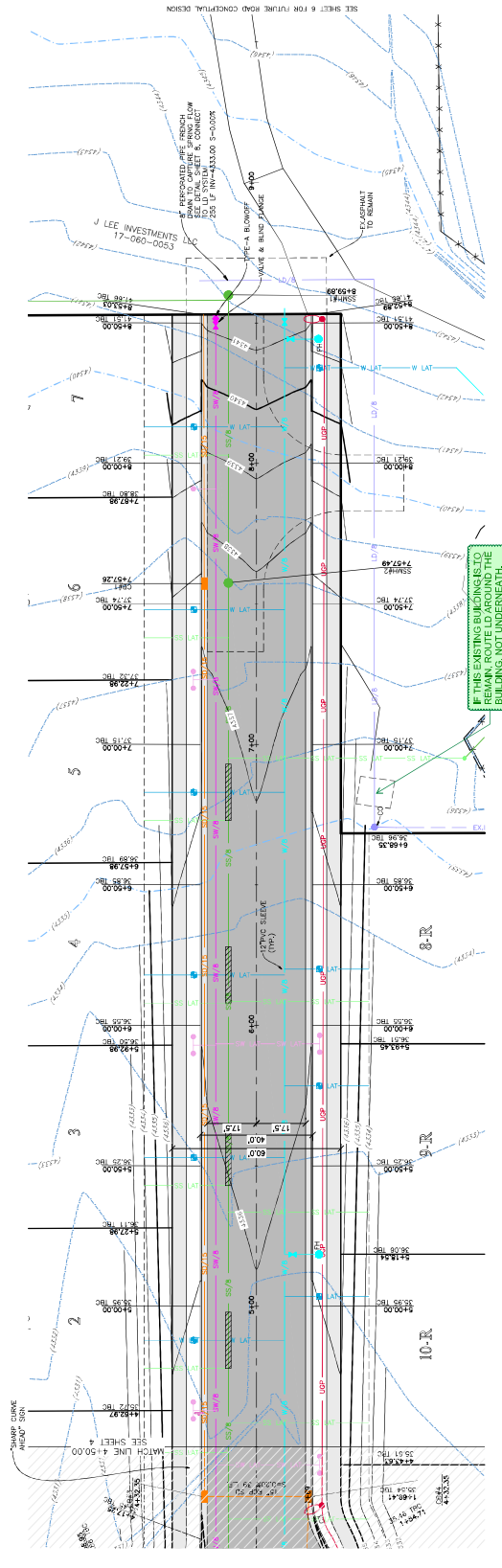


Key Map NOT TO SCALE



- Construction Notes:**
- 1) ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
 - 2) SPECIFICATIONS PER ADA AND CITY REQUIREMENTS.
 - 3) 18" MIN. VERTICAL SEPARATION REQUIRED BETWEEN WATER AND SEWER PIPE.
- CLIMATE WATER:**
 W/8 - 8" C900 PAC CLASS 150 PIPE
 W LAT - 1" POLY SERVICE LATERAL
- SANITARY SEWER:**
 SS/8 - 8" C900 PAC CLASS 150 PIPE
 SS/16 - 16" RCP CLASS II STORM DRAIN
 SS/18 - 18" RCP CLASS II STORM DRAIN
- SECONDARY WATER:**
 SW/8 - 8" C900 PAC CLASS 150 PIPE
 SW LAT - 1" POLY SERVICE LATERAL PER CITY STANDARDS

- NOTES:**
1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
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500 West Street 4+50.00 - 8+78.12

