

**MIDDLESEX COUNTY
PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
July 2018**

The Committee meeting held during the month of **July 2018** acted on 41 development requests. The Committee acted upon 1 Release of Performance Guarantees, 5 classifications, 19 approvals, 7 conditional approvals, 4 extensions, 4 Withdrawals, 1 rejection, and no items of old business or such other matters. Figure 1, below, shows the monthly totals of applications reviewed over the past 13 months for comparison.

The 5 **Sketch plat** classifications contained 12 new lots with 7 new dwelling units on a total of 15.93 acres. Of these 5 sketch plats, 2 were determined to require County Planning Board approval and 3 were declared exempt.

Preliminary plats included 1 new residential applications with 9 new lots and 8 new dwelling units on a total of 5.57Acres.

Final plats included 12 new residential applications with 587 new lots and 587 new dwelling units on a total of 171.81 Acres.

There were 13 **Site Plan** applications reviewed by the Committee. Of which, none were found to be exempt from County review and 13 were found to be under County jurisdiction. The combined site plan applications represent 426,202 square feet of additional building area, 1,697 new parking spaces and 334 new Dwelling Unit on a total of 207.04 acres.

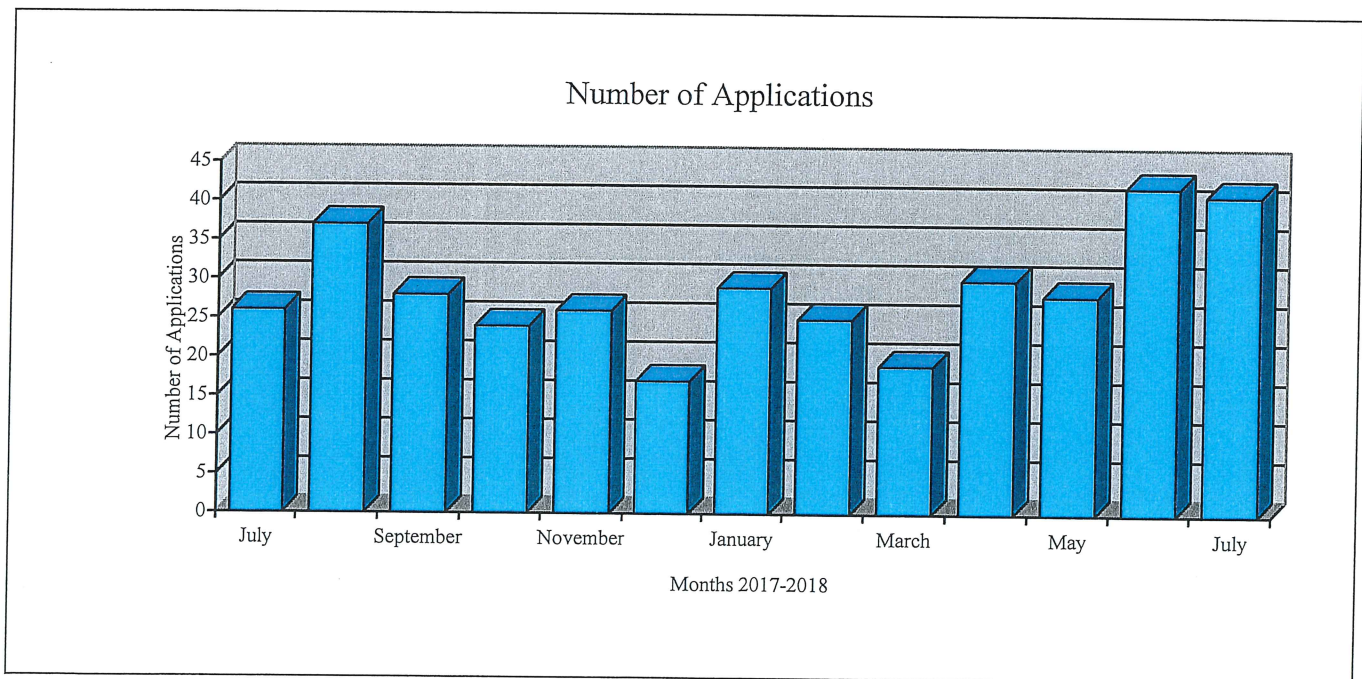


Figure 1

Development Activity July 2018

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	# Prop DU	Sq. Ft. New Bld	Prop Park Sp	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St
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Sketch Plans

