

SUBDIVISION/LAND DEVELOPMENT ASSESSMENTS

TRANSPORTATION IMPACT FEE

Each property in the Township falls within either the **1991 Transportation Service Area** or the **1998 Transportation Service Area** (see attached map). The cost per evening peak-hour vehicle trip in the **1991 Transportation Service Area** is **\$2,279.79**. The cost per evening peak-hour per vehicle trip in the **1998 Transportation Service Area** is **\$1,799.91**. The number of vehicle trips will be determined by the Township Traffic Consultant in accordance with Chapter 19.5 of the Plymouth Township Code.

RECREATIONAL FACILITIES FEE

Residential – \$1,000.00 for each new dwelling.

Non-Residential – The fee in lieu of land dedication for nonresidential uses is based on square footage as follows:

Office Use:	\$310.00 for every 200 square feet of space
Commercial Use:	\$310.00 for every 275 square feet of space
Industrial Use:	\$310.00 for every 520 square feet of space

ASSESSMENTS

\$25.00 for each new parking space installed on a site developed for apartment, commercial or industrial uses toward the cost of outfall storm sewers and an additional **\$25.00** for each parking space installed thereon toward the cost of outfall sanitary sewer.

\$5.00 per foot for each foot of sanitary sewer built in any existing road, proposed road or proposed sanitary sewer easement toward the cost of outfall sanitary sewers of the Township.

\$5.00 per foot for each lineal foot of roadway shown on any plan, other than improved highways already in existence, to be used toward the cost of outfall storm water sewers.

SEWER USE & CONNECTION FEE

\$6,234.00 per Equivalent Dwelling Unit (EDU)

If there is a change of use to an existing building that is already connected to the public sewer, a new use calculation will be made and credit will be given for the previous use.

LAND DEVELOPMENT AND SUBDIVISION APPLICATION FILING FEES

- (1) **SUBDIVISION**
 - Two (2) lots – no new building lot created:
 - Residential \$150.00
 - Commercial/Industrial.....\$300.00
 - Two (2) lots – new building lot created:
 - Residential \$300.00
 - Commercial/Industrial.....\$600.00
 - Three (3) or more lots:
 - Residential \$500.00 plus \$100.00 per lot
 - Commercial/Industrial.....\$800.00 plus \$100.00 per lot

- (2) **LAND DEVELOPMENT**
 - Residential, Commercial and Industrial – \$800.00 plus \$100.00 per acre.

ESCROW DEPOSITS

Escrow deposit for Subdivision / Land Development for review and inspection of land development / subdivision, grading and improvement construction applications and related inspections.

- (1) **SUBDIVISION**
 - Two Lots –
 - Residential \$1,000.00
 - Commercial/Industrial.....\$2,000.00
 - Three or more lots –
 - Residential
 - Commercial/Industrial.....\$3,000.00
 - or \$100.00 per acre (whichever is higher)
- (2) **LAND DEVELOPMENT - RESIDENTIAL, COMMERCIAL AND INDUSTRIAL**

Acres Affected	Escrow
0.00 - 2.49 Acres.....	\$1,000.00
2.50 - 4.99 Acres.....	\$2,000.00
5.00 - 9.99 Acres.....	\$2,500.00
10.00 - 19.99 Acres.....	\$3,000.00
20.00 - 34.99 Acres.....	\$3,500.00
35.00 + Acres	\$100.00 per acre

- (3) The escrow will be maintained during the review and construction process. The balance of the escrow deposit shall be refunded, without interest, to the applicant when the land development/subdivision is fully completed.

CONSULTANT FEE RATES - 2018

<u>Consultant</u>	<u>Rate</u>
Michael Clarke, Solicitor	\$180.00 per hour
Ken Amey, Land Planner	\$ 95.00 per hour
Tim Woodrow, Engineer	\$115.00 per hour
Carroll Engineering, Traffic Engineer	\$105.00 per hour
McCloskey Faber, Landscape Architect	\$100.00 per hour
Ron Smith, Lighting Consultant	\$ 80.00 per hour