

APPLICATION PACKET LAND SPLIT OR COMBINATION REVIEW

COMMUNITY DEVELOPMENT DEPARTMENT
CHARTER TOWNSHIP OF PLYMOUTH
9955 N. Haggerty Road
Plymouth, MI 48170



APPLICATION PACKET
LAND SPLIT OR COMBINATION REVIEW
Community Development Department
Charter Township of Plymouth

1. PURPOSE

The purpose of the Land Split or Combination Review process is to afford the Township Administration an opportunity to determine whether the proposed land split or combination is consistent with the requirements found in Section 28.2 and 28.26 of the Charter Township of Plymouth Zoning Ordinance, and the Land Division Act, Act. 288, P.A. 1967. A copy of the Zoning Ordinance can be found on the Township website: <http://www.plymouthtp.org>. Information found in the Zoning Ordinance is essential for the completion of Land Split or Combination Applications.

2. APPLICATION REVIEW PROCESS

A. Submittal to the Community Development Department

The following items are required to be submitted for all Land Split or Combination Applications:

1. Application Form
 - a) Planning Commission & Community Development Department Application (2 pages)
 - b) Submittal Certification (1 page)

See Section 3 of this packet for instructions. A copy of the Application Form is attached and made part of this packet.
2. Certified Survey of the Existing Parcel(s) or Lot(s) and Resultant Parcel(s) or Lot(s) & Legal Description of the Existing Parcel(s) or Lot(s) and the Resultant Parcel(s) or Lot(s) (7 copies, printed at 8.5" x 14")

See Section 4 of this packet for instructions. A Land Split or Combination Review Checklist is attached and made part of this packet.
3. Proof of Title Ownership
4. Letter indicating the Property has not been Split within the last 10 Years
5. Letter indicating the Township is not Responsible for the Extension of Utilities
6. DTE Energy Land Split Application Form

See Section 5 of this packet for instructions. A copy of the DTE Energy Land Split Application Form is attached and made part of this packet.
7. Review Fee

A copy of the current Schedule of Fees is attached and made a part of this packet. If you have any questions, please contact the Community Development Department.

APPLICATION PACKET
LAND SPLIT OR COMBINATION REVIEW
Community Development Department
Charter Township of Plymouth

B. Technical Review

The Technical Review for Land Split or Combination Applications is a 1-step procedure. The Township Supervisor is the final approval authority for all Land Split or Combination Applications. The timeline for approval is fully dependent upon the quality of the surveys and documentation submitted to the Township.

The documentation submitted with the completed Land Split or Combination Application will be forwarded to Township Staff and Consultants for review and comments. Reports from Township Staff and Consultants will be available 2 weeks after the application submittal date, and will be emailed to the titleholder of the property, or his/her appointed project agent, as specified on the Application Form. Any necessary changes, as noted in the Staff and Consultant Reports, will need to be addressed in a revised submittal before the application is forwarded to the Township Supervisor for action.

C. Recording of the Land Split or Combination

If the Land Split or Combination Application is approved by the Township Supervisor, the Community Development Department will forward the survey documents to the Township Assessing Department for recording with Wayne County. This will signify the end of the Land Split or Combination Review process. Land Split or Combination Approval does not constitute approval of a site plan, plat, or condominium subdivision plan.

3. APPLICATION FORM

The Application Form consists of the following 2 documents: the Planning Commission & Community Development Department Application, and the Submittal Certification.

A. Planning Commission & Community Development Department Application (2 Pages)

The Planning Commission & Community Development Department Application shall be signed by the titleholder of the property. If the titleholder of the property chooses to appoint a project agent to act on his/her behalf, then the document must be signed by both the titleholder of the property, and his/her appointed project agent.

B. Submittal Certification (1 Page)

The Submittal Certification shall be signed by the titleholder of the property, or his/her appointed project agent.

