

RESOLUTION NO. 2013-06-088 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, APPROVING THE LAND USE ASSUMPTIONS FOR THE 2012-
2013 ROADWAY IMPACT FEE UPDATE**

WHEREAS, per Texas Local Government Code Section 395.052, a city imposing an impact fee shall update the Land Use Assumptions and capital improvements plan at least every five years; and

WHEREAS, the Land Use Assumptions were presented to the Planning and Zoning Commission, serving in their role as the Capital Improvements Advisory Committee, on April 23, 2013 and the meeting minutes were forwarded to the City Council on May 7, 2013; and

WHEREAS, per Texas Local Government Code Section 395.054, the City of McKinney, Texas has held a public hearing to consider updated Land Use Assumptions for the 2012-2013 Roadway Impact Fee Update; and

WHEREAS, per Texas Local Government Code Section 395.054, the City of McKinney, Texas is required to adopt an ordinance, order, or resolution approving the Land Use Assumptions.

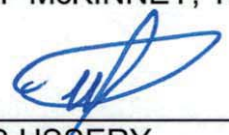
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas approves the Land Use Assumptions for the 2012-2013 Roadway Impact Fee Update.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 18TH DAY OF JUNE, 2013.

CITY OF MCKINNEY, TEXAS



TRAVIS USSERY
Mayor Pro-Tem

ATTEST:



SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

**CITY OF MCKINNEY
LAND USE ASSUMPTIONS REPORT
2012-2013 IMPACT FEE UPDATE**

INTRODUCTION

To accurately determine the costs associated with providing infrastructure to serve new development for the purpose of assessing impact fees, a planning study must first be conducted to determine the type, amount, and location of expected growth over the next 10 years. That study, known as a Land Use Assumptions (LUA) report, is described in Chapter 395 of the Texas Local Government Code as the basis for which all capital improvement plans for impact fees are to be created. It must be updated every five years and/or as conditions for development change in the city.

CONTENTS

The report is divided into six sections that serve to satisfy the methodology requirements of State Law. They are:

- I. **Study Process:** A description of the data types and basic procedures used in the study.
- II. **Service Area Maps:** The impact fee service areas for roadway facilities and utility facilities based on the data collection zones.
- III. **Baseline Data:** Information on population, land use, and square footage of non-residential uses for McKinney, as of 2012, for each service area.
- IV. **Ultimate Projections:** Projections for population and square footage of non-residential uses which reflect a completely developed condition based on the city's Future Land Use Plan and current land use patterns.
- V. **10-Year Growth Assumptions:** Population and non-residential growth assumptions for the next ten years by service area.
- VI. **Summary Tables:** Tabular summary of figures for baseline and 10-year projections by service area.

I. STUDY PROCESS

In order to estimate current population, estimate non-residential square footage levels in McKinney and to develop growth assumptions to be used in capital improvements planning, a wide variety of data have been reviewed. By assimilating data of varying types and noting both the differences and similarities of their variables, logical conclusions have been drawn to support the inclusion of data which is the “most appropriate” for McKinney and its expected growth patterns. It is important to note that there is no “one right way” to carrying out a land use assumptions study, but City Staff has been very diligent to utilize generally accepted forecasting techniques based on sound planning principles.

A. Data Types:

1. Existing land uses (source: Collin Central Appraisal District).
2. Existing zoning map and regulations (source: City of McKinney).
3. Future land uses based on the adopted Future Land Use Plan and Module Diagram (source: City of McKinney).
4. Historical population information (source: City of McKinney).
5. Residential and non-residential developments constructed over the last seven years (source: City of McKinney).
6. McKinney Town Center Study Phase 2, Market Feasibility Analysis (source: City of McKinney).
7. Proposals for residential and non-residential developments that have been submitted to the City (and in some cases, have been approved) but not yet constructed (source: City of McKinney).

B. Study Procedures:

Using the data described above, the study has been prepared following these primary steps.

1. Update impact fee service area boundaries in accordance with State Law requirements. See Section II: Service Area Maps.
2. Collect/determine baseline data for 2012 population and non-residential square footage (by land use category and by service area). See Section III: Base Year Data.
3. Project the ultimate population and non-residential square footage (by land use category and by service area) for McKinney at build-out. See Section IV: Ultimate Projections.

4. Project population and non-residential square footage growth for the next ten years (by land use category and by service area). See Section V: 10-Year Growth Assumptions.

II. SERVICE AREA MAPS

As defined by Local Government Code Chapter 395, a “service area” may include all or part of the land within the political subdivision or its ETJ to be served by the capital improvements or facilities expansions specified in the Capital Improvements Plan, except roadway facilities and storm water, drainage, and flood control facilities.

For roadway facilities, a service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed 6 miles. Roadway service area boundaries generally follow existing and future major thoroughfares. Roadway service areas also represent areas of similar traffic generation characteristics and help to maintain efficiencies in accounting and administration of roadway impact fees.

Exhibit “A” shows the 2012 Roadway Service Area Map. The 2012 Roadway Service Area Map includes the same 13 Service Areas that the City of McKinney recognized during the 2007-2008 Impact Fee Update. Only slight changes have been made to align service area boundaries with newly constructed roadways. These slight changes do not necessarily alter Service Area boundaries, rather, they simply capture the alignments of built roadways as opposed to proposed alignments.

Exhibit “B” shows the 2012 Utility Service Area Map. Since there were no changes in the boundary of McKinney’s Extraterritorial Jurisdiction (ETJ), the 2012 Utility Service Area Map has not changed since the 2007-2008 Impact Fee Update.

ROADWAY SERVICE AREA MAP (2012)

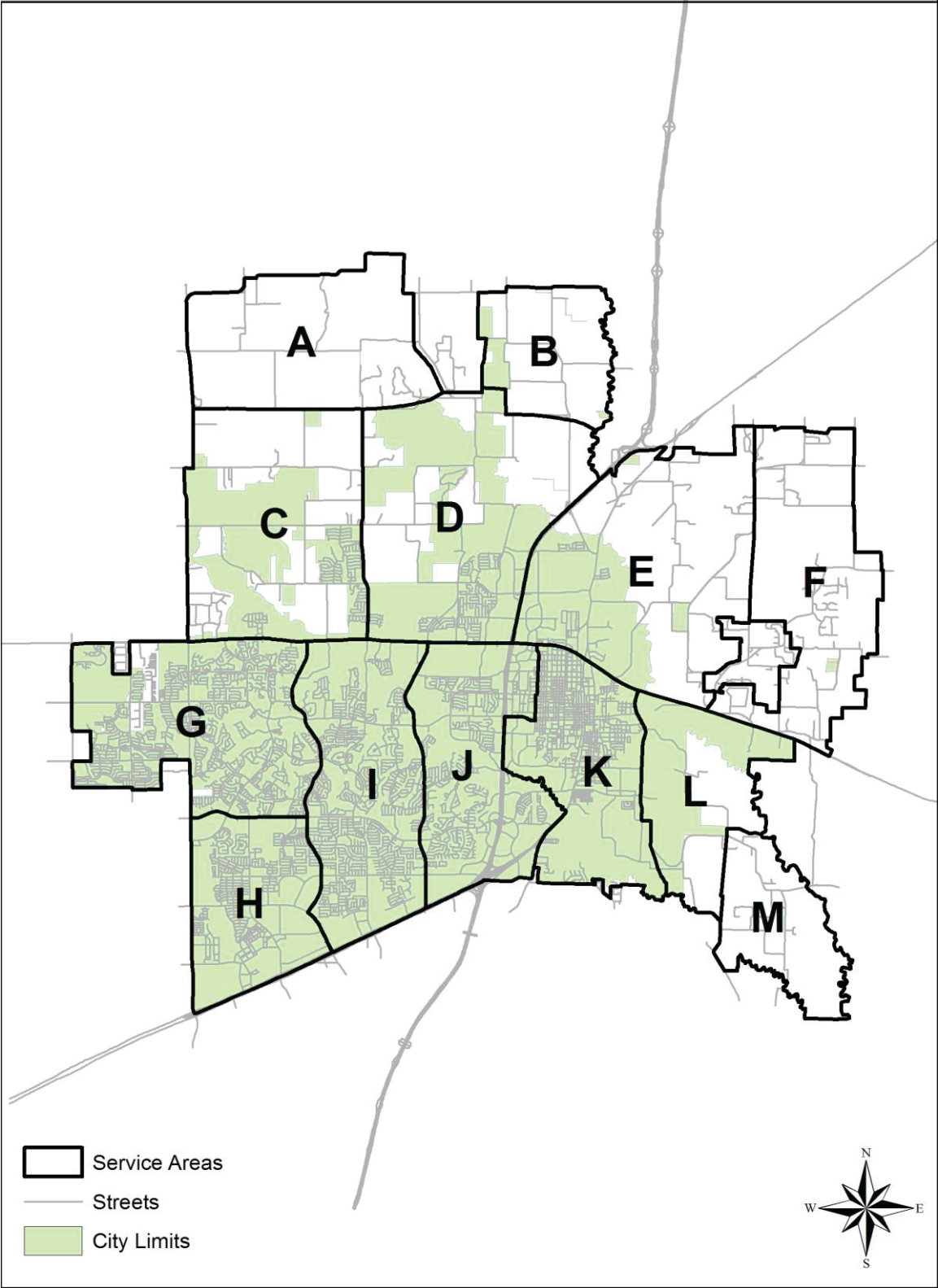


EXHIBIT “A”

UTILITY SERVICE AREA MAP (2012)

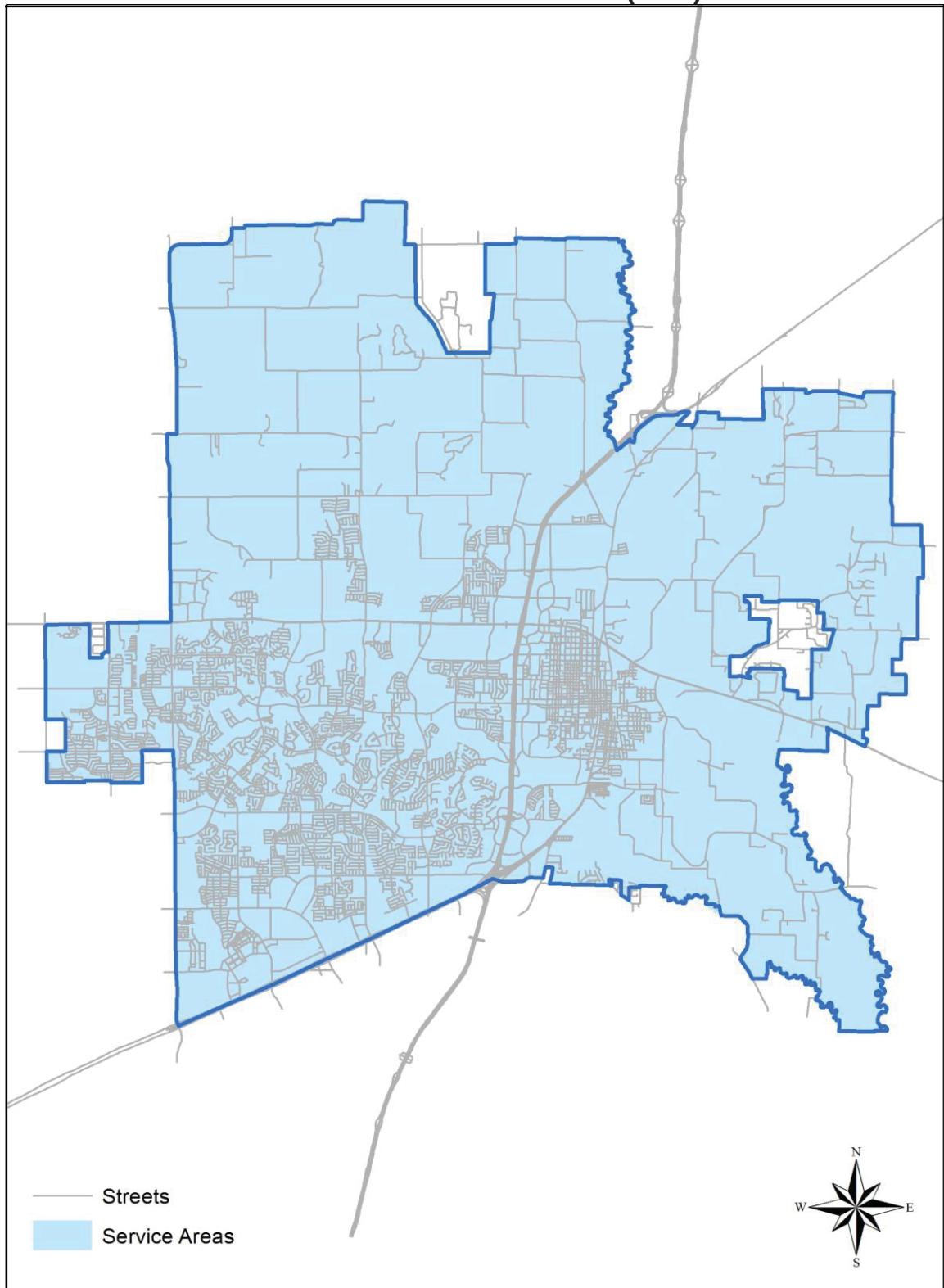


EXHIBIT “B”

III. BASELINE DATA

A. Population:

The baseline population in McKinney as of January 1, 2012 has been estimated at 136,813.

