

WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930

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AGENDA **Westtown Township Board of Supervisors** **Workshop Agenda**

Westtown Township Municipal Building
1039 Wilmington Pike, Westtown

Monday, December 4, 2023

Start time: 7:00 PM Workshop

- 1. Consider Sketch Plan of Proposed Chase Bank Site at 1502 West Chester Pike – 15 minutes**
- 2. Consider Proposed Amendments to 2024 Fee Schedule – 10 minutes**
- 3. Public Comment on Workshop Items* - 5 minutes**

Tonight's Workshop will be viewable on Zoom via the following link:

<https://us02web.zoom.us/j/89939917814><https://us02web.zoom.us/j/89939917814>

Or by phone at: 646-558-8656

**The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*

SKETCH PLAN SUMMARY

Date: November 27, 2023
From: Liudmila Carter, Director of Planning & Zoning

PROJECT: Construction of Chase Bank at Marketplace @ Westtown
APPLICANT: Westtown AM West TIC, LLC
ADDRESS: 1502 West Chester Pike, West Chester, PA 19382
UPI: 67-2-42.4

APPLICATION

This application calls for the construction of a 1-story 3,294 square feet drive-in bank on the northeastern portion of the existing parking lot of the property, known as the Marketplace @ Westtown. The sketch plan is similar to the plans previously submitted under the zoning variance application, which the Planning Commission has reviewed and provided recommendations on; however, the revised plan reflects the overall shopping center's parking compliance based on a ratio of 3.5 parking spaces per 1,000 square feet of gross leasable area.

The application is dependent on the outcome of the proposed ordinance amendments pertaining to parking requirements, which are subject to review and approval by the Planning Commission and the Board of Supervisors.

LOCATION AND DESCRIPTION OF SITE

1502 West Chester Pike is located on West Chester Pike in the northeastern portion of the Township between Manley Road and S Chester Road. The property address per County records is 1502 West Chester Pike and the mailing address is 120 N. Pointe Blvd, Suite 301, Lancaster, PA 17601. The 18.45-acre property is located in the C-1 Neighborhood and Highway Commercial District where the proposed use is a permitted by right use. The property is improved with a 1-story building with retail stores, restaurants, retail bakery, shops for personal service, banks, a 1-story freestanding masonry building (occupied by Burger King), grocery store, parking areas in the front and rear of the building, and stormwater management facilities. The property includes a sanitary sewer easement.

SUBMISSION AND REVIEW

The applicant submitted the following materials on October 19, 2023:

1. Submission letter prepared by Gregg Adelman, Esq. dated October 19, 2023;
2. Overall Zoning Variance plan (sheets 1 of 1) prepared by Dynamic Engineering last revised October 12, 2023;
3. Zoning Variance plan (sheets 1 of 1) prepared by Dynamic Engineering last revised October 12, 2023;

APPLICABLE APPROVALS/DENIALS

The applicant has previously submitted a variance request to the Zoning Hearing Board (ZHB) to permit: 1) a trash enclosure 9.2 feet from the side lot line where a minimum of 15 feet is required; 2) a trash enclosure to be located within the side yard; 3) 18-foot long parking spaces where a minimum of 20-foot long spaces are required; 4) 518 total parking spaces where 705 spaces are required; 5) the two-way parking lot drive aisle to be 24-feet wide where a minimum of 28 feet wide is required; and 6) proposed parking located in the required front yard. On May 8, 2023, the ZHB has issued an approval for a variance to provide parking in the front yard, but also a denial for variances to decrease the mandated number of parking spaces and to place the trash enclosure as requested by the applicant. Furthermore, the ZHB made

determination that granting of variances to reduce the required size of parking spaces and to decrease the width of the parking lot drive aisle were unnecessary.

APPLICABLE STANDARDS

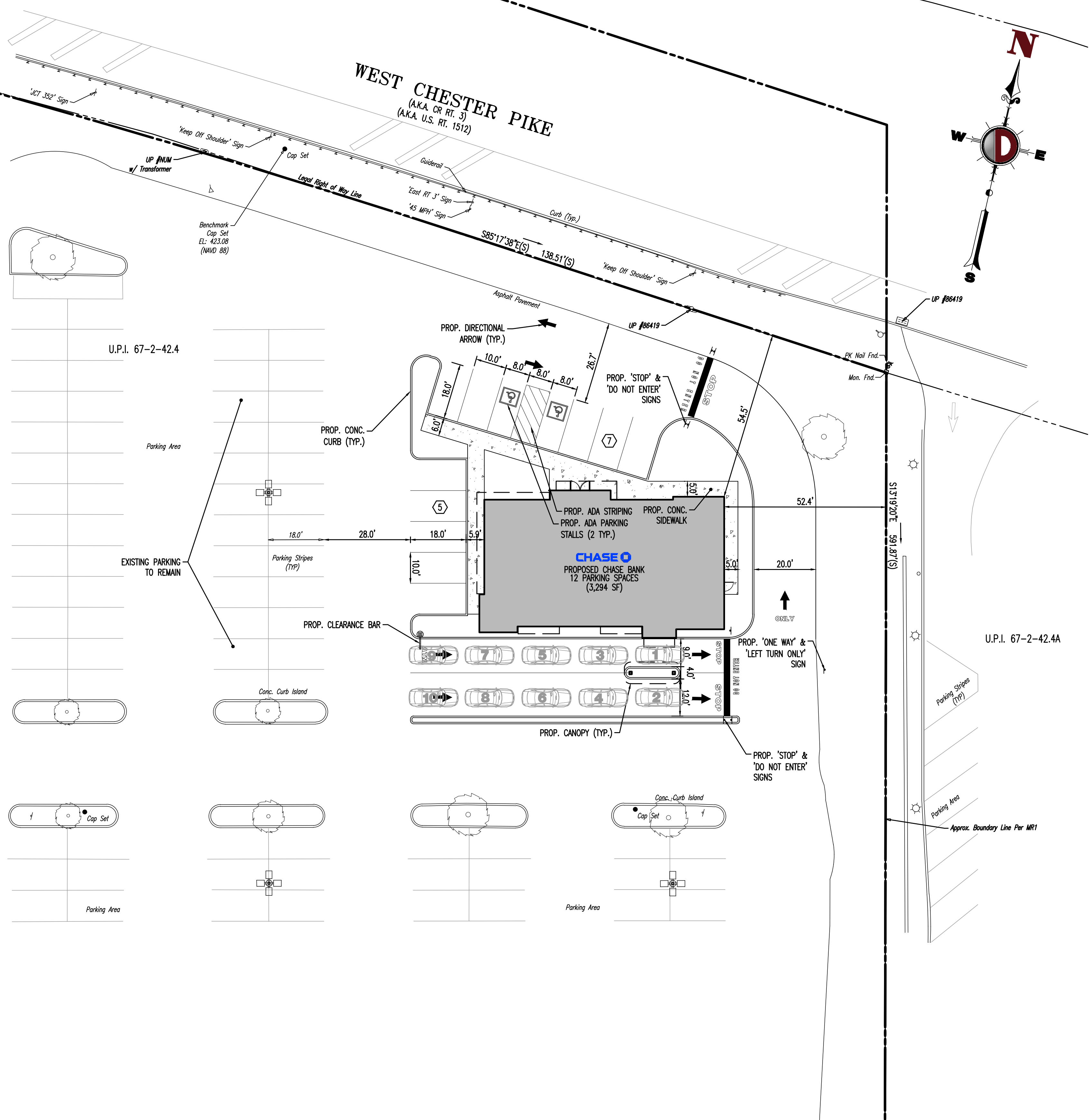
General standards for review of sketch plan are contained within Article V Sketch Plan of the Township Subdivision of Land Ordinance.