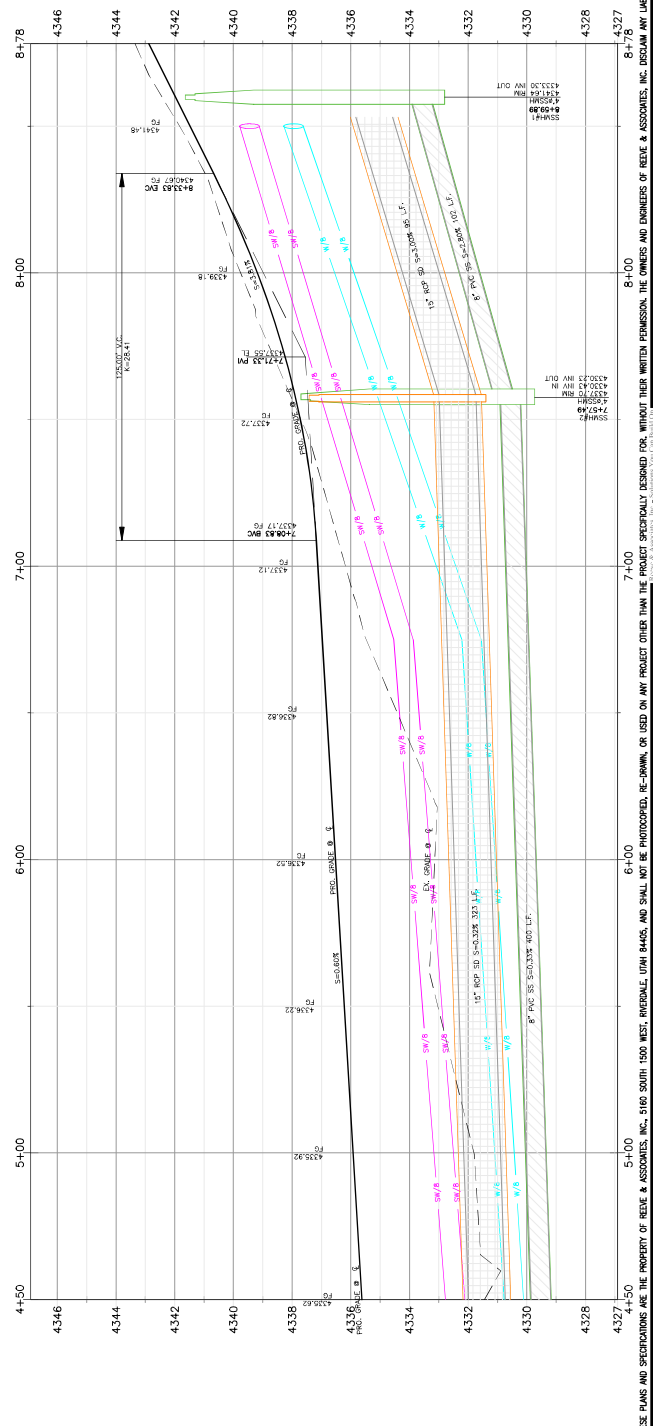
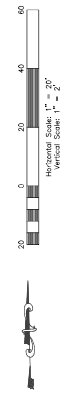


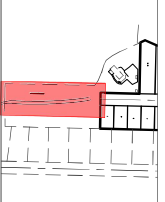
Table with 2 columns: REVISIONS, DATE. Contains revision details for the project.

500 West Street 8+50.00 - 11+00.00
Pleasant View City, Weber County, Utah
Sunnle Springs Subdivision



Project Info:
Engineer: A. JENSEN, P.E.
Drafted: C. KINGSLEY
Begin Date: 08/01/2025
Project: SUNNLE SPRINGS SUBDIVISION
Number: 8149-01
Total Sheets: 6

Key Map
NOT TO SCALE



- Construction Notes:
1) ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
2) ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
3) 18" MIN. VERTICAL SEPARATION REQUIRED BETWEEN WATER AND SEWER PIPE.

