

U.S. Department of the Interior
Bureau of Land Management

Plan of Development Required Elements / Maps





General Information

What is a POD?

A POD thoroughly describes your project from the initial construction phase through termination and rehabilitation of the public land. It should also describe any temporary or short-term use areas needed.



General Information

When is a POD required?

- **Toxic substances** are proposed for use or storage or will be generated or used during any phase of the project.
- An **environmental impact statement (EIS)** is necessary.
- The right-of-way proposal is a **major project** in scope.
- **Solar or Wind** energy development project.
- A transmission line project with a capacity of **100 kV** or more.
- The BLM may require you to submit additional information necessary to process the application. **This includes a POD.** (43CFR§2804.12(a)(8), 43CFR§2804.25(c), and 43CFR§2884.11(c)(5))





General Information

Where in the process is a POD required?

If during the application review process it is determined that a POD is required based on the scope of the project or as required by regulations, a completed POD must be submitted prior to the initiation of the NEPA process to expedite the review process.





General Information

Why is a POD required?

- A POD satisfies the requirements under 43CFR§2800
- A POD satisfies Item 7 of the SF299—Project Description

7. Project description (describe in detail): (a) Type of system or facility, (e.g., canal, pipeline, road); (b) related structures and facilities; (c) physical specifications (*Length, width, grading, etc.*); (d) term of years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for construction (*Attach additional sheets, if additional space is needed.*)





General Information

Why is a POD required?

- Mitigation measures are developed off of the POD.
- The final approved POD will be cited in the authorizing document.



Form 280-14 (August 1985)	UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT	Issuing Office Las Vegas Field Office Serial Number N-12345
<p>1. A (right-of-way) (permit) is hereby granted pursuant to:</p> <p>a. <input checked="" type="checkbox"/> Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1781);</p> <p>b. <input type="checkbox"/> Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);</p> <p>c. <input type="checkbox"/> Other (describe) _____</p> <p>2. Nature of interest:</p> <p>a. By this instrument, the holder, <u>Bureau of Land Management</u>, receives a right to construct, operate, maintain, and remunerate a right-of-way for a road on public lands (or Federal land for MLRA Right-of-Way) described as follows:</p> <p>Mount Double, Meridian, Nevada T 27 S, R 39 E sec. 16, lots 6 and 10; sec. 17, lots 4 thru 6. (Containing approximately 1.85 acres)</p> <p>A map showing the location of the right-of-way is on file with the Bureau of Land Management, Las Vegas Field Office, in case file N-12345.</p> <p>b. The right-of-way or permit area granted herein is <u>.16</u> feet wide, <u>.5040</u> feet in length, and contains <u>.185</u> acres, more or less. If a site-type facility, the facility contains <u>.NA</u> acres.</p> <p>c. This instrument shall be granted in perpetuity, unless prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.</p>		



General Information

Who is responsible for submitting a complete POD?

The Applicant



POD

What makes for a good Plan of Development?

- A POD should be clear and concise, and answer all the questions in the POD Outline. If a question is not applicable to your project you should explain why.
- Include all foreseeable future actions of the proposed project. If you are applying for a road and you know buried utilities will be needed for future development include this in your POD and application so that it can be analyzed during the NEPA process. Its better to overanalyze.
- A pre-application meeting helps provide guidance to the applicant on what information is necessary for the proposed project.
- Never assume the BLM knows what you are talking about.



POD

What makes for a good Plan of Development?

Common issues with a POD:

- POD, SF299 and exhibits are not cohesive.
- Project description is vague. (**who, what, when, where, why**)
- Missing length and width of project.
- Legal description does not correctly describe the project area. (**Specifications for Descriptions of Land**)
- No timeline from start of construction to completion of the project. (**Noncontinuous use for a 5-year period creates a presumption of abandonment**)
- Detailed description of construction activities. (**how**)
- Ingress and egress has not been provided for.
- Temporary disturbance areas are not addressed.





POD

Where Can you find a POD Outline?