A-S-218	64 Edgar Street	6204	13 A	No	No	0.18	1	2	2	2,150	4	0.00	A	SF		0	0
D-S-1000	Open Road BMW of Edison	182.A	7.Y, 9.A2 B	No	No	8.58	5	3	0	76,390	598	0.00	A	R		0	0
D-S-999	835 New Dover Road	546.Y	17 A	No	No	0.96	1	2	2	2,000	4	0.00	A	SF		0	0
B-S-390	Habib Hassan	35	15.021 B	No	No	4.56	1	3	3	0	0	0.00	A	SF		0	0
Y-S-114	3365 Washington Road	337	2 A	No	No	1.65	1	2	0	0	0	0.00	A	SF	Washington Road	0	0
Subtotal						15.93	9	12	7	80,540	606	0.00			1	0	0

Exempt Site Plans

Subtotal						0.00	0	0	0	0	0	0.00			0	0	0
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Municipalities: (CA) Carteret, (CR) Cranbury, (DU) Dunellen, (EB) East Brunswick, (ED) Edison, (HE) Helmetta, (HP) Highland Park, (JA) Jamesburg, (ME) Metuchen, (MX) Middlesex, (MI) Milltown, (MO) Monroe, (NB) New Brunswick, (NO) North Brunswick, (OB) Old Bridge, (PA) Perth Amboy, (PT) Piscataway, (PL) Plainsboro, (SY) Sayreville, (SA) South Amboy, (SB) South Brunswick, (SP) Spotswood, (WO) Woodbridge

Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)Exempt, (SP)SitePlan, (P)Preliminary, (F)Final

Action Key: (A)Approval, (D)Disapproval, (C)Conditional, (R)Review, (V)Void, (PG)Release, (DE)Deed Extension, (W)Withdrawal, (RE)Rejection, (Recon)Reconstruction, (S)Service, (H)Hotel, (ST)Storage, (W)Warehouse, (M)Manufacturing/Research, (HOS)Hospital, (WO)Workshop, (P)Public Safety, (REC)Recreation, (CS)Civic Structure, (SCH)School, (COM)Communications *(AR - suffix)Age Restricted

Development Activity July 2018

File #	Title	Block(s)	Lot(s)	Type	Revised Plan	Acres	# Lots	# New Lots	# Prop DU	Sq.Ft. New Bid	Prop Park Sp.	OpenSpace Acres	Action	Land Use	County Road	New Drive	LF New St.
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Preliminary Plats

D-535	Woodside Estates	556	31.02	P	No	5.57	1	9	8	0	0	0.00	C	SF	0	0	0
Subtotal						5.57	1	9	8	0	0	0.00			0	0	0

Final Plats

10-245	Venue At Monroe (Sheet 1 of 12)	81	7.01, 7.03, 7.04, 8	F	No	171.81	7	587	587	0	0	110.39	A	SF	Granbury Road / Rhode Hall Road	0	0
10-245	Venue At Monroe (Sheet 2 of 12)			F													
10-245	Venue At Monroe (Sheet 3 of 12)			F													
10-245	Venue At Monroe (Sheet 4 of 12)			F													
10-245	Venue At Monroe (Sheet 5 of 12)			F													
10-245	Venue At Monroe (Sheet 6 of 12)			F													
10-245	Venue At Monroe (Sheet 7 of 12)			F													
10-245	Venue At Monroe (Sheet 8 of 12)			F													
10-245	Venue At Monroe (Sheet 9 of 12)			F													
10-245	Venue At Monroe (Sheet 10 of 12)			F													
10-245	Venue At Monroe (Sheet 11 of 12)			F													
10-245	Venue At Monroe (Sheet 12 of 12)			F													
Subtotal						171.81	7	587	587	0	0	110.39			2	0	0

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Development Activity July 2018

File #	Title	Block(s)	Lot(s)	Type	Revised	Acres	# Lots	# New	# Prop	Sq. Ft.	Park Sp	OpenSpace	Action	Land	County Road	New	LF
				Plan			Acres	Lot(s)	DU	New Bld.	Acres	Acres		Use		Drive	New St