Table 1 below shows McKinney’s population history from the 2000 U.S Census through the estimate for January 1, 2012. Using the official 2010 U.S. Census population as starting point, City Planning Staff estimates a population figure each year based on an analysis of building permit data for the previous year as well as on commonly accepted assumptions for occupancy rates and household sizes.

Table 1 below illustrates that McKinney has been experiencing steady residential growth over the last decade. With no foreseeable exhaustion of land, this trend of increasing population growth should continue well past the 10-year forecast of this study.

TABLE 1
CITY OF MCKINNEY
HISTORICAL POPULATION GROWTH
2000 – 2012

YEAR	POPULATION	ANNUAL PERCENTAGE GROWTH
2000	54,369*	-----
2001	58,438	7.5%
2002	66,990	14.6%
2003	76,907	14.8%
2004	85,865	11.6%
2005	94,733	10.3%
2006	104,853	10.7%
2007	115,198	9.9%
2008	120,978	5.0%
2009	122,803	1.5%
2010	131,117*	6.8%
2011	133,376	1.7%
2012	136,666	2.5%

* Official Census figure

The citywide population estimate is then spatially distributed among the thirteen roadway service areas. To do this, data from Collin CAD is used in conjunction with City building permit data to convert the population into housing units. By querying the data using Geographic Information Systems (GIS) software, the

number of exiting housing units currently within each service area is estimated. Using the average number of persons in a single family unit and a multi-family unit (i.e. the household size), an estimated number of residents is determined for each service area. For single family, the average household size used is 3.0. For multi-family, the average household size used is 2.4. These are the standard household sizes used by City Planning Staff for the yearly population estimates. (See Summary Table in Section VI)

B. Non-Residential Square Footages:

It is also necessary to establish a baseline figure for non-residential uses currently in McKinney. Non-residential uses are estimated in square feet because building square footages provide the basis for determining the projected increase in Service Units demanded over the next ten years.

For roadway impact fees in particular, building square footage is the most common independent variable for the estimation of non-residential vehicle trips generated in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. This statistic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

As a result, the non-residential uses are grouped into three broad categories: Basic, Service, and Retail. These three categories correspond to an aggregation of other specific land use categories based on the North American Industry Classification System (NAICS).

The Basic category generally consists of industrial uses. The Service category generally consists of office uses, including institutional uses (schools, government, and churches). The Retail category generally includes commercial uses.

Baseline square footage of Basic, Service, and Retail uses within the City of McKinney is determined using data from Collin CAD. Collin CAD provides the City Planning Staff with square footage data for all existing non-residential improvements (i.e. structures) within the city limits. GIS is then used to query the data by service area and by non-residential land use type. Using the results of these queries, a summary table of all non-residential uses within each service area is created. Adding the square footage of each non-residential land use within each service area gives the baseline square footages of Basic, Service, and Retail uses. (See Summary Table in Section VI)

IV. ULTIMATE PROJECTIONS

A. Population:

An ultimate population projection must also been established. This ultimate projection is needed as an input (i.e. it establishes an upper growth limit when plotting a Gompertz growth curve) for estimating the ten-year projection (which is provided in Section V). Therefore, the Ultimate Project has been calculated first in this report.

The ultimate population of the City of McKinney is a function of residential land use area (acres), housing density (dwelling units per acre), occupancy rate, and household size (persons per dwelling unit). An ultimate population of 357,967 persons is based on the following process:

Within current city limits: An existing land use map is derived from Collin CAD data and reflects currently developed properties in the City of McKinney. The existing land use map reflects existing uses and may not necessarily correspond with the zoning or Future Land Use Plan. By taking the Future Land Use Plan map and subtracting all developed land as shown on the existing land use map, a new map is created that show only undeveloped (vacant) areas within the current city limits. The undeveloped land map is then divided into service areas.

Staff then analyzes the zoning regulations for every undeveloped parcel of land in order to compile a summary of the number of acres available for type of residential development (single-family, multi-family). For parcels currently zoned “Agricultural District,” Staff uses the Future Land Use Plan (and its accompanying Module Diagram) to determine future anticipated uses. The Future Land Use Plan (and Module Diagram) is a guide indicating the City’s desired future use of land and is already referenced when the City considers zoning requests. The acreage of each type of residential development in each service area is multiplied by the average dwelling units per gross developable acre of type as calculated from existing land use patterns.

[

Undeveloped Acres

x

Average Dwelling Units per Gross Developable Acre by Residential Type

=

Projected Dwelling Units

]

Within the ETJ but outside current city limits: Property located within the ETJ but outside the city limits is not subject to the City’s zoning regulations. Therefore, the Future Land Use Plan (and Module Diagram) is used to consider which zoning regulations would be applied to the property upon annexation into the city. Thus, the ultimate population for the area within the ETJ but outside of the current city limits is calculated based on an analysis of the Future Land Use Plan (and Module Diagram).

The acreage of each land use category in each service area is multiplied by the recommended average allowable housing density given by the Future Land Use Plan (and Module Diagram). The products of each land use category are then added together to obtain the total projected dwelling units in each service area.

$$\left[\begin{array}{ccc} \text{Undeveloped} & & \text{Dwelling Units} \\ \text{Acres} & \times & \text{Per Acre} \end{array} = \text{Projected Dwelling Units} \right]$$

The projected number of dwelling units for each service area within and outside of the city limits are added together to get the total projected increase in the number of dwelling units to build-out.

This figure is converted to population by multiplying it by an average household size (persons per dwelling unit). For single family, the average household size used is 3.0. For multi-family, the average household size used is 2.4. These are the same average household sizes used for the yearly population projection by the City.

The total projected increase in population is added to the 2012 baseline population to determine the ultimate population of the City of McKinney at 100% build out.

$$\left[\begin{array}{ccc} \text{Existing} & & \text{Population} \\ \text{Population} & + & \text{Increase} \end{array} = \text{Population at Build Out} \right]$$

B. Non-Residential Square Footage:

To estimate the ultimate square footage of Basic, Service and Retail uses, a method similar to the one used for population is used.

Within the current city limits (applicable for roadway and utility impact fees): A map is created showing only undeveloped (vacant) areas within the current city limits. The undeveloped land map is divided into service areas. Then, Staff analyzes the zoning regulations for every undeveloped parcel of land in order to compile a summary of the number of acres within the current city limits that could be developed for Basic, Service and Retail uses.

For purposes of this analysis, the Basic category consists of zoning districts with designations for:

- ML-Light Manufacturing
- MH-Heavy Manufacturing
- PD-Planned Development Districts with industrial-type base zoning districts or development standards.

The Service category consists of zoning districts designated for:

- O-Office
- O-1 Neighborhood Office
- PD-Planned Development Districts with office-type base zoning districts or development standards).

The Retail category consists of zoning districts designated for:

- BN-Neighborhood Business
- BG-General Business
- C-Planned Center
- PD-Planned Development Districts with commercial-type base zoning districts or development standards.

For properties currently zoned “Agricultural District,” Staff uses the Future Land Use Plan (and the accompanying Module Diagram). See below for how Staff groups the various land use types of the Future Land Use Plan (and the Module Diagram) into Retail, Service or Basic categories.

Within the ETJ but outside current city limits (applicable only for utility impact fees): The ultimate non-residential square footage for the area within the ETJ but outside the current city limits is calculated based on an analysis of the Future Land Use Plan (and Module Diagram). This analysis produces a summary of the number of acres within the ETJ but outside current city limits that could be developed for Basic, Service, and Retail uses.

For purposes of this analysis, the Basic category consists of the following future land use types:

- Light Industrial/Manufacturing
- Flex Office/Warehouse
- Airport Operations

The Service category consists of the following future land use types:

- Office-Neighborhood
- Office-Urban
- Office-Regional
- Employment Center
- Community Facilities

The Retail category consists of the following future land use types:

- Retail-Neighborhood
- Retail-Urban
- Retail-Regional
- Lodging
- Entertainment

Using the square footage data from Collin CAD, the square footage of all existing developments (i.e. the square footage of the improvements) are then divided by the total developed acreage to determine the square footage per acre for Basic, Service, and Retail uses. (See Table 2 below)

Using the analysis of the undeveloped acres of Basic, Service, and Retail uses both within and outside of the city limits, the projected increase in square footage in each service area is found by multiplying the acreage of undeveloped land by the square footage per acre. (See Table 3 below)

[

Existing Square Footage
of Developed Land

x

Acres of
Developed Land

=

Projected Increase in
Building Square Footage

]

The projected increase in non-residential square footage is then added to the 2012 baseline square footage to determine the projected ultimate non-residential square footage of Basic, Service, and Retail uses at build-out. (See Table 4 below as well as the Summary Table in Section VI)

Table 2 below shows the square footage per acre of existing Basic, Service, and Retail uses that are existing in the City of McKinney.

TABLE 2
CITY OF MCKINNEY
EXISTING BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE PER ACRE

	ACRES DEVELOPED	EXISTING BUILDING SQ. FT.	SQ. FT. PER ACRE
BASIC	1,272	11,453,254	9,004
SERVICE	1,749	9,804,080	5,606
RETAIL	1,281	9,900,940	7,729

Table 3 below shows the projected increase in non-residential square footage of Basic, Service, and Retail uses to build-out.

TABLE 3
CITY OF MCKINNEY
PROJECTED INCREASE IN BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE TO BUILD-OUT

	SQ.FT. PER ACRE	ACRES UNDEVELOPED	PROJECTED INCREASE IN BUILDING SQ. FT.
BASIC	9,004	5,304	47,758,891
SERVICE	5,606	5,804	32,543,118
RETAIL	7,729	6,215	48,033,018

Table 4 below shows the projected ultimate non-residential square footage of Basic, Service, and Retail uses at build-out.

TABLE 4
CITY OF MCKINNEY
PROJECTED BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE AT BUILD-OUT

	EXISTING BUILDING SQ. FT.	PROJECTED INCREASE IN BUILDING SQ. FT.	TOTAL SQ. FT. AT BUILD OUT
BASIC	11,453,254	47,758,891	59,212,145
SERVICE	9,804,080	32,543,118	42,347,198
RETAIL	9,900,940	48,033,019	57,933,959

V. 10-YEAR GROWTH ASSUMPTIONS

A. Population:

The ten-year population projection for land use assumptions is not only based on densities established by the existing zoning regulations and by the currently adopted Future Land Use Plan (and Module Diagram), but it is also based on historical population data. As aforementioned in Section III of this report, McKinney has experienced a steady growth over the past 15 years. With no foreseeable exhaustion of land, this trend of increasing population growth is expected to continue well past the 10-year forecast of this study.

There are several methods for projecting population growth based on historic population data. One of these methods involves using a linear growth curve which assumes a constant growth rate and takes the form of a straight line when plotted. This method has suited the City of McKinney's relatively constant growth rate in previous studies.

However, during the period of this update, the City of McKinney (along with the rest of the country) has experienced a significant slowdown in the single family residential market. For projections over a relatively short period of time such as ten years, the linear method is too simplified and cannot accurately accommodate a significant economic slowdown such as what has occurred in recent years. Therefore, in order to develop a projection that is more accurate over the ten year growth horizon, two other standard methods of projection have been utilized. The average of the two methods has been incorporated into the land use assumptions report. These two methods are the Gompertz growth curve and the ratio technique.