BLM Manual Section 2804 – APPLYING FOR FLPMA GRANTS

- Communication Site Plan of Development
- Dam and Reservoir Plan of Development
- Pipeline Plan of Development
- Powerline Plan of Development
- Road Plan of Development
- Wind Farm Plan of Development
- Solar Power Generation Plan of Development



Outline – Road Plan of Development

1. Purpose and Need for the Facility
 - a. what will be built
 - b. what is use
 - c. what is size
 - d. does the proposal involve new construction, reconstruction, or improvement of an existing road
 - e. is the use temporary or permanent
 - f. is this ancillary to an existing right-of-way
 - g. type and volume of traffic that is anticipated
 - h. season of use
 - i. origination and destination of the road
 - j. alternative routes or locations, if proposed road not within a designated corridor
2. Right-of-way Location
 - a. legal description
 - b. maps tied to section corners and drawings
 - c. road cross sections, and plans and profiles
3. Facility Design Factors
 - a. minimum and maximum engineering standards
 - 1) construction standards of the road
 - 2) maximum grade and pitch of the road
 - 3) requirements and location of drainage ditches, culverts, bridges, and low-water crossings
 - 4) if the road will be surfaced, what surfacing material will be used
 - 5) length and width of road
 - 6) cut and fill diagrams
 - b. detailed engineering plans and specifications for major structures
 - 1) major culverts, bridges, retaining walls
 - c. temporary use areas needed
4. Additional Components
 - a. existing components on and off public land
 - b. possible future components on and off public land
 - c. is there a need for sand and gravel supplies from public land
 - d. location of equipment storage areas
5. Government Agencies Involved
 - a. are 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 (including vehicles and number of tons and loads)
 - 2) ancillary facilities (including vehicles and number of tons and loads)
 - 3) methods of construction and types of equipment to be used on the road right-of-way

Outline – Road Plan of Development

- b. work force (number of people and vehicles)
- c. flagging or staking of the right-of-way
- d. clearing and grading
- e. facility construction data
 - 1) description of construction process
- f. access to and along right-of-way during construction
- 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. address at level commensurate with anticipated impacts
 - 1) location with regard to existing corridors
- b. anticipated conflicts with resources or public health and safety
 - 1) air, noise, geologic hazards, mineral and energy resources, paleontological resources, soils, water, vegetation, wildlife, threatened and endangered species, cultural resources, visual resources, BLM projects, recreation activities, wilderness, etc.
- 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
- e. limiting access to right-of-way
- 9. Operation and Maintenance
- a. minimum maintenance and maintenance schedule
- b. placement of control, warning, and directional traffic signs
- c. maintenance of special needs such as snow removal, seasonal closure, and controlled access
- d. safety
- e. industrial wastes and toxic substances
- f. inspection and maintenance schedules
- g. work schedules
- h. fire control
- i. inspections
- j. contingency planning
- 10. Termination and Restoration
- a. determine if the road will be totally obliterated
- b. what structures will be left in place or removed
- c. stabilization and re-vegetation of disturbed area



POD

What makes for a good Plan of Development?

Outline – Road Plan of Development

1. Purpose and Need for the Facility

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- b. what is use
- c. what is size
- d. does the proposal involve new construction, reconstruction, or improvement of an existing road
- e. is the use temporary or permanent
- f. is this ancillary to an existing right-of-way
- g. type and volume of traffic that is anticipated
- h. season of use
- i. origination and destination of the road
- j. alternative routes or locations, if proposed road not within a designated corridor



POD

What makes for a good Plan of Development?

a. What will be built?

NO	YES
A road.	An asphalt paved access roadway to include storm water drainage, sidewalks and lighting.



POD

What makes for a good Plan of Development?

b. What is use?

NO	YES
The road is used for transportation.	The access roadway will provide necessary ingress and egress from Main Street to Generic Housing Development for vehicle and pedestrian traffic.



POD

What makes for a good Plan of Development?

c. What is size?

NO	YES
The road is 0.46 acres.	The requested right-of-way will be 40' x 500' for a total of approximately 0.46 acres of new disturbance. The access roadway, storm drainage and sidewalks will all be contained within the requested area.



POD

What makes for a good Plan of Development?

d. Does the proposal involve new construction, reconstruction, or improvement of an existing road?

NO	YES
It is new construction.	The proposed access roadway will consist of all new construction.



POD

What makes for a good Plan of Development?

- e. Is the use temporary or permanent

NO	YES
The use is permanent.	The access roadway disturbance will be permanent and will be needed for the maximum 30 years allowed. No temporary disturbance area will be needed.