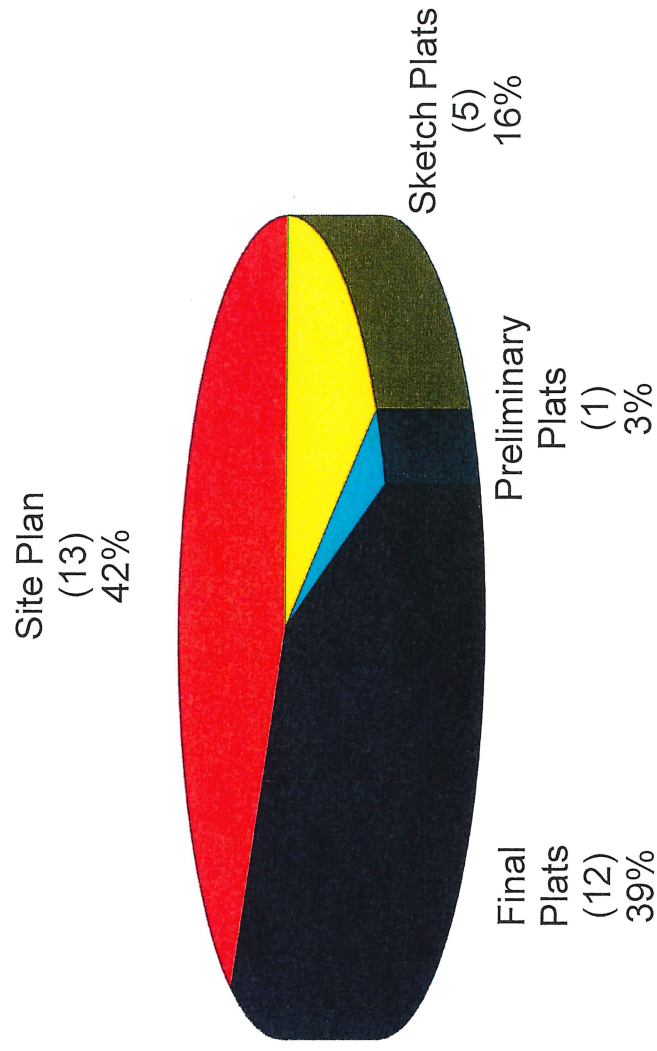
Site Plans

R-SP-120	1240 South River Road	2	4.01	SP	No	51.28	1	0	0	0	0	0.00	C	W	Cranbury South River Road / Dey Road	0	0	0
B-SP-209	341 Dunhams Comer Road	315.15	23.01	SP	No	9.19	1	0	2	21,559	0	0.00	A	WS/A		0	0	0
B-SP-283	Coralmay LLC	175.14	61.03, 61.04	SP	No	8.17	2	0	0	53,104	210	0.00	A	R		0	0	0
B-SP-311	35 Kimberly Road / 45 Cotters Lane	29.01	32.08	SP	No	6.90	1	0	0	0	0	0.00	C	M		0	0	0
D-SP-520	Open Road BMW of Edison	182.A	4.A, 5, 6, 7.Y, 9.A2	SP	No	8.58	5	3	0	76,390	598	0.00	C	R		0	0	0
I/O-SP-220	Gateway	4.01/5/6	10.01, 12.02-12.05/14.01/37.01	SP	Yes	4.49	7	0	47	0	0	0.00	C	TH	Applegarth Road	0	0	0
I-SP-119	44 Stelton Road	1901	64.01	SP	Yes	3.45	1	0	0	0	236	0.00	A	R	Stelton Road	0	0	0
I-SP-33	Colgate-Palmolive Company	11701	16.05	SP	No	80.00	1	0	0	133,000	0	0.00	A	W	River Road	0	0	0
I-SP-354	19 Stelton Road	1401	5	SP	No	1.18	1	1	20	8,249	43	0.00	C	R/A	Stelton Road	0	0	0
I-SP-355	Rivendell Meadows	9201	46.06, 46.07, 46.11	SP	No	20.23	3	0	240	133,900	534	0.00	C	A		0	0	0
I-SP-40	Siemens - Plainsboro	703	12	SP	No	13.00	1	0	0	0	0	0.00	A	O		0	0	0
R-SP-111	35-37-39 Main Street	152	6	SP	No	0.48	1	0	17	0	25	0.00	A	R/A	Main Street	0	0	0
R-SP-26	48 Main Street	157	4	SP	No	0.09	1	0	8	0	21	0.00	A	A	Main Street	0	0	0
Subtotal				13		207.04	26	4	334	426,202	1,697	0.00			8	0	0	0
Total				31		400.35	43	612	936	506,742	2,303	110.39			11	0	0	0

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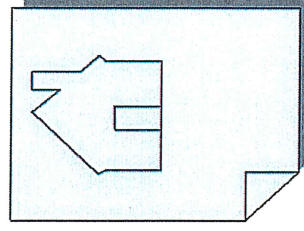
Application Type: (A)Sketch, (B)Sketch, (C)Sketch, (EX)empt, (SP)SitePlan, (P)preliminary, (F)final
Action Key: (A)approval, (D)disapproval, (C)conditional, (R)review, (V)void, (PG)Release, (DE)Deed Extension, (W)Withdrawal, (RE)Rejection, (Recom)consideration
and Use Key: (A)apartment, (C)condo, (T)townhouse, (MF)Multi-Family, (SF)Single Family, (AC)Assisted Care, (R)Retail, (O)Office, (S)Service, (H)Hotel, (ST)Storage, (W)Warehouse, (M)Manufacturing/Research, (HOS)Hospital, (WO)Workshop, (P)Public Safety, (REC)Reaction, (CS)Civic Structure, (SCH)School, (COM)Communications *(AR- suffix)Age Restricted