General standards for off-street parking and loading, including regulations pertaining to shopping center parking, are contained within Article XVII Off-Street Parking and Loading of the Township Zoning Ordinance.

PLANNING COMMISSION RECOMMENDATION

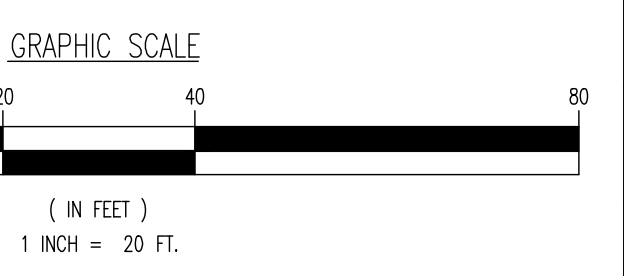
The Planning Commission discussed the proposed sketch plan and changes to the parking requirements at its November 8th, 2023 meeting and provided a favorable recommendation to both as noted in the meeting minutes.

Product Ver: 24.2s (LMS Tech)
File: \\vepcr\local\defolders\Data\DEPC PROJ\ESTS\178 Paramount Realty\99-191 West Chester PA\DWG\3 Zoning Variance Plan\DWG\3 Zoning Variance Plan.dwg



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PARTIAL TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PA 17340
DATED: 01/10/2023
FILE #: 1478-99-191S
 - ALTA/NSPS LAND TITLE SURVEY
AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FL 32835
DATED: 04/21/2021
LAST REVISED: 05/14/2021
 - OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC
1220 W. FRONT BOULEVARD, SUITE 301
LANCASTER, PA 17601
 - PARCEL DATA: U.P.I. 67-2-42.4
1502 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3)
TOWNSHIP OF WESTTOWN
CHESTER COUNTY, PENNSYLVANIA
 - ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)
 - EXISTING USE: RETAIL SERVICES (PERMITTED USE) (§170-1101)
BARBER SHOP (PERMITTED USE) (§170-1101)
BANK (PERMITTED USE) (§170-1101)
RESTAURANT (PERMITTED USE) (§170-1101)
 - PROPOSED USE: BANK (PERMITTED USE) (§170-1101)
 - SCHEDULE OF ZONING REQUIREMENTS (§170-1102)
- | ZONE REQUIREMENT | C-1 DISTRICT | EXISTING | PROPOSED |
|-----------------------------------|--------------|--------------|--------------|
| MINIMUM LOT AREA | 2 AC | 18.45 AC | 18.45 AC |
| MINIMUM LOT WIDTH | 300 FT [1] | ±1,009.66 FT | ±1,009.66 FT |
| MINIMUM FRONT YARD SETBACK | 50 FT [2] | ±12 FT (E) | ±12 FT (E) |
| MINIMUM REAR YARD SETBACK | 50 FT | 161.5 FT | 161.5 FT |
| MINIMUM SIDE YARD SETBACK | 50 FT [3] | 49.5 FT (E) | 52.4 FT |
| MAXIMUM BUILDING HEIGHT | 38 FT | 34 FT | 34 FT |
| MAXIMUM BUILDING HEIGHT (STORIES) | 3 | 1 | 1 |
| MAXIMUM BUILDING COVERAGE | 25% | 15% | 15% |
| MAXIMUM IMPERVIOUS COVERAGE | 65% | +/-62% | +/-60% |
| MAXIMUM FLOOR AREA RATIO (FAR) | 0.40 | 0.15 | 0.15 |
- (N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
- NOTES:
[1] MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352. (§170-1102.B) (COMPLIES)
[2] MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F) (EXISTING NON-COMFORMANCE - PARKING LOCATED ±12 FT FROM FRONT LOT LINE)
[3] MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH, EXCEPT FIFTY (50) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3 AND THIRTY (30) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 926 OR ROUTE 352. (§170-1102.G(1)) (COMPLIES)
[4] ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLIES)
[5] NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A) (VARIANCE - PROPOSED PARKING LOCATED WITHIN REQUIRED FRONT YARD)
- GENERAL REGULATIONS:
A. ALL BUILDINGS SHALL FRONT UPON A MARGINAL STREET, SERVICE ROAD, COMMON PARKING LOT OR SIMILAR AREA, AND NOT DIRECTLY UPON A PUBLIC STREET OR HIGHWAY. (§170-1510.B(2)) (COMPLIES)
B. THE MAXIMUM DENSITY FOR PERMITTED, SPECIAL EXCEPTION, OR CONDITIONAL USES IN THE C-1 DISTRICT SHALL BE THE PRODUCT OF THE TOTAL TRACT AREA AND 0.5. (§170-1519.B(3)(c)(1)) (COMPLIES)
C. THE MAXIMUM TOTAL AMOUNT OF SQUARE FEET OF FLOOR AREA PER USE SHALL BE THE PRODUCT OF THE LOT AREA AND 0.40. (§170-1519.B(3)(c)(2)) (COMPLIES)
- PARKING REQUIREMENTS:
A. PARKING SPACES FOR COMMERCIAL/RETAIL USES SHALL BE A MINIMUM OF TWENTY (20) FEET IN DEPTH AND TEN (10) FEET IN WIDTH. (§170-1702.A(1)) (VARIANCE - PROPOSED PARKING STALLS 18 FEET LONG)
B. THE MINIMUM DISTANCE FOR PARKING SPACES AS MEASURED FROM THE STREET LINE, SHALL BE EQUAL TO THE GREATER OF 1/2 OF THE FRONT YARD BUILDING SETBACK LINE OR THE SETBACK PRESCRIBED FOR THE PARTICULAR DISTRICT IN WHICH THE PARKING AREA IS LOCATED. (§170-1701.D) (EXISTING NON-COMFORMANCE - PARKING EXISTING ±12 FT FROM FRONT LOT LINE)
C. ANY PARKING LOT INCLUDING ONE (1) TO TWENTY-FIVE (25) PARKING SPACES SHALL INCLUDE A MINIMUM OF ONE (1) HANDICAPPED SPACE. (§170-1704.A) (COMPLIES)
