III. Engineering

Cross References Codified Ordinance Chapter 900 and Part Eleven

A. Zoning and Engineering Plat Review Fees:

1. Subdivision

Preliminary Plat

- 1-25 lots…… $155.00 / per lot

- 26-50 lots……$3,875.00
- Plus per lot over 26…….. $75.00

- Over 51 lots……$5,750.00
- Plus per lot over 50…… $50.00

- Minimum Fee……..$1,000.00

Final Plat

- 1-25 lots…… $155.00 / per lot

- 26-50 lots……$3,875.00
- Plus per lot over 26…… $75.00

- Over 51 lots……$5,750.00
- Plus per lot over 50…… $50.00

- Minimum Fee……..$1,000.00

Preliminary Development Plan

- 1-25 lots…… $155.00 / per lot

- 26-50 lots……$3,875.00
- Plus per lot over 26…….. $75.00

- Over 51 lots……$5,750.00
- Plus per lot over 50…….. $50.00

- Minimum Fee…….. $1,000.00

Final Development Plan

- 1-25 lots…… $155.00 / per lot

- 26-50 lots……$3,875.00
- Plus per lot over 26…….. $75.00

- Over 51 lots……$5,750.00
- Plus per lot over 50…….. $50.00

- Minimum Fee……..$1,000.00

Note: For all condominium developments, an individual condominium unit will be considered the same as a subdivision lot, even though multiple condominium units may be represented by only one final plat lot, as the review process requires that water and sanitary sewer service and side yard and rear lot grading be examined for each individual condominium unit.

2. Single Site Development

Flat Fee…… $1,000.00
Resubmission Fee…….... $500.00

3. Street Only

- For each preliminary plat and final plat submittal
- If a street is proposed with no lots on either side of street…… $1.00 / L.F.
- If lots are on one side of street, in addition to the per lot subdivision fee above…..…… $0.50 / L.F.
- Minimum Fee…… $1,000.00

B. Construction Plan Review:

1. Subdivisions

For subdivision construction plans

•1-25 lots…… $240.00 per lot

•26-50 lots…… $6,000.00
•Plus per lot over 26…….…… $216.00

•51-75 lots…… $11,400.00
•Plus per lot over 50…….…… $174.00

•76-100 lots…….…… $18,500.00
•Plus per lot over 75…….…… $110.00

•over 100 lots…… $18,500.00
•Plus per lot over 100…….…… $75.00

•Minimum Fee…….... $1,000.00

An additional fee shall be required for the construction plan review if a stream having a drainage area of 50 acres or more traverses the subdivision, or a two acre or more retention pond is required and/or exists in the proposed subdivision. plus $2,000.00

An additional fee shall be required for the construction plan review if a bike path is proposed in excess of 500' or if a street crossing is required or if the bike path is connected to an adjacent subdivision. plus $1,000.00

If a street is proposed within the subdivision for which there are no lots on either side of the street, a fee shall be required in addition to the per lot fee above. plus $6.50 / L.F. where no lots

The non-refundable fee shall include one (1) review meeting and one (1) review comment letter if necessary.

The fee for each resubmission shall be based upon the number of lots. This resubmission fee will include the subsequent plan review, a review letter and a required meeting, as follows:

•1-25 lots	$500.00
•26-50 lots	$1,000.00
•51-75 lots	$2,000.00
•76-100 lots	$2,500.00
•over 100 lots	$3,000.00

Note: For all condominium developments, an individual condominium unit will be considered the same as a subdivision lot, even though multiple condominium units may be represented by only one final plat lot, as the review process requires that water and sanitary sewer service and side yard and rear lot grading be examined for each individual condominium unit.

2. Single Site Commercial, Recreational, or Instructional Development

Fees shall be calculated on acreage as recorded on the current deed or plat.

The non-refundable fee includes up to one (1) review meeting and one (1) review comment letter.