Middlesex County Planning Board July 2018 Applications



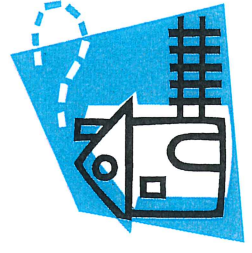
**SKETCH PLAT APPLICATIONS
SUMMARY OF NEW MINOR SUBDIVISION ACTIVITY
July 2018**

Municipality	Name of Subdivision	Affects County Road	Affects County Facility	Existing # Of Lots	New # Of Lots	# of Dwellings	Total Acreage	Classification		
								A	B	C
Carteret	64 Edgar Street			1	2	2	0.18	A		
Edison	835 New Dover Road			1	2	2	0.96	A		
Edison	Open Road BMW of Edison		Distribution Road 1-B-507	5	3	0	8.58		B	
Sayreville	3365 Washington Road	Washington Road #535		1	2	0	1.65	A		
South Brunswick	Habib Hassan		Fresh Ponds Road 4-C-39	1	3	3	4.56		B	
TOTALS										
Current Month	5	1	2	9	12	7	15.93	3	2	0
Year to Date 2018	31	10	11	61	69	482	323.48	23	8	0
Year to Date 2017	32	3	4	26	38	23	159.42	23	6	1



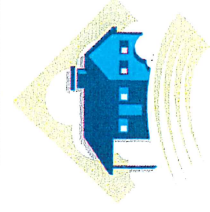
**PRELIMINARY APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 2018**

Use	#Plats	#Acres	# Lots	# New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	1	5.57	1	9	26,959	8	30,329	1.44	0.00	0
Year to Date 2018	11	251.76	38	218	50,306	190	57,719	0.75	94.66	0
Year to Date 2017	1	2.50	2	3	36,300	2	54,450	0.80	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	2	24.16	4	92	11,439	90	11,693	3.73	0.00	0
Year to Date 2017	3	202.61	8	101	87,383	417	21,165	2.06	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	1	4.12	1	2	89,734	0	0	0.00	0.00	0
Year to Date 2017	1	96.46	3	3	1,400,599	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	1	0	0	0.00	0.00	0
Year to Date 2018	1	3.56	5	1	155,074	0	0	0.00	0.00	0
Year to Date 2017	2	122.68	3	3	1,781,314	0	0	0.00	50.00	0
QUASI-PUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	1	5.57	1	9	26,959	8	30,329	1.44	0.00	0
Year to Date 2018	15	283.60	48	313	39,468	280	44,120	0.99	94.66	0
Year to Date 2017	7	424.25	16	110	168,003	419	44,106	0.99	50.00	0



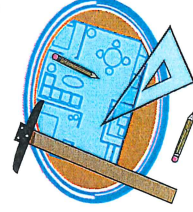
**FINAL APPLICATIONS
SUMMARY OF NEW SUBDIVISION ACTIVITY
July 2018**

Use	#Plats	#Acres	#Lots	#New Lots	Ave Lot Size Square Feet	# of Dwellings	Area Per Dwelling Sq. Ft.	Dwelling Units/Acre	Acres of Open Space	Linear Ft. New Street
SINGLE FAMILY										
Current Month	12	171.81	7	587	12,750	587	12,750	3.42	0.00	0
Year to Date 2018	25	252.66	31	693	15,881	687	16,020	2.72	1.09	0
Year to Date 2017	39	571.93	22	421	59,176	169	147,416	0.30	0.00	0
MULTI-FAMILY										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	4	90.32	10	350	11,241	549	7,166	6.08	0.00	0
Year to Date 2017	3	54.72	3	54	44,141	104	22,919	1.90	0.00	0
COMMERCIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
OFFICE										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	1	71.02	2	3	1,031,210	0	0	0.00	0.00	0
Year to Date 2017	1	96.46	3	3	1,400,599	0	0	0.00	0.00	0
INDUSTRIAL										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	5	268.59	9	11	1,063,616	0	0	0.00	0.00	0
Year to Date 2017	2	167.30	2	2	3,643,794	0	0	0.00	0.00	0
QUASIPUBLIC										
Current Month	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2018	0	0.00	0	0	0	0	0	0.00	0.00	0
Year to Date 2017	0	0.00	0	0	0	0	0	0.00	0.00	0
TOTALS										
Current Month	12	171.81	7	587	12,750	587	12,750	3.42	0.00	0
Year to Date 2017	35	682.59	52	1,057	28,130	1,236	24,056	1.81	1.09	0
Year to Date 2016	45	890.41	30	480	80,805	273	142,074	0.31	0.00	0