D. PARKING CALCULATION (§170-1705.B):
SHOPPING CENTER: 3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA (PENDING ZONING AMENDMENT REDUCING PARKING REQUIREMENT FROM 4.5 TO 3.5 SPACES/1,000 SF OF GFA)
(124,569 SF)/(3.5 SPACES/1,000 SF) = 436 SPACES REQUIRED
TOTAL REQUIRED = 436 SPACES
TOTAL EXISTING = 538 SPACES
TOTAL PROPOSED = 518 SPACES
- DRIVEWAY REQUIREMENTS:
A. FOR COMMERCIAL USES PROVIDING ONE-WAY DRIVE ASLE OPERATIONS, THE MINIMUM DRIVE ASLE WIDTH SHALL BE FOURTEEN (14) FEET. FOR TWO-WAY DRIVE ASLE OPERATION, THE MINIMUM DRIVE ASLE WIDTH SHALL BE TWENTY-EIGHT (28) FEET. (§170-1513.B) (VARIANCE - PROPOSED TWO-WAY DRIVE ASLE 26.7 FEET)
B. EACH PARKING LOT SHALL HAVE NOT MORE THAN TWO (2) ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE, WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN THIRTY-FIVE (35) FEET CLEAR IN WIDTH. (§170-1105) (COMPLIES)
- BUFFER REQUIREMENTS:
A. IN ADDITION TO THE REQUIREMENTS OF §170-1508 OF THIS CHAPTER, THERE SHALL BE A FIFTY (50) FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING ANY USE AUTHORIZED WITHIN THIS DISTRICT, WHEN SUCH USE ADJUTS ANY A.V. R-1, R-2, OR R-3 DISTRICT, SUCH BUFFER STRIP SHALL BE IN ADDITION TO ANY AND ALL APPLICABLE AREA AND BULK REGULATIONS, INCLUDING SETBACK REGULATIONS. THE BUFFER STRIP SHALL BE PLANTED AND SHALL NOT INCLUDE ANY PAVED AREA. (§170-1105) (EXISTING NON-COMFORMANCE - PARKING LOCATED WITHIN BUFFER AREA ALONG WESTERN PROPERTY LINE)
B. ANY PORTION OF A LOT, SITE, OR TRACT WHICH IS NOT USED FOR BUILDINGS OR STRUCTURES, LOADING OR PARKING SPACES AND AISLES, OR OTHER IMPERVIOUS SURFACES OR DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER. A MAJOR OBJECTIVE FOR SUCH GROUND COVER SHALL BE TO PREVENT SOIL EROSION AND SEDIMENTATION OF THE SITE. (§170-1507.A) (WILL COMPLY)
- REFUSE REQUIREMENTS:
A. ANY ORGANIC REFUSE AND GARBAGE SHALL BE STORED IN TIGHT, VENTILATED CONTAINERS, ON MULTIFAMILY, COMMERCIAL, OR INDUSTRIAL PROPERTIES, SOLID WASTE STORAGE SHALL BE CENTRALIZED TO EXPEDITE COLLECTION. STORAGE CONTAINERS SHALL BE ENCLOSED ON THREE SIDES WITH MASONRY WALLS AND SHALL BE ARCHITECTURALLY SCREENED. (§170-1509.D) (COMPLIES)
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
14. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERGROUND PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
15. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
16. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACCQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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1906 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.5521
www.dynamiceng.com

TITLE: **ZONING VARIANCE PLAN**

PROJECT: **WESTTOWN AM WEST TIC LLC
PROPOSED CHASE BANK**

PARCEL: 67-2-42.4
1502 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA

JOB No: 1478-99-191
DATE: 09/07/2022

DRAWN BY: RPK
DESIGNED BY: MD
CHECKED BY: MS
SCALE: (H) 1"=20'
(V)
SHEET No: 1

MATTHEW SHARO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52989

MARK A. WHITAKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

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| Rev. | Date | Comments | By |
|------|----------|------------------------------|-----|
| 6 | 10/12/23 | REV. PER PARKING CALCULATION | RPK |
| 5 | 07/21/23 | REV. PER ZONING DECISION | PSD |
| 4 | 03/14/23 | REV. PER ZONING MEETING | RPK |
| 3 | 01/16/23 | REV. PER SURVEY | RPK |
| 2 | 09/29/22 | REV. PER ARCH. COMMENTS | PSD |
| 1 | 09/13/22 | REV. PER CLIENT COMMENTS | RPK |

Memo

To: Westtown Board of Supervisors
From: Liudmila Carter, Director of Planning & Zoning, & Jonathan Altshul, Township Manager
Date: November 30, 2023
Re: Proposed Updates to 2024 Fee Schedule

Staff is proposing a series of changes to the Township’s fee schedule in 2024, as outlined below. Overall, these changes should have only a nominal impact on Township revenues, and therefore we are not recommending any changes to the 2024 advertised budget. Even with these proposed changes, our fee schedule would still reflect lower charges for services in Westtown than in other area municipalities.

