

**DEVELOPMENT COSTS FACT SHEET  
(As of January 1, 2009)**

**SAGINAW CHARTER TOWNSHIP,  
SAGINAW COUNTY, MICHIGAN**

The following list consists of costs normally associated with a commercial, industrial or high density residential development project with Saginaw Charter Township. This list is being made available as a service to any potential developer to aid in the accurate prediction of project costs. By no means is it intended to be all inclusive. There may very well be other expenses pertaining to a project that are peculiar to a particular site or development that are not listed herein. Furthermore, these costs may be increased without notice.

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**Ordinance #398 (Sanitary Sewer Service Fee)\***

A.) Residential (REU)	\$1,459.00 per Unit
B.) Commercial	364.75 per 1,000 sq. ft.
C.) Eating and/or Drinking Establishments	3,282.75 per 1,000 sq. ft.
D.) Car Wash (automatic)	26,991.50 per Line
E.) Car Wash (self serve)	6,565.50 per Stall
F.) Motel	393.93 per Unit
G.) Warehouse	145.90 per 1,000 sq. ft.
H.) Industrial	729.50 per 1,000 sq. ft.
I.) Laundromat	729.50 per Washer
J.) Retirement Village	1,459.00 per Unit (including eating and washer areas.)

\* **The minimum fee is equal to one residential unit (REU).** Any category not addressed will be determined by the Township Manager, Director of Community Development, Director of Public Services, and the Township Engineer.

**Fashion Square Boulevard**

In **ADDITION** to the fee schedule above, there shall be added certain **fees** associated with the connection of water and sewer service to parcels along Fashion Square Boulevard between McCarty Road and Vogue Commercial Park Subdivision.

Any parcel in the defined area that connects to the **SANITARY SEWER** will be charged an additional \$7,092.90 per connection. This fee will accrue interest at 6% annum from September 1, 2006.

Any parcel in the defined area that connects to the **WATER SYSTEM** will be charged an additional \$7,370.54 per connection. This fee will accrue interest at 6% annum from September 1, 2006.

## **Ordinance #332 (Water Service and Connection Fees)\***

This fee varies significantly with each individual lot; therefore, the developer should contact the Department of Public Services at (989) 791-9870 for the exact amount for a particular parcel.

### **Permits:**

- Building Permit - Varies according to cost of construction.
  - Sanitary Sewer Permit - \$70.00
  - Sign Permit – Varies according to cost of construction.
  - Mechanical, Electrical and Plumbing Permits - Vary with amount of work that must be inspected.
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### **Engineered Drainage Plan:**

Cost of design will be dependent upon engineering costs and is up to the developer to negotiate privately with the engineer.

The fee schedule for reviewing storm drainage submittals and performing inspection of drainage system construction is outlined below:

<u>Type of Review</u>	<u>Fee</u>	<u>Collection of Fees</u>
Small Developments and Redevelopments (0 to 5 Acres)	\$500.	Fees added to Building Permit fee.
Large Developments And Redevelopments (5+ Acres)	Hourly, minimum fee of \$600.	Fees added to Building Permit Fee
Condominium, Apartment And Platted Developments	\$500.	
Determination if a Redevelopment project is Exempt from compliance	\$100.	Fees added to Building Permit Fee

These permit fees include:

- a. Pre-design meeting, if necessary
- b. Initial formal review.
- c. Review of requested changes made during first review.
- d. First inspection of site upon completion.

An additional fee will be required for subsequent reviews beyond the first formal review and subsequent inspections beyond the first site inspection. The fee will be based on the actual hours needed to complete the subsequent reviews and inspections.

Condominium/apartment projects and platted developments will receive a refund or be billed the difference between the \$1,000 deposit and actual costs for completing the review.

**Penalties/Enforcement:**

The Township will not award any contracts for the installation of the water or sanitary sewer utilities until such time as the storm water management plan has been approved by the Township Engineer.

**Exemptions** (Amended August, 2002)

Redevelopment projects will be exempt from the requirements of the storm water management plan provided:

- ◆ There was an existing approved storm water management plan for the site. If no storm water management plan exists, then the site must become compliant with Ordinance No. 583.
- ◆ The area of additional roof, paved, and gravel surfaces is less than 5% of the existing improved areas of the site.

**\*Please Note:** Revisions to a plan and any subsequent resubmittals may increase the review fee.

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**As Built Drainage Plans:**

Such prints are required for all projects with a total gross building area of ten thousand (10,000) square feet or on a site(s) of five (5) acres or more. Here again, the engineering costs are variable, depending upon your bids.

**Proposal Fees:**

- Variance Request .....	\$ 250.00
- Site Plan Review.....	\$ 300.00
- Rezoning Request.....	\$ 350.00
- Special Use Permit Request.....	\$ 350.00
- Tentative Preliminary Plat .....	\$ 200.00
- Preliminary Plat Review .....	\$ 400.00
- Final Plat Review .....	\$ 200.00
- Additional Review Fee .....	\$ 50.00

**\*Please Note:** Any combination of proposals shall not result in a fee greater than 350.00.

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### **Sidewalks:**

Sidewalks are required when any new project or major renovation to a property occurs on either side of all section and quarter section line roads, as well as the following roads:

Brockway  
Wieneke  
Fashion Square Boulevard  
Towne Centre Road (West Side Only)  
Midland Road

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### **Assessments, Taxes and Delinquent Bills:**

Deferred special assessments and special assessments have been levied upon a number of parcels throughout the Township for a variety of physical improvements to the property. You should check with the Assessor's Office to determine what amounts, if any are due on your parcel. Delinquent property taxes can be determined by the County Treasurer's Office, while current taxes are kept by the Township Treasurer's Office. Delinquent water and sewer bills can be determined by the Department of Public Services.