

Engineering Plan Submittal Fees, Engineering Inspection Fees and Grading Permit Fees

Engineering Plan Submittal Fees:

Reference: Mesquite Subdivision Ordinance, Article III, Section E(7) and City Ordinance No. 4155)

Normal Review Time Frame:

First Review:

- Sites Less Than One Acre - \$750.00
- Sites of One Acre or Larger - \$750.00 Plus \$50.00 per Acre (Rounded Up)

Subsequent Reviews:

- Sites Less Than One Acre - \$500.00
- Sites of One Acre or Larger - \$500.00 Plus \$25.00 per Acre (Rounded Up)

Fast Track (Expedited Review or Review Meeting):

- Sites Less Than One Acre - \$2500.00 per Full Staff Review Session
- Sites of One Acre or Larger - \$2500.00 Plus \$100.00 per Acre (Rounded Up) per Full Staff Review Session
- Fast Track is requested and fee paid for each submittal

Engineering Inspection Fees:

Reference: Mesquite Subdivision Ordinance, Article III, Section E(8) and City Ordinance No. 4155)

Calculation of Fees:

An engineering inspection fee of **four percent (4%)** will be for the actual cost of site improvements. The costs of site improvements include but **are not limited to** the following:

- Road pavement in ROW.
- Water mains, fittings, valves, fire hydrants, water meters, taps and services from the main to the meter (both domestic and irrigation) etc in City ROW or public easements.
- **All** underground fire sprinkler systems.
- Sanitary sewer mains, manholes, services, lift stations, etc in City ROW or public easements.
- All drainage systems, storm sewer mains, inlets, headwalls, detention ponds, drainage structures, bridges, culvert, etc that are outside the building footprint. This includes all private systems.
- Irrigation or landscaping if work is in a City median or disturbs an existing City system.
- Residential screening walls
- Retaining walls over 3 feet
- Trench Safety, Traffic Control and all Testing associated with site improvements

An engineering inspection fee of **one percent (1%)** will be for the actual cost of the following site improvements:

- Erosion control implementation
- Clearing and grubbing
- Mass grading, earthwork and lime stabilization
- Debris removal
- Building pad preparation **if included** as part of the mass grading plan (generally this requires special approval)
- Testing associated with mass grading, earthwork and lime stabilization

- a. **A Cover Letter providing a Cost Breakdown or Cost Estimate:** A cover letter summarizing the work to be done.
- b. **Excluded Items:** Items typically excluded include: work within the building footprint, concrete and asphalt parking lots, fire lanes, dumpster pads and associated lime stabilization, sidewalks, barrier-free ramps, and most landscaping and irrigation.
- c. **Fee Calculations** shall include the following information:
 - i. Project name & address and contact information for developer & contractor
 - ii. Total amount for the 4% fee items and 1% fee items and overall total fee
 - iii. Break the civil work down into its respective components (i.e., water, sanitary sewer, paving). Provide unit prices used from the executed contract or publicly available estimates such as the current City of Dallas Public Works Unit Prices or Dallas Water Utilities Unit Prices.

- d. **Check for Fees** made out to the **City of Mesquite**
 - e. The above inspection fees cover inspection during normal City working hours but do not cover inspection fees outside normal City working hours including City holidays or any weekend. To arrange for inspection outside normal working hours a verbal request for overtime inspection must be communicated to the City Public Works Construction Inspector two working days in advance. Overtime inspection shall be charged portal to portal. There is a two-hour minimum charge for inspection on weekends. The Contractor will be charged a 2-hour minimum overtime charge if the Contractor schedules inspection but then cancels work without notice to the Public Works Construction Inspector before the inspector shows up to the project. The City will not give final payment or give final acceptance of a project until inspector overtime charges are paid. Inspection overtime will be reimbursed to the City by the Contractor at the rate of time-and-one-half plus workman's compensation, F.I.C.A. and other normal City benefits and pertaining rates.
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Grading Permit Fees:

Reference: City Code Sections 11-50 to 11-57

- a. **Fees:** The grading permit fee shall be a deposit based on the number of disturbed acres and a non-refundable permit fee for administrative processing. The check should be made out to the **City of Mesquite** with Grading Permit in the note line.
 - (1) 1st Acre \$500 + \$100 for each additional Acre (round up)
 - (2) \$ 100.00 Permit Fee (NON-REFUNDABLE)
- b. **Notarized Statement:** The applicant provides a notarized statement from the property owner giving permission for the applicant to fill, grade, excavate or otherwise disturb the property and acknowledgment by property owner of the responsibilities of the property owner as described in section 11-57 of this code.
- c. **Refund:** An applicant who has submitted a written request for return of their deposit who meets the requirements of subsection (c) shall be refunded all funds not used to reimburse the City for the removal of soil, rock, mud and debris from its streets, alleys, utility facilities, rights-of-way or easements. Should an applicant fail to meet all requirements for a refund, the applicant's request will be rejected until such time as they are met.