1 acre or less	$1,000.00
Greater than 1.00 acre and less then or equal to 2.00 acres	$2,000.00
Greater than 2.00 acres and less than or equal to 5.00 acres	$3,000.00
Greater than 5.00 acres and less than or equal to 10.00 acres	$4,000.00
Greater than 10.00 acres and less than or equal to 15.00 acres	$6,000.00
Greater than 15.00 acres and less than or equal to 50.00 acres	$7,000.00
Greater than 50.00 acres and less than or equal to 100.00 acres	$8,000.00

The fee for a project in excess of 100 acres shall be determined by the Administrator in consultation with the City Engineer.

An additional fee shall be required for the construction plan review if a stream having a drainage area of 50 acres or more traverses the site, or a two acre or more retention pond is required and/or exists on this site……..….. plus $2,000.00

Re-submission

This re-submission fee includes the subsequent plan review, a review letter and a required meeting…….…… $500.00

3. Storm, sanitary sewer, or waterline extension outside of a single-site non-residential development:

This shall include storm sewers required in existing or proposed public right-of-way or relocated sanitary sewer in existing easements. If exact sewer lengths are unknown at preliminary stage, the developer's engineer shall submit an estimated length for the purpose of a deposit and any additional fee to cover final quantities will be billed by the Finance Director prior to signing of plans. This fee shall include one (1) subdivision and one (1) follow-up review letter.....	$750.00 for lengths less than 750 ft.; $1.00 / L.F. lengths greater than 750 ft; $0.50 / L.F. for each subsequent review.

4. Street Only

For proposed streets where there are no lots on either side of the street, the fee is determined by the lineal feet, including storm sewers, sanitary sewers and water lines.	$6.50/L.F.
• Minimum Fee	$500.00

5. Public or private sanitary sewer, or drainage channel, or storm sewer, or public water Line extensions outside a subdivision.

To include two (2) plan reviews……	$1.00 / L.F. for each
Each subsequent plan review……	$0.50 / L.F. for each
If the exact lengths are unknown at preliminary stage an estimated length will be accepted with the application. When final quantities are determined, any necessary additional fees will be invoiced prior to signing of plans.	
•Minimum Fee……	$500.00

C. Engineering Miscellaneous:

Open channel relocation……	$8.00/L.F.
•Minimum Fee……	$700.00
Traffic impact-access or turn lane study or other traffic related studies……	$1,000.00
Channel relocation in subdivisions……	$1,000.00
•Hydraulic study required to ensure 100 year flood elevation is not increased.	
Right of Way Dedication Plat……	$500.00
Annexation Plat……	$600.00
Hydraulics and Adequacy of Drainage Structure Over Waterways and Weirs	
•Less then 20' span……	$1,000.00
•20' - 40' span……	$2,000.00
•over 40' span……	$2,500.00
Flood plain encroachment where hydraulic study is required to ensure 100 year flood elevation is not increased……	$1,000.00
Review of Off Site Detention/Retention Facility……	$1,000.00
Development Plan/Concept Plan (see C.O. 1187)……	$250.00

D. Construction Inspection Services for Street, Water and Sanitary Sewer Line, Erosion Control Detention/Retention Facilities: See Codified Ordinance 909.04 for further information.

Construction Cost Estimate Under $100,000	11% of Estimate
Construction Cost Estimate Over $100,000	7% of Estimate

If the fee is insufficient to cover unanticipated delays (i.e. rock, excessive water, stop work orders, etc.) change orders, an additional fee will be required. This additional fee will be calculated by applying the applicable percentage used in calculation of the inspection fee to the amount of the City Engineer's estimate of change construction cost. Any remaining balance at the conclusion of the project, following final acceptance by the City, may be refunded or credited toward future construction inspection services.

Two-(2) Year Warranty Engineering Inspection Services	2.5% of initial inspection fee

A certified check in the amount of two and a half percent (2.5%) of the initial inspection fee shall also be provided to the City prior to acceptance of the subdivision. This check will be applied toward the two-(2) year maintenance inspection by the City.