APPLICATION PACKET
LAND SPLIT OR COMBINATION REVIEW
Community Development Department
Charter Township of Plymouth

4. CERTIFIED SURVEY OF THE EXISTING PARCEL(S) OR LOT(S) & RESULTANT PARCEL(S) OR LOT(S)

The information required for the Certified Survey is provided in the Land Split or Combination Checklist, a copy of which is attached and made part of this packet. The Survey must be consistent with the requirements of the Certified Surveys Act, Public Act 132 of 1970, as amended.

5. DTE ENERGY LAND SPLIT APPLICATION

It shall be the responsibility of the titleholder of the property, or his/her appointed project agent, to provide a copy of the completed DTE Energy Land Split Application Form to the Community Development Department. The original version of the form is to be mailed to DTE.

6. STANDARDS FOR APPROVAL

In reviewing the application for Land Split or Combination Approval, Township Staff and Consultants shall consider the following:

- A. The proposed division or combination of land will not result in landlocked parcels, tracts, or lots.
- B. The proposed division or combination of land will not be detrimental to the future orderly development of abutting properties.
- C. The proposed division or combination of land and subsequent construction will not be contrary to the thoroughfare plan for the Township.
- D. The depth of each resulting parcel shall not be greater than four (4) times the parcel width (4:1) at the front parcel boundary.
- E. Each resulting parcel shall abut a dedicated and improved public street, or an approved private road with a dedicated private right-of-way easement and roadway pavement and improvements constructed and maintained in compliance with Chapter 7, Article 4 of the Township Code of Ordinances.
- F. Each resulting parcel shall have access to sufficient right-of-way for utilities and services (including but not limited to water, sanitary sewer, storm sewer, gas, electric, telephone, and street lighting), a driveway, sidewalks, road access and other improvements reasonably necessary for the type of development and the circumstances of the particular case.
- G. The type of roadway which will be installed within a proposed recorded easement to determine if said roadway will be suitable for the circumstances of the particular case and promote public safety.

APPLICATION PACKET
LAND SPLIT OR COMBINATION REVIEW
Community Development Department
Charter Township of Plymouth

7. APPROVAL LIMITATION

Approval of a Land Split or Combination is not a determination that the resulting parcel(s) or lot(s) comply with other ordinances or requirements of the Township.

8. STAFF AND CONSULTANT MEETINGS

Township Staff and Consultants are available to meet with you, for a fee, if you have any questions or wish to discuss your application. Appointments are made through the Community Development Department. Cancellations must be made 24 hours in advance of the meeting. Individuals, who fail to make the appointment and fail to notify the Community Development Department, will be charged for 1 hour of the consultant's time.

LAND SPLIT OR COMBINATION REVIEW CHECKLIST

Community Development Department Charter Township of Plymouth

The following checklist is intended to be a general guide for all Land Split or Combination submittals. Please refer to the Township Zoning Ordinance for specific requirements. Care should be taken to ensure that all required information is included in the submittal.

	REQUIREMENT	PROVIDED	N/A
GENERAL INFORMATION	The name, address, and telephone number of the owner/developer.		
	The professional seal and signature, name, address, and telephone number of the person or firm preparing the land survey.		
	The scale, north arrow, and date of preparation (including revision dates).		