POD

What makes for a good Plan of Development?

- f. Is this ancillary to an existing right-of-way

NO	YES
The road is not ancillary.	The access roadway is not considered ancillary as there are no existing authorizations for roads in the immediate vicinity.



POD

What makes for a good Plan of Development?

To avoid redundancy.....

NO	YES
I hope this is making sense?	Better response. I hope you're seeing a pattern with the answers to the questions. Clear and concise responses to paint an accurate picture without over complicating the process.



POD

What makes for a good Plan of Development?

Outline – Road Plan of Development

1. Purpose and Need for the Facility
2. Right-of-way Location
 - a. legal description
 - b. maps tied to section corners and drawings
 - c. road cross sections, and plans and profiles



POD

What makes for a good Plan of Development?

a. Legal Description

Mount Diablo Meridian, Nevada

T. 21 S., R. 62 E.,
sec. 31, SW1/4SW1/4SW1/4SW1/4.
T. 22 S., R. 62 E.,
sec. 6, lot 4.

The area described contains 41.3 acres

40 acres NW 1/4 NW 1/4	NE 1/4 NW 1/4	160 acres NE 1/4 Section	
SW 1/4 NW 1/4	SE 1/4 NW 1/4		
80 acres N 1/2 SW 1/4		80 acres	E 1/2 SE 1/4
S 1/2 SW 1/4			

- ❖ Lands must be described by reference to designated Public Land Survey System (PLSS) subdivisions in aliquot parts and lots. (**Specifications for Descriptions of Land**)



POD

What makes for a good Plan of Development?

a. Legal Description

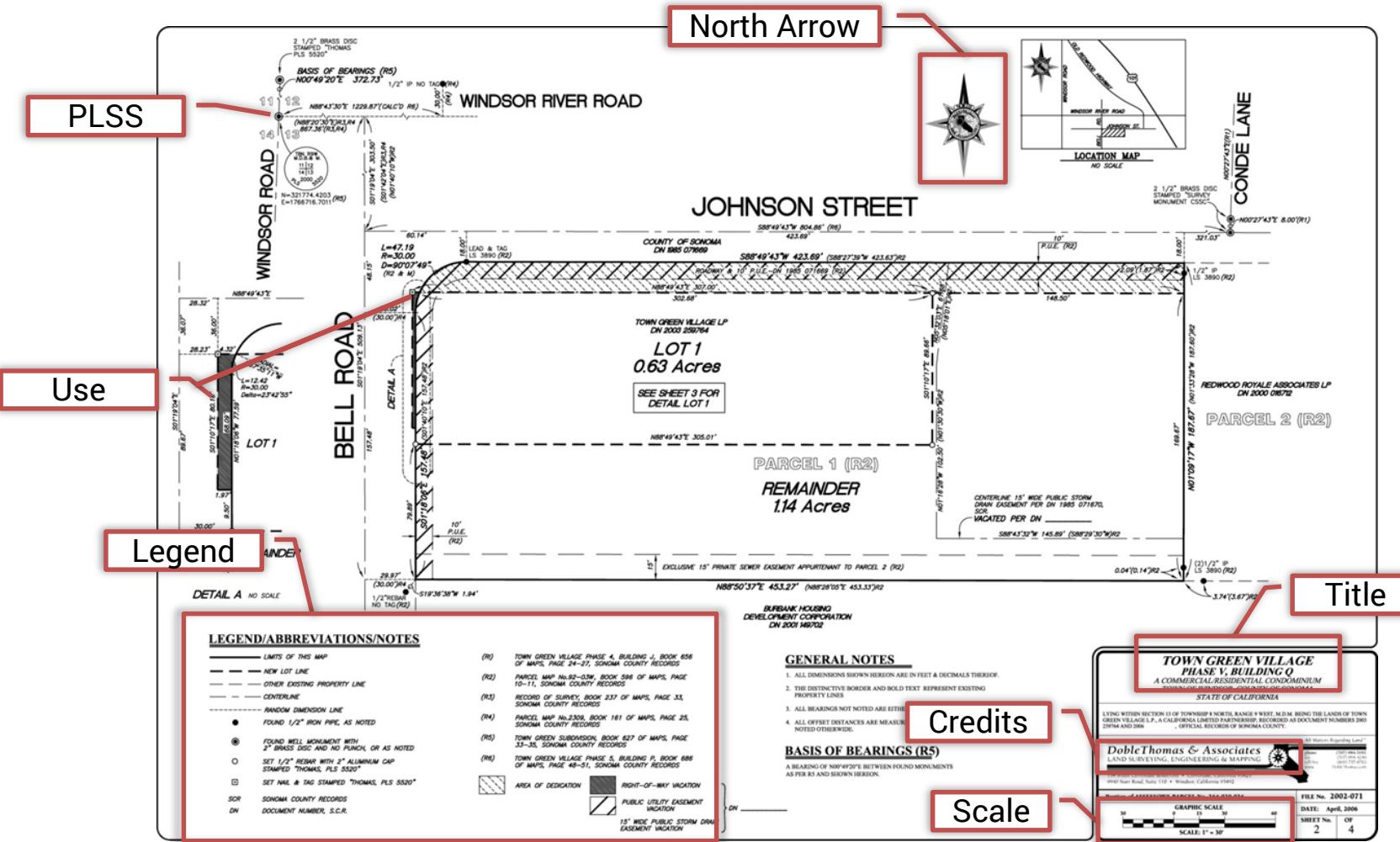
The area described contains 41.3 acres?