The Gompertz growth curve is an extrapolation method that generally fits the growth pattern of McKinney over the last few years. It assumes that, during the total growth period of a geographic area, the growth is slow in the beginning, then increases exponentially for a period of time, and then tapers off as the population approaches an upper growth limit. When plotted, the curve resembles an "S". Using the ultimate population (357,966) from the build-out projections as the upper growth limit, a Gompertz curve has been plotted.

Projections for larger geographic areas (i.e. counties or regions) are more reliable than projections for smaller areas (i.e. cities) since the larger population base is less likely to exhibit short term variations. For this reason, a second method called the ratio technique has also been utilized. This method assumes that, if the relationship between the population of a city and its larger geographic area (for example, a county) has been a generally fixed ratio, the population of the city can be projected based on the population projection of the county.

Analyzing data from Collin CAD over the last five years shows that the total number of single family units in McKinney has been about 15% of the total units in Collin County. Likewise, analyzing data from the State Demographer over the

last five years shows that the population for McKinney has been about 15% of that of Collin County.

With no foreseeable constraint on the supply of developable land in McKinney, it is assumed that McKinney's share of population growth in Collin County will remain the same for at least the next 10 years. Using this assumption, McKinney's population has been calculated for the ten year period as 15% of the population projected by the State Demographer for Collin County for the same 10-year period.

The Gompertz projection provides the low end of the projection and the ratio method provides the high end. Then, the average of both methods is used to establish the 10-year population projection.

Once the population is projected for the 10-year window, dispersing the additional population among the service areas is necessary. In order to accurately disperse the population, population growth trends (i.e. quantity and location of anticipated additional residential dwelling units) have been analyzed by considering all planned lots/units shown on all pending plats and general development plans. (See Summary Table in Section VI)

Note: Municipal Utility District (Nos. 1 and 2) and Utility Impact Fees

The Trinity Falls MUD, a large master-planned development located wholly within the northern reaches of McKinney's ETJ, anticipates ultimate build-out of approximately 4,200 single-family residential units on approximately 1,700 acres. The City of McKinney will be providing water and wastewater service to this development, and, as such, this development will be subject to utility impact fees.

Based on consideration of data provided by the developer as well as information contained in various agreements between the developer and the City, City Staff is making the following assumptions for this impact fee update:

- Approximately 2,700 residential units are projected to be developed in the Trinity Falls development within the 10-year planning window of this impact fee update.
- No amount of non-residential square footage is projected to be developed in the Trinity Falls development within the 10-year planning window of this impact fee update.
- The Trinity Falls development is not anticipated to be annexed into the corporate boundaries of the City of McKinney within the 10-year planning window of this impact fee update.

B. Non-Residential Square Footage:

The baseline 2012 non-residential square footage figures have been used as a reference point of how developed the service areas are in 2012. To forecast the amount of growth in Basic, Service, and Retail use categories over the 10-year period of the study, a combination of three methods has been used.

It is assumed that the anticipated growth of uses in the Retail category will tend to follow the growth of population. In order to determine the amount of Retail growth within the City of McKinney, a ratio of current square feet of Retail space to population is determined. The location of the anticipated Retail growth is determined by analyzing population growth, the location of undeveloped land and the location of developing retail corridors and nodes. Using these methodologies, Staff is able to forecast the amount and location of Retail uses anticipated over the next 10 years.

It is assumed that the anticipated growth of uses in the Basic category will not follow population but, instead, grow at the same rate it has over the last five years. It is also assumed that Basic uses will be concentrated in industrial areas of the city. A per year average of the amount of Basic uses constructed over the past five years is used by Staff to forecast the amount of Basic growth anticipated over the next 10 years. The location of the anticipated Basic growth is determined by analyzing the location of undeveloped land, zoning regulations and the Future Land Use Plan (and Module Diagram).

To forecast the amount of anticipated growth of uses in the Service category over the next 10 years, a combination of current square footage per person and historical levels of Service uses in McKinney is used. The amount of Service growth can be tied to population growth, but it is not as dependent on the population growth as Retail uses. It is assumed that the location of some Service uses (i.e. neighborhood-scale offices, churches, and schools) would be dispersed according to population, but the location of some other types of Service uses (i.e. larger-scale office parks, governmental centers, etc.) may be located within clusters throughout the city. The location of the anticipated Service growth is determined by analyzing the location of undeveloped land, zoning regulations, and the Future Land Use Plan (and Module Diagram) as well as the location of residential growth. (See Summary Table in Section VI)

VI. SUMMARY TABLES

Table 5.

Baseline 2012					
Service Area	Residential		Non-Residential Square Feet		
	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	0	0	0	0	0
C	3,501	1,245	10,233	108,704	488,070
D	9,584	2,776	66,490	1,775,143	719,239
E	2,550	635	3,159,347	759,829	984,216
F	0	0	0	0	0
G	35,028	12,584	138,680	1,201,866	883,757
H	13,294	5,222	293,832	803,818	1,218,376
I	33,327	11,881	101,530	1,259,562	872,364
J	21,291	8,816	1,453,785	2,040,859	3,000,259
K	18,223	6,584	5,628,221	1,852,784	1,723,306
L	15	13	601,136	1,515	11,353
M	0	0	0	0	0
Total	136,813	49,756	11,453,254	9,804,080	9,900,940

Table 6.

10-Year Projected Increase					
Service Area	Residential		Non-Residential Square Feet		
	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	7,919	2,740	0	0	0
C	8,216	2,843	0	261,471	672,692
D	5,199	1,799	0	392,211	831,620
E	2,439	844	530,732	0	170,542
F	43	15	0	0	0
G	14,236	4,926	37,908	436,138	618,214
H	10,407	3,601	37,910	1,926,111	1,035,982
I	7,537	2,608	56,865	855,438	327,306
J	3,725	1,289	132,684	459,139	599,805
K	2,468	854	331,707	125,597	244,095
L	0	0	199,024	0	0
M	0	0	0	0	0
Total	62,190	21,519	1,326,830	4,456,105	4,500,256

Table 7.

10-Year Projection					
Service Area	Residential		Non-Residential Square Feet		
	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	7,919	2,740	0	0	0
C	11,718	4,088	10,233	370,175	1,160,762
D	14,784	4,575	66,490	2,167,354	1,550,859
E	4,989	1,479	3,690,079	759,829	1,154,758
F	43	15	0	0	0
G	49,264	17,510	176,588	1,638,004	1,501,971
H	23,701	8,823	331,742	2,729,929	2,254,358
I	40,864	14,489	158,395	2,115,000	1,199,670
J	25,016	10,105	1,586,469	2,499,998	3,600,064
K	20,691	7,438	5,959,928	1,978,381	1,967,401
L	15	13	800,160	1,515	11,353
M	0	0	0	0	0
Total	199,003	71,275	12,780,084	14,260,185	14,401,196

Note: All numbers are cumulative (i.e. numbers include the baseline 2012 from Table 5 figures plus the 10-year Projection Increase figures from Table 6.).



2012-2013 Roadway Impact Fee Update



2012 - 2013 Roadway Impact Fee Update



City of McKinney, TX

Prepared by:



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November 2013

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063354018

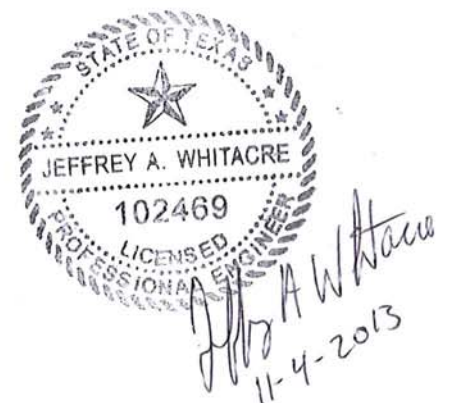




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I. EXECUTIVE SUMMARY

This study was performed to update the City of McKinney Roadway Impact Fees. Transportation system analysis is an important tool for facilitating orderly growth of the transportation system and for providing adequate facilities that promote economic development in the City of McKinney. The implementation of an impact fee is a way to shift a portion of the burden of paying for new facilities onto new development.

The City of McKinney is divided into thirteen (13) service areas for the purposes of the 2012-2013 Roadway Impact Fee Update. These service areas cover the entire ultimate boundary of the City of McKinney. Each service area is an individual study area. For each service area the funds collected must be spent on projects identified in the Impact Fee Roadway Improvements Program (RIP) for that specific service area.

Roadway improvements necessary to serve the 10-year (2012-2022) needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas’ impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected recoverable cost to construct the infrastructure needed through 2022 by service area is:

SERVICE AREA	COST OF RIP AND FINANCING ATTRIBUTABLE TO GROWTH
A	\$0
B	\$3,933,230
C	\$21,416,115
D	\$34,641,533
E	\$16,437,901
F	\$0
G	\$24,264,048
H	\$15,356,417
I	\$19,372,109
J	\$14,496,888
K	\$10,694,371
L	\$856,753
M	\$0

A portion of the remainder can be assessed as the planning window extends beyond 2022 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: “Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.”

Therefore, the City of McKinney defines a *service unit* as the number of vehicle-miles of travel during the afternoon peak-hour. For each type of development the City of McKinney utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET) to determine the number of service units.



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Based on the City’s 10-year growth projections and the associated demand (consumption) values for each service area are as follow in terms of vehicle-miles:

SERVICE AREA	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS
A	0
B	2,192
C	15,134
D	20,187
E	7,870
F	0
G	38,168
H	38,438
I	25,470
J	16,849
K	9,056
L	677
M	0

Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum roadway impact fee per vehicle-mile (Recoverable Cost of RIP / Total Growth) of:

SERVICE AREA	2012-2013 MAX ASSESSABLE FEE PER SERVICE UNIT	2007-2008 MAX ASSESSABLE FEE PER SERVICE UNIT
A	\$0	\$0
B	\$1,793	\$1,558
C	\$1,410	\$1,534
D	\$1,707	\$1,389
E	\$2,085	\$1,673
F	\$0	\$0
G	\$628	\$684
H	\$393	\$489
I	\$750	\$641
J	\$854	\$719
K	\$1,178	\$1,153
L	\$1,265	\$1,281
M	\$0	\$0



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II. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an Impact Fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of Roadway improvements or facility expansions necessitated by and attributable to the new development.”

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the City of McKinney has initiated a review of its Land Use Assumptions, Roadway Improvements Plan, and Impact Fees. The City has retained Kimley-Horn and Associates, Inc, to provide professional transportation engineering services for the update of their Roadway Impact Fees. This report includes the update of the impact fee calculation in accordance with Chapter 395 and the adopted revisions to the Land Use Assumptions and the Roadway Improvements Plan.

This report introduces and references two of the basic inputs to the Roadway Impact Fee: the **Land Use Assumptions** and the **Roadway Improvements Plan (RIP)**. Information from these two components is used extensively in the remainder of the report. This report consists of a detailed discussion of the methodology for the computation of impact fees. This discussion - **Methodology for Roadway Impact Fees** and **Impact Fee Calculation** addresses each of the components of the computation and modifications required for the update. The components include:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the RIP
- Service Unit Calculation
- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

The final section of the report is the **Conclusion**, which presents the findings of the update analysis and summarizes the report.

III. ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for population and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. The Land Use Assumptions used in this report were developed by City of McKinney staff and are presented in a separate report titled *Land Use Assumptions Report 2012-2013 Impact Fee Update (Land Use Assumptions)*. These Land Use Assumptions were adopted by City Council on June 18, 2013 by the McKinney City Council.

The population and employment estimates and projections were all compiled in accordance with the following categories:

Units: Number of dwelling units, both single and multi-family.

Population: Number of people, based on person per dwelling unit factors.

Employment: Square feet of building area based on retail, service, and basic land uses. Each classification has unique trip making characteristics.