As you know, building permit revenues are shared 80/20 between our third-party building inspector and the Township. In any given year, the Township’s share of net permit revenue is between about \$35,000 and \$55,000, depending on the volume of construction activity. This revenue covers about 33%-45% of the Township’s permit-related personnel costs.

However, the Township has not raised building permit fees since Code Inspections was appointed in 2017. Therefore, Code Inspections has requested an increase in building permit fees by approximately 10%-15% to reflect inflationary trends and its own costs to provide these services.

In addition to the proposed building permit increases, staff is proposing amendments to many of its Zoning Review Fees. First, we would recommend eliminating the \$25 “administration fee” on all residential permits that was adopted as part of the 2023 fee schedule. This fee, which was intended to recover more costs for our permitting services, was never fully implemented, as it was duplicative of the 80/20 cost recovery model already in place and was difficult to explain to residents. Second, we would propose formalizing some fees that we have charged in the past, but have not previously been in the fee schedule, including minor home occupation review (\$50), signs (\$50-\$100), and forestry (\$100).

Staff would also recommend increasing our escrow requirements for projects requiring review by Township consultants, as the initial deposits are rarely sufficient to cover the Township's full costs, which in turn requires that the applicant refresh their account mid-project. Therefore, increases are proposed for stormwater review escrows (from \$2,500 to \$3,000 for "simplified approach" and \$3,000 to \$5,000 for larger projects) and Zoning Hearing Board fees—which are themselves escrow payments—from \$850 to \$1,000. In addition, the fee schedule adds a new escrow requirement for driveway widenings involving Belgian Blocks, based on analysis performed by Cedarville in Rustin Walk. Importantly, these escrow fees are only used to pay Township consultants. Excess funds are returned to applicants and not retained by the Township.

Finally, the draft fee schedule updates the fees for Park Permits and Meeting Room Rental, based on discussion at the November 6 Workshop, in order to increase public access to public spaces.

A redlined version of the proposed fee schedule is attached.

Board feedback is requested.

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2024-01

**A RESOLUTION ESTABLISHING AND CONSOLIDATING THE
VARIOUS FEES AND CHARGES IMPOSED BY WESTTOWN
TOWNSHIP PURSUANT TO THE CODE OF WESTTOWN TOWNSHIP**

WHEREAS, the Code of Westtown Township authorizes the Board of Supervisors to establish various fees and charges by Resolution, and:

WHEREAS, the Board of Supervisors believes that it's in the best interests of the Township to consolidate all of the fees and charges into a single Resolution,

BE IT RESOLVED THAT the Westtown Township Board of Supervisors hereby establishes the following Fee Schedule effective January 2, 2024.

I. Building Permit Fees

- A. Residential Building Units - 1 and 2 family residential buildings.**
 - 1. See Attachment A.
 - 2. PA Uniform Construction Code - \$4.50
 - 3. Township Certificate of Occupancy - \$15.00
 - 4. Zoning review fee – see Section II
 - 5. Township administration fee - \$25.00
- B. Nonresidential Building Units - includes commercial, industrial, institutional, and multi-family dwelling units**
 - 1. See Attachment B.
 - 2. PA Uniform Construction Code - \$4.50
 - 3. Township Certificate of Occupancy - \$15.00
 - 6. Zoning review fee – see Section II
 - 7. Township administration fee - \$25.00
 - 8. Change in tenant - See Section II
- C. Building Code Official (BCO) - See Attachment A.**
- D. Sewer Connections (Tapping Fees)**
 - 1. Gravity connection to West Goshen Treatment Plant - \$3,164.00 tapping fee, plus building permit fee(s).
 - 2. Low pressure connection to West Goshen Treatment Plant - \$3,164.00 tapping fee, \$2,500.00 Township Sewer Engineer review escrow, and building permit fee(s).
 - 3. Gravity connection to Westtown Chester Creek Treatment Plant - \$2,929.76 tapping fee and building permit fee(s).
 - 4. Low pressure connection to Westtown Chester Creek Treatment Plant - \$2,929.76 tapping fee, \$2,500.00 Township Sewer Engineer review escrow, and

building permit fee(s).

- E. Annual Contractors Registration,
 - 1. Per Company - \$30.00
 - 2. Note: For new residential construction projects and all nonresidential construction projects only. This does not apply to home improvement contractors registered with the PA State Attorney General.
- F. Appeals to the West Chester Area Council of Governments Joint Appeals Board
 - 1. Residential - \$500.00
 - 2. Commercial - \$2,500.00
 - 3. Notes:
 - a. PA UCC Continuing Education Fee of \$4.50 is added to all building permits.
 - b. Any person who commences work on a building, structure, electrical, gas, mechanical, plumbing system, or any other item that requires a building permit prior to obtaining the necessary permits shall be subject to the working without a permit fee. The Township in its sole discretion may elect to issue a citation for violation of the applicable building code.

II. Zoning Permit Review Fees

- A. Building Permits - \$50.00
 - For all residential and non-residential additions, modifications and alterations, including decks.
- B. Non-Residential Permits
 - Change in Use - \$50.00
 - Change in tenant with or without associated building permits for tenant fit-out - \$25.00
- C. Fence Permits - \$50.00
- D. Accessory Structures - \$50.00
 - Accessory structures ≥ 250 square feet, ≥ 12 feet tall, or any structure with utilities requiring a building permit.
- E. Walls ≤ 48 inches in height - \$50.00
 - Walls > 48 inches (4 feet) in height require a building permit.
- F. Dumpsters, portable containers, storage trailers, etc.- \$50.00
 - Dumpsters, portable containers, storage trailers, etc. with utilities require both a building and a zoning permit.
- G. Floodplain review
 - ~~-\$75.00; plus~~
 - ~~Township Engineer review costs – see Attachment H.~~
- H. Steep Slope Conservation review
 - \$50; plus
 - Township Engineer review costs – see Attachment H.
- I. Minor Home Occupation review - \$50.00
- J. Signs
 - On lots with residential use - \$50.00 per sign plus building permit fee(s).
 - On lots with nonresidential use - \$100.00 per sign plus building permit fee(s).
- K. Forestry – 170-408 - \$100.00

