

ENGINEERING REVIEW FEES

DESCRIPTION	ENGR FEE	QUANTITY
ZONING APPLICATION	\$6,500.00	<5 acres
- includes required plans and reports	\$9,900.00	≥ 5 ac. and <25 ac.
	\$13,300.00	≥ 25 acres
SKETCH PLAN	\$2,500.00	<5 acres
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
PRELIMINARY PLAN	\$2,500.00	<5 acres
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
FINAL PLAT	\$5,000.00	<5 acres
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
MINOR DEVELOPMENT PLAT	\$5,000.00	<5 acres
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
REPLAT (Administrative Lot Line Adjustment or Vacation) +	\$500.00	
REPLAT (Non - Administrative Lot Line Adjustment or Vacation) +	\$1,000.00	
CONDOMINIUM MAP	\$500 + \$15/unit	
SITE IMPROVEMENT PLAN	\$3,000.00	<5 acres
(and Major Revisions to Site Improvement Plan)	\$5,500.00	≥ 5 ac. and <25 ac.
- includes required plans and reports	\$9,500.00	≥ 25 acres
SITE IMPROVEMENT PLAN ++	\$1,500.00	
"Pad Site" (Part of a Larger Approved SIP)		
SITE IMPROVEMENT PLAN - Minor Revision	\$400.00	
SITE IMPROVEMENT PLAN - Minor Modification	\$200.00	
USE BY SPECIAL REVIEW +++	\$3,000.00	<5 acres
- includes required plans and reports	\$5,500.00	≥ 5 ac. and <25 ac.
	\$9,500.00	≥ 25 acres
PD Amendment (Major)	\$500.00	
SERVICE PLAN (Special District)	\$640.00	
RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)	\$200.00	
R.O.W. VACATION	\$2,400.00	
MINOR ADJUSTMENT TO EXISTING R.O.W.	\$200.00	
DEDICATION OF DRAINAGE EASEMENT	\$200.00	
VACATION of Access or Drainage Easements	\$1,000.00	
VACATION of Other Easements (May be used for Access or Drainage Easements if part of a larger project)	\$400.00	
SB 35 EXEMPTION	\$1,200.00	
LOCATION & EXTENT	\$1,000.00	
PLANNED DEVELOPMENT (Zoning)		
Administrative Amendment	\$400.00	
CONSTRUCTION PLAN REVIEWS		
STREET / STORM PLANS	\$1,600.00	<5 acres
	\$2,000.00	≥ 5 ac. and <25 ac.
	\$2,400.00	≥ 25 acres
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLANS ⁽¹⁾	\$250 + \$25(X)	
LOW IMPACT GESC PLANS	\$250.00	
DISTRICT ROADWAY PLANS ⁽²⁾	\$700 + \$60√ Y	
DISTRICT STORM SEWER PLANS ⁽²⁾	\$700 + \$75√ Y	
REGIONAL DETENTION POND PLANS ⁽¹⁾	\$500 + \$40√ X	
REGIONAL WATER QUALITY FACILITY PLANS	\$400.00	

UTILITY PLANS Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)*	\$450.00	
TRAFFIC SIGNAL PLANS (Per Intersection)	\$800.00	
SIGNAGE AND STRIPING PLANS (if not a part of an overall construction plan set)	\$200 per sheet	
R.O.W. LANDSCAPE PLANS ⁽²⁾	\$350 + \$60√ Y	
OTHER REVIEW SERVICES	ENGR FEE	QUANTITY
PHASE I DRAINAGE REPORT	\$336.00	<5 acres
	\$560.00	≥ 5 ac. and <25 ac.
	\$672.00	≥ 25 acres
PHASE II or PHASE III DRAINAGE REPORT	\$672.00	<5 acres
	\$1,120.00	≥ 5 ac. and <25 ac.
	\$1,344.00	≥ 25 acres
DRAINAGE CONFORMANCE LETTER	\$100.00	
FLOODPLAIN MODIFICATION STUDY - Minor	\$800.00	
FLOODPLAIN MODIFICATION STUDY - Major	\$1,600.00	
FLOODPLAIN DEVELOPMENT PERMIT	\$100.00	
PAVEMENT DESIGN REPORT	\$250.00	
ACCESS PERMIT	\$200.00	
TRAFFIC IMPACT STUDY FOR:		
Rezoning, Sketch Plan or Preliminary Plan	\$2,000.00	
Updated Report to Original for Sketch or Preliminary	\$1,000.00	
Final Plat / Minor Development Plat	\$500.00	
Site Improvement Plan	\$500.00	
Use by Special Review	\$1,500.00	
SIGNAL WARRANT STUDY (Per Intersection)	\$200.00	
VARIANCE REQUEST	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Major Revision	\$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00	
Revision to Alternative Roadway Standards	\$500.00	
ROADWAY STANDARDS FOR PRIVATE ROADS	\$2,500.00	
Revision to Private Roadway Standards	\$250.00	
LICENSE AGREEMENT	\$500.00	
INTERGOVERNMENTAL AGREEMENT (Special District)	\$1,000.00	
MODIFICATION to Standard Improvements Agreements	\$500.00	
MINIMUM ENGINEERING REVIEW FEE	\$500.00	
Notes:		
+ See Article VII, Section 17-7-30(b) for clarification / applicability.		
++ A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": (1) Detention/water quality, access, parking (generally), grading (generally) and utilities all provided for through the larger SIP; (2) No revisions are required to the overall drainage patterns, detention, water quality, etc.; (3) The consulting engineer for the Project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report (if applicable).		
+++ The City of Lone Tree reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assessed to and paid by the applicant.		
1. X denotes area in acres 2. Y denotes longitudinal distance in hundreds of feet		
The fees listed above are only an estimation of the review fees for the project. Any additional review fees accumulated over this amount will be assessed on a per hour basis plus 15% for administrative costs. If such additional amounts are not paid when required by the City, the City may suspend or terminate the review of the application.		