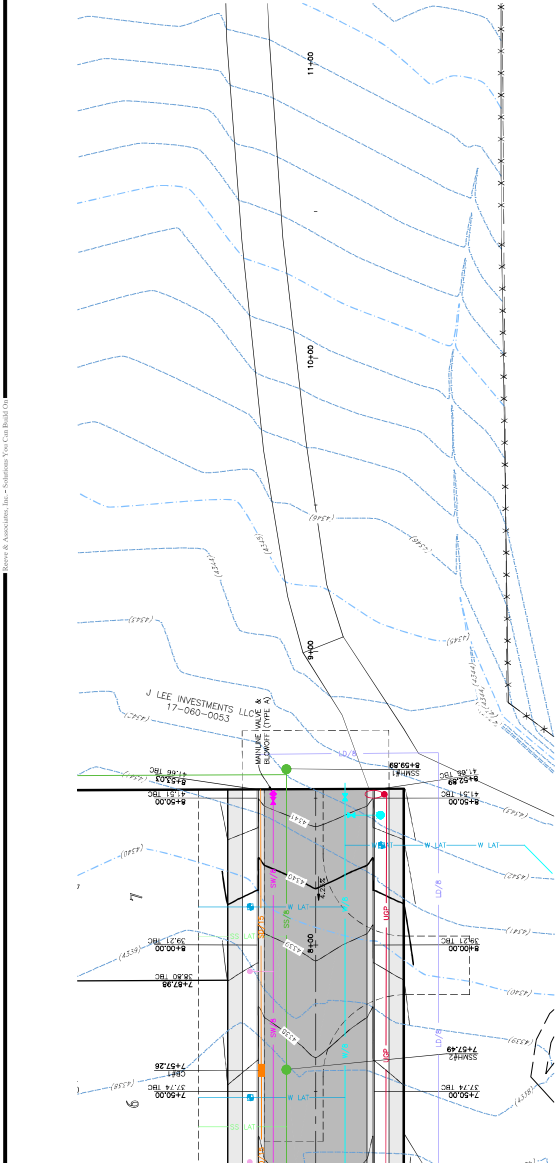
CLIMATE WATER:
WATER REQUIRED OVER DRAIN LINES
W/S - 8" C900 PVC CLASS 150 PIPE
W/LAT - 1" POLY SERVICE LATERAL

SANITARY SEWER:
SS 18" - 18" RCP CLASS III STORM DRAIN
SS 18" - 18" RCP CLASS III STORM DRAIN

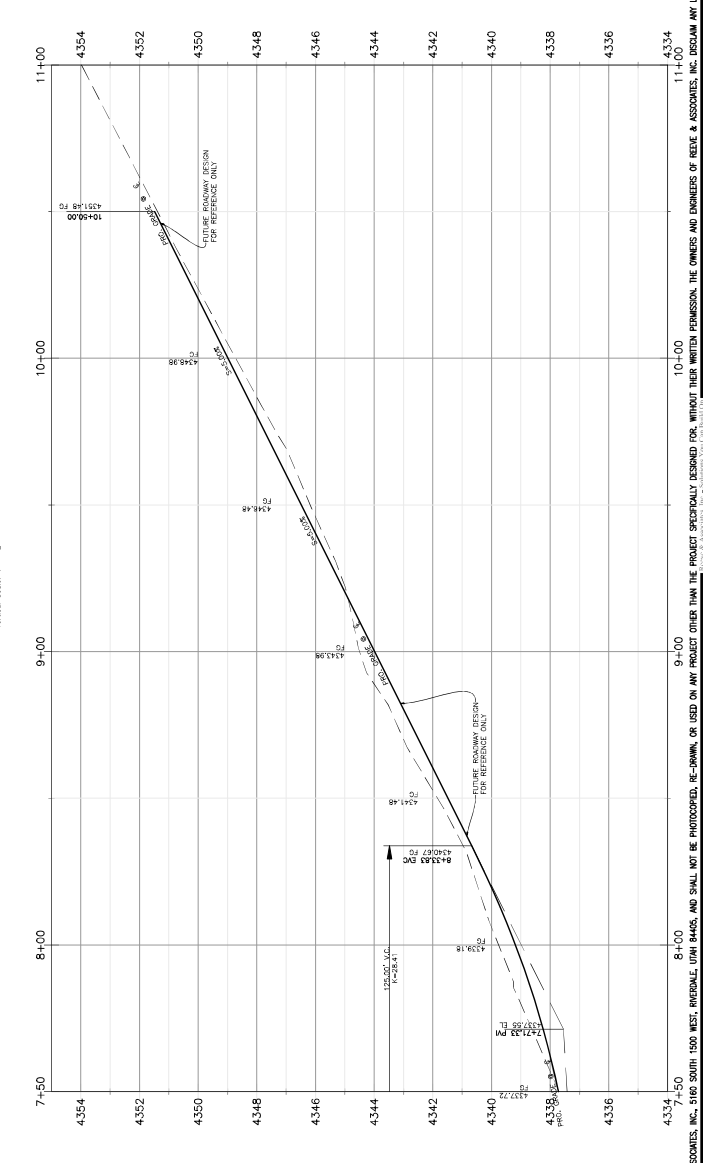
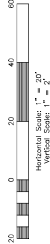
STORM DRAIN:
SD 18" - 18" RCP CLASS III STORM DRAIN
SD 18" - 18" RCP CLASS III STORM DRAIN

