

REQUIRED INFORMATION

Plan of Development (POD) – For Proposed Land Development

The following information shall be submitted to the Commercial Development Department with the purpose of clearly documenting the critical/ significant components of a development proposal. The information shall convey the project’s magnitude/ scoped intentions to comply with the DFW Development Design Guidelines and the respective district.

Information relating to the proposed land development will be requested during two (2) stages:

Stage 1: Prior to DFW Airport Board Approval

Information provided during this stage allows for the Commercial Development Department and DFW Airport Board to provide only conceptual approval of the proposed development. Acceptance of the POD package during this stage allows for the Commercial Development Department to proceed with lease recommendations to the DFW Airport Board.

Stage 2: Post-Board Approval

Information provided during this stage includes modifications of information (if needed) from Stage 1, and additional planning and design documents. The approved document package in this stage becomes the basis for the Lease Agreement and Permit Documents. Following approval, the developer will work with the Code Compliance Department for necessary permitting and inspections.

NOTE: POD approval is solely a confirmation of general conformance with the DFW Development Design Guidelines and is not in any way a substitute for a proper construction permit(s).

Where applicable, please provide as much detail in your answers below to each question.

For Office Use Only:

POD Submission, and Approval Date Log:

POD STAGE-1 SUBMITTAL DATE: ____/____/____

POD STAGE-1 APPROVAL DATE: ____/____/____

STAGE 1: PRE-BOARD APPROVAL:

Project Name: _____

Proposed Developer/ Tenant: _____

Proposed Land Use: _____

Does proposed development conform to existing Land Use designation?

Yes No

Has a previous version of POD Stage 1 been approved on this project?

Yes No

If yes, please provide date of previous POD approval: _____

Guidelines followed: (check all that apply)

- DFW Development Design Guidelines (Required)
- Founders Plaza Criteria
- International Commerce Park Criteria
- Passport Business Park East Criteria
- Passport Business Park West Criteria
- Southgate Plaza Criteria
- SH114 Corridor Criteria
- Other: _____

Is a variance to the DFW Development Design Guidelines being requested as part of this POD submission?

Yes No

If yes, attach a separate letter on company letterhead with justification for the exception.

POD Stage 1 Required Sheet Checklist:

- 01.0_POD Stage 1 Form
- 02.0_Preliminary Site Plan(s)
 - Show and label all setbacks
 - Provide parking counts
 - Comply with parking island requirement
 - Show, label and dimension all fire lanes
 - Label all exterior features (Dumpster/Compactor, EV Chargers, Fence, etc.)

- 03.0_Preliminary Grading Plan(s)
 - All grading improvements shall be inside lease line (exceptions: driveways, roadside channels)
 - Label all steep slopes and flow lines
 - Show and label all retaining walls
- 04.0_Preliminary Storm Drain Plan(s)
 - Show all ponds (if required)
 - Show all discharge points
 - Label all pipes and structures
- 05.0_Preliminary Utility Plan(s)
 - Show and label all existing utilities
 - Label all pipes and structures
 - Ensure compliance with the DCM and DPS requirements

PRELIMINARY SITE PLAN(S) must include:

1. Building footprint(s) with square feet by use
(Office, Warehouse, etc.)

Type of use	Square Footage
Total	

2. Site coverage calculation:

Building Square Footage ÷ Total Site Square Footage X 100% = Site Coverage

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3. Anticipated number of parking spaces by type (including ADA)

Type of Parking	Industrial	Office	Hospitality	Total Required	Provided
Passenger Vehicle					
ADA Space					
Trailer					
Total					

4. All setbacks and dimensions clearly labeled

- Fence setback
- Paving setback
- Building setback
- All turning radii
- All lane dimensions
- Parking dimensions
- 24' Fire Lane
 - 35' Inside radius
 - 57' Outside radius

PRELIMINARY GRADING PLAN (please check all that apply):

- Overall Grading Plan
- 40 Scale Grading Plan(s)
- Existing 1' contours
- Proposed 1' contours
- Contour labels
- Slope labels/arrows
- Flowlines labeled
- Ridgelines labeled
- Max slope in open space is 4:1
- Detention basins labeled

PRELIMINARY STORM DRAIN AND UTILITY PLAN (please check all that apply):

- Overall Storm Drain Plan and Utility Plan
- 40 Scale Storm Drain Plan(s) and Utility Plan(s)
- All known existing utilities shown and labeled
- All proposed utilities shown and labeled
- Fire Hydrants shown and labeled (Utility Plans)

BOARD FUNDED IMPROVEMENTS:

Will this project include any offsite improvements? Yes No

If yes, please list all BOARD funded improvements.

Submitted by (Developer/Ground Lessee):

Name: _____ Signature: _____

Date: _____

Reviewed by DFW Commercial Development:

APPROVED NOT APPROVED

Name: _____ Signature: _____

Date: _____