	REQUIREMENT	PROVIDED	N/A
CERTIFIED SURVEY OF EXISTING & RESULTANT PARCEL(S) OR LOT(S)	A Survey of the existing parcels or lots to be split or combined, and including the following information:		
	The existing boundary lines of the subject property with a metes and bounds description for each lot or parcel line.		
	The legal description of the existing subject property, including sidwell number. Acreage parcels shall be described in metes and bounds. Platted lots shall be described by lot number(s) and liber and page.		
	All existing buildings, waterways, ponds, lakes, and/or drainage sources located on the subject property.		
	The existing and proposed road right-of-way, including the centerline of the road, dimensioned.		
	The street setback line delineated, as per the Zoning Ordinance.		
	All existing easements for public and/or private utilities.		
	All front, side, and rear yard setbacks delineated, as per the Zoning Ordinance.		
	Certification by a Registered Land Surveyor.		
	A Survey of the resultant parcels or lots created through the land split or combination, and including the following information:		
	The proposed boundary lines of the subject property with a metes and bounds description for each lot or parcel line.		
	The legal description of the proposed subject property. Acreage parcels shall be described in metes and bounds. Platted lots shall be described by lot number(s) and liber and page.		
	All existing buildings, waterways, ponds, lakes, and/or drainage sources located on the subject property.		
	The existing and proposed road right-of-way, including the centerline of the road, dimensioned.		
	The street setback line delineated, as per the Zoning Ordinance.		
	All existing or proposed easements for public and/or private utilities.		
	All front, side, and rear yard setbacks delineated, as per the Zoning Ordinance.		
	Certification by a Registered Land Surveyor.		

	REQUIREMENT	PROVIDED	N/A
REQUIRED DOCUMENTS	Proof of Title Ownership.		
	A letter from the title company or titleholder of the property indicating ownership of the subject property, when the subject property was last split, and the results of any previous splits.		
	A letter from the titleholder of the property indicating that the property has not been split within the last 10 years.		
	A letter from the titleholder of the property indicating that the Township is not responsible for the extension of utilities for any resultant parcels created through the land split or combination.		
	A copy of the completed DTE Energy Application Form. The original version of the form is to be mailed to DTE.		

	REQUIREMENT	PROVIDED	N/A
PRIVATE ROAD	If a private road is being proposed, engineering drawings with sufficient detail and information must be provided for review by the Township Engineer to determine compliance with the Private Road Construction and Maintenance Ordinance.		
	Proposed easement document, if applicable.		

APPLICATION

PLANNING COMMISSION & COMMUNITY DEVELOPMENT DEPARTMENT
CHARTER TOWNSHIP OF PLYMOUTH
9955 N. HAGGERTY ROAD, PLYMOUTH, MI 48170
Phone: (734) 354-3270, Ext. 5

App No. _____
Date _____

IF THE TITLEHOLDER OF THE PROPERTY CHOOSES TO APPOINT A PROJECT AGENT TO ACT ON HIS/HER BEHALF, THE PROJECT AGENT SHALL RECEIVE ALL CORRESPONDENCE WITH COPIES TO THE TITLEHOLDER.

Titleholder of the Property

Project Agent (If other than the Titleholder of the Property)
--

Legal Name of Titleholder _____
Contact Name _____
Address _____
City, State ZIP _____
Phone Number _____
Fax Number _____
Email _____

Company Name _____
Contact Name _____
Address _____
City, State ZIP _____
Phone Number _____
Fax Number _____
Email _____

Type of Application _____

Proposed Land Use _____

Subject Property Address _____

Zoning Classification _____ Present _____ Requested _____

Is property being held under a Land Contract or Purchase Agreement? YES _____ NO _____
If yes, please submit a copy of the Land Contract or Purchase Agreement.

Property Tax ID Number(s)	Titleholder's Name	Date Title Acquired
R-78	_____	_____
R-78	_____	_____
R-78	_____	_____
R-78	_____	_____

Legal Description of Property (attach separate sheet if necessary)
If a building is presently located upon the premises, attach a photograph of the building.

Subdivision _____ Lot Number _____
OR
Metes and Bounds Description (attach separate sheet if necessary) _____

Application Fee	\$ _____	Check # _____	Date _____	Received By _____
Resubmission Fee #1	\$ _____	Check # _____	Date _____	Received By _____
Resubmission Fee #2	\$ _____	Check # _____	Date _____	Received By _____

IF THE TITLEHOLDER OF THE PROPERTY APPLIES ON HIS/HER OWN BEHALF, HE/SHE SHALL SIGN IN THE LEFT SIGNATURE COLUMN BELOW.