SECONDARY WATER:
SW 8" - 8" PVC C-900 DR-14 SECONDARY WATER LATERAL PER CITY STANDARDS

NOTES:
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2. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
3. 18" MIN. VERTICAL SEPARATION REQUIRED BETWEEN WATER AND SEWER PIPE.



500 West Street 8+50.00 - 11+00.00

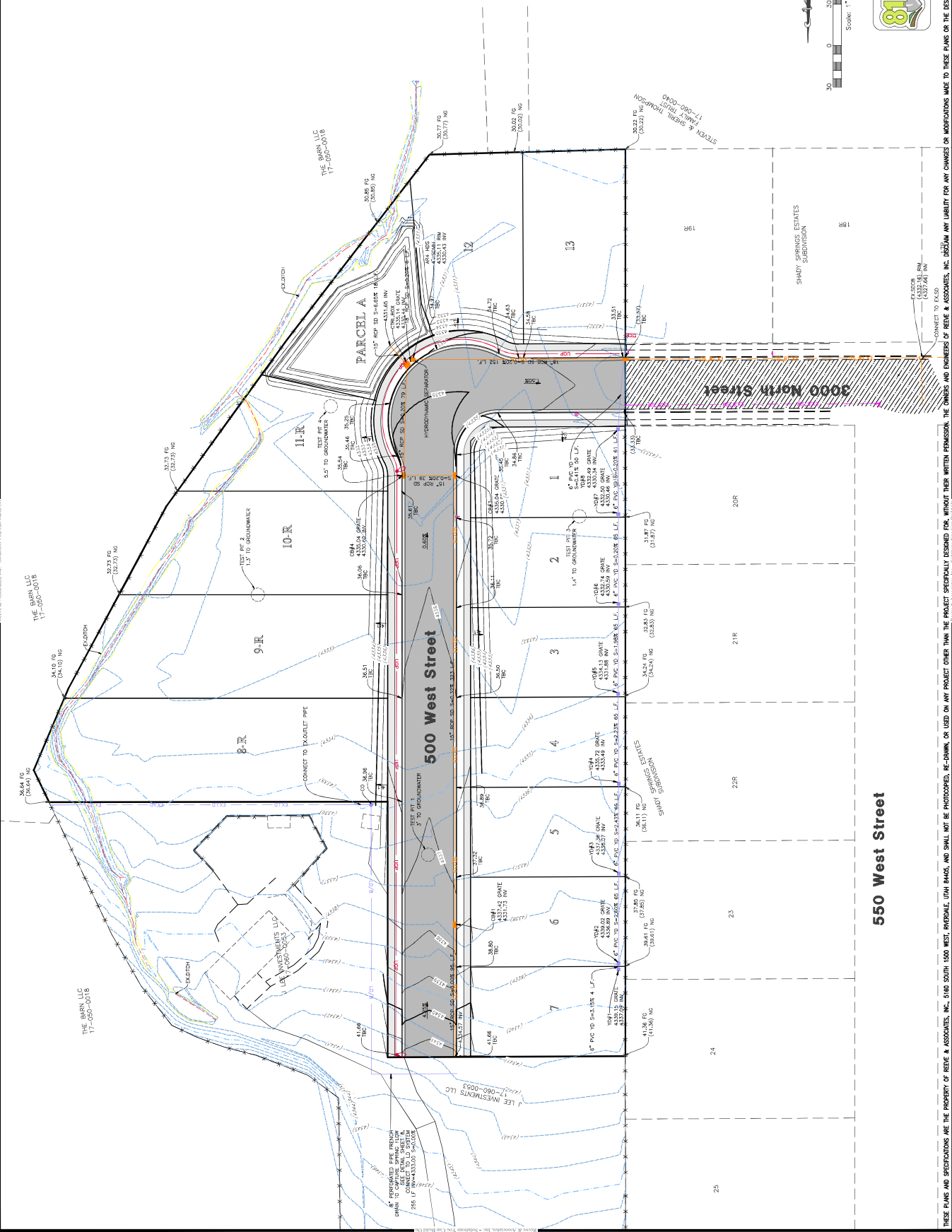
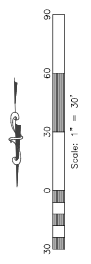