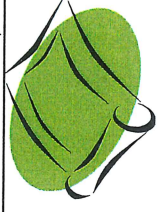
SITE PLAN APPLICATIONS
SUMMARY OF SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
 July 2018

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces	Additional Driveways On County Roads
SINGLE FAMILY						
Current Month	0	0.00	0	0	0	0
Year to Date 2018	0	0.00	0	0	0	0
Year to Date 2017	0	0.00	0	0	0	0
MULTI-FAMILY						
Current Month	3	24.81	295	133,900	555	0
Year to Date 2018	14	157.92	1,751	775,177	3,475	2
Year to Date 2017	18	386.18	2,510	1,152,297	3,179	1
COMMERCIAL						
Current Month	5	21.86	37	137,743	1,112	0
Year to Date 2018	26	92.24	69	381,922	1,760	1
Year to Date 2017	28	141.53	3	604,158	2,125	0
OFFICE						
Current Month	1	13.00	0	0	0	0
Year to Date 2018	7	20.50	233	331,720	418	2
Year to Date 2017	11	49.67	441	832,701	1,902	0
INDUSTRIAL						
Current Month	3	138.18	0	133,000	30	0
Year to Date 2018	15	669.57	2	1,277,326	586	0
Year to Date 2017	19	674.48	121	2,811,580	2,153	2
QUASI-PUBLIC						
Current Month	1	9.19	2	21,559	0	0
Year to Date 2018	15	192.19	2	258,807	135	0
Year to Date 2017	8	167.51	0	126,421	645	0
TOTALS						
Current Month	13	207.04	334	426,202	1,697	0
Year to Date 2018	78	1,167.87	2,055	3,028,869	6,374	5
Year to Date 2017	84	1,419.37	3,075	5,527,157	10,004	3

