



CITY OF MANASSAS
DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION
 9027 Center Street, Room 201, Manassas, VA 20110
 P.O. Box 560 Manassas, VA 20108

Phone: 703-257-8278 ♦ Fax: 703-257-5831 ♦ Email: permitstatus@ci.manassas.va.us
 Visit Development Services on the web at www.manassascity.org/appsandfees

DEVELOPMENT REVIEW FEE CALCULATION SHEET

Site Plan Name _____ SP/SD# _____
 (Number will be assigned by staff upon submittal)

SITE PLANS & SUBDIVISIONS – Townhouse, Multi-family, Institutional, Industrial, Commercial Development and uses subject to special use permits.

FEE ASSESSMENTS:

- Site Plan: Base Fee + Area Review + Erosion Fee + Utilities + SWM Fee
- Minor Site Plan: Level 1 Fee or Level 2 Fee based on the type of review
- Subdiv. Preliminary: Base Fee + Subdivision Preliminary Fee
- Subdivision Final: Base Fee + Subdiv Final Fee + Area Review + Utilities + Erosion Fee + SWM 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.

		<u>Disturbed</u>				<u>Rate</u>	=	<u>Fee</u>
		<u>Area</u>	x					
1.	For area > 0 but ≤ 1 ac. -	\$52.80/1,000 sq. ft.	_____	x	\$52.80	=		\$ _____
2.	+ area > 1 but ≤ 3 ac.-	\$39.60/1,000 sq. ft.	_____	x	39.60	=		_____
3.	+ area > 3 but ≤ 5 ac.-	\$26.40/1,000 sq. ft.	_____	x	26.40	=		_____
4.	+area > 5 ac. -	\$17.60/1,000 sq. ft.	_____	x	17.60	+		_____
						Subtotal		\$ _____

UTILITIES

		<u>Length</u>	x	<u>Rate</u>	=	<u>Fee</u>	
Storm Sewer	-	\$.11/Lf. _____ ft.	x	\$.11	=	\$ _____	
Sanitary Sewer	-	\$.11/Lf. _____ ft.	x	\$.11	=	_____	
Water Line	-	\$.11/Lf. _____ ft.	x	\$.11	=	_____	
Public Street	-	\$.11/Lf. _____ ft.	x	\$.11	=	_____	
Curb-Gutter	-	\$.06/Lf. _____ ft.	x	\$.06	=	_____	
						Subtotal	\$ _____

SUBDIVISIONS

		<u>Lots</u>	x	<u>Rate</u>	=	<u>Fee</u>	
Planned Residential Development	-	\$44/Lot _____	x	\$44.00	=	\$ _____	
Subdivisions-Preliminary	-	\$11/Lot _____	x	\$11.00	=	_____	
Subdivisions-Final	-	\$44/Lot _____	x	\$44.00	=	_____	
Re-subdivisions	-	\$44/Lot _____	x	\$44.00	=	_____	
						Subtotal	\$ _____

PAGE TOTAL \$ _____



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EROSION FEE - \$55.00 + \$11.00/ac \$ _____

LOT GRADING PLAN REVIEW FEE - \$150.00 (When submitted with a site/sub. Plan) \$ _____

BASE FEE - \$330.00 \$ _____

Subtotal \$ _____

MINOR SITE PLAN REVIEW

LEVEL 1 REVIEW FEE - \$330.00 \$ _____

LEVEL 2 REVIEW FEE - \$250.00 \$ _____

Subtotal \$ _____

DCSM WAIVER REQUEST - \$300.00 \$ _____

SITE PLAN REVIEW EXTENSION REQUEST - \$55.00 \$ _____

QUALITY CONTROL REJECTION FEE - \$55.00 \$ _____

Subtotal \$ _____

3rd AND 5th REVIEW AND SUBMISSION

Fewer Than 3 Significant Comments - \$330. \$ _____

3 – 6 Significant Comments - \$550. \$ _____

7 or More Significant Comments - \$770. \$ _____

PERFORMANCE AGREEMENT REQUEST FEES

PERFORMANCE AGREEMENT EXTENSION/REDUCTION REQUEST FEES

REQUEST PRIOR TO AGREEMENT EXPIRATION - \$1,000.00 \$ _____

REQUEST AFTER AGREEMENT EXPIRATION - \$1,500.00 \$ _____

PERFORMANCE AGREEMENT SUBSTITUTION REQUEST - \$185.00 \$ _____

Subtotal \$ _____

PAGE TOTAL \$ _____



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STORM WATER MANAGEMENT (SWM) PLAN

FEES FOR COVERAGE FOR AN INDIVIDUAL PERMIT OR COVER UNDER THE GENERAL PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (9VAC25-870-820)

Small Construction/Land Clearing (Single Family) ≥ 1 acre and <5 acres - \$209.	\$ _____
Small Construction/Land Clearing < 1 acre - \$290 (\$81 DEQ fee included)	\$ _____
Small Construction/Land Clearing ≥ 1 acre and <5 acres - \$2,700 (\$756 DEQ fee included)	\$ _____
Large Construction/Land Clearing ≥ 5 acres and <10 acres - \$3,400 (\$952 DEQ fee included)	\$ _____
Large Construction/Land Clearing ≥ 10 acres and <50 acres - \$4,500 (\$1,260 DEQ fee included) . . .	\$ _____
Large Construction/Land Clearing ≥ 50 acres and <100 acres - \$6,100 (\$1,708 DEQ fee included) . . .	\$ _____
Large Construction/Land Clearing ≥ 100 acres - \$9,600 (\$2,688 DEQ fee included)	\$ _____
Subtotal \$	_____

Note: If the project is completely administrated 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 DEQ.

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)

Small Construction/Land Clearing < 1 acre - \$20	\$ _____
Small Construction/Land Clearing ≥ 1 acre and <5 acres - \$200	\$ _____
Large Construction/Land Clearing ≥ 5 acres and <10 acres - \$250	\$ _____
Large Construction/Land Clearing ≥ 10 acres and <50 acres - \$300	\$ _____
Large Construction/Land Clearing ≥ 50 acres and <100 acres - \$450	\$ _____
Large Construction/Land Clearing ≥ 100 acres - \$700	\$ _____
Subtotal \$	_____

PERMIT MAINTENANCE FEES (9VAC25-870-830)

Small Construction/Land Clearing < 1 acre - \$50	\$ _____
Small Construction/Land Clearing ≥ 1 acre and <5 acres - \$400	\$ _____
Large Construction/Land Clearing ≥ 5 acres and <10 acres - \$500	\$ _____
Large Construction/Land Clearing ≥ 10 acres and <50 acres - \$650	\$ _____
Large Construction/Land Clearing ≥ 50 acres and <100 acres - \$900	\$ _____
Large Construction/Land Clearing ≥ 100 acres - \$1,400	\$ _____
Subtotal \$	_____

TOTAL AMOUNT DUE \$ _____