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H.L. Zoning Compliance Letter

- Residential – no charge
- Commercial - \$150.00

III. Miscellaneous Permit Fees

A. Stormwater Management, Erosion Control, and Grading Permit

1. Residential

- a. New impervious surface where cumulative area < 1,000 sq. ft. - \$40.00
 - Excludes accessory structures ≤ 250 sq. ft.
- b. New impervious surface where cumulative area is ≥ 1,000 sq. ft. but < 2,000 total sq. ft. and/or when projects require a Simplified Approach SWM review.
 - \$160.00; and
 - ~~\$2,500.00~~ 3,000.00 escrow for Township Engineer review and installation inspection(s).
- c. New impervious surface where cumulative area ≥ 2,000 square feet. and/or when projects require a Post-Construction SWM review.
 - \$160; and
 - ~~\$3,000~~ 5,000.00 escrow for Township Engineer review and installation inspection(s).
- d. Modifications to site grading and/or drainage - \$160.00
- e. Grading and/or Erosion Control Inspection – see Attachment H.
- f. Stormwater Management Appeal - \$500.00.
- g. Post-Construction Stormwater Operation and Maintenance Inspection Fee - \$250.00 per stormwater facility.
- g-h. Escrow requirement for driveway widenings involving Belgian Blocks - \$1,600

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2. Non-Residential

- a. Stormwater Management Review - See Attachment H plus ~~\$3,000.00~~ 5,000.00 Township Engineer review escrow.
- b. Stormwater Management Inspection - See Attachment H.
- c. Grading and/or Erosion Control Review - See Attachment H, plus ~~\$3,000.00~~ 2,500.00 Township Engineer review escrow.
- d. Grading and/or Erosion Control Inspection - See Attachment H.
- e. Stormwater Management Appeal - \$2,500.00.
- f. Post-Construction Stormwater Operation and Maintenance Inspection Fee - \$250.00 per stormwater facility.

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3. Notes:

- a. The applicant shall pay the review fees of the professional consultants utilized by the Township during its building permit application review. The applicant shall submit the specified escrow to the Township at the time of the submission of the building permit application. This money shall be placed in

an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with an accounting of all monies disbursed from the account. If the account balance drops below an amount sufficient to cover costs associated with the application, the applicant shall deposit additional monies as deemed necessary by the Township Manager. Upon approval or denial of the building permit application and payment of the final invoices from the professional consultants, the balance of funds in the account plus any interest shall be returned to the applicant.

- b. The applicant shall reimburse the Township for the actual cost of all legal, engineering, inspections and materials tests incurred during application review and construction up to improvements acceptance by the Township.
- c. In a case where both Stormwater Management Review and Grading and/or Erosion Control Review are required, only one escrow is needed.
- d. No final approvals will be granted until all outstanding obligations are satisfied.

B. Highway Occupancy Permit

1. See Attachment J.

IV. Resale Use and Occupancy Fees

A. Residential

1. Initial inspection - \$82.50
2. Re-inspection(s) - \$82.50
3. Missed Inspection - \$82.50 per occurrence

B. ~~Commercial~~ Nonresidential

1. Initial inspection - [See Attachment B minimum \\$ 200.00 up to 2,000 ft² plus \\$24.00 per 1,000 ft² thereafter.](#)
2. Re-inspection(s) - [See Attachment B \\$82.50 per unit](#)
3. Missed Inspection - [See Attachment B \\$82.50 per occurrence](#)

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V. Rental Premises Inspection Fees

- A. Inspection, 1-2 Units - \$60.00 per unit
- B. Inspection, 3-6 Units - \$50.00 per unit
- C. Inspection, 7 or more units - \$45.00 per unit
- D. Unit re-inspections - \$30.00 per unit
- E. Change in Designated Agent - \$50.00

VI. Subdivision and Land Development

- A. Property Line Adjustment or 1 Lot - \$125.00 plus \$2,500.00 escrow
- B. 2 to 3 Lots - \$125.00 plus \$3,500.00 escrow
- C. 4 to 10 Lots - \$640.00 plus \$7,500.00 escrow
- D. 10 or more Lots - \$1,300.00 plus \$15,000.00 escrow
- E. Additional costs for Subdivision, Land Development, and Lot Line and/or Minor

Revision reviews shall be as follows:

1. The applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the subdivision or land development application. The applicant shall submit the specified escrow to the Township at the time of the submission of the subdivision or land development application. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with an accounting of all monies disbursed from the account. If the account balance drops below an amount sufficient to cover costs associated with the application, the applicant shall deposit additional monies as deemed necessary by the Township Manager. Upon approval or denial of the land development or subdivision application and payment of the final invoices from the professional consultants, the balance of funds in the account plus any interest shall be returned to the applicant.
2. The applicant shall reimburse the Township for the actual cost of all legal, engineering, inspections and materials tests incurred during application review and construction up to improvements acceptance by the Township.
3. The applicants shall pay all Chester County Planning Commission, Health Department, and Conservation District fees; PA Dept. of Environmental Protection and PA Dept. of Transportation review fees, and all recording costs.
4. No final approvals will be granted until all outstanding obligations are satisfied.

VII. Zoning Hearing Board Application

- A. Variance or Special Exception - ~~\$850.00~~ 1,000.00
- B. Appeal of a Zoning Officer Decision - ~~\$850.00~~ 1,000.00
- C. Challenge to the Flexible Development Procedure - ~~\$850.00~~ 1,000.00
- D. Challenge to the Zoning Ordinance/ Map - \$2,500.00
- E. Township Zoning Hearing Board Solicitor - See Attachment F
- F. Notes:
 1. If the monies paid to the Township are insufficient to ensure payment of all costs incurred in the disposition of the application, the Township shall require additional deposits in amounts specified at the time of the request. The failure of the Township to demand additional deposits from time to time shall not relieve the applicant from liability for all costs, charges, fees, and expenses in excess of deposits.
 2. Monies paid which are in excess of the actual costs shall be refunded to the applicant within 30 days of receipt of the written decision.
 3. No final approvals will be granted until all outstanding obligations are satisfied.

