

Community Development Schedule of Fees

Charter Township of Plymouth

Division of Public Services

Effective September 28, 2010



No refunds will be given once the application has been processed and funds deposited with the Treasurer's office.

| TYPE OF APPLICATION | TOTAL REQUIRED AT TIME OF APPLICATION |
|---|---|
| 1. REZONING REVIEW | \$2,300 plus \$55 per acre plus Engineer and Attorney T&M if requested |
| Traffic/Impact Study (if required) | \$1,200 |
| 2. CONDITIONAL REZONING REVIEW | \$2,900 plus \$70 per acre plus recording cost (escrow \$600) plus Engineer and Attorney T&M if requested plus \$300 Engineer final stamp review if required |
| Traffic/Impact Study (if required) | \$1,200 |
| 3. SPECIAL USE REVIEW | \$2,350 plus Engineer and Attorney T&M if required |
| Each Revision | \$625 plus Engineer and Attorney T&M if required |
| Traffic/Impact Study (if required) | \$1,200 |
| 4. OPTION REVIEW (R.U.D., CLUSTER, P.U.D.) | |
| Concept Plan Review (Planning Commission) | \$2,750 plus \$35 per acre plus Attorney T&M if required |
| Each Revision | \$1,075 plus \$17 per acre |
| Concept Plan Review (Board of Trustees) | \$1,550 plus Attorney T&M if required |
| Traffic/Impact Study (if required) | \$1,200 |
| Amendments or Modifications | \$2,150 plus \$35 per acre plus Attorney T&M if required |

A detailed breakdown of the Community Development Schedule of Fees established by Resolution 10-09-28-32 approved by the Board of Trustees on September 28, 2010 is available at the Clerk's Office and the Community Development Department.

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| 5. PLAT REVIEW <div style="margin-left: 100px;">Tentative Preliminary</div> <div style="margin-left: 100px;">Revised Tentative Pre-Plat</div> <div style="margin-left: 100px;">Final Preliminary</div> <div style="margin-left: 100px;">Final Plat Review (Planning Commission & Board of Trustees)</div> <div style="margin-left: 100px;">Traffic/Impact Study (if Required)</div> | <div style="margin-left: 100px;">\$2,150 plus \$15 per lot plus Attorney T&M if requested</div> <div style="margin-left: 100px;">\$1,125 plus \$7.50 per lot</div> <div style="margin-left: 100px;">\$2,750 plus \$25 per lot plus Attorney T&M if requested</div> <div style="margin-left: 100px;">\$1,350 plus \$10 per lot</div> <div style="margin-left: 100px;">\$1,200</div> |
| 6. SITE CONDOMINIUM SUBDIVISION <div style="margin-left: 100px;">Tentative Approval</div> <div style="margin-left: 100px;">Final Approval</div> | <div style="margin-left: 100px;">\$2,205 plus \$20 per unit plus Attorney T&M if requested</div> <div style="margin-left: 100px;">\$3,195 plus \$20 per unit plus Attorney T&M if requested</div> |
| 7. LANDSPLIT <div style="margin-left: 100px;">First Review, Residential & Commercial</div> <div style="margin-left: 100px;">Each Revision, Residential & Commercial</div> <div style="margin-left: 100px;">Lot Line Modification, First Review</div> <div style="margin-left: 100px;">Lot Line Modification, Each Revision</div> | <div style="margin-left: 100px;">\$1,150 plus \$120 per resulting lots plus Attorney T&M if requested Fee is doubled if there are more than four new parcels</div> <div style="margin-left: 100px;">\$575 plus \$60 per resulting lots plus Attorney T&M if requested Fee is doubled if there are more than four new parcels</div> <div style="margin-left: 100px;">\$1,050 plus Attorney T&M if requested</div> <div style="margin-left: 100px;">\$475 plus Attorney T&M if requested</div> |

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| 8. SITE PLAN REVIEW | |
| <u>CLUSTER HOUSING</u> | |
| First Review | \$3,100 plus \$110 per acre plus Attorney T&M if requested |
| Each Revision | \$1,150 plus \$80 per acre plus Attorney T&M if requested |
| <u>MULTIPLE FAMILY (R-2-A)</u> | |
| First Review | \$3,100 plus \$110 per acre plus Attorney T&M if requested |
| Each Revision | \$1,150 plus \$80 per acre plus Attorney T&M if requested |
| <u>COMMERCIAL (C-1, C-2), OFFICE (OS), INDUSTRIAL (IND, TAR)</u> | |
| First Review | \$3,100 plus \$110 per acre plus Attorney T&M if requested |
| Each Revision | \$1,150 plus \$55 per acre plus Attorney T&M if requested |
| <u>ANN ARBOR ROAD CORRIDOR (ARC, OS-ARC)</u> | |
| First Review | \$3,250 plus \$110 per acre plus Attorney T&M if requested |
| Each Revision | \$1,225 plus \$55 per acre plus Attorney T&M if requested |
| <u>MID-RISE</u> | |
| First Review | \$3,250 plus \$110 per acre plus Attorney T&M if requested |
| Each Revision | \$1,225 plus \$55 per acre plus Attorney T&M if requested |
| <u>MOBILE HOME PARK</u> | |
| First Review | \$3,350 plus \$120 per acre plus Attorney T&M if requested |
| Each Revision | \$1,275 plus \$60 per acre plus Attorney T&M if requested |