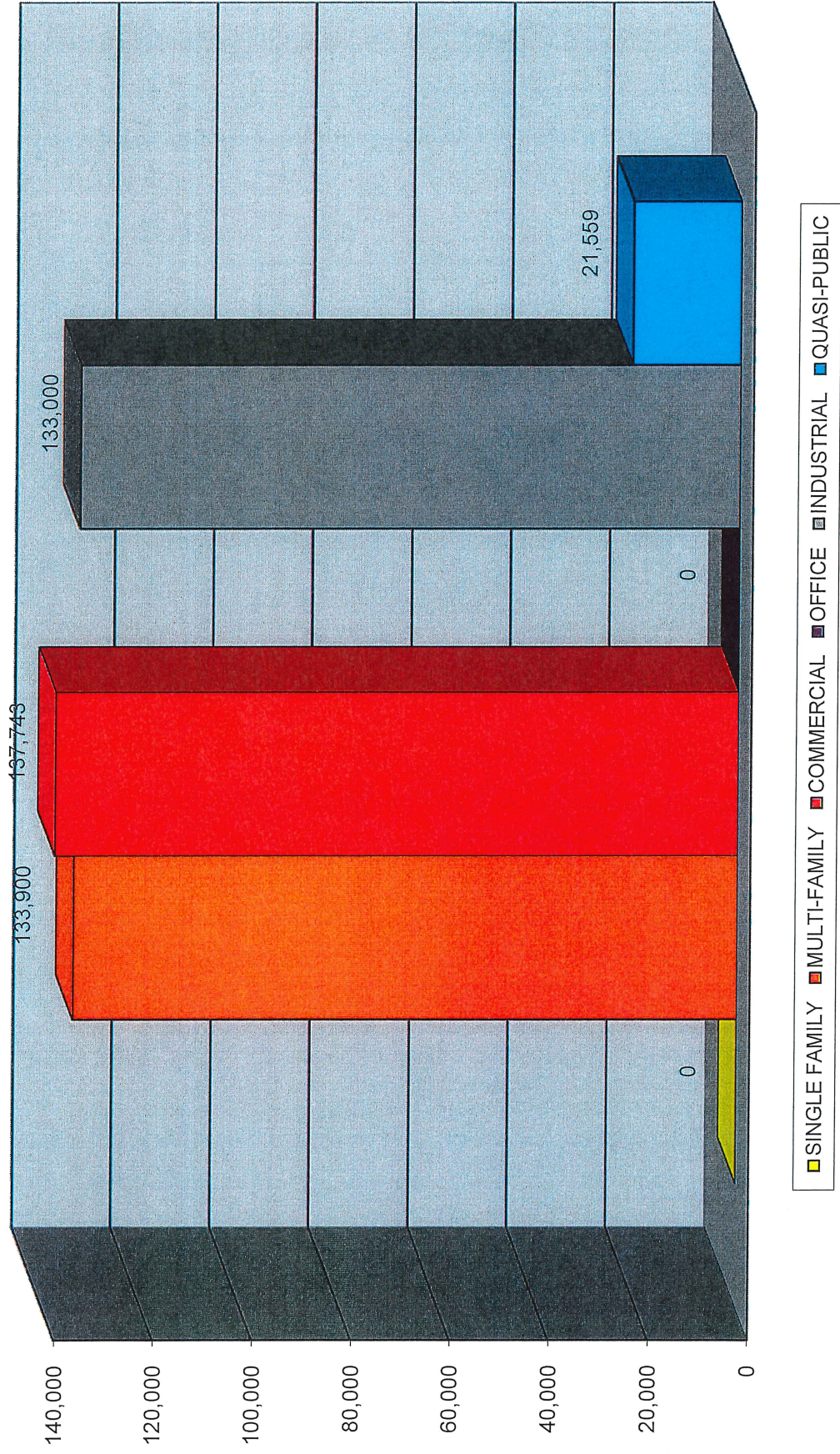


EXEMPT SITE PLAN APPLICATIONS
SUMMARY OF EXEMPT SITE PLAN ACTIVITY IN MIDDLESEX COUNTY
 July 2018

Use	# Plans	# Acres	Additional Dwelling Units	Additional Sq. Ft. Of Bldg. Area	Additional Parking Spaces
SINGLE FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	0	0.00	0	0	0
MULTI-FAMILY					
Current Month	0	0.00	0	0	0
Year to Date 2018	1	2.17	93	46,108	184
Year to Date 2017	3	40.87	528	250,941	944
COMMERCIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	1	2.17	0	20,058	105
Year to Date 2017	4	3.00	14	22,706	165
OFFICE					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	1	0.30	0	0	7
INDUSTRIAL					
Current Month	0	0.00	0	0	0
Year to Date 2018	2	14.73	0	51,000	68
Year to Date 2017	2	14.43	0	193,543	106
QUASI-PUBLIC					
Current Month	0	0.00	0	0	0
Year to Date 2018	0	0.00	0	0	0
Year to Date 2017	6	11.19	0	187	49
TOTALS					
Current Month	0	0.00	0	0	0
Year to Date 2018	4	19.07	93	117,166	357
Year to Date 2017	16	69.79	542	467,377	1,271