VIII. Conditional Use Application

- A. Application - \$2,500.00 plus \$10,000.00 escrow
- B. Additional hearing(s) continued on the record - \$550.00 per instance
- C. Notes:
 1. If the monies paid to the Township are insufficient to ensure payment of all

costs incurred in the disposition of the application, the Township shall require additional deposits in amounts specified at the time of the request. The failure of the Township to demand additional deposits from time to time shall not relieve the applicant from liability for all costs, charges, fees, and expenses in excess of deposits.

2. Monies paid which are in excess of the actual costs shall be refunded to the applicant within 30 days of receipt of the written decision or after the receipt of the final consultant invoice, whichever happens last.
3. Conditional Use Professional Consultants - the applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the conditional use application. The applicant shall submit a specified escrow to the Township at the time of the submission of the application for a conditional use. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with a breakdown of all monies disbursed from the account. If the account balance goes below \$500.00 the applicant shall deposit additional monies as deemed necessary by the Township Manager. Upon approval or denial of the conditional use application and payment of the final invoices from the professional consultants the balance of funds in the account plus any interest shall be returned to the applicant.
4. No final approvals will be granted until all outstanding obligations are satisfied.

IX. On Lot Septage Management Program and Refuse Collection, per quarter

- A. Refuse - \$100.00
- B. On Lot Septage Management Program Service Fee - \$6.00
- C. An additional 5 percent (5%) charge will be added to all late payments.

X. Residential Public Wastewater (Sewage) and Refuse Collection, per quarter

- A. Refuse - \$100.00
- B. Single Family Dwelling
 1. West Goshen Sewer District - \$205.00
 2. Westtown Chester Creek Sewer District - \$205.00
- C. Multiple Occupancy Building (per private living unit)
 1. West Goshen Sewer District - \$205.00
 2. Westtown Chester Creek Sewer District - \$205.00
- D. An additional 5 percent (5%) charge will be added to all late payments.

XI. Sewer, Refuse, and Real Estate Tax Certification

- A. Per certification - \$15.00
All fees must be paid in full prior to issuance of the Certification.
- B. Duplication of Tax Bills - \$5.00

XII. Returned Checks and ACH Payments

- A. Any check or ACH payment received by the Township pursuant to this resolution or any other ordinance shall be deposited in the authorized Township depository (bank).
- B. All checks or ACH payments returned by the Township depository (bank) to the Township, for insufficient funds or any other reason shall have a letter written to the check writer or ACH payee advising that his check or ACH payment has been returned by the bank and that he should re-issue payment immediately.
- C. The check writer or ACH payee's account shall be updated to indicate that a payment was not made.
- D. Any check or ACH payment that is returned to the Township will result in the imposition of a \$35.00 fee in addition to any fees imposed by the Township depository (bank), both of which shall be applied to the appropriate account.

XIII. Park Fees

- A. Oakbourne Upper Field - \$100.00 per day, per use. The fee shall be waived Monday-Thursday when reserved for Resident applications for individual use not associated with an organization
- B. Oakbourne & Tyson Park Pavilions
 - 1. Resident - \$50.00 per ~~day~~use. The Resident fee shall be waived Monday-Thursday for applications for individual use not associated with an organization.
 - 2. Non-Resident - \$75.00 per day
- C. The Board of Supervisors reserves the right to adjust, modify, alter, or waive any Park fees at their discretion.

XIV. Township Facilities

- A. Westtown Township Administration Building meeting room - \$350.00 per use, except for civic groups as designated by the Township Manager
- B. The Board of Supervisors reserves the right to adjust, modify, alter, or waive the fee for any Township facility at their discretion.

XV. Solicitation (Transient Merchant) License Fees

- A. License
 - 1. One Month - \$35.00
 - 2. One Year - \$250.00
- B. Background Check (required) - \$25.00 per year

XVI. Township Solicitor Fees

- A. Township Solicitor - See Attachment D

XVII. Copying of Township Records

The cost for the copying of Township records pursuant to the "Right to Know Law" as

amended, shall be as follows:

- A. Postage - The actual cost of USPS first-class mailing.
- B. Duplication - The fees are based upon the duplication of records in black & white on standard 8.5" x 11" paper or 8.5" x 14" paper. All larger records, including but not limited to plans, maps, and similar documents are "over-size" records for purposes of the Fee Schedule.
 - 1. Photocopy - \$0.25 per single sided copy up to 1,000 pages; \$0.20 per copy beyond 1000 pages.
 - 2. Facsimile/Microfiche/Other Media - the actual cost to duplicate the record.
 - 3. Conversion of electronic media only records to paper - if a record is only maintained in electronic media, the fee shall be the lesser of: \$0.25 per page (8.5 x 11") or the Township's cost to duplicate the record.
 - 4. Over-size records - Documents that must be sent out for duplication shall be billed at the Township's actual cost.
 - 5. Color documents - color documents that must be sent out for duplication shall be billed at the Township's actual cost.
- C. Certification - \$5.00 per record.
- D. Use of own copier - A requester may utilize his own copier provided the device is self-powered, i.e., it may not be plugged into a Township power outlet. Any duplication by the requester must be done with a Township employee present.
- E. Direct access to the Township computer system is prohibited.
- F. No original records may be removed from the Township building by a requester.

XVIII. Working Without Required Permits

The penalty for conducting work without securing required permits.

- A. Residential - \$150.00
- B. Commercial - \$250.00

XIX. Effective Date

The fees outlined in this Resolution shall be effective on January 2, 2024.

RESOLVED AND ADOPTED as a Resolution this 2nd day of January, 2024.