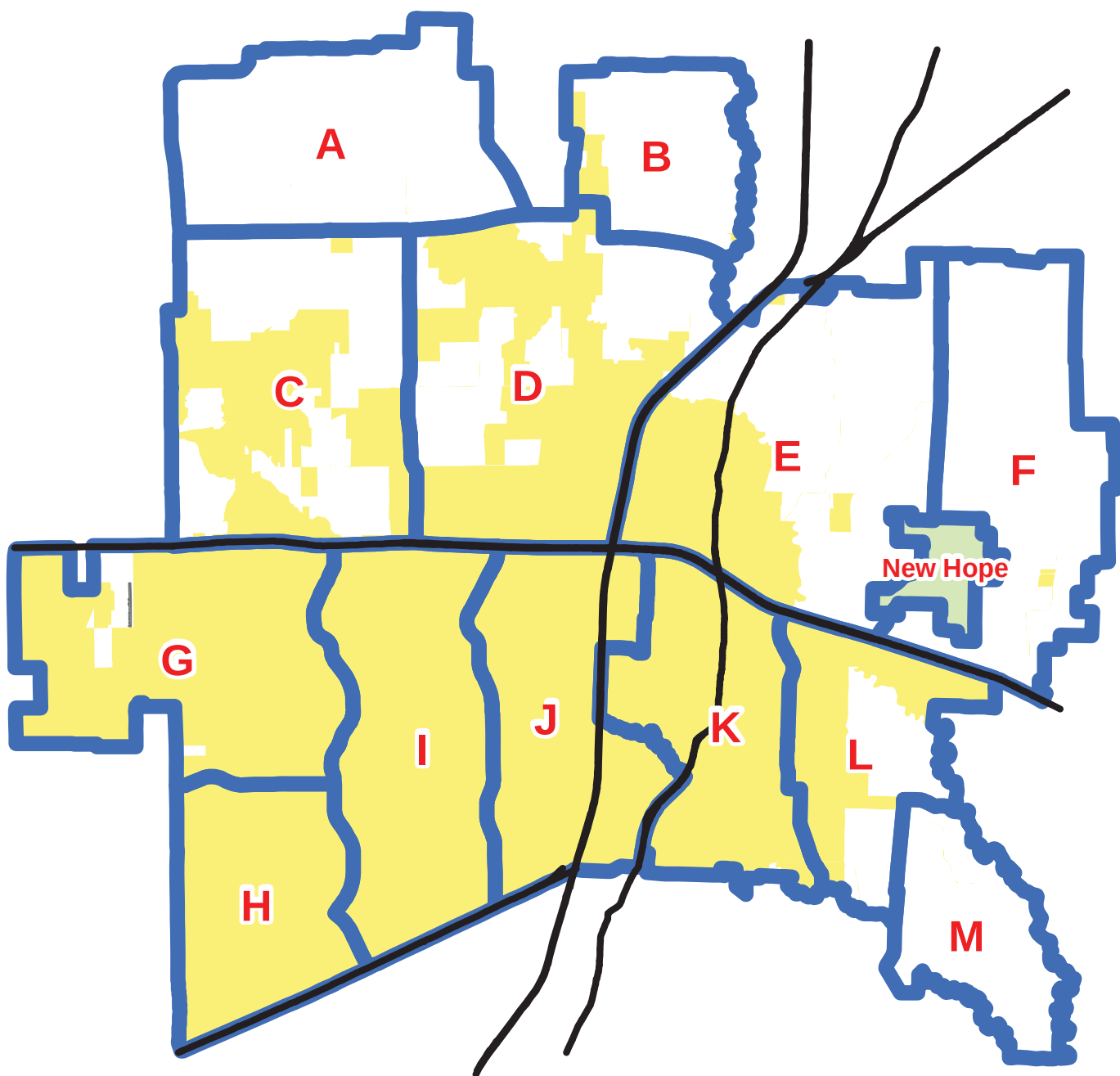
Retail: Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector, such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services such as government and other professional administrative offices.

Basic: Land use activities that produce goods and services such as those that are exported outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

The geographic boundaries of the impact fee service areas for roadway facilities are shown in **Exhibit 1**. The City of McKinney is divided into thirteen (13) service areas, each based upon a six (6) mile limit as required in Chapter 395. The Land Use Assumptions for roadway facilities exclude areas outside the corporate limits of the city (as of January 1, 2013).

Table 1 summarizes the population and employment projections by service area within the City of McKinney for 2012 and 2022 from the previously referenced *Land Use Assumptions Report 2012-2013 Impact Fee Update*.



Legend

 Service Area Boundary

 McKinney City Limits

Impact Fee Service Areas
Exhibit 1
2012-2013 Roadway
Impact Fee Update



0 1 2

Miles

November 2013

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Table 1. Population and Employment Projections for the City of McKinney

Service Area	Year	Population	Units	Employment (Square Feet)			
				Basic	Service	Retail	Total
A	2012	0	0	0	0	0	0
	2022	0	0	0	0	0	0
B	2012	0	0	0	0	0	0
	2022	7,919	2,740	0	0	0	0
C	2012	3,501	1,245	10,233	108,704	488,070	607,007
	2022	11,718	4,088	10,233	370,175	1,160,762	1,541,170
D	2012	9,584	2,776	66,490	1,775,143	719,239	2,560,872
	2022	14,784	4,575	66,490	2,167,354	1,550,859	3,784,703
E	2012	2,550	635	3,159,347	759,829	984,216	4,903,392
	2022	4,989	1,479	3,690,079	759,829	1,154,758	5,604,666
F	2012	0	0	0	0	0	0
	2022	43	15	0	0	0	0
G	2012	35,028	12,584	138,680	1,201,866	883,757	2,224,303
	2022	49,264	17,510	176,588	1,638,004	1,501,971	3,316,563
H	2012	13,294	5,222	293,832	803,818	1,218,376	2,316,026
	2022	23,701	8,823	331,742	2,729,929	2,254,358	5,316,029
I	2012	33,327	11,881	101,530	1,259,562	872,364	2,233,456
	2022	40,864	14,489	158,395	2,115,000	1,199,670	3,473,065
J	2012	21,291	8,816	1,453,785	2,040,859	3,000,259	6,494,903
	2022	25,016	10,105	1,586,469	2,499,998	3,600,064	7,686,531
K	2012	18,223	6,584	5,628,221	1,852,784	1,723,306	9,204,311
	2022	20,691	7,438	5,959,928	1,978,381	1,967,401	9,905,710
L	2012	15	13	601,136	1,515	11,353	614,004
	2022	15	13	800,160	1,515	11,353	813,028
M	2012	0	0	0	0	0	0
	2022	0	0	0	0	0	0

B. ROADWAY IMPROVEMENTS PLAN

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The Roadway Improvements Plan (RIP) for Roadway Impact Fees is made up of:

- Recently completed projects with excess capacity available to serve new growth;
- Projects currently under construction; and
- All remaining projects needed to complete the City’s Master Thoroughfare Plan.



The RIP includes arterial class roadway facilities, as well as intersection improvements. All of the arterial facilities are part of the currently adopted Master Thoroughfare Plan.

The RIP for Roadway Impact Fees that is proposed for the 2013 Impact Fee Update is listed in **Table 2** and mapped in **Exhibit 2 (see also back pocket)**. The table shows the length of each project as well as the facility’s Master Thoroughfare Plan classification. The RIP was developed in conjunction with input from City of McKinney staff and represents those projects that will be needed to accommodate the growth projected in the *Land Use Assumptions Report 2012-2013 Impact Fee Update*.

Table 2.A. Roadway Improvement Plan for Roadway Impact Fees – Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
A	A-1, D-1	M6D	Future Arterial B (CCR 168) (2)	Existing CCR 168 to E. City Limits (Creek)	0.30	50%

Table 2.B. Roadway Improvement Plan for Roadway Impact Fees – Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
B	B-1	M6D	Hardin Blvd. (1)	CCR 204 to CCR 206	0.07	50%
	B-2	M6D	Hardin Blvd. (2)	CCR 206 to 90 degree bend on CCR 227	0.33	50%
	B-3	M6D	Hardin Blvd. (3)	90 degree bend on CCR 227 to CCR 226	0.45	100%
	B-4	G4D	Fannin Rd. (CCR 228)	Future Hardin Blvd. to CCR 227	0.08	100%
	S-2		Signal Installation	Hardin Blvd. & Fannin Rd.		100%



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Table 2.C. Roadway Improvement Plan for Roadway Impact Fees – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
C	C-1	M6D	Future Arterial B (CCR 168) (1)	Ridge Rd. to 1,510' W. of Ridge Rd.	0.29	50%
	C-2	P6D	FM 1461 (1)	145' E. of Existing Custer Rd. to Future Custer Rd.	0.13	50%
	C-3	P6D	FM 1461 (2)	Future Custer Rd. to 1,175' E. of Future Custer Rd.	0.22	100%
	C-4	P6D	FM 1461 (3)	1,175' E. of Future Custer Rd. to 2,015' E. of Future	0.16	50%
	C-5	P6D	FM 1461 (4)	2,195' W. of Ridge Rd. to 1,210 E. of Ridge Rd.	0.64	50%
	C-6	M6D	Bloomdale Rd. (1)	Custer Rd. to 1,250' E. of Custer Rd.	0.24	100%
	C-7	M6D	Bloomdale Rd. (2)	1,250' E. of Custer Rd. to 275' E. of CCR 124	0.41	50%
	C-8	M6D	Bloomdale Rd. (3)	275' E. of CCR 124 to 3,195' E. of Stonebridge Dr.	0.96	100%
	C-9	M6D	Bloomdale Rd. (4)	3,195' E. of Stonebridge Dr. to 645' W. of Ridge Rd.	0.30	50%
	C-10	M6D	Bloomdale Rd. (5)	645' W. of Ridge Rd. to Ridge Rd.	0.12	100%
	C-11	M6D (1/3)	Bloomdale Rd. (6)	1,895' E. of Ridge Rd. to Lake Forest Dr.	0.62	50%
	C-12	M6D	Wilmeth Rd. (1)	1,705' E. of Custer Rd. to CCR 124	0.78	100%
	C-13	M6D	Wilmeth Rd. (2)	2,710' W. of Ridge Rd. to 1,040' W. of Ridge Rd.	0.32	50%
	C-14	M6D	Wilmeth Rd. (3)	1,275' W. of Ridgeknoll to Ridgeknoll	0.24	50%
	C-15	M6D (1/3)	Wilmeth Rd. (4)	Ridgeknoll to 265' W. of Sunnyside Dr.	0.25	50%
	C-16	M6D (1/3)	Wilmeth Rd. (5)	265' W. of Sunnyside Dr. to Lake Forest Dr.	0.32	100%
	C-17	P6D	Custer Rd. (1)	1,295' N. of FM 1461 to FM 1461	0.25	50%
	C-18	P6D	Custer Rd. (2)	FM 1461 to 3,380' N of Bloomdale Rd.	0.39	100%
	C-19	P6D	Custer Rd. (3)	3,380' N of Bloomdale Rd. to Bloomdale Rd.	0.64	50%
	C-20	P6D	Custer Rd. (4)	Bloomdale Rd. to S. City Limits (Creek)	0.68	50%
	C-21	M6D	Stonebridge Dr.	2,160' S. of FM 1461 to US 380	2.49	100%
	C-22	M6D	Ridge Rd. (1)	CCR 168 to 1,505' S. of CCR 168	0.29	50%
	C-23	M6D	Ridge Rd. (2)	FM 1461 to Baxter Well	0.59	100%
	C-24	M6D	Ridge Rd. (3)	Baxter Well to 1,330' S. of Bloomdale Rd.	0.68	50%
	C-25	M6D	Ridge Rd. (4)	1,330' S. of Bloomdale Rd. to 2,135' S. of Bloomdale Rd.	0.15	50%
	C-26	M6D	Ridge Rd. (5)	Wilson Creek to US 380	0.16	100%
	C-27	M6D (2/3)	Lake Forest Dr. (2)	Bloomdale Rd. to Wilmeth Rd.	1.01	50%
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%
	S-1		Signal Installation	Future Arterial (CCR 168) & Ridge Rd.		25%
	S-4		Signal Installation	Custer Rd. & FM 1461		75%
	S-5		Signal Installation	Ridge Rd. & FM 1461		50%
	S-6		Signal Installation	Custer Rd. & Bloomdale Rd.		25%
	S-7		Signal Installation	Stonebridge Dr. & Bloomdale Rd.		100%
	S-8		Signal Installation	Ridge Rd. & Bloomdale Rd.		50%
	S-9		Signal Installation	Lake Forest Dr. & Bloomdale Rd.		25%
	S-10		Signal Installation	Stonebridge Dr. & Wilmeth Rd.		75%
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		50%
	S-12		Signal Installation	Tremont Blvd. & US 380		50%
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%
	S-14		Signal Installation	Wilmeth Rd. & Ridge Knoll		50%



