

Approval Procedure	Agency Involved	Estimated Time	Activity	Estimated Total Elapsed Time
Site Selection				
1. Resolution of any apparent zoning conflicts	Landowner and Zoning Hearing Board or Local Government	2 months (minimum)	prior to final site selection	
2. Phase 1 Environmental Site Assessment & Due diligence	Industry/Lender	1 month (minimum)	prior to final site selection	2 months
3. Soil testing (borings, percolation) if necessary	Contractor/Local Government	2 weeks (minimum)	prior to final site selection	
Sketch Plan				
4. File PADEP Postcard & PHMC Cultural Resource notice	Landowner, PADEP and PHMC	2 weeks (minimum)	preparation & filing of sketch land/site development plans	
5. Surveying (topo/aerial) if not available	Landowner	1 month (minimum)	preparation & filing of sketch land/site development plans	
6. Wetlands delineation (if necessary)	Landowner, PADEP and Army Corps. of Engineers	1 month (minimum)	preparation & filing of sketch land/site development plans	2 months
7. Traffic Impact Study (if necessary)	Landowner, Local Government and PENNDot	1 month (minimum)	preparation & filing of sketch land/site development plans	
8. Groundwater availability study (if necessary)	Landowner	1 month (minimum)	preparation & filing of sketch land/site development plans	
9. Sketch subdivision plan/sketch land development plan	Landowner, Industry and Local Government	1 month (minimum)	preparation & filing of sketch land/site development plans	
Preliminary Plan				
10. PADEP Planning Module/Preliminary Hydro. Study (if needed)	Landowner, Industry and PADEP	120 days (per statute)	preparation & filing of preliminary land/site development plans	
11. Develop preliminary subdivision plan & land development plan	Landowner & Industry	1 month (minimum)	preparation & filing of preliminary land/site development plans	
12. Storm Water Mgt. Plan for development/subdivision	Landowner & Industry	1 month (minimum)	preparation & filing of preliminary land/site development plans	4 months
13. Erosion & Sediment Control Plan	Landowner & Industry	1 month (minimum)	preparation & filing of preliminary land/site development plans	
14. NPDES permit application for subdivision/land dev. Plan	Landowner & Industry, plus PADEP and local Conservation Dist.	30 days	preparation & filing of preliminary land/site development plans	
15. Submittal of preliminary subdivision/land development plan	Landowner & Industry, plus local government	30 to 60 days	preparation & filing of preliminary land/site development plans	
Post Plan Submittal				
16. Municipal Authority Review (water/sewer)	Local Authority	30 days minimum	Preliminary Plan Review Phase	
17. County Planning Agency Review	County Planning Commission	30 days (per statute)	Preliminary Plan Review Phase	
18. Planning Agency Meeting (host municipality)	Local Municipal Planning Commission	60 days (minimum)	Preliminary Plan Review Phase	3 months
19. Governing Body Meetings	Local Municipality Governing Board Meeting	90 days (per statute)	Preliminary Plan Review Phase	
Final Plan				
20. Development and submittal of final subdivision/development plan	Landowner and Industry	30 days (minimum)	Final Plan Review Phase	
21. Municipal Authority Review (water/sewer)	Local municipal authority	30 days (minimum)	Final Plan Review Phase	
22. County Planning Agency Review	County Planning Commission	30 days (per statute)	Final Plan Review Phase	4 months
23. Planning Agency Meeting (host municipality)	Local Municipal Planning Commission	60 days (minimum)	Final Plan Review Phase	
24. Governing Body Meetings	Local Municipality Governing Board	90 days (per statute)	Final Plan Review Phase	
Bonding				
25. Secure all outstanding state and federal approvals and permits	Various parties	indeterminant	Bonding	1 month
26. Provide guarantee for completion of improvement	Landowner, industry and local government	30 days (minimum)	Bonding	

Note: Schedule Assumes that the Landowner and Industry will be allowed to process subdivision and land development plans simultaneously

Total Time for Release of Approved Plans and Recording

16 months