DATE	DESCRIPTION
04-28-20	CK
02-02-20	CK
10-17-20	CK
12-02-20	CK
01-02-21	CK

Sunnie Springs Subdivision
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH
Grading & Drainage Plan



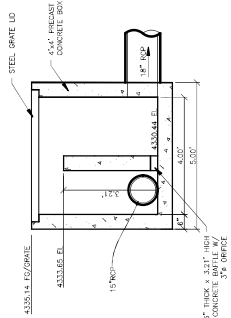
Project Info:
 Engineer: JASON R. ANDERSON, P.E.
 Drafter: C. KINGSLEY
 Begin Date: August 2023
 Name: SUNNIE SPRINGS SUBDIVISION
 Number: 8149-01



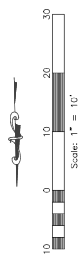
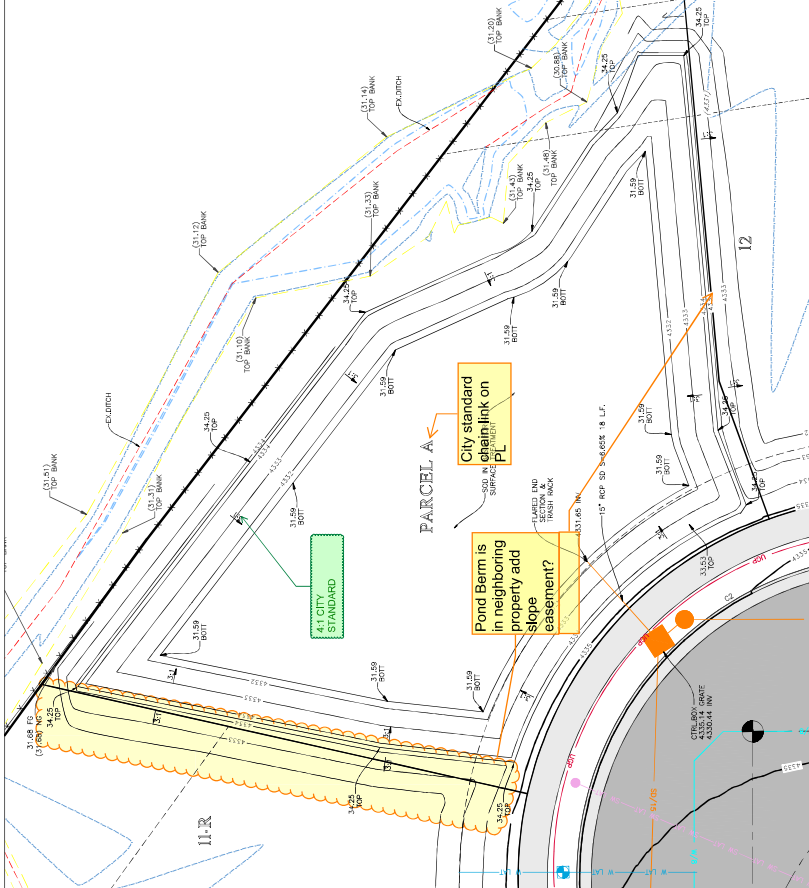
Reeve & Associates, Inc. - Solutions You Can Build On

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5146 SOUTH 1500 WEST, MIDVALE, UTAH 84045, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNER AND ENGINEER OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.