Table 2.D. Roadway Improvement Plan for Roadway Impact Fees – Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
D	A-1, D-1	M6D	Future Arterial B (CCR 168) (2)	Existing CCR 168 to E. City Limits (Creek)	0.30	50%
	D-2	M6D	Future Arterial B (CCR 168) (3)	W. City Limits to CCR 229	0.43	100%
	D-3	P6D	Future Arterial C (1)	420' E. of Lake Forest Dr. to 3,715' E. of Lake Forest	0.62	50%
	D-4	P6D	Future Arterial C (2)	3,715' E. of Lake Forest Dr. to CCR 202	1.77	100%
	D-5	M6D	Bloomdale Rd. (7)	1,485' E. of CCR 1006 to 1,215 W. of CCR 1007	0.29	100%
	D-6	M6D	Bloomdale Rd. (8)	1,215 W. of CCR 1007 to CCR 1007	0.23	50%
	D-7	M6D	Bloomdale Rd. (9)	CCR 1007 to Community Ave.	0.86	100%
	D-8	M6D	Wilmeth Rd. (6)	Lake Forest Dr. to CCR 943 (Unnamed B)	0.91	50%
	D-9	M6D	Wilmeth Rd. (7)	CCR 943 (Unnamed B) to 2,260 W. of Hardin Blvd.	0.25	100%
	D-10	M6D	Wilmeth Rd. (8)	2,260 W. of Hardin Blvd. to Hardin Blvd.	0.43	50%
	D-11	M6D (1/3)	Wilmeth Rd. (9)	Hardin Blvd. to US 75 SBFR	1.16	100%
	D-12	M6D	Lake Forest Dr. (1)	820' S. of Geren Trl. to 510' S. of Baxter Well	0.51	50%
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%
	D-14	M6D	Future Unnamed B (1)	Future Arterial C to 945' S. of Future Arterial C	0.18	100%
	D-15	M6D	Future Unnamed B (2) / CR 1006	945' S. of Future Arterial C to 2,305' S. of Future	0.26	50%
	D-16	M6D	Future Unnamed B (3) / CR 943	2,045' N. of Wilmeth Rd. to Wilmeth Rd.	0.39	50%
	D-17	M6D	Hardin Blvd. (4) / CCR 229	CCR 226 to FM 543	0.44	50%
	D-18	M6D	Hardin Blvd. (5)	2,960' N. of CCR 202 to CCR 201	1.38	100%
	D-19	M6D	Hardin Blvd. (6)	CCR 164 (Bloomdale Rd.) to Holly Ridge Way	0.57	100%
	D-20	M6D (2/3)	Hardin Blvd. (7)	Holly Ridge Way to 1,770' N. of Wilmeth Rd.	0.21	100%
	D-21	M6D (1/3)	Hardin Blvd. (8)	1,770' N. of Wilmeth Rd. to Wilmeth Rd.	0.34	50%
	D-22	M6D (1/3)	Hardin Blvd. (9)	Wilmeth Rd. to US 380	1.23	100%
	D-23	M4U	Community Ave. (1)	Hardin Blvd. to 1,915' E. of Hardin Blvd.	0.36	100%
	D-24	M4U	Community Ave. (2)	1,915' E. of Hardin Blvd. to N. City Limits/Creek	0.20	50%
	D-25	M4U	Community Ave. (3)	N. City Limits/Creek to 2,645' N. of Bloomdale Rd.	0.18	100%
	D-26	M4U (1/2)	Community Ave. (4)	2,645' N. of Bloomdale Rd. to 90' S. of James Pitts Dr.	0.61	100%
	D-27	M4U (1/2)	Community Ave. (5)	90' S. of James Potts Dr. to 230' S. of Brinlee Branch	0.33	100%
	D-28	P6D	Future Arterial C (3)	E. City Limits to W. City Limits	0.39	100%
	D-29	M6D	Future Unnamed C	N. City Limits to Future Arterial C (3)	0.20	100%
	S-3		Signal Installation	Hardin Blvd. & Future Arterial B		25%
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		25%
	S-15		Signal Installation	Unnamed B & Future Arterial C		100%
	S-16		Signal Installation	Hardin Blvd. & Future Arterial C		100%
	S-17		Signal Installation	Hardin Blvd. & Community Ave.		75%
	S-18		Signal Installation	Hardin Blvd. & Bloomdale Rd.		100%
	S-19		Signal Installation	Community Ave. & Bloomdale Rd.		100%
	S-20		Signal Installation	Unnamed B & Wilmeth Rd.		75%
	S-21		Signal Installation	Hardin Blvd. & Wilmeth Rd.		75%



Table 2.E. Roadway Improvement Plan for Roadway Impact Fees – Service Area E

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
E	E-1	M6D (1/3)	Bloomdale Rd. (10)	US 75 NBFR to 275' E. of Shawnee Dr.	0.48	100%
	E-2	M6D (2/3)	Bloomdale Rd. (11)	275' E. of Shawnee Dr. to FM 543	0.47	100%
	E-3	M6D	FM 543 (1)	Honey Creek to SH 5	0.49	100%
	E-4	M6D (1/3)	Wilmeth Rd. (10)	US 75 NBFR to Redbud Blvd.	0.26	100%
	E-5	M6D (1/3) OUTS	Wilmeth Rd. (11)	Redbud Blvd. to 1,340 E. of Redbud Blvd.	0.25	100%
	E-6	M6D (1/3)	Wilmeth Rd. (12)	1,340 E. of Redbud Blvd. to 2,005 E. of Redbud Blvd.	0.13	100%
	E-7	M6D (2/3)	Wilmeth Rd. (13)	2,005 E. of Redbud Blvd. to SH 5	0.52	100%
	E-8	M6D	Wilmeth Rd. (14)	SH 5 to McIntyre Rd. (CCR 274)	0.39	100%
	E-9	M6D	Wilmeth Rd. (15)	1,610' E. of SH 5 to RR tracks	0.26	100%
	E-10	M6D	Wilmeth Rd. (16)	RR tracks to 1,230' E. of the RR tracks (E. City Limits)	0.23	50%
	E-11	M6D	Wilmeth Rd. (17)/ CCR 331	265' E. of CCR 335 to FM 2933	0.28	50%
	E-12	M4D	Redbud Blvd. (1)	Bloomdale Rd. to 1,075' N. of Wilmeth Rd.	0.63	100%
	E-13	M4D (1/2)	Redbud Blvd. (2)	1,075' N. of Wilmeth Rd. to Wilmeth Rd.	0.20	100%
	E-14	M6D	Airport Dr. (1)	SH 5 to RR tracks (E. City Limits)	0.94	100%
	E-15	M6D	Airport Dr. (2)	McIntyre Rd. (Future Wilmeth Rd.) to US 380	1.58	100%
	E-16	M6D	FM 2933	CCR 331 to CCR 335	0.49	50%
	S-22		Signal Installation	Redbud Blvd. & Bloomdale Rd.		100%
	S-23		Signal Installation	Redbud Blvd. & Wilmeth Rd.		100%
	S-24		Signal Installation	Airport Dr. & Wilmeth Rd.		75%
	S-25		Signal Installation	FM 543 & Bloomdale Rd.		100%
	S-26		Signal Installation	FM 2933 & Wilmeth Rd.		50%

Table 2.F. Roadway Improvement Plan for Roadway Impact Fees – Service Area F

No Impact Fee Eligible Roadway Projects



Table 2.G. Roadway Improvement Plan for Roadway Impact Fees – Service Area G

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
G	G-1	M6D	Virginia Pkwy. (1)	Coit Rd. to 500' W. of Independence Pkwy.	0.90	100%
	G-2	M6D	Virginia Pkwy. (2)	500' W. of Independence Pkwy. to Independence Pkwy.	0.09	50%
	G-3	M6D	Virginia Pkwy. (3)	Independence Pkwy. to 325' E. of Forkhorn Dr.	0.19	50%
	G-4	M6D (1/3)	Virginia Pkwy. (4)	325' E. of Forkhorn Dr. to 935' W. of Virginia Hills	0.28	50%
	G-5	M6D (1/3)	Virginia Pkwy. (5)	935' W. of Virginia Hills to Custer Rd.	0.50	100%
	G-6	M6D (1/3)	Virginia Pkwy. (6)	Custer Dr. to 410' E. of Danbury Dr.	0.52	100%
	G-7	M6D (1/6)	Virginia Pkwy. (7)	410' E. of Danbury Dr. to Virginia Parklands Blvd.	0.36	100%
	G-8	M6D	Westridge Blvd. (1)	Coit Rd. to 1,650' E. of Coit Rd.	0.31	50%
	G-9	M6D (1/3)	Westridge Blvd. (2)	1,650' E. of Coit Rd. to Indepence Pkwy.	0.70	100%
	G-10	M6D (1/3)	Westridge Blvd. (3)	Independence Pkwy. to Memory Ln.	0.51	100%
	G-11	M6D (1/3)	Westridge Blvd. (4)	Memory Ln. to Custer Rd.	0.50	50%
	G-12	M6D (1/3)	Coit Rd. (1)	US 380 to 2,780' S. of US 380	0.53	50%
	G-13	M6D	Coit Rd. (2)	2,685 N. of Virginia to 2,610 S. of Virginia	1.00	50%
	G-14	M6D (1/3)	Coit Rd. (3)	Westridge Rd. to 270' S. of Calgary Dr.	0.50	50%
	G-15	M6D	Independence Pkwy. (1)	3,110' N. of Virginia Pkwy. to 2,630' N. of Virginia Pkwy.	0.09	50%
	G-16	M6D	Independence Pkwy. (2)	2,630' N. of Virginia Pkwy. to 1,365' N. of Virginia Pkwy.	0.24	100%
	G-17	M6D	Independence Pkwy. (3)	1,365' N. of Virginia Pkwy. to Virginia Pkwy.	0.26	50%
	G-18	M6D (1/3)	Independence Pkwy. (4)	Virginia Pkwy. to George Washington Dr. (S. City Limits)	1.49	100%
	G-19	P6D	Custer Rd. (5)	US 380 to Westridge Rd.	2.01	100%
	G-20	P6D	Custer Rd. (6)	Westridge Rd. to 1,110' S. of Cotton Ridge Rd. S	0.51	50%
	G-21	P6D	Custer Rd. (7)	705' N. of Fountainview Dr. to Eldorado Pkwy.	0.38	50%
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%
	S-12		Signal Installation	Tremont Blvd. & US 380		50%
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%
	S-27		Signal Installation	Custer Rd. & Bristol Dr.		100%
	S-28		Signal Installation	Stonebridge Dr. & LaCima Dr.		100%
	S-29		Signal Installation	Coit Rd. & Virginia Pkwy.		50%
	S-30		Signal Installation	Independence Pkwy. & Virginia Pkwy.		50%
	S-31		Signal Installation	Custer Rd. & Cotton Ridge Rd. North		100%
	S-32		Signal Installation	Coit Rd. & Westridge Rd.		25%
	S-33		Signal Installation	Independence Pkwy. & Westridge Rd.		100%
	S-34		Signal Installation	Glen Oaks Dr. & Stonebridge Dr.		100%
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%
	S-36		Signal Installation	Custer Rd. & Cotton Ridge Rd. South		50%
	S-37		Signal Installation	Stonebridge Dr. & Alma Dr.		100%
	S-38		Signal Installation	Ridge Rd. & Rush Creek Rd.		50%
	S-39		Signal Installation	Ridge Rd. & Berkshire Rd.		50%



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Table 2.H. Roadway Improvement Plan for Roadway Impact Fees – Service Area H

