



CITY OF MANASSAS
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 PLANNING & DEVELOPMENT
 9800 Godwin Drive
 Manassas, VA 20110
 Phone: 703-257-8278 Fax: 703-257-5831
www.manassascity.org/691/Development-Services
 Email: PermitStatus@ci.manassas.va.us

FOR STAFF USE ONLY

LAND DEVELOPMENT REVIEW FEE CALCULATION
SITE PLAN, SUBDISION & ASSOCIATED LAND DEVELOPMENT FEES
Effective July 1, 2022 in accordance with Ordinance #O-2022-16

1. SITE PLAN FEES:

Fee Assessment: (Major/Minor/Lot Grading/PIP = a+b+c+d; As-Built = a+c; Early Grading = a; Rough Grading = a+d+25% of b)

a. BASE FEE

Fee based on plan type in accordance with City of Manassas Design and Construction Manual, Article 2.

| | | <u>FEE</u> |
|---|--------------------------|------------|
| Major, Public Improvement Plan, or Rough Grading Plan | = \$ 2,000.00 | \$ _____ |
| Early Grading Plan | = \$ 1,000.00 | \$ _____ |
| Minor Level 1 | = \$ 500.00 | \$ _____ |
| Minor Level 2 | = \$ 250.00 | \$ _____ |
| Lot Grading Plan | = \$ 330.00 | \$ _____ |
| As-Built or Revision = Original Base Fee (as listed above). | | \$ _____ |
| | Base Fee Subtotal | \$ _____ |

b. AREA REVIEW FEE

Rates computed on a declining scale based on the cumulative total of disturbed area to be reviewed on the proposed plan. Disturbed areas include all areas delineated within the limits of clearing, grading, and site plan phase lines. Minimum fee \$100.

| | <u>Disturbed Area</u> | | <u>Rate</u> | | <u>FEE</u> |
|----------------------------|---|--|------------------|---|------------|
| For area > 0 but ≤ 5 ac. - | | | \$ 1,742.50/acre | = | \$ _____ |
| + area > 5 but ≤ 10 ac. - | | | \$ 871.24/acre | = | \$ _____ |
| + area > 10 ac. - | | | \$ 435.63/acre | = | \$ _____ |
| | Area Review Fee Subtotal (\$100 Minimum) | | | | \$ _____ |

c. PUBLIC IMPROVEMENTS REVIEW FEE

Fee computed at a rate of 0.01% of the amount of the Performance Bond. Minimum fee \$100 to \$500 depending on plan type.

| | <u>Bond Amount</u> | | <u>Rate</u> | | <u>FEE</u> |
|---------------------------------------|--|---|-------------|---|------------|
| For Major or Public Improvement Plans | \$ _____ | x | 0.01% | = | \$ _____ |
| | Public Improvements Review Fee Subtotal (\$500 Minimum) | | | | \$ _____ |

OR

| | <u>Bond Amount</u> | | <u>Rate</u> | | <u>FEE</u> |
|---|--|---|-------------|---|------------|
| For Minor Level 1, 2, or Lot Grading Plan | \$ _____ | x | 0.01% | = | \$ _____ |
| | Public Improvements Review Fee Subtotal (\$100 Minimum) | | | | \$ _____ |

d. STORMWATER MANAGEMENT REVIEW FEE

See Attachment (Table 1) for fee types

| | <u>Disturbed Area</u> | | <u>Rate</u> | | <u>FEE</u> |
|-----------------------|-----------------------|---|-------------|---|------------|
| Stormwater Review Fee | _____ | x | SEE TABLE 1 | = | \$ _____ |

TOTAL SITE PLAN REVIEW FEE

| | <u>FEE</u> |
|---------------------------|-------------------|
| a. Base Fee | \$ _____ |
| b. Area Review Fee | \$ _____ |
| c. Public Improvement Fee | \$ _____ |
| d. Stormwater Review Fee | \$ _____ |
| Site Plan Subtotal | \$ _____ |