4'x4' Control Box Detail
SCALE: 1"=2'



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5165 SOUTH 1500 WEST, INTERVALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
ENGINEERS • ARCHITECTS • PLANNERS
5165 SOUTH 1500 WEST, INTERVALE, UTAH 84405
(801) 466-1000
WWW.REEVE-ASSOCIATES.COM

DATE	DESCRIPTION
10-26-20	Initial Submittal
11-17-20	Land District
02-02-20	Interim Comments
04-28-20	Interim Comments

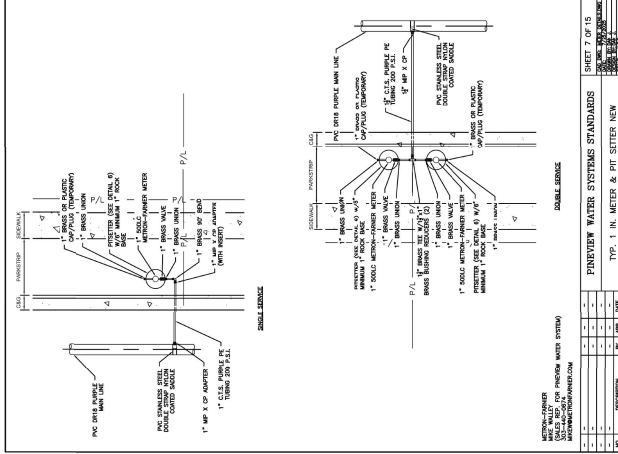
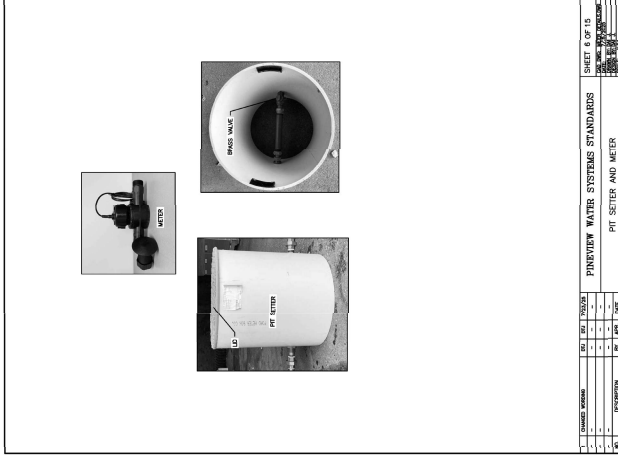
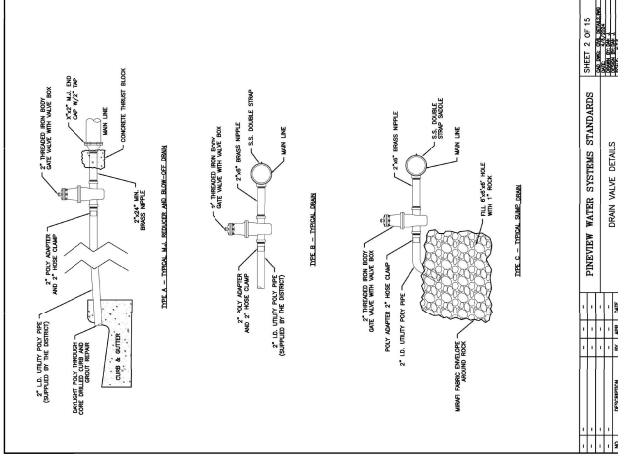
Sunnie Springs Subdivision

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Detention Basin Details

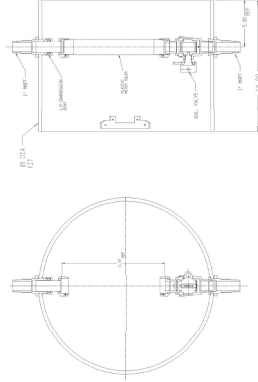


Project Info:
Engineer: **JEFFREY A. WEAVER, P.E.**
Owner: **C. KINGSLEY**
Begin Date: **August 2020**
Name: **SUNNIE SPRINGS SUBDIVISION**
Number: **8149-01**