Square Feet of New Building Area by Land Use July 2018

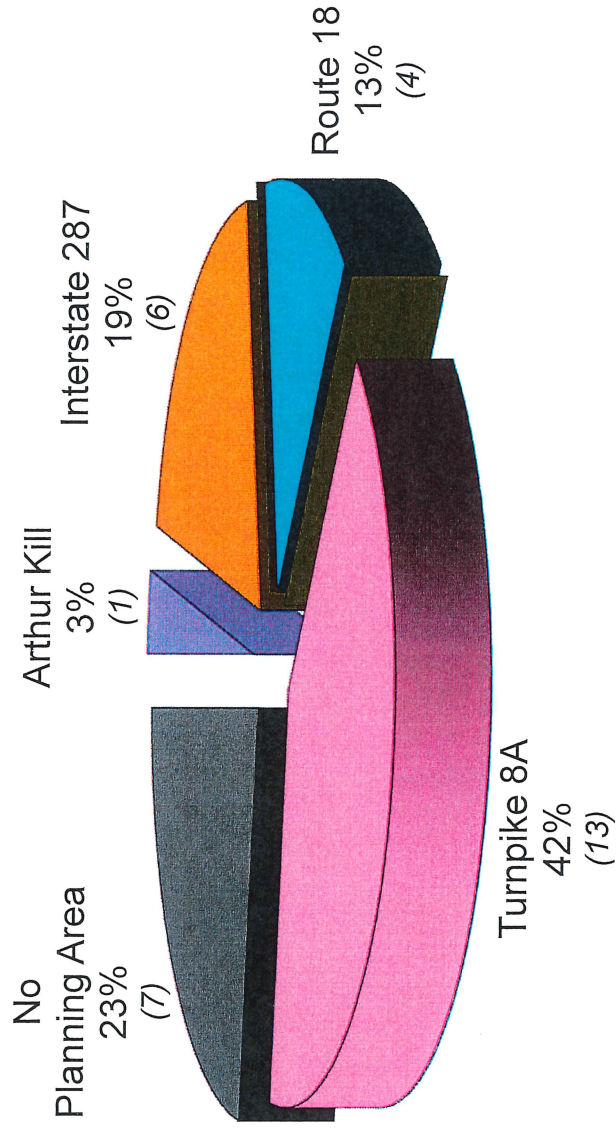


SUMMARY OF ACTIVITY WITHIN MIDDLESEX COUNTY PLANNING AREAS
July 2018

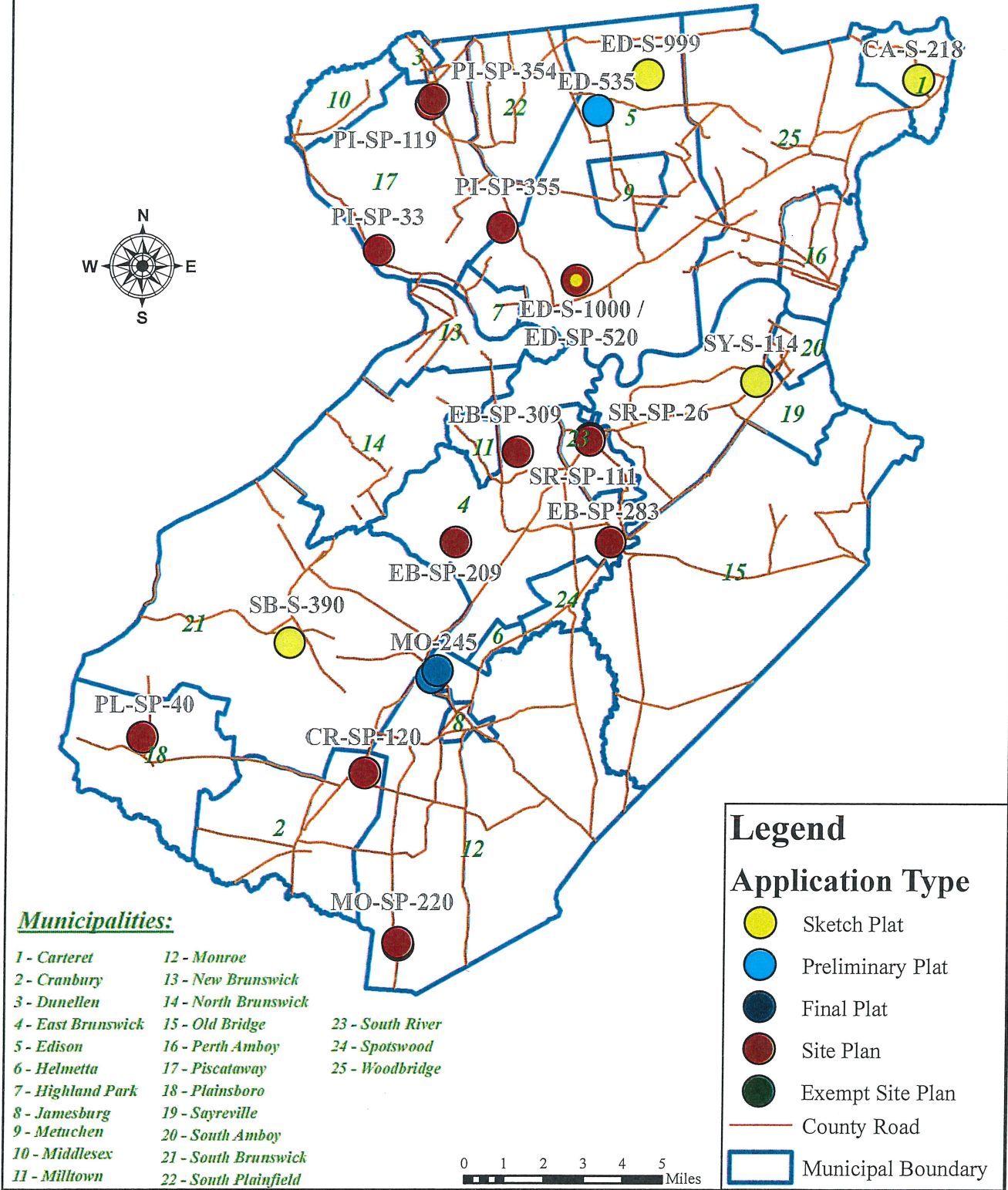
PA	# Plans	Acres	Additional Dwelling Units	Additional Square Feet Non-Residential	Additional Parking Spaces	Acres of Open Space	New Driveways on County Roads
Arthur Kill							
Current Month	1	0.18	2	2,150	4	0.00	0
Year to Date 2018	24	376.27	281	1,182,918	905	0.39	1
Year to Date 2017	16	51.79	72	448,896	870	0.00	0
Interstate 287							
Current Month	6	122.02	260	427,929	2,009	0.00	0
Year to Date 2018	23	805.61	996	1,037,597	3,860	6.16	0
Year to Date 2017	38	317.45	626	742,138	2,132	0.00	0
MetroPark							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	4	3.64	32	50,077	84	0.00	0
Year to Date 2017	20	112.54	1,061	989,498	2,982	0.00	0
Plainsboro/Forrestal							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	2	28.76	0	74,988	111	0.00	0
Year to Date 2017	0	0.00	0	0	0	0.00	0
Route 18							
Current Month	4	15.64	25	53,104	256	0.00	0
Year to Date 2018	18	189.18	643	76,824	971	4.00	0
Year to Date 2017	48	1,191.24	406	561,028	1,592	0.00	1
Route 130							
Current Month	0	0.00	0	0	0	0.00	0
Year to Date 2018	8	75.45	6	5,585	61	0.00	2
Year to Date 2017	7	44.26	5	617,432	558	10.00	0
Turnpike Exit 8A							
Current Month	13	223.09	587	0	30	110.39	0
Year to Date 2018	21	436.88	598	54,603	138	130.28	1
Year to Date 2017	14	847.81	139	3,022,444	1,406	0.00	0
No PA							
Current Month	7	39.42	62	23,559	4	0.00	0
Year to Date 2018	61	565.55	1,016	1,284,408	1,601	85.13	3
Year to Date 2017	56	857.96	2,371	1,898,591	3,170	0.00	2