2. SUBDIVISION AND EASEMENT FEES:

Fee Assessment: (Subdivision = a+b+c; Easement = a+c). For Standalone Plats Not Associated with a Site Plan

| | <u>Lots</u> | | <u>Rate</u> | <u>FEE</u> |
|---|--------------------|---|----------------------|-------------------|
| a. Base Fee | | | \$ 250.00 | \$ _____ |
| b. Lots (Based on resulting number of Lots) | _____ | x | \$ 50.00 / Lot | \$ _____ |
| c. Easement Fee | | | \$ 100.00 | \$ _____ |
| | | | Plat Subtotal | \$ _____ |

3. OTHER PLAN REVIEW FEES:

| | | <u>FEE</u> |
|--|---------------------------|-------------------|
| Flood Plain Study | = \$ 2,000.00 | \$ _____ |
| Traffic Impact Analysis | = \$ 2,000.00 | \$ _____ |
| DCSM Waiver Request | = \$ 300.00 | \$ _____ |
| Quality Control Rejection Fee – 100% of original fee up to \$ 500.00 | = up to \$ 500.00 | \$ _____ |
| | | \$ _____ |
| | Other Fee Subtotal | \$ _____ |

4. PERFORMANCE AGREEMENT EXTENTION/REDUCTION REQUEST FEES

| | | <u>FEE</u> |
|--|-------------------------------|-------------------|
| Request prior to Agreement Expiration | = \$ 1,000.00 | \$ _____ |
| Request after agreement expiration | = \$ 1,500.00 | \$ _____ |
| Performance agreement substitution request | = \$ 250.00 | \$ _____ |
| | Agreement Fee Subtotal | \$ _____ |

TOTAL \$ _____

SUPPORT FOR FEE CALCULATION ORDINANCE #O-2022-16 (TABLE 1)

A. STORMWATER MANAGEMENT REVIEW FEE -The following fees for payment are established:

1. Fees for coverage for an individual permit or coverage under the General Permit for Discharge of Stormwater from Construction Activities (9VAC25-870-820):

| Fee type | <i>Total fee to be paid by applicant (includes both VSMP authority and department portions where applicable)</i> | <i>Department of Environmental Quality (DEQ) portion of "total fee to be paid by applicant" *</i> |
|--|--|---|
| General Stormwater Management Small Construction Activity/Land Clearing (A single-family detached residential structure with a site or area, within or outside a common plan of development or sale, that is equal to or greater than one acre and less than five acres) | \$209 | \$0 |
| General / Stormwater Management - Small Construction Activity/Land Clearing (Areas within or outside common plans of development or sale with land-disturbance acreage less than one acre) | \$290 | \$81 |
| General/ Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres) | \$2,700 | \$756 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres) | \$3,400 | \$952 |
| General Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50) | \$4,500 | \$1,260 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres) | \$6,100 | \$1,708 |
| General/ Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres) | \$9,600 | \$2,688 |
| <i>* If the project is completely administered by the DEQ such as may be the case for a state or federal project or projects covered by individual permits, the entire applicant fee shall be paid to the department.</i> | | |

2. Fees for the modification or transfer of individual permits or of registration statements for the General Permit for Discharges of Stormwater from Construction Activities (9VAC25- 870-825)

| | |
|---|-------|
| General / Stormwater Management - Small Construction Activity/Land Clearing (Areas within or outside common plans of development or sale with land disturbance acreage less than one acre) | \$20 |
| General / Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land- disturbance acreage equal to or greater than one and less than five acres) | \$200 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land- disturbance acreage equal to or greater than five acres and less than 10 acres) | \$250 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land- disturbance acreage equal to or greater than 10 acres and less than 50 acres) | \$300 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land- disturbance acreage equal to or greater than 50 acres and less than 100 acres) | \$450 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land- disturbance acreage equal to or greater than 100 acres) | \$700 |

3. Permit maintenance fees (9VAC25-870-830)

| | |
|--|---------|
| General/ Stormwater Management - Small Construction Activity/Land Clearing (Areas within or outside common plans of development or sale with land-disturbance acreage less than one acre) | \$50 |
| General / Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance equal to or greater than one acre and less than five acres) | \$400 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres) | \$500 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres) | \$650 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres) | \$900 |
| General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater 100 acres) | \$1,400 |