

**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.