Key: Arthur Kill (AKill), Interstate 287 (I287), MetroPark (MPK), Plainsboro/Forrestal (PF)
Route 18 (Rt18), Route 130 (Rt130), Turnpike Exit 8A (TP8A)

Planning Areas July 2018 Applications



Development Review Committee Location of Reviewed Applications Middlesex County Planning Board July 2018



**Performance Guarantees
Received During the Month
July 2018**

<u>FILE #</u>	<u>APPLICANT</u>	<u>COUNTY ROAD</u>	<u>AMOUNT</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>
B-SP-272	CareOne at E. Brunswick	Cranbury Road (#535)	\$ 193,740.00	850	1,070	350	-	-	-	-	-	-	-	4	2	-	-	-	-	-
AO-208	Giancola	Jamesburg-Perrinville Road (#625)	\$ 50,114.00	392	188	190	-	-	-	-	-	-	-	5	2	600	-	60	-	-
AO-245	Venue at Monroe	Cranbury Road / Rhodes Hall Road (#535/522)	\$ 1,193,252.00	4,235	1,592	2,260	-	20	-	2,750	-	20	3	-	-	-	-	-	-	-
VO-SP-14	VR5, LLC	Port Reading Avenue (#604)	\$ 23,361.00	23	71	88	-	-	-	-	-	-	-	-	2	-	-	-	-	-
Total:	4	4	\$ 1,460,467.00	5,500	2,921	2,888	-	20	-	2,750	-	20	3	9	6	600	-	60	-	-
Total:	18	18	\$ 2,756,941.00	9,572	5,341	5,957	68	20	0	3,555	1	36	4	20	38	9,035	60	253	1	0

KEY CODE CATEGORY

- = Linear Feet of Curbing
- = Square Yards of Pavement
- = Square Yards of Sidewalks
- = Linear Feet of Trench Repair
- = Linear Feet of Guide Rail
- = Square Yards of Rip Rap
- = Linear Feet of RCP
- = Headwalls/Culverts
- = Catch Basins
- 0= Manholes
- 1= Signs
- 2 = Detectable Warning Surfaces
- 3= Square Yards of Topsoil & Seeding
- 4 = Linear Feet of Sewer and/or Water Line
- 5 = Linear Feet of Striping
- 6 = New Signalized Intersection
- 7 = Revised Signalized Intersection

Total Monetary Values Received Through Subdivision and Site Plan Applications

July 2018

Purpose	Current Month 2018	Year To Date 2018	Year To Date 2017
Physical Improvements (Cash Contribution)	\$ 34,310.00	155,933.00 \$	252,720.00
*Physical Improvements (Performance Guarantees/Subdivision)	1,243,366.00	1,243,366.00	2,225,474.00
*Physical Improvements (Performance Guarantees/Site Plans)	217,101.00	1,057,017.00	1,466,517.50
Downstream Drainage Contributions	-	440.00	1,571.00
Subdivision & Site Plan Review Fees	46,099.42	293,077.77	368,778.79
Totals	\$ 1,540,876.42	\$ 2,749,833.77	\$ 4,315,061.29