But my access road is
only 0.46 acres?

That's why it is important to supply detailed maps that tie your project to the Public Land Survey System.

What makes for a good Plan of Development?

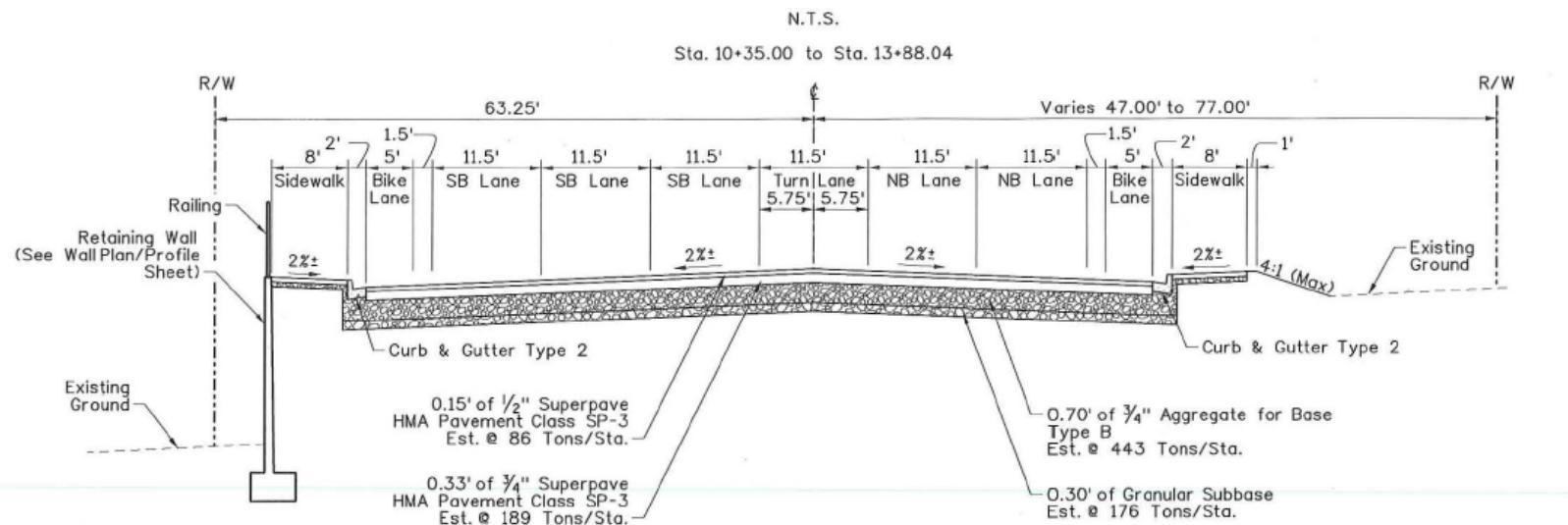
b. Maps tied to section corners and drawings.