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
H	H-1	M4D	Silverado Trl. (1)	Custer Rd. to 100' W. of Amon Carter Dr.	0.40	100%
	H-2	M4D	Silverado Trl. (2)	Alma Rd. to Alfalfa Dr.	0.22	100%
	H-3	M4D	Silverado Trl. (3)	Alfalfa Dr. to 145' W. of Ironstone Ln.	0.28	100%
	H-4	P6D (1/3)	Stacy Rd. (1)	Custer Rd. to Ridge Rd.	2.03	100%
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%
	H-6	M6D (1/3)	McKinney Ranch Pkwy. (1)	Stacy Rd. to Ridge Rd.	0.77	100%
	H-7	G4D	Collin McKinney Pkwy. (1)	Weiskopf Ave. to Alma (Couplet)	0.79	100%
	H-8	M6D	Craig Ranch Pkwy.	Collin McKinney Pkwy. To SH 121	0.65	100%
	H-9	G4D	Alma Rd. (1)	Eldorado to 805' S. of Beaver Ck.	0.66	100%
	H-10	G4D	Alma Rd. (2)	805' S. of Beaver Ck. to Silverado Trl.	0.38	100%
	H-11	M6D (1/3)	Alma Rd. (3)	Silverado Trl. to Stacy Rd.	0.49	100%
	H-12	M6D	Alma Rd. (4)	Stacy Rd. to SH 121	1.41	100%
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%
	H-15	P6D	Custer Rd. (8)	Eldorado Pkwy. To Stonebridge Dr.	0.39	50%
	S-40		Signal Installation	Custer Rd. & Silverado Trl.		50%
	S-41		Signal Installation	Alma Rd. & Silverado Trl.		100%
	S-42		Signal Installation	McKinney Ranch Pkwy. & Silverado Trl.		100%
	S-43		Signal Installation	McKinney Ranch Pkwy. & Stacy Rd.		100%
	S-44		Signal Installation	Custer Rd. & Paradise Dr.		50%
	S-45		Signal Installation	Collin McKinney Pkwy. & Exchange Blvd.		100%
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%
	S-47		Signal Installation	Alma Rd. & Hennemen Way		100%



Table 2.I. Roadway Improvement Plan for Roadway Impact Fees – Service Area I

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
I	I-1	M6D (1/3)	Virginia Pkwy. (8)	1,035' E. of Ridge Rd. to 1,355' W. of Hardin Blvd.	1.44	100%
	I-2	G4D	Eldorado Pkwy. (1)	Ridge Rd. to 850' E. of Ridge Rd.	0.16	100%
	I-3	M6D (1/3)	McKinney Ranch Pkwy. (2)	Ridge Rd. to Hardin Blvd.	1.80	100%
	I-4	G4D	Collin McKinney Pkwy. (2)	Stacy Rd. to Village Park	0.54	100%
	I-5	G4D	Collin McKinney Pkwy. (3)	Lake Forest Dr. to Cottonwood Creek	0.31	100%
	I-6	G4D (1/2)	Collin McKinney Pkwy. (4)	Cottonwood Creek to 1,110' E. of Tina	0.55	100%
	I-7	G4D	Collin McKinney Pkwy. (5)	1,110' E. of Tina to Hardin Blvd.	0.19	100%
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%
	I-12	M6D (1/3)	Lake Forest Dr. (4)	McKinney Ranch Pkwy. to SH 121	1.02	100%
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%
	S-48		Signal Installation	Virginia Pkwy. & Joplin Dr.		100%
	S-49		Signal Installation	Virginia Pkwy. & Crutcher Crossing		100%
	S-50		Signal Installation	Virginia Pkwy. & Village Dr.		100%
	S-51		Signal Installation	Virginia Pkwy. & Mallard Lakes Dr.		100%
	S-52		Signal Installation	Lake Forest Dr. & Glen Oaks Dr.		100%
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%
	S-54		Signal Installation	Eldorado Pkwy. & Woodson Dr.		100%
	S-55		Signal Installation	Eldorado Pkwy. & Highlands Dr.		100%
	S-56		Signal Installation	Lake Forest Dr. & Collin McKinney Pkwy.		100%
	S-57		Signal Installation	Hardin Blvd. & Collin McKinney Pkwy.		50%

Table 2.J. Roadway Improvement Plan for Roadway Impact Fees – Service Area J

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
J	J-1	M4D	White Ave. (1)	Hardin Blvd. to Bois D'Arc	0.17	100%
	J-2	M4D	White Ave. (2)	Bois D'Arc to Community Ave.	0.93	100%
	J-3	M6D (1/3)	McKinney Ranch Pkwy. (3)	Hardin Blvd. to 515' E. of Hardin Blvd.	0.10	100%
	J-4	M6D	McKinney Ranch Pkwy. (4)	515' E. of Hardin Blvd. to US 75 SBFR	0.82	100%
	J-5	G4D	Collin McKinney Pkwy. (6)	Hardin Blvd. to McKinney Ranch Pkwy.	0.73	100%
	J-6	M4U	Collin McKinney Pkwy. (7)	720' W. of Test Dr. to Craig Dr.	0.58	100%
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%
	J-9	M4U	Community Ave. (6)	US 380 to 2,120' S. of US 380	0.40	100%
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%
	S-57		Signal Installation	Hardin Blvd. & Collin Mckinney Pkwy.		50%
	S-58		Signal Installation	White Ave. & Jordan Rd.		100%
	S-59		Signal Installation	Virginia St. & Redbud Blvd.		50%
	S-60		Signal Installation	Collin McKinney Pkwy. & McKinney Ranch Pkwy.		100%
	S-61		Signal Installation	Collin McKinney Pkwy. & Craig Dr.		100%
	S-62		Signal Installation	SH 5 & Old Mill Rd.		25%
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%



Table 2.K. Roadway Improvement Plan for Roadway Impact Fees – Service Area K

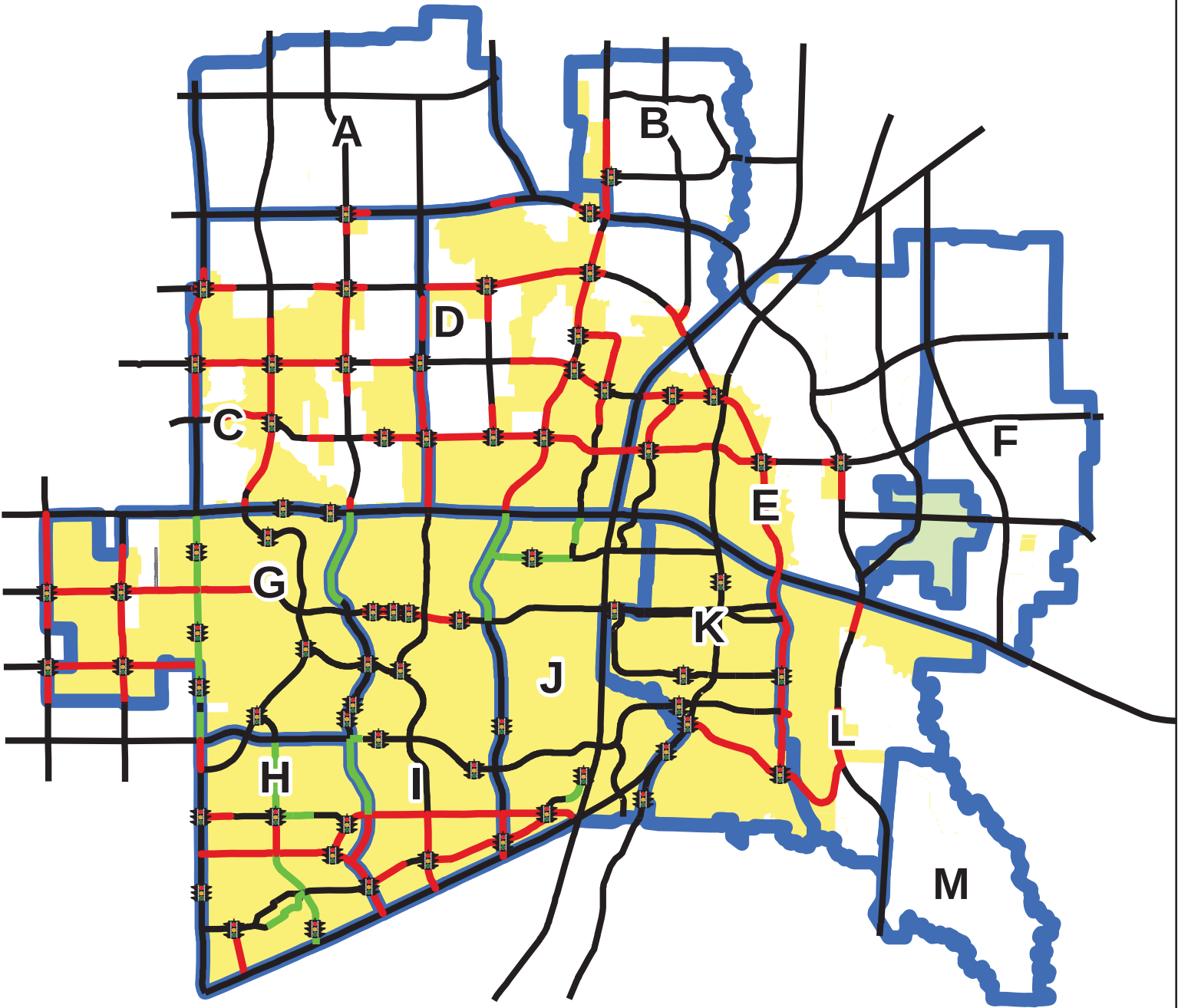
Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
K	K-1	P6D	FM 546 (1)	SH 5 to Existing FM 546	1.64	100%
	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%
	K-5	M6D (1/3)	Airport Dr. (6) / Country Ln.	FM 546 to 2,110' N. of CCR 326	0.30	100%
	K-6	M6D	Airport Dr. (7)	2,110' N. of CCR 326 to Old Mill Rd.	0.10	100%
	S-59		Signal Installation	Redbud Blvd. & Virginia St.		50%
	S-62		Signal Installation	SH 5 & Old Mill Rd.		75%
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%
	S-65		Signal Installation	McDonald St. & Smith St.		100%
	S-66		Signal Installation	Wilson Creek Pkwy. & College St.		100%
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%
	S-68		Signal Installation	Eldorado Blvd. & College St.		100%
	S-69		Signal Installation	Airport Dr. & FM 546		100%

Table 2.L. Roadway Improvement Plan for Roadway Impact Fees – Service Area L

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
L	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%
	L-4	P6D	FM 546 (2)	Existing FM 546 to E. City Limits	1.16	100%
	L-5	M6D	Unnamed D (1)	US 380 to Trinity River (S. City Limits)	0.44	100%
	L-6	M6D	Unnamed D (2)	CR 722 to FM 546	0.74	100%
	L-7	M6D (1/3)	Industrial Blvd. (2)	Airport Dr. to 605' E. of Airport Dr.	0.11	100%
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%

Table 2.M. Roadway Improvement Plan for Roadway Impact Fees – Service Area M

No Impact Fee Eligible Roadway Projects



Legend

- Other Thoroughfare Facilities
- Impact Fee Eligible Projects
- Completed Impact Fee Eligible
- Service Area Boundary
- McKinney City Limits

Roadway Impact Fee RIP

Exhibit 2

2012-2013 Roadway Impact Fee Update

0 1 2

Miles

November 2013

Kimley-Horn and Associates, Inc.

IV. METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREAS

The thirteen (13) service areas used in the 2013 Roadway Impact Fee Update are shown in the previously referenced **Exhibit 1**. These service areas cover the entire corporate boundary of the City of McKinney. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” The service areas used in the 2013 Roadway Impact Fee Update are approximately the same as in the previous impact fee update (adopted in 2008) with some minor modifications to accommodate recent annexations and the realignment of roadways that were formerly used as boundaries.

B. SERVICE UNITS

The “service unit” is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of an arterial street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service.

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG). **Table 3A** and **3B** shows the service volumes as a function of the facility type.

Table 3A. Level of Use for Proposed Facilities
(used in Appendix B – RIP Units of Supply)

Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
M4U – Minor Arterial	Undivided	525
M5U – Minor Arterial	TWLTL	625
M4D – Minor Arterial	Divided	700
G4D – Greenway Arterial	Divided	700
M6D – Major Arterial	Divided	700
P6D – Principal Arterial	Divided	780



**Table 3B. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)**

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-R	Rural Cross-Section (i.e. gravel, dirt, etc.)	150
2U	Two lane undivided	475
2D	Two lane divided	525
3U	Three lane undivided (TWLTL)	525
4U	Four lane undivided (TWLTL)	525
4D	Four lane divided	700
5U	Five lane undivided (TWLTL)	625
6D	Six lane divided	700
7U	Seven lane undivided (TWLTL)	700
RA2U	Regional Arterial – Two lane undivided (TWLTL)	700
RA4D	Regional Arterial – Four lane divided	800
RA5U	Regional Arterial – Five lane undivided (TWLTL)	800
RA6D	Regional Arterial – Six lane divided	850

C. COST PER SERVICE UNIT

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the roadway impact fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City’s standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that Impact Fees be assessed only to pay for growth projected to occur within the next ten-years, a concept that will be covered in a later section of this report (see Section IV.E.). As noted earlier, the units of demand are vehicle-miles of travel.