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| 8. SITE PLAN REVIEW (continued) <div style="margin-left: 40px;"><u>P.U.D.</u></div> <div style="margin-left: 80px;">First Review</div> <div style="margin-left: 160px;">Each Revision</div> <div style="margin-left: 120px;">Review, Board of Trustees</div> <div style="margin-left: 40px;"><u>SCHOOL, CHURCH</u></div> <div style="margin-left: 80px;">First Review</div> <div style="margin-left: 160px;">Each Revision</div> <div style="margin-left: 40px;"><u>ADDITIONS TO EXISTING BUILDINGS</u></div> <div style="margin-left: 80px;">First Review</div> <div style="margin-left: 160px;">Each Revision</div> <div style="margin-left: 40px;"><u>ADMINISTRATIVE REVIEW</u></div> | <div style="margin-left: 40px;">\$3,250 plus \$110 per acre plus Attorney T&M if requested</div> <div style="margin-left: 40px;">\$1,225 plus \$55 per acre</div> <div style="margin-left: 40px;">\$1,100</div> <div style="margin-left: 40px;">\$2,750 plus \$110 per acre plus Attorney T&M if requested</div> <div style="margin-left: 40px;">\$1,075 plus \$55 per acre</div> <div style="margin-left: 40px;">\$2,925 plus \$110 per acre plus Attorney T&M if requested</div> <div style="margin-left: 40px;">\$1,075 plus \$55 per acre plus Attorney T&M if requested</div> <div style="margin-left: 40px;">May only require Township review and fee \$750 = Township fee \$650 plus \$50/acre = Engineer fee \$650 plus \$60/acre = Planner fee T&M = Attorney fee</div> |
| 9. LAND FILL REVIEW | \$1,200 plus \$40 per acre plus Attorney T&M if requested |
| 10. SPECIAL MEETINGS <div style="margin-left: 40px;"><u>PLANNING COMMISSION</u></div> <div style="margin-left: 40px;"><u>PRE-APPLICATION / MEETINGS TO REVIEW</u></div> | <div style="margin-left: 40px;">\$1,800</div> <div style="margin-left: 40px;">\$165 = Meet with Engineer \$165 = Meet with Planner \$260 = Meet with Engineer and Planner</div> |
| 11. OTHER APPLICATIONS | \$2,250 plus \$110 per acre plus Attorney T&M if requested |
| 12. SIGN REVIEW (ARC, OS-ARC), per sign | \$600 |

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| 13. LANDSCAPE OBSERVATION & REPORT | |
| <u>COMMERCIAL, OFFICE, ARC, OS-ARC, INDUSTRIAL, TAR or INSTITUTIONAL (SCHOOL, CHURCH etc.) USE</u> | |
| First Site Visit & Review | \$950 plus \$60 per acre |
| Each Subsequent Site Visit & Review | \$475 plus \$30 per acre |
| <u>MULTIPLE FAMILY, MID-RISE, MOBILE HOME PARK</u> | |
| First Site Visit & Review | \$1,200 plus \$60 per acre |
| Each Subsequent Site Visit & Review | \$600 plus \$30 per acre |
| <u>SUBDIVISIONS, SITE CONDOMINIUMS, CLUSTER HOUSING</u> | |
| First Site Visit & Review | \$1,400 plus \$20 per acre |
| Each Subsequent Site Visit & Review | \$700 plus \$10 per acre |
| 14. PRIVATE ROAD | |
| Road Plan | \$1,200 plus \$110 per lots over 4 |
| Road Maintenance Agreement | \$900 |

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| DOCUMENT REVIEWS | |
| P.U.D./R.U.D. | \$250 plus Engineer, Planner and Attorney T&M |
| Open Space Community | \$250 plus Engineer, Planner and Attorney T&M |
| Private Road | \$250 plus Engineer, Planner and Attorney T&M |
| Landscape Maintenance | \$250 plus Engineer, Planner and Attorney T&M |
| Open Space Maintenance | \$250 plus Engineer, Planner and Attorney T&M |
| Stormwater Maintenance | \$250 plus Engineer, Planner and Attorney T&M |
| Easements | \$250 plus Engineer, Planner and Attorney T&M |
| Subdivision/Condominium | \$250 plus Engineer, Planner and Attorney T&M |
| Declaration of Restrictions | \$250 plus Engineer, Planner and Attorney T&M |
| Deed Restrictions | \$250 plus Engineer, Planner and Attorney T&M |
| By-Laws | \$250 plus Engineer, Planner and Attorney T&M |
| Wayne County Agreements | \$250 plus Engineer, Planner and Attorney T&M |
| Others | \$250 plus Engineer, Planner and Attorney T&M |
| Each Revision | \$125 plus Engineer, Planner and Attorney T&M |
| <p>A single escrow account in the amount of \$3,000 shall be established for reviews by the Engineer, Planner and Attorney (\$1,000 per consultant.) Community Development shall withdraw fees from the escrow account based on invoices submitted by the consultant based on time & materials. If any \$1,000 segment is drawn down to \$400 or less, the applicant shall submit additional funds to bring the segment back to the \$1,000 escrow. At the conclusion of the project, any remaining escrow funds shall be refunded to the applicant.</p> <p>Recording Fees are the responsibility of the applicant.</p> | |

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TRUST AND AGENCY FEES

REVIEW IMPROVEMENT PLANS

Sanitary, storm sewers and watermains
percent of estimated construction costs

1.5% Minimum Deposit = \$300

Part 41 sanitary sewer permit applications

\$300

INSPECTION TASKS

Sanitary, Township storm and water at installation;

Field check for:

Release of bonds on monuments and lot irons.

Release of bonds on site improvements.

Per Diem @ Daily rate

Minimum Deposit = 3% of construction costs
or

Three inspection days, whichever is greater.

GENERAL ADMINISTRATION OF CONSTRUCTION

2% of construction costs. Minimum Fee = \$450