

**Charter Township of Ypsilanti
Office of Community Standards**

Site Plan Review Fees

ADDRESSING

- Single Address (1 or 2 addresses) \$50 / per lot
- Residential Development (3 or more addresses) \$25 / per lot
- Re-Addressing:
 - Township Fee \$150+\$25 / per lot
 - Fire Department Fee \$200
 - Assessing Fee \$125

COMPLAINTS

- Per Inspection \$50.00

COLLECTION BINS

- Non-Residential Administrative Site Plan Amendment
 - Township Fee \$150
 - Planner (2-hr minimum deposit) \$90/hr
 - Engineer (deposit if necessary) \$500
 - Fire \$75
- Collection Bin Permits \$200
- Policy Violation Response Fee (per occurrence + abatement cost) \$75

CONDOMINIUM

- Preliminary Site Plan
 - Township \$600+\$1 / per unit
 - Planner \$350+\$20 / per acre
 - Engineer \$540+\$50 / per acre
 - Fire \$75
- Final Site Plan
 - Township \$400
 - Planner \$400+\$20 / per acre
 - Engineer \$540+\$50 / per acre (residential)
\$540+\$50 / per 2000 sq. ft. (non-residential)
 - Fire \$75

DETAILED ENGINEERING REVIEW

Includes two (2) reviews (landscaping, building, signs, electrical)

- Township \$.005 x Construction Estimate (Water, Sanitary, Storm, Retention/Detention Basins, Grading, Earth Balance and Paving) – Minimum Fee \$500
- Engineer
 - <\$50,000 x 4% Minimum \$1,750 – Maximum \$2,000
 - \$50,000-\$100,000 x 3% Minimum \$2,000 – Maximum \$3,000
 - \$100,001-\$500,000 x 1.75% Minimum \$3,000 – Maximum \$8,750
 - \$500,001-\$1,000,000 x 1.35% Minimum \$9,000 – Maximum \$13,500
 - \$1,000,001-\$2,000,000 x 1.20% Minimum \$15,000 – Maximum \$24,000
 - >\$2,000,000 x 1% Minimum \$24,000
- Fire \$75.00

A mandatory meeting shall be scheduled after the 2nd review (if not approved) before submittal of a 3rd review.

- Additional Reviews beyond two (2)
 - Township 50% of original fee for each add. Review
 - Escrow Deposit to be deposited in an amount determined by OCS / OHM

DEVELOPMENT AGREEMENT

- Township (Attorney Fees) \$200/hour
- Planner Hourly Rate
- Engineer Hourly Rate

DEVELOPER / PRE-APPLICATION MEETING

- Township \$150
- Planner Hourly Rate
- Engineer \$300
- Fire \$75

DIVISION OF LAND REVIEW

- Township \$25 / per lot

EARTH BALANCING & EXCAVATION

- Township \$300+\$20 / per acre
- Engineer Hourly Rate (\$500 escrow minimum)

FUTURE LAND USE PLAN AMENDMENT

- Township (Attorney Fees) \$1,500
- Planner Hourly Rate
- Engineer Hourly Rate

JUNKYARD LICENSE RENEWAL

- Junk Yard Inspection
 - Township (\$50 / per inspector x 3) \$150
- Junk Yard Re-Inspections
 - Township (\$50 / per inspector x 3) \$150

LIQUOR INSPECTION

- Liquor Inspection (\$50 / per inspector x 3) \$150
- Liquor Re-Inspection \$50 / per Inspector

MOBILE HOME PARK

- Township \$250+\$2 / per unit
- Planner (Preliminary Review) \$350+\$20 / per acre
- Planner (Final Review) \$400+\$20 / per acre
- Engineer \$500+\$40 / per acre
- Fire \$75

MULTIPLE FAMILY RESIDENTIAL

- Township \$350+\$1 / per unit
- Planner (Preliminary Review) \$350+\$20 / per acre
- Planner (Final Review) \$400+\$20 / per acre
- Engineer \$540+\$50 / per acre
- Fire \$75

NON-RESIDENTIAL SITE PLAN

- Township \$300+\$20 / per acre
- Planner (Preliminary Review) \$350+\$20 / per acre
- Planner (Final Review) \$400+\$20 / per acre
- Engineer \$540+\$50 / per 2000 sq. ft.
- Fire \$75

PARKING LOT REVIEW

- Township \$200
- Planner Hourly Rate
- Engineer \$500+\$50 / per acre

PLANNED DEVELOPMENT

- **Stage I**
 - **Residential**
 - Township \$750 + \$1 / per unit
 - Planner \$400+\$20 / per acre
 - Engineer \$540+ \$50 / per acre
 - Fire \$75
 - **Non-Residential**
 - Township \$450+\$20 / per acre
 - Planner \$400+\$20 / per acre
 - Engineer \$540+\$50 / per acre
 - Fire \$75