D. COST OF THE RIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Impact Fee Update, as well as project costs for arterial system elements within the Roadway Improvements Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are “...including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;



3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Roadway improvements plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the RIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, traffic signals, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, based upon discussions with City of McKinney staff, State, Collin County, and developer driven projects in which the City has contributed a portion of the total project cost have been included in the RIP as lump sum costs. For future projects on the state highway system, a separate costing methodology was utilized that incorporated design criteria and unit prices unique to state highway projects. Based on discussions with City of McKinney staff, it was determined that on average, 50% of TxDOT projects would be funded by the City.

A typical roadway project consists of a number of costs; including construction, design engineering, survey, and right-of way acquisition. While the construction cost component may actually consists of approximately 100 various pays, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into two cost components: roadway construction cost and major construction component allowances. The roadway construction components consist of the following pay items: (1) unclassified street excavation, (2) lime stabilization, (3) concrete pavement, (4) topsoil, (5) curb and gutter, and (6) allotment for turn lanes and median openings. A seventh pay item (HMAC Underlayment) is allotted for TxDOT projects in the Metroplex. The unit price for these pay items are based on recently completed construction projects.

Based on the above paving construction cost subtotal, a percentage of this total is calculated to allot for major construction component allowances. These allowances include preparation of right-of-way, traffic control, pavement markings/markers, roadway drainage, special drainage structures, incidental water and sewer relocations, turf / erosion control, and illumination. These allowance percentages are also based on historical data. The paving and allowance subtotal is given a five percent (5%) allotment for mobilization and a fifteen percent (15%) contingency to determine the construction cost total. To determine the total Impact Fee Project Cost, a percentage of the construction cost total is added for engineering, surveying, testing, mobilization, and right-of-way/easement acquisition. While the percentage is fixed for a majority of these allowances, the percentage of right-of-way acquisition costs vary between 20% for existing roadway alignments and 35% for new roadway alignments. Based on a compilation of recently completed projects, 35% is a reasonable value for new roadway alignments, while 20% is appropriate for roadway widenings where a portion of the ROW is already in place.

The construction costs are variable based on the proposed Master Thoroughfare Plan classification of the roadway. Additional classifications are utilized in cases where a portion of the facility currently exists. The following indications are used for these projects: (1/2) for facilities where half the facility still needs to be constructed; (2/3) for future six-lane divided facilities where two lanes currently exist; (1/3) for future six-lane divided facilities where only the



two-lanes within the median are needed; (1/6) for future six-lane divided facilities where only one lane within the median is needed; and (1/3)^{Outside} for future six-lane divided facilities where the outside two lanes are needed.

Table 4 is the RIP project list for each service area with conceptual level project cost projections. Detailed cost projections and methodology used for each individual project can be seen in **Appendix A**, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely predicted at this time.

This RIP establishes the list of projects for which Impact Fees may be utilized. Essentially, it establishes a list of projects for which an impact fee funding program can be established. This is different from a City’s construction CIP, which provides a broad list of projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City’s building program or construction CIP.

**Table 4.A – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area A**

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
A	A-1, D-1	M6D	Future Arterial B (CCR 168) (2	Existing CCR 168 to E. City Limits (Creek)	0.30	50%	\$ 2,983,750	\$ 1,491,875
	Service Area Project Cost Subtotal							\$ 1,491,875
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
	Total Cost in SERVICE AREA A							\$ 1,501,490

**Table 4.B – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area B**

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
B	B-1	M6D	Hardin Blvd. (1)	CCR 204 to CCR 206	0.07	50%	\$ 449,400	\$ 224,700
	B-2	M6D	Hardin Blvd. (2)	CCR 206 to 90 degree bend on CCR 227	0.33	50%	\$ 2,097,200	\$ 1,048,600
	B-3	M6D	Hardin Blvd. (3)	90 degree bend on CCR 227 to CCR 226	0.45	100%	\$ 3,031,800	\$ 3,031,800
	B-4	G4D	Fannin Rd. (CCR 228)	Future Hardin Blvd. to CCR 227	0.08	100%	\$ 443,300	\$ 443,300
	S-2		Signal Installation	Hardin Blvd. & Fannin Rd.		100%	\$ 200,000	\$ 200,000
	Service Area Project Cost Subtotal							\$ 4,948,400
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
Total Cost in SERVICE AREA B							\$ 4,958,015	



Table 4.C – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
C	C-1	M6D	Future Arterial B (CCR 168) (1)	Ridge Rd. to 1,510' W. of Ridge Rd.	0.29	50%	\$ 1,804,600	\$ 902,300
	C-2	P6D	FM 1461 (1)	145' E. of Existing Custer Rd. to Future Custer Rd.	0.13	50%	\$ 562,100	\$ 281,050
	C-3	P6D	FM 1461 (2)	Future Custer Rd. to 1,175' E. of Future Custer Rd.	0.22	100%	\$ 943,600	\$ 943,600
	C-4	P6D	FM 1461 (3)	75' E. of Future Custer Rd. to 2,015' E. of Future Custer Rd.	0.16	50%	\$ 674,800	\$ 337,400
	C-5	P6D	FM 1461 (4)	2,195' W. of Ridge Rd. to 1,210' E. of Ridge Rd.	0.64	50%	\$ 2,733,500	\$ 1,366,750
	C-6	M6D	Bloomdale Rd. (1)	Custer Rd. to 1,250' E. of Custer Rd.	0.24	100%	\$ 1,493,800	\$ 1,493,800
	C-7	M6D	Bloomdale Rd. (2)	1,250' E. of Custer Rd. to 275' E. of CCR 124	0.41	50%	\$ 2,563,400	\$ 1,281,700
	C-8	M6D	Bloomdale Rd. (3)	275' E. of CCR 124 to 3,195' E. of Stonebridge Dr.	0.96	100%	\$ 2,303,000	\$ 2,303,000
	C-9	M6D	Bloomdale Rd. (4)	3,195' E. of Stonebridge Dr. to 645' W. of Ridge Rd.	0.30	50%	\$ 957,600	\$ 478,800
	C-10	M6D	Bloomdale Rd. (5)	645' W. of Ridge Rd. to Ridge Rd.	0.12	100%	\$ 957,600	\$ 957,600
	C-11	M6D (1/3)	Bloomdale Rd. (6)	1,895' E. of Ridge Rd. to Lake Forest Dr.	0.62	50%	\$ 1,859,200	\$ 929,600
	C-12	M6D	Wilmeth Rd. (1)	1,705' E. of Custer Rd. to CCR 124	0.78	100%	\$ 5,426,550	\$ 5,426,550
	C-13	M6D	Wilmeth Rd. (2)	2,710' W. of Ridge Rd. to 1,040' W. of Ridge Rd.	0.32	50%	\$ 2,398,200	\$ 1,199,100
	C-14	M6D	Wilmeth Rd. (3)	1,275' W. of Ridgeknoll to Ridgeknoll	0.24	50%	\$ 1,524,600	\$ 762,300
	C-15	M6D (1/3)	Wilmeth Rd. (4)	Ridgeknoll to 265' W. of Sunnyside Dr.	0.25	50%	\$ 490,398	\$ 245,199
	C-16	M6D (1/3)	Wilmeth Rd. (5)	265' W. of Sunnyside Dr. to Lake Forest Dr.	0.32	100%	\$ 906,960	\$ 906,960
	C-17	P6D	Custer Rd. (1)	1,295' N. of FM 1461 to FM 1461	0.25	50%	\$ 1,040,200	\$ 520,100
	C-18	P6D	Custer Rd. (2)	FM 1461 to 3,380' N of Bloomdale Rd.	0.39	100%	\$ 1,739,100	\$ 1,739,100
	C-19	P6D	Custer Rd. (3)	3,380' N of Bloomdale Rd. to Bloomdale Rd.	0.64	50%	\$ 2,713,900	\$ 1,356,950
	C-20	P6D	Custer Rd. (4)	Bloomdale Rd. to S. City Limits (Creek)	0.68	50%	\$ 2,898,000	\$ 1,449,000
	C-21	M6D	Stonebridge Dr.	2,160' S. of FM 1461 to US 380	2.49	100%	\$ 20,382,500	\$ 20,382,500
	C-22	M6D	Ridge Rd. (1)	CCR 168 to 1,505' S. of CCR 168	0.29	50%	\$ 1,799,000	\$ 899,500
	C-23	M6D	Ridge Rd. (2)	FM 1461 to Baxter Well	0.59	100%	\$ 3,909,100	\$ 3,909,100
	C-24	M6D	Ridge Rd. (3)	Baxter Well to 1,330' S. of Bloomdale Rd.	0.68	50%	\$ 4,267,200	\$ 2,133,600
	C-25	M6D	Ridge Rd. (4)	1,330' S. of Bloomdale Rd. to 2,135' S. of Bloomdale Rd.	0.15	50%	\$ 963,200	\$ 481,600
	C-26	M6D	Ridge Rd. (5)	Wilson Creek to US 380	0.16	100%	\$ 2,022,750	\$ 2,022,750
	C-27	M6D (2/3)	Lake Forest Dr. (2)	Bloomdale Rd. to Wilmeth Rd.	1.01	50%	\$ 4,487,000	\$ 2,243,500
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%	\$ 2,015,440	\$ 1,007,720
	S-1		Signal Installation	Future Arterial (CCR 168) & Ridge Rd.		25%	\$ 200,000	\$ 50,000
	S-4		Signal Installation	Custer Rd. & FM 1461		75%	\$ 215,000	\$ 161,250
	S-5		Signal Installation	Ridge Rd. & FM 1461		50%	\$ 215,000	\$ 107,500
	S-6		Signal Installation	Custer Rd. & Bloomdale Rd.		25%	\$ 215,000	\$ 53,750
	S-7		Signal Installation	Stonebridge Dr. & Bloomdale Rd.		100%	\$ 200,000	\$ 200,000
	S-8		Signal Installation	Ridge Rd. & Bloomdale Rd.		50%	\$ 200,000	\$ 100,000
	S-9		Signal Installation	Lake Forest Dr. & Bloomdale Rd.		25%	\$ 200,000	\$ 50,000
	S-10		Signal Installation	Stonebridge Dr. & Wilmeth Rd.		75%	\$ 200,000	\$ 150,000
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		50%	\$ 200,000	\$ 100,000
	S-12		Signal Installation	Tremont Blvd. & US 380		50%	\$ 215,000	\$ 107,500
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%	\$ 215,000	\$ 107,500
	S-14		Signal Installation	Wilmeth Rd. & Ridge Knoll		50%	\$ 215,000	\$ 107,500
	Service Area Project Cost Subtotal							\$ 59,256,129
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
Total Cost in SERVICE AREA C							\$	59,265,744