**WESTTOWN TOWNSHIP
BOARD OF SUPERVISORS**

Chair

Vice Chair

|

ATTEST:

Police Commissioner

Township Secretary

DRAFT

Attachment A:

Westtown Township

Residential Building Permit Fee Schedule

1. Building Permit Fees

a. New Construction, Additions, & Accessory Structures

- I.** \$~~300.00~~ 350.00 plus \$~~0.27~~ 0.35 per ft² of floor area
- II.** Partial New Construction Projects calculated as follows:
 - 1.** Footing & Foundation- 10% of above formula
 - 2.** Framing- 50% of above formula
 - 3.** Interior Alterations- 40% of above formula

Note: Square footage (ft²) is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor-to-ceiling height of 6'6" or more.

b. Alterations & Renovations where ft² does not apply

- I.** \$~~300.00~~ 350.00 plus \$~~28.00~~ 0.35 for each \$1,000.00 of construction value up to the first \$10,000.00, and then \$10.00 for every additional \$1,000.00 of construction value.

c. Construction Permit Calculations

- I.** Building Permit Fee- 65% of total from **a.** or **b.**
- II.** Plumbing Permit Fee- 23% of total from **a.** or **b.**
- III.** Mechanical Permit Fee- 12% of total from **a.** or **b.**
- IV.** Energy Permit Fee- 10% of total from **a.** or **b.**
- V.** Electric Permit Fee- See **3.** below

d. Fire Plan Review and Inspection

- I.** \$~~115.00~~ 125.00 plus \$0.10 per ft² of floor area

e. Re-inspection(s)

- I.** Per instance- \$~~50.00~~ 75.00

f. Revisions, Alterations and/ or Addition to Existing Permit

- I.** Per instance- \$~~50.00~~ 75.00

g. Use of the Building Code Official

- I.** Per hour- \$75.00

2. Additional Permit Fees

- a.** Uncovered Decks- \$~~115.00~~ 130.00 plus \$~~0.27~~ 0.30 per ft²

b. Demolition

- I.** Without utilities and foundation \$~~115.00~~ 150.00
- II.** With utilities and/ or foundation \$~~168.50~~ 200.00

c. Swimming Pool, Hot Tub, Etc.

- I.** Above ground- \$~~115.00~~ 150.00
- II.** In ground- \$~~184.00~~ 300.00

d. Indirect replacement of HVAC equipment

- I.** Per unit- \$~~115.00~~ 125.00

- e. Alteration to plumbing system
 - I. Per fixture- ~~\$53.50~~ 60.00
- f. Lateral line repair or replacement
 - I. Sewer Line ~~\$115.00~~ 130.00
 - II. Water Line ~~\$115.00~~ 130.00

3. Electrical Permit Fees

- a. General Inspections
 - I. Rough Inspection
 - 1. Base Fee ~~\$60.00~~ 80.00
 - 2. Cost per fixture ~~\$0.50~~ 0.75
 - II. Final Inspection
 - 1. Base Fee ~~\$60.00~~ 80.00
 - 2. Cost per fixture ~~\$0.50~~ 0.75
- b. Minor work, less than 5 fixtures- ~~\$60.00~~ 80.00
- c. Solar Panels
 - I. First 3 10 Panels ~~\$21.00~~ 25.00 per panel
 - II. Each additional Panel (up to 60) ~~\$12.00~~ 10.00 per additional panel
 - ~~H.III.~~ Each additional Panel (above 60) \$5.00 per additional panel

Note: All associated feeders, services, motors, etc. are calculated in accordance to the appropriate fee schedule section.
- d. Service Meter Equipment
 - I. Up to 100 amp ~~\$104.50~~ 115.00
 - II. 200 to 400 amp ~~\$156.00~~ 180.00
 - III. 600 to 1200 amp ~~\$465.50~~ 500.00
 - IV. Over 1200 amp ~~\$881.00~~ 950.00
 - V. Each Additional Meter ~~\$17.25~~ 20.00
- e. Main and/ or Sub Panels
 - I. Up to 100 amp ~~\$104.50~~ 115.00
 - II. 200 to 400 amp ~~\$156.00~~ 180.00
 - III. 600 to 1200 amp ~~\$465.50~~ 500.00
 - IV. Over 1200 amp ~~\$881.00~~ 1,000.00
- f. Temporary Service ~~\$104.50~~ 115.00
- g. Swimming Pools
 - I. Pool Bonding- ~~\$104.50~~ 125.00
 - II. Pump Wiring- ~~\$104.50~~ 125.00
- h. Hard Wires Appliances/ Units
 - I. For the first item ~~\$74.00~~ 80.00
 - II. For each additional item ~~\$17.00~~ 20.00
- i. Generators, transfer switch and equipment
 - I. Up to 10 KW ~~\$41.50~~ 45.00

| | | | |
|-----------|------------|--|-----------------------------------|
| | II. | Over 10 KW to 50 KW | \$138.00 <u>150.00</u> |
| j. | | Alarm Systems | |
| | I. | For the first device | \$74.00 <u>80.00</u> |
| | II. | All additional devices | \$17.00 <u>20.00</u> |
| k. | | Reintroduction of Power- | \$130.50 <u>145.00</u> |
| l. | | Certification of existing electric panel | |
| | I. | Per Panel | \$130.50 <u>145.00</u> |
| m. | | Additional Services | |

Note: any fee not outlined or applicable in this “Residential Building Permit Fee Schedule” document will be subject to the applicable fee as outlined in “Attachment B: Westtown Township Nonresidential Building Permit Fee Schedule.”

Attachment B:

Westtown Township

Nonresidential Building Permit Fee Schedule

1. Building Permit Fees

a. New Construction, Additions, & Accessory Structures

- I. ~~\$300.00~~ 330.00 plus ~~\$0.27~~ 0.30 per ft² of floor area
- II. Partial New Construction Projects calculated as follows:
 - 1. Footing & Foundation- 10% of above formula
 - 2. Framing- 50% of above formula
 - 3. New Tennant Fit Out- 40% of above formula

Note: Square footage (ft²) is defined as gross floor area of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor-to-ceiling height of 6'6" or more.

b. Alterations & Renovations where ft² does not apply

- I. ~~\$300.00~~ 330.00 plus ~~\$28.00~~ 0.30 for each \$1,000.00 of construction value up to the first \$10,000.00, and then \$10.00 for every additional \$1,000.00 of construction value.

c. Construction Permit Calculations

- I. Building Permit Fee- 65% of total from **a.** or **b.**
- II. Plumbing Permit Fee- 23% of total from **a.** or **b.**
- III. Mechanical Permit Fee- 12% of total from **a.** or **b.**
- IV. Energy Permit Fee- 10% of total from **a.** or **b.**
- V. Electric Permit Fee- See **3.** Below

d. Accessibility Plan Review and Inspection

- I. ~~\$115.00~~ 150.00 plus ~~\$0.07~~ 0.10 per ft² of floor area

e. Fire Plan Review and Inspection

- I. ~~\$115.00~~ 150.00 plus \$0.10 per ft² of floor area

~~f. Nonresidential Resale Certificate of Occupancy without change in use~~

- ~~I. \$153.00 up to 2,000 ft² plus \$24.00 per 1,000 ft² thereafter.~~

~~g.f.~~ Re-inspection(s)

- I. Per instance- ~~\$75.00~~ 100.00

~~h.g.~~ Revisions, Alterations and/ or Addition to Existing Permit

- I. Per instance- ~~\$75.00~~ 100.00

~~i.h.~~ Use of the Building Code Official

- I. Per Hour- \$75.00

2. Additional Permit Fees

- a. Uncovered Decks- ~~\$115.00~~ 125.00 plus ~~\$0.27~~ 0.30 per ft²
- b. Demolition
 - I. With utilities and/ or foundation ~~\$168.50~~ 185.00
- c. Swimming Pools
 - I. Above ground- ~~\$115.00~~ 125.00

| | | |
|------|--|-----------------------------------|
| II. | In ground- | \$184.00 <u>200.00</u> |
| III. | PA Pool Certification | \$388.00 <u>425.00</u> |
| d. | Re-roofing and Siding | |
| I. | Per Building | \$115.00 <u>125.00</u> |
| e. | Indirect replacement of HVAC equipment | |
| I. | Per unit- | \$115.00 <u>125.00</u> |
| f. | Alteration to plumbing system | |
| I. | Per fixture- | \$53.50 <u>60.00</u> |
| g. | Lateral line repair or replacement | |
| I. | Sewer Line | \$115.00 <u>125.00</u> |
| II. | Water Line | \$115.00 <u>125.00</u> |

3. Electrical Permit Fees

| | | |
|--------|---|--|
| a. | General Inspections | |
| I. | Rough Inspection | |
| 1. | Base Fee | \$60.00 <u>70.00</u> |
| 2. | Cost per fixture | \$0.50 |
| II. | Final Inspection | |
| 1. | Base Fee | \$60.00 <u>70.00</u> |
| 2. | Cost per fixture | \$0.50 |
| b. | Minor work, less than 5 fixtures- | \$60.00 <u>70.00</u> |
| c. | Solar Panels | |
| I. | First <u>3-10</u> Panels | \$21.00 <u>25.00</u> per panel |
| II. | Each additional Panel (<u>up to 60</u>) | \$12.00 <u>10.00</u> per additional panel |
| H-III. | Each additional Panel (<u>above 60</u>) | <u>\$5.00</u> per additional panel |
| | Note: All associated feeders, services, motors, etc. are calculated in accordance to the appropriate fee schedule section. | |
| d. | Fire Pump Controller | |
| I. | Per Unit | \$60.00 <u>65.00</u> |
| e. | Service Meter Equipment | |
| I. | Up to 100 amp | \$104.50 <u>115.00</u> |
| II. | 200 to 400 amp | \$156.00 <u>180.00</u> |
| III. | 600 to 1200 amp | \$465.50 <u>500.00</u> |
| IV. | Over 1200 amp | \$881.00 <u>950.00</u> |
| V. | Each Additional Meter | \$17.25 <u>20.00</u> |
| f. | Motors | |
| I. | Up to 5 HP | \$41.50 <u>45.00</u> |
| II. | Over 5 up to 20 HP | \$74.00 <u>80.00</u> |
| III. | Over 20 HP up to 100 HP | \$187.20 <u>200.00</u> |
| IV. | Over 100 HP up to 200 HP | \$240.00 <u>265.00</u> |
| V. | Over 200 HP | \$240 <u>265.00</u> plus \$50.00 for each |

50 HP over 200HP

| | | |
|---|-----------------------------|--|
| g. Main and/ or Sub Panels | | |
| I. | Up to 100 amp | \$104.50 <u>115.00</u> |
| II. | 200 to 400 amp | \$156.00 <u>180.00</u> |
| III. | 600 to 1200 amp | \$465.50 <u>500.00</u> |
| IV. | Over 1200 amp | \$881.00 <u>1,000.00</u> |
| h. | Temporary Service | \$104.50 <u>115.00</u> |
| i. Swimming Pool, Hot tub, etc. | | |
| I. | Pool Bonding- | \$104.50 <u>115.00</u> |
| II. | Pump Wiring- | \$104.50 <u>115.00</u> |
| j. Signs with electric | | |
| I. | First sign | \$74.00 <u>80.00</u> |
| II. | Each additional sign | \$17.00 <u>20.00</u> |
| k. Parking Lot Lighting | | |
| I. | First Light/ Pole | \$74.00 <u>80.00</u> |
| II. | Each additional light/ pole | \$17.00 <u>20.00</u> |
| l. Hard Wired Appliances/ Units | | |
| I. | For the first item | \$74.00 <u>80.00</u> |
| II. | For each additional item | \$17.00 <u>20.00</u> |
| m. Generators & Equipment, Welders, Furnaces, etc. | | |
| I. | Up to 10 KW | \$41.50 <u>45.00</u> |
| II. | Over 10 KW to 50 KW | \$138.00 <u>150.00</u> |
| III. | Over 50 KW to 100 KW | \$187.50 <u>200.00</u> |
| IV. | Over 100 KW to 300 KW | \$311.00 <u>340.00</u> |
| V. | Over 300 KW to 500 KW | \$464.50 <u>500.00</u> |
| VI. | Over 500 KW to 1000 KW | \$776.50 <u>850.00</u> |
| VII. | Over 1000 KW | \$776.50 <u>850.00</u> plus \$60.00 per additional 200 KW increment |
| n. Alarm Systems | | |
| I. | For the first device | \$74.00 <u>80.00</u> |
| II. | Every additional 5 devices | \$17.00 <u>20.00</u> |
| o. | Reintroduction of Power- | \$130.50 <u>145.00</u> |
| p. Certification of existing electric panel | | |
| I. | Per Panel | \$130.50 <u>145.00</u> |
| q. Additional Services | | |

Note: Any fee not outlined or applicable in this “Nonresidential Building Permit Fee Schedule” document will be subject a fee as outlined by the Building Code Official prior to review of the permit application.