POD

What makes for a good Plan of Development?

c. Road cross sections, and plans and profiles

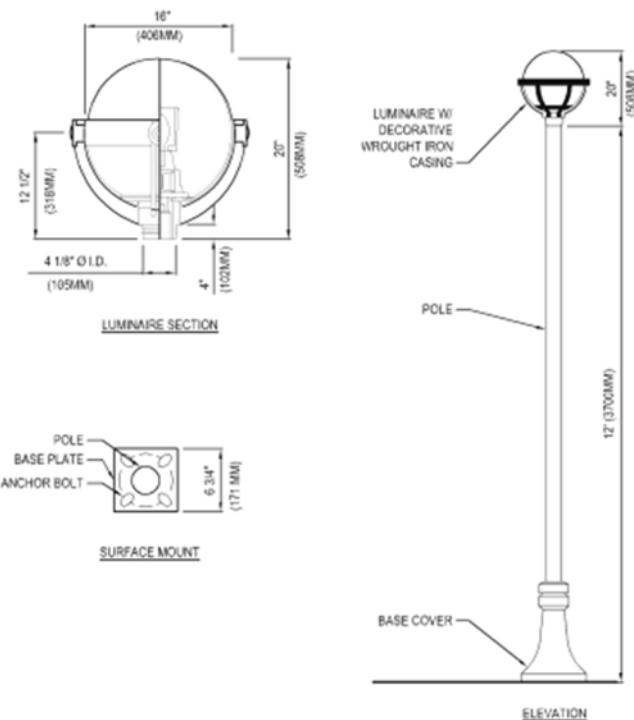
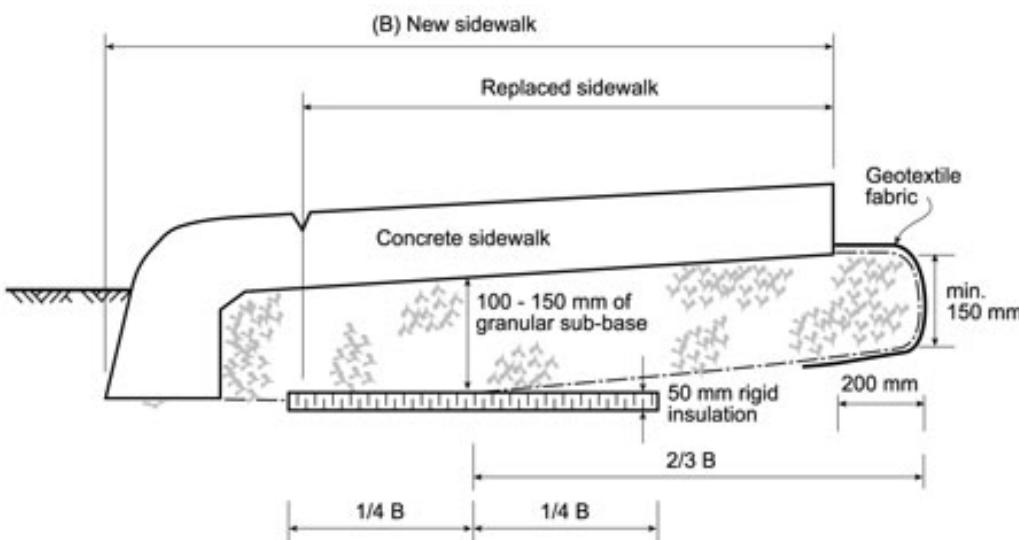




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POD

What makes for a good Plan of Development?

Additional Supplementary Information may be required in order to prepare the NEPA analysis and complete the review process, but is not typically required to be submitted with the initial POD.

- Stormwater Pollution Prevention and Protection Plan
- Hazardous Materials Management Plan
- Waste Management Plan
- Invasive Species and Noxious Weed Management Plan
- Health and Safety Plan (meeting OSHA requirements)
- Environmental Inspection and Compliance Monitoring Plan
- Worker Education and Awareness Plan



POD

What makes for a good Plan of Development?

In conclusion



POD

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- A POD should be clear and concise, and answer all the questions in the POD Outline.
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- Include all foreseeable future actions of the proposed project.
- Request a pre-application meeting.
- Never assume the BLM knows what you are talking about.



Plan of Development (POD)

THE END

& THANK YOU.