- **Stage II**
 - **Residential**
 - Township \$750+\$2 / per unit
 - Planner \$500+\$20 / per acre
 - Engineer \$540+ \$50 / per acre
 - Fire \$75
 - **Non-Residential**
 - Township \$450+\$20 / per acre
 - Planner \$500+\$20 / per acre
 - Engineer \$540+ \$50 / per acre
 - Fire \$75

PRE-CONSTRUCTION MEETING

- Township \$150
- Planner Hourly Rate
- Engineer Hourly Rate
- Fire \$75

PRIVATE ROAD REVIEW

- Township (Cost of Construction x \$.005) - \$1,000 Minimum
- Engineer (\$1,750 Minimum + \$280 / per unit over four (4) See Detailed Engineering Review
- Fire \$75

PRIVATE ROAD INSPECTION DEPOSIT

- Township \$1,000 deposit

PUBLIC OR QUASI PUBLIC SITE PLAN

- Township \$175+\$20 / per acre
- Planner \$350+\$40 / per acre
- Engineer \$540+\$50 / per acre
- Fire \$75

RIGHT-OF-WAY PERMIT / REVIEW

- **Total Cost of Project**
- \$0-\$9,999 \$330+2% / per \$1,000 – Maximum \$500
- \$10,000-\$49,000 \$440+1.5% / per \$1,000 – Maximum \$1,050
- \$50,000-\$99,999 \$330+2% / per \$1,000 – Maximum \$1,550
- \$100,000-\$299,000 \$330+2% / per \$1,000 – Maximum \$2,600
- \$300,000 and Up \$330+2% / per \$1,000

REZONING – NO PD INVOLVED

- Township \$750
- Planner \$400+\$10 / per acre
- Engineer Hourly Rate

SITE INSPECTIONS – To Be Invoiced To The Inspection Escrow Deposit

- Landscape \$150 / per inspection
- Bike Path / Sidewalk \$150 / per inspection
- Open Space \$150 / per inspection

SKETCH PLAN REVIEW

- **Review**
 - Township \$150
 - Planner Hourly Rate
 - Engineer Hourly Rate (\$1,000 escrow minimum)
 - Fire \$75
- **Each Revision**
 - Township \$100
 - Planner Hourly Rate
 - Engineer Hourly Rate (\$500 escrow minimum)
 - Fire \$75
- **Administrative Review**
 - Township \$100

SMOKING LOUNGE BUSINESS

- License Application Fee
 - Township (background investigation) \$200
 - Planner (2-hr minimum deposit) \$90/hr
 - Engineer \$50
 - Fire \$50

SOIL EROSION REVIEW

- **Less Than 2 Acres**
 - Township \$50
 - In House Bldg. Dept. \$400
 - Engineer \$450
- **2 Acres < 10 Acres**
 - Township \$100
 - In House Bldg. Dept. \$400+\$55 / per acre over 2
 - Engineer \$450 + \$45/ per acre over 2
- **10 Acres < 40 Acres**
 - Township \$100
 - In House Bldg. Dept. \$800 +40 per acre over 10
 - Engineer \$875 + \$45 per acre over 10

- **40 Acres < 100 Acres**
 - Township \$100
 - In House Bldg. Dept. \$2,000+\$20 / per acre over 40
 - Engineer \$2,000+\$20 / per acre over 40

- **100 Acres and Up**
 - Township \$100
 - In House Bldg. Dept. \$3,000+\$15 / per acre over 100
 - Engineer \$3,000+\$15 / per acre over 100

SOIL EROSION INSPECTION DEPOSIT

- **Less Than 2 Acres**
 - Township (unused amount will be refunded) \$1,000
 - In House Bldg. Dept. \$85 / per hour
 - Engineer \$1,000

- **2 Acres < 30 Acres**
 - Township \$1,000
 - In House Bldg. Dept. \$85 / per hour
 - Engineer \$1,000+\$30 / per acre

- **30 Acres < 40 Acres**
 - Township \$1,000 + \$25 / per acre
 - In House Bldg. Dept. \$85 / per hour
 - Engineer \$1,000+\$25 / per acre

- **40 Acres < 100 Acres**
 - Township \$1,200 + \$20 / per acre
 - In House Bldg. Dept. \$85 / per hour
 - Engineer \$1,200 +\$20 / per acre

- **100 Acres and Up**
 - Township \$2,500 + \$15 / per acre
 - In House Bldg. Dept. \$85 / per hour
 - Engineer \$2,500 +\$15 / per acre

SPECIAL CONDITIONAL USE

- Township \$300
- In House Bldg. Dept. \$380 per use + plan review fees
- Engineer Hourly Rate (\$500 Minimum)
- Planner \$300+Site Plan Fee
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Fee in addition to site plan review and sketch plan review if planner review is needed.

