



## Fast Track Site Plans A Quick Guide

### What is Fast Track?

Fast Track is a means of reviewing and permitting a consolidated site plan so that the flatwork can be permitted while the vertical construction elements are still in review. The review period itself is not faster, but the time to start construction can be reduced.

### How do you get accredited?

By familiarizing yourself with the Fast Track Manual and then taking an open-book test. The accreditation is then good for one year and can be renewed indefinitely. There are fees associated with becoming accredited and maintaining the accreditation, as well as filing a Fast Track application.

### What do you use it for?

There is a wide variety of projects that have utilized the Fast Track process. Some projects need to have a permit in hand to be able to secure funding, while others are under a tight deadline to start work based on external deadlines like school seasons or Golden-Cheeked Warbler nesting season. Other projects may have extensive demolition or grading to do before vertical construction can begin. In all cases, the Fast Track process enables applicants to begin work on limited aspects of construction before the full permit is released.

### How does it work?

Projects are eligible for Fast Track if they are in the Urban or Suburban watershed, would require a consolidated site plan permit (use and construction combined), and do not need any public hearings. The project is divided into two phases, F1 and F2. F1 is permitted before F2 and then incorporated into the F2 to create a full Consolidated site plan.

## Important Things to Know About Going through the Fast Track Process

- Filing for Fast Track carries some risk. While corrections may be done to the F1 while the F2 is in review, substantial changes cannot be made, because the F1 and the F2 must line up.
- Utilities are discouraged in the first phase. The amount of time planning and easements may take negates the benefits of going Fast Track. Utilities are typically done in the second phase.
- The first phase includes flatwork. This means anything from demolition and grading, to excavating a subsurface garage. Work that is done above grade must be done as part of the second phase.
- Filing should include both phases until the F1 is permitted. This facilitates the review process and ensures a consistent review of all elements of both phases.