NI Pit Setter - 7180-414KNPP 44X18X437

NI Pit Setter - 7180-414KNPP 44X18X437



with ANSI/AWWA C300 (latest r

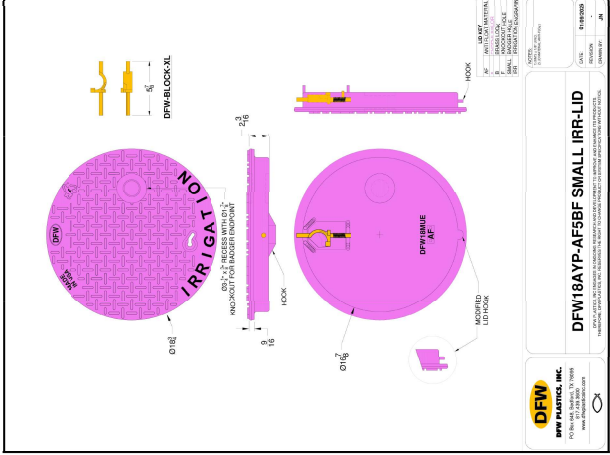
- Manufactured in compliance with ANSI/AWWA C300 (latest revision)
- Brass components in contact with potable water conform to ASTM B584, UNS G98833 (latest revision) and identified with "N1"
- Certified to NSF/ANSI 72
- Brass components not in contact with potable water conform to ASTM B62 and ASTM B384, UT
- Brass components not in contact with potable water conform to ASTM B62 and ASTM B384, UT
- C300-405-5-5 (latest revision)
- Copper tubing made in compliance with ASTM D75, or B88, UNS C12200 (latest revision)
- Lead free solder meets
- Heavy wall PVC shell
- Large wrench flats provided for proper installation



Submitted by: A.V. McDonald considers the information on this assembly drawing correct when published. Item and options availability, including specifications, are subject to change without notice.

Submitted by:

DFW18AYP-AF5BF SMALL IRR-LID



Sunnie Springs Subdivision



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: C. KINGSLEY
Begin Date: AUGUST 2025
Name: SUNNIE SPRINGS SUBDIVISION
Number: 8149-01

Notes:

1. Quantities all BAP's to protect storm water leaks.
2. All storm water inlets to be protected by straw wattles, gravel bags (see detail).
3. BMP's for wind erosion:
4. Construction Vehicles and Equipment:
 - a. Maintain vegetation, all construction equipment to prevent oil or other fluid leaks.
 - b. Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - c. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - d. Use oil filters, air filters, and transmission fluids.
 - e. Fueling: fueling must occur on-site, use designated areas away from drainage.
 - f. Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - g. Wash: all equipment must be washed on-site. Wash water must be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - h. Wash: use drip pans for any oil or fluid changes.
 - i. Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - j. Storm water, cracks, ruts, and other water bodies.
 - k. Use phosphate-free, biodegradable soaps.
 - l. Do not allow parking, idling, cleaning, or storage.
5. Minor Spills:
 - a. Prevention / Control
 - b. The spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials).
 - c. If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of the spill.
 - d. If the spill occurs during rain, cover the impacted area to avoid runoff.
 - e. Record all steps taken to report, contain, and clean up.
 - f. On-site personnel should not attempt to contain major spills until the appropriate and qualified emergency response team has been notified. For spills of Federal reportable quantities, also notify the National Response Center (800) 424-9302.
 - g. Major spills can result in significant fines and penalties.
6. Roadway / Utility Construction:
 - a. Maintain good housekeeping practices.
 - b. Properly store materials such as paints and solvents.
 - c. Store any and all materials under cover, away from drainage areas.
 - d. Store any and all materials under cover, away from drainage areas.
 - e. Perform walkout of concrete trucks offsite or in designated areas only.
 - f. Do not place material or debris into storm, gutters, or catch basins that stop or reduce the flow of runoff.
 - g. All silt and debris shall be removed from all facilities until the appropriate and qualified emergency response team has been notified. For spills of Federal reportable quantities, also notify the National Response Center (800) 424-9302.
 - h. Caused by grading or construction operations. Roads will be swept within 100' of construction entrance daily, if needed.
 - i. Install straw wattles around all berms contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
 - a. The contractor will designate an emergency contact list that can be reached 24 hours a day 7 days a week.
 - b. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of erosion control devices.
 - c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record.
 - d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - e. All silt and debris shall be removed from all facilities within 24 hours after each rain or runoff event.
 - f. Erosion control devices shall be removed from the site as soon as the project progresses and plans of the engineer of record are approved.
 - g. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - h. Existing basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - i. Erosion control devices will be modified as needed as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - a. Port II.0.4.C. Verify the minimum inspection requirements.
 - b. Port II.0.4.C. Verify the minimum inspection requirements.
 - c. Port II.0.4.C. Verify the minimum inspection requirements.