STRUCTURAL ENGINEERING REVIEW

- Engineer Hourly Rate (\$1,000 Minimum)

SUBDIVISION OR SITE CONDOMINIUM

- **Tentative Preliminary Plat / Preliminary Plan**
 - Township \$600 + \$1 / per unit
 - In House Bldg. Dept. \$300+\$20 / per acre
 - Engineer \$540+\$50 / per acre- per review
 - Fire \$75

- **Revised Tentative Preliminary Plat / Preliminary Plan**
 - Township \$300 + \$1 / per unit
 - In House Bldg. Dept. \$300+\$20 / per acre
 - Engineer \$540+\$50 / per acre- per review
 - Fire \$75

- **Final Preliminary Plat / Preliminary Plan**
 - Township \$600 + \$1 / per unit
 - In House Bldg. Dept. \$400+\$20 / per acre
 - Engineer \$540+\$50 / per acre- per review
 - Fire \$75

- **Final Plat – Subdivision Only**
 - Township \$200 + \$1 / per unit
 - In House Bldg. Dept. \$400+\$20 / per acre
 - Engineer \$540+\$50 / per acre- per review
 - Fire \$75

WETLANDS

- Township \$100+Hourly Rate
- In House Bldg. Dept. Hourly Rate
- Engineer Hourly Rate (\$1,000 Minimum)

WOODLANDS

- Township \$100+Hourly Rate
- In House Bldg. Dept. Hourly Rate
- Engineer Hourly Rate (\$1,000 Minimum)

ZONING BOARD OF APPEALS

- Residential \$100
- Non-Residential. \$250
- Planner Hourly Rate

ANY ADMINISTRATIVE REVIEWS

- Township \$100
- In House Bldg. Dept. Hourly Rate
- Engineer Hourly Rate (\$1,000 Minimum)

HOURLY RATES

- OCS Director \$110 / hour
- Building Director \$95 / hour
- Planning Director \$90 / hour
- Engineer See Appendix A

TRAFFIC ENGINEERING REVIEWS

- Engineer Hourly Rate (\$1,000 Minimum)

NOTES:

1. Fees shall be paid prior to processing applications and/or permits.
2. Outstanding fees, bills and deposits shall be paid prior to advancing project in the development review process.
3. Site Plan Review fees paid are for one (1) review by Township, Engineering and Fire unless otherwise noted.
4. A **mandatory** meeting will be scheduled following the 2nd DE/SEC review to review design specifics. OHM, Township Developer and their Engineer must be in attendance.

Professional Engineer IV/Architect IV	\$155.00
Professional Engineer III/Architect III	\$135.00
Professional Engineer II/Architect II	\$125.00
Professional Engineer I/Architect I	\$112.00
Graduate Engineer III	\$115.00
Graduate Engineer II	\$108.00
Graduate Engineer I	\$100.00
Graduate Architect III/Landscape Architect III	\$108.00
Graduate Architect II/Landscape Architect II	\$88.00
Graduate Architect I/Landscape Architect I	\$78.00
Technician IV	\$110.00
Technician III	\$100.00
Technician II	\$87.00
Technician I	\$66.00
Engineering/Architect Aide	\$52.00
Professional Surveyor III	\$140.00
Professional Surveyor II	\$125.00
Professional Surveyor I	\$110.00
Graduate Surveyor	\$100.00
Surveyor III	\$97.00
Surveyor II	\$90.00
Surveyor I	\$70.00

Surveyor Aide	\$52.00
Planner IV	\$135.00
Planner III	\$120.00
Planner II	\$100.00
Planner I	\$70.00
Planner Aide	\$52.00
Graphic Designer	\$100.00
Data Base Developer	\$175.00
IT Technician III	\$160.00
IT Technician II	\$140.00
IT Technician I	\$85.00
Administrative Support	\$55.00
Clerical Aide	\$45.00
Principal	\$180.00
Senior Associate	\$170.00
Associate	\$160.00
3-Man Survey Crew w/equipment (per hour)	\$230.00
2-Man Survey Crew w/equipment (per hour)	\$200.00
1-Man Survey Crew w/equipment (per hour)	\$160.00