IF THE TITLEHOLDER OF THE PROPERTY CHOOSES TO APPOINT A PROJECT AGENT TO ACT ON HIS/HER BEHALF, THE TITLEHOLDER SHALL SIGN IN THE RIGHT SIGNATURE COLUMN BELOW, AND THE APPOINTED PROJECT AGENT SHALL SIGN IN THE LEFT SIGNATURE COLUMN BELOW.

THIS AFFIDAVIT IS TO BE SIGNED BY THE TITLEHOLDER OF THE PROPERTY OR BY THE TITLEHOLDER'S APPOINTED PROJECT AGENT.

THIS AFFIDAVIT IS TO BE SIGNED BY THE TITLEHOLDER OF THE PROPERTY, IF APPOINTING A PROJECT AGENT TO REPRESENT HIM/HER.

I hereby certify that the information given herein is correct and true. I further certify that all information and data furnished in connection with this application or processing thereof is true and correct. I acknowledge that I am solely responsible for any and all errors and omissions.

I hereby certify that I have appointed the above Project Agent to act on my behalf and authorize him to submit this application for me and to secure the permit. I further certify that all information and data furnished in connection with this application or processing thereof is true and correct. I acknowledge that I am solely responsible for any and all errors and omissions.

STATE OF MICHIGAN)
) Ss.
COUNTY OF WAYNE)

STATE OF MICHIGAN)
) Ss.
COUNTY OF WAYNE)

Titleholder/Project Agent Signature

Titleholder Signature

Titleholder/Project Agent Printed Name

Titleholder Printed Name

Subscribed and sworn to me this ____ day of _____,
Commission Expires ____ / ____ , ____

Subscribed and sworn to me this ____ day of _____,
Commission Expires ____ / ____ , ____

Township Clerk or Notary Public

Township Clerk or Notary Public

It is hereby resolved; effective immediately (January 15, 1986), the Charter Township of Plymouth shall retain all fees submitted with an application to the Planning Commission irrespective of the timing of the request for withdrawal by the applicant during the processing of said application or of the Planning Commission's decision.

The Charter Township of Plymouth does not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, arrest record, height or weight in employment or the provision of services.

Neither the Charter Township of Plymouth, nor any of its employees, agents or representatives shall be responsible for any error or omission in information or data submitted in connection with this application. Meetings of the Plymouth Township Planning Commission are held on the third Wednesday of each month. The Township must receive applications at least 20 business days prior to the meeting. A fee established by the Township Board must accompany each application. Applicants are encouraged, prior to the public meeting, to attempt to obtain approval from civic associations and adjoining property owners.

SUBMITTAL CERTIFICATION

Community Development Department
Charter Township of Plymouth



By signing below, I certify that I have reviewed the submittal requirements found in the Township Zoning Ordinance and/or the Subdivision Regulations, as well as those found in the Application Packet from the Community Development Department, as it pertains to the application being submitted for review by the Township.

I further certify that I have included all necessary information on the plans, surveys, and/or drawings, submitted in conjunction with this application and, to the best of my knowledge, the information is complete for the project as follows:

NAME OF PROJECT: _____

ADDRESS OR LOCATION OF PROJECT: _____

PLANS DATED: _____ / _____ / _____ (Date of Last Revision)

I realize that the failure to include all of the required information may result in tabling or denial of the application.

(Titleholder or Project Agent Signature)

(Date)

(Titleholder or Project Agent Printed Name)

Detroit Edison



Dear Customer:

The land split application on the reverse side needs to be filled out and returned to Detroit Edison at the address provided on the application.

Please note the Required Information (A-C) at the bottom of the application.

If Detroit Edison does not receive the warranty deed, a copy of the survey and the new legal descriptions as shown on your survey, Detroit Edison will be unable to process your application.

If you have any questions please contact DTE Energy SW Planning and Design
(734) 397-4321.

Thank You,

DTE Energy



LAND SPLIT Application

Please complete and return your application to Detroit Edison, at the Regional Center address listed below.