Cross Section 50' x 20' Construction Entrance

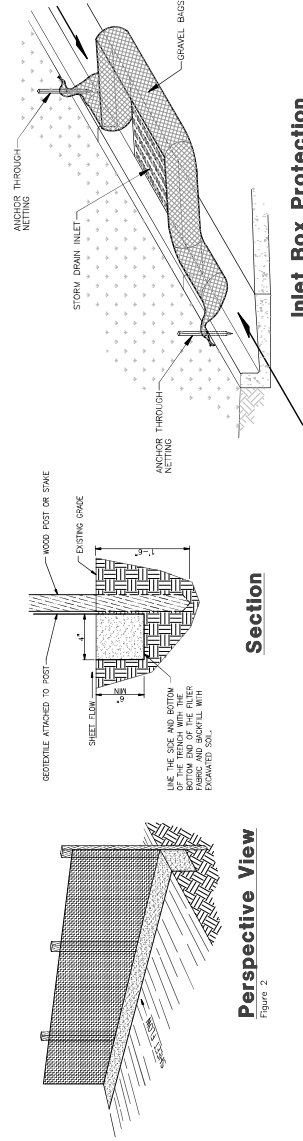
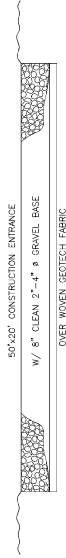
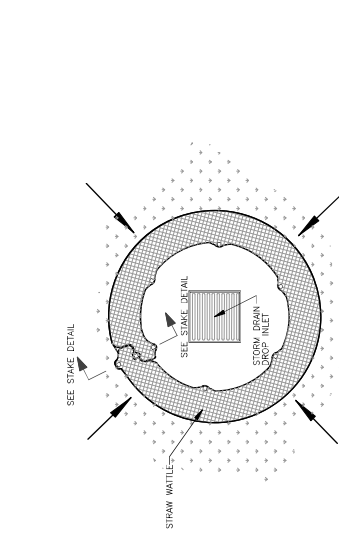


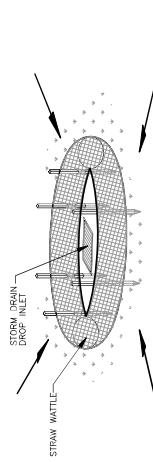
Figure 2

Section

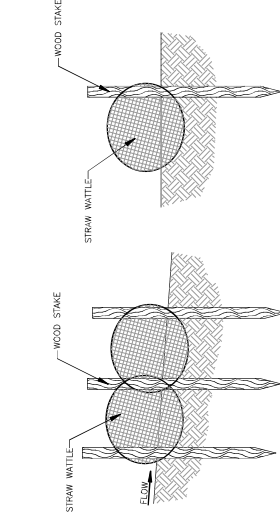
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail



Silt Fence Detail

SCALE: NONE

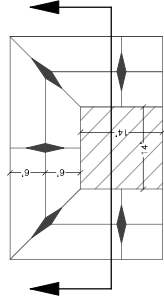
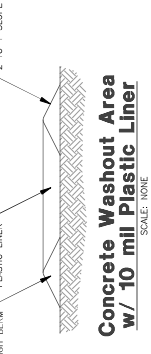


Figure 1: Top View of Silt Fence Detail



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE