



SITE DEVELOPMENT, WATER & SEWER FEES

Revised 8-27-2021

A Site Development Permit is required for ALL new construction, residential, and commercial improvements, including: excavation, grading, exceeding more than two (2) feet in elevation, installation of street pavement, curbs and gutters, driveways, sidewalks, retaining walls, water mains and lines, sanitary sewers, storm sewers, and culverts. The Site Development fee is equal to 2% of the total cost of improvement and is computed per the Schedule of Unit Prices below that are figured by a City Official.

Description	Estimated Quantity	Unit	Unit Price	Extension Figure
CONSTRUCTION OF STREETS				
Subgrade Excavating		CY	\$4.00	
Import Excavation and Placement		CY	\$5.00	
Concrete Paving		SY	\$31.50	
Asphaltic Concrete		SY	\$6.00	
Aggregate Base		SY	\$3.50	
Conc Curb & Gutter		LF	\$13.75	
CONSTRUCTION OF GUARD RAIL				
Guard Rail		LF	\$31.00	
End Sections		EA	\$55.00	
CONSTRUCTION OF SIDEWALK				
Sidewalk		SY	\$25.00	
STORM SEWERS				
Storm Sewer Pipe (CMP/RCP/Plastic)		LF	\$39.00	
Storm Manhole/Junction Box		EA	\$2,000.00	
Curb Inlet		EA	\$2,600.00	
Grate/Area Inlet		EA	\$2,743.00	
Flared End Section		EA	\$150.00	
Riprap		SY	\$16.25	
Paved Concrete Swale		LF	\$22.50	
STREET LIGHTS				
Street Lights		EA	\$450.00	
RETAINING WALLS				
Modular Block Retaining Wall		SF	\$22.00	
Concrete Retaining Wall		SF	\$11.75	
EROSION CONTROL				
Erosion Control		ACRES	\$1,200.00	
WATER CONSTRUCTION				
Water Main (6" and above)		LF	\$20.00	
Meter Service Lines		LF	\$12.00	
Air Release Valves		EA	\$1,300.00	
Water Meter in PVC pit		EA	\$500.00	
Water Meter in Concrete pit		EA	\$600.00	
Fire Hydrants		EA	\$2,300.00	
Waterlines Valves		EA	\$800.00	
Waterline Tap		EA	\$750.00	
SEWER CONSTRUCTION				
Sewer Main/Pressure Sewer		LF	\$20.00	
Grinder Pump in Fiberglass WW (all sizes)		EA	\$15,000.00	
Lift Station Concrete Wet Well (all sizes)		EA	\$25,000.00	
Sewer Valves		EA	\$725.00	
Air Vacuum Release Valves		EA	\$2,200.00	
Gravity Sewer Mains (8" and above)		LF	\$22.00	
Gravity Sewer Service Lines		LF	\$16.00	
Manholes (all sizes)		EA	\$2,125.00	
Sewer line Tap		EA	\$1,500.00	

WATER METER FEES

5/8"	\$214.45
1"	\$336.30
1½"	\$574.56
2"	\$723.60

Water Impact charges: One-time development fee to be paid with permit

Meter Size	In City Limits	Outside City Limits
5/8"	\$ 1,150.00	\$ 2,043.55
1"	\$ 2,875.00	\$ 5,108.88
1½"	\$ 5,750.00	\$ 10,217.75
2"	\$ 9,200.00	\$ 16,348.40
3"	\$ 18,400.00	\$ 32,696.80
4"	\$ 57,500.00	\$102,177.50
6"	\$143,750.00	\$255,433.75
Water Impact for Multi-Family Residential-per unit Fee		
3+ Bedrooms	\$1,006.25	\$1,788.11
2 Bedrooms	\$862.50	\$1,532.66
1 Bedroom	\$718.75	\$1,277.22

SEWER FEES**Sewer Development Charges: One-time development fee to be paid with permit**

	5/8"	1"	1½"	2"	3"	4"
Area 1	\$1,075	\$2,688	\$ 5,375	\$ 8,600	\$18,813	\$ 53,750
Area 2	\$2,614	\$6,535	\$13,070	\$20,912	\$45,745	\$130,700
Area 3	\$1,855	\$4,638	\$ 9,275	\$14,840	\$32,463	\$ 92,750
Area 4	\$1,457	\$3,643	\$ 7,285	\$11,656	\$25,498	\$ 72,850
Area 5	\$1,490	\$3,725	\$ 7,450	\$11,920	\$26,075	\$ 74,500
Area 6	\$1,900	\$4,750	\$ 9,500	\$15,200	\$33,250	\$ 95,000
Area 7	\$2,255	\$5,638	\$11,275	\$18,040	\$39,463	\$112,750
Area 8	\$2,835	\$7,088	\$14,175	\$22,680	\$49,613	\$141,750
Area 9	\$2,825	\$7,063	\$14,125	\$22,600	\$49,438	\$141,250

Multi-Family Residential Per Unit

	1 Bedroom	2 Bedroom	3+ Bedrooms
Area 1	\$ 672.00	\$ 806.00	\$ 941.00
Area 2	\$1,634.00	\$1,961.00	\$2,287.00
Area 3	\$1,159.00	\$1,391.00	\$1,623.00
Area 4	\$ 911.00	\$1,093.00	\$1,275.00
Area 5	\$ 931.00	\$1,118.00	\$1,304.00
Area 6	\$1,188.00	\$1,425.00	\$1,663.00
Area 7	\$1,409.00	\$1,691.00	\$1,973.00
Area 8	\$1,772.00	\$2,126.00	\$2,481.00
Area 9	\$1,766.00	\$2,119.00	\$2,472.00

Plant Capacity Fee: One-time fee for access to the City's Sewer System

Class	Type	Cost
Class A	Residential/Light Commercial	\$860.00
Class B	Small/Medium Commercial	\$2,150.00
Class C	Medium Commercial	\$4,300.00
Class D	Medium Large Commercial	\$6,880.00
Class E	Large Commercial 1	\$13,760.00
Class F	Large Commercial 2	\$43,000.00
Class G	Max Demand Commercial	\$107,500.00