(For DTE Energy to fill in)

Work Order _____

Date Received _____

Return Address:

DTE Energy SW Planning and Design, 8001 Haggerty Road, Belleville, MI 48111

General Telephone Number: (734) 397-4321 Fax: (734) 397-4143

Property Owner Name: _____

Current Address: _____ Phone Number _____

Name of person to be contacted in case of questions _____

Daytime Phone Number: () _____ Evening Phone Number:() _____

Property/Tax I.D. # _____

City/Township/Village: _____

If assigned by municipality:

Address No.: _____ Street Name: _____

Nearest intersection: _____

Subdivision name: _____

NOTE: The legal owner of the property must sign this application, unless the party acting instead of the legal owner has power of attorney or legal guardianship. Please provide proof of such.

For this Application to be processed the information listed below must be provided:

- a) **Proof of Ownership (Deed or Land Contract – Title insurance policy acceptable not title commitment)**
- b) **Certified Survey of Parent Parcel showing splits**
- c) **Certified Survey with written description of the proposed splits**

NOTE: PLEASE ALLOW 4-6 WEEKS FOR PROCESSING.

Applicant's Signature: _____

Date: _____

Community Development Schedule of Fees

Charter Township of Plymouth Division of Public Services

Effective July 1, 2012



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 <div style="text-align: right; padding-right: 20px;">Traffic/Impact Study (if required)</div>	\$2,300 plus \$55 per acre plus Engineer and Attorney T&M if requested \$1,200
2. CONDITIONAL REZONING REVIEW <div style="text-align: right; padding-right: 20px;">Traffic/Impact Study (if required)</div>	\$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 \$1,200
3. SPECIAL USE REVIEW <div style="text-align: right; padding-right: 20px;">Each Revision</div> <div style="text-align: right; padding-right: 20px;">Traffic/Impact Study (if required)</div>	\$2,350 plus Engineer and Attorney T&M if required \$625 plus Engineer and Attorney T&M if required \$1,200
4. OPTION REVIEW (R.U.D., CLUSTER, P.U.D.) Concept Plan Review (Planning Commission) <div style="text-align: right; padding-right: 20px;">Each Revision</div> <div style="text-align: right; padding-right: 20px;">Concept Plan Review (Board of Trustees)</div> <div style="text-align: right; padding-right: 20px;">Traffic/Impact Study (if required)</div> <div style="text-align: right; padding-right: 20px;">Amendments or Modifications</div>	\$2,750 plus \$35 per acre plus Attorney T&M if required \$1,075 plus \$17 per acre \$1,550 plus Attorney T&M if required \$1,200 \$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 11-07-12-17 approved by the Board of Trustees and implemented on July 1, 2012 is available at the Clerk's Office and the Community Development Department.

Community Development Schedule of Fees

Charter Township of Plymouth
Division of Public Services

Effective July 1, 2012



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

Community Development Schedule of Fees

Charter Township of Plymouth
Division of Public Services

Effective July 1, 2012



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
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),</u>	
<u>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

Community Development Schedule of Fees

Charter Township of Plymouth Division of Public Services

Effective July 1, 2012



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
8. SITE PLAN REVIEW (continued) <div style="margin-left: 40px;"><u>P.U.D.</u> First Review</div> <div style="margin-left: 80px;">Each Revision</div> <div style="margin-left: 40px;">Review, Board of Trustees</div> <div style="margin-left: 40px;"><u>SCHOOL, CHURCH</u> First Review</div> <div style="margin-left: 80px;">Each Revision</div> <div style="margin-left: 40px;"><u>ADDITIONS TO EXISTING BUILDINGS</u> First Review</div> <div style="margin-left: 80px;">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

Community Development Schedule of Fees

**Charter Township of Plymouth
Division of Public Services**

Effective July 1, 2012



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
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

Community Development Schedule of Fees

Charter Township of Plymouth Division of Public Services

Effective July 1, 2012



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
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>

Community Development Schedule of Fees

Charter Township of Plymouth
Division of Public Services

Effective July 1, 2012



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

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