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Table 4.D – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
D	A-1, D-1	M6D	Future Arterial B (CCR 168) (2)	Existing CCR 168 to E. City Limits (Creek)	0.30	50%	\$ 2,983,750	\$ 1,491,875
	D-2	M6D	Future Arterial B (CCR 168) (3)	W. City Limits to CCR 229	0.43	100%	\$ 2,836,500	\$ 2,836,500
	D-3	P6D	Future Arterial C (1)	420' E. of Lake Forest Dr. to 3,715' E. of Lake Forest Dr.	0.62	50%	\$ 4,729,050	\$ 2,364,525
	D-4	P6D	Future Arterial C (2)	3,715' E. of Lake Forest Dr. to CCR 202	1.77	100%	\$ 19,647,800	\$ 19,647,800
	D-5	M6D	Bloomdale Rd. (7)	1,485' E. of CCR 1006 to 1,215 W. of CCR 1007	0.29	100%	\$ 1,859,200	\$ 1,859,200
	D-6	M6D	Bloomdale Rd. (8)	1,215 W. of CCR 1007 to CCR 1007	0.23	50%	\$ 1,453,200	\$ 726,600
	D-7	M6D	Bloomdale Rd. (9)	CCR 1007 to Community Ave.	0.86	100%	\$ 7,694,200	\$ 7,694,200
	D-8	M6D	Wilmeth Rd. (6)	Lake Forest Dr. to CCR 943 (Unnamed B)	0.91	50%	\$ 7,438,450	\$ 3,719,225
	D-9	M6D	Wilmeth Rd. (7)	CCR 943 (Unnamed B) to 2,260 W. of Hardin Blvd.	0.25	100%	\$ 1,566,600	\$ 1,566,600
	D-10	M6D	Wilmeth Rd. (8)	2,260 W. of Hardin Blvd. to Hardin Blvd.	0.43	50%	\$ 2,700,600	\$ 1,350,300
	D-11	M6D (1/3)	Wilmeth Rd. (9)	Hardin Blvd. to US 75 SBFR	1.16	100%	\$ 2,727,220	\$ 2,727,220
	D-12	M6D	Lake Forest Dr. (1)	820' S. of Geren Trl. to 510' S. of Baxter Well	0.51	50%	\$ 1,851,500	\$ 925,750
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%	\$ 2,015,440	\$ 1,007,720
	D-14	M6D	Future Unnamed B (1)	Future Arterial C to 945' S. of Future Arterial C	0.18	100%	\$ 1,193,500	\$ 1,193,500
	D-15	M6D	Future Unnamed B (2) / CR 1006	45' S. of Future Arterial C to 2,305' S. of Future Arterial C	0.26	50%	\$ 1,625,400	\$ 812,700
	D-16	M6D	Future Unnamed B (3) / CR 943	2,045' N. of Wilmeth Rd. to Wilmeth Rd.	0.39	50%	\$ 2,444,400	\$ 1,222,200
	D-17	M6D	Hardin Blvd. (4) / CCR 229	CCR 226 to FM 543	0.44	50%	\$ 2,766,400	\$ 1,383,200
	D-18	M6D	Hardin Blvd. (5)	2,960' N. of CCR 202 to CCR 201	1.38	100%	\$ 15,467,450	\$ 15,467,450
	D-19	M6D	Hardin Blvd. (6)	CCR 164 (Bloomdale Rd.) to Holly Ridge Way	0.57	100%	\$ 4,332,250	\$ 4,332,250
	D-20	M6D (2/3)	Hardin Blvd. (7)	Holly Ridge Way to 1,770' N. of Wilmeth Rd.	0.21	100%	\$ 952,000	\$ 952,000
	D-21	M6D (1/3)	Hardin Blvd. (8)	1,770' N. of Wilmeth Rd. to Wilmeth Rd.	0.34	50%	\$ 516,000	\$ 258,000
	D-22	M6D (1/3)	Hardin Blvd. (9)	Wilmeth Rd. to US 380	1.23	100%	\$ 4,216,201	\$ 4,216,201
	D-23	M4U	Community Ave. (1)	Hardin Blvd. to 1,915' E. of Hardin Blvd.	0.36	100%	\$ 1,260,000	\$ 1,260,000
	D-24	M4U	Community Ave. (2)	1,915' E. of Hardin Blvd. to N. City Limits/Creek	0.20	50%	\$ 1,103,200	\$ 551,600
	D-25	M4U	Community Ave. (3)	N. City Limits/Creek to 2,645' N. of Bloomdale Rd.	0.18	100%	\$ 628,600	\$ 628,600
	D-26	M4U (1/2)	Community Ave. (4)	2,645' N. of Bloomdale Rd. to 90' S. of James Pitts Dr.	0.61	100%	\$ 1,094,800	\$ 1,094,800
	D-27	M4U (1/2)	Community Ave. (5)	90' S. of James Potts Dr. to 230' S. of Brinlee Branch Ln.	0.33	100%	\$ 600,600	\$ 600,600
	D-28	P6D	Future Arterial C (3)	E. City Limits to W. City Limits	0.39	100%	\$ 2,920,200	\$ 2,920,200
	D-29	M6D	Future Unnamed C	N. City Limits to Future Arterial C (3)	0.20	100%	\$ 1,302,000	\$ 1,302,000
	S-3		Signal Installation	Hardin Blvd. & Future Arterial B		25%	\$ 200,000	\$ 50,000
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		25%	\$ 200,000	\$ 50,000
	S-15		Signal Installation	Unnamed B & Future Arterial C		100%	\$ 215,000	\$ 215,000
	S-16		Signal Installation	Hardin Blvd. & Future Arterial C		100%	\$ 215,000	\$ 215,000
	S-17		Signal Installation	Hardin Blvd. & Community Ave.		75%	\$ 200,000	\$ 150,000
	S-18		Signal Installation	Hardin Blvd. & Bloomdale Rd.		100%	\$ 200,000	\$ 200,000
	S-19		Signal Installation	Community Ave. & Bloomdale Rd.		100%	\$ 200,000	\$ 200,000
	S-20		Signal Installation	Unnamed B & Wilmeth Rd.		75%	\$ 200,000	\$ 150,000
	S-21		Signal Installation	Hardin Blvd. & Wilmeth Rd.		75%	\$ 200,000	\$ 150,000
Service Area Project Cost Subtotal							\$	87,492,816
Roadway Impact Fee Update Cost (Per Service Area)							\$	9,615
Total Cost in SERVICE AREA D							\$	87,502,431



Table 4.E – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area E

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
E	E-1	M6D (1/3)	Bloomdale Rd. (10)	US 75 NBFR to 275' E. of Shawnee Dr.	0.48	100%	\$ 734,400	\$ 734,400
	E-2	M6D (2/3)	Bloomdale Rd. (11)	275' E. of Shawnee Dr. to FM 543	0.47	100%	\$ 2,100,000	\$ 2,100,000
	E-3	M6D	FM 543 (1)	Honey Creek to SH 5	0.49	100%	\$ 2,450,700	\$ 2,450,700
	E-4	M6D (1/3)	Wilmeth Rd. (10)	US 75 NBFR to Redbud Blvd.	0.26	100%	\$ 400,800	\$ 400,800
	E-5	M6D (1/3) OUTSIDE	Wilmeth Rd. (11)	Redbud Blvd. to 1,340 E. of Redbud Blvd.	0.25	100%	\$ 387,600	\$ 387,600
	E-6	M6D (1/3) OUTSIDE	Wilmeth Rd. (12)	1,340 E. of Redbud Blvd. to 2,005 E. of Redbud Blvd.	0.13	100%	\$ 194,400	\$ 194,400
	E-7	M6D (2/3)	Wilmeth Rd. (13)	2,005 E. of Redbud Blvd.to SH 5	0.52	100%	\$ 2,279,200	\$ 2,279,200
	E-8	M6D	Wilmeth Rd. (14)	SH 5 to McIntyre Rd. (CCR 274)	0.39	100%	\$ 3,079,850	\$ 3,079,850
	E-9	M6D	Wilmeth Rd. (15)	1,610' E. of SH 5 to RR tracks	0.26	100%	\$ 5,644,800	\$ 5,644,800
	E-10	M6D	Wilmeth Rd. (16)	RR tracks to 1,230' E. of the RR tracks (E. City Limits)	0.23	50%	\$ 7,523,600	\$ 3,761,800
	E-11	M6D	Wilmeth Rd. (17)/ CCR 331	265' E. of CCR 335 to FM 2933	0.28	50%	\$ 1,751,400	\$ 875,700
	E-12	M4D	Redbud Blvd. (1)	Bloomdale Rd. to 1,075' N. of Wilmeth Rd.	0.63	100%	\$ 3,076,750	\$ 3,076,750
	E-13	M4D (1/2)	Redbud Blvd. (2)	1,075' N. of Wilmeth Rd. to Wilmeth Rd.	0.20	100%	\$ 448,000	\$ 448,000
	E-14	M6D	Airport Dr. (1)	SH 5 to RR tracks (E. City Limits)	0.94	100%	\$ 13,150,200	\$ 13,150,200
	E-15	M6D	Airport Dr. (2)	McIntyre Rd. (Future Wilmeth Rd.) to US 380	1.58	100%	\$ 15,261,300	\$ 15,261,300
	E-16	M6D	FM 2933	CCR 331 to CCR 335	0.49	50%	\$ 1,873,175	\$ 936,588
	S-22		Signal Installation	Redbud Blvd. & Bloomdale Rd.		100%	\$ 200,000	\$ 200,000
	S-23		Signal Installation	Redbud Blvd. & Wilmeth Rd.		100%	\$ 200,000	\$ 200,000
	S-24		Signal Installation	Airport Dr. & Wilmeth Rd.		75%	\$ 200,000	\$ 150,000
	S-25		Signal Installation	FM 543 & Bloomdale Rd.		100%	\$ 200,000	\$ 200,000
	S-26		Signal Installation	FM 2933 & Wilmeth Rd.		50%	\$ 200,000	\$ 100,000
	Service Area Project Cost Subtotal							\$ 55,632,088
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
	Total Cost in SERVICE AREA E							\$ 55,641,703

Table 4.F. Roadway Improvement Plan for Roadway Impact Fees – Service Area F

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
F								
	No Impact Fee Eligible Roadway Projects							
	Service Area Project Cost Subtotal							\$ -
Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615	
Total Cost in SERVICE AREA F							\$ 9,615	



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Table 4.G – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area G

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
G	G-1	M6D	Virginia Pkwy. (1)	Coit Rd. to 500' W. of Independence Pkwy.	0.90	100%	\$ 5,658,800	\$ 5,658,800
	G-2	M6D	Virginia Pkwy. (2)	500' W. of Independence Pkwy. to Independence Pkwy.	0.09	50%	\$ 597,800	\$ 298,900
	G-3	M6D	Virginia Pkwy. (3)	Independence Pkwy. to 325' E. of Forkhorn Dr.	0.19	50%	\$ 1,219,400	\$ 609,700
	G-4	M6D (1/3)	Virginia Pkwy. (4)	325' E. of Forkhorn Dr. to 935' W. of Virginia Hills	0.28	50%	\$ 675,596	\$ 337,798
	G-5	M6D (1/3)	Virginia Pkwy. (5)	935' W. of Virginia Hills to Custer Rd.	0.50	100%	\$ 1,205,863	\$ 1,205,863
	G-6	M6D (1/3)	Virginia Pkwy. (6)	Custer Dr. to 410' E. of Danbury Dr.	0.52	100%	\$ 804,000	\$ 804,000
	G-7	M6D (1/6)	Virginia Pkwy. (7)	410' E. of Danbury Dr. to Virginia Parklands Blvd.	0.36	100%	\$ 232,800	\$ 232,800
	G-8	M6D	Westridge Blvd. (1)	Coit Rd. to 1,650' E. of Coit Rd.	0.31	50%	\$ 1,972,600	\$ 986,300
	G-9	M6D (1/3)	Westridge Blvd. (2)	1,650' E. of Coit Rd. to Indepece Pkwy.	0.70	100%	\$ 1,070,400	\$ 1,070,400
	G-10	M6D (1/3)	Westridge Blvd. (3)	Independence Pkwy. to Memory Ln.	0.51	100%	\$ 782,400	\$ 782,400
	G-11	M6D (1/3)	Westridge Blvd. (4)	Memory Ln. to Custer Rd.	0.50	50%	\$ 771,600	\$ 385,800
	G-12	M6D (1/3)	Coit Rd. (1)	US 380 to 2,780' S. of US 380	0.53	50%	\$ 810,000	\$ 405,000
	G-13	M6D	Coit Rd. (2)	2,685 N. of Virginia to 2,610 S. of Virginia	1.00	50%	\$ 6,328,000	\$ 3,164,000
	G-14	M6D (1/3)	Coit Rd. (3)	Westridge Rd. to 270' S. of Calgary Dr.	0.50	50%	\$ 768,000	\$ 384,000
	G-15	M6D	Independence Pkwy. (1)	3,110' N. of Virginia Pkwy. to 2,630' N. of Virginia Pkwy.	0.09	50%	\$ 607,600	\$ 303,800
	G-16	M6D	Independence Pkwy. (2)	2,630' N. of Virginia Pkwy. to 1,365' N. of Virginia Pkwy.	0.24	100%	\$ 1,598,050	\$ 1,598,050
	G-17	M6D	Independence Pkwy. (3)	1,365' N. of Virginia Pkwy. to Virginia Pkwy.	0.26	50%	\$ 1,725,150	\$ 862,575
	G-18	M6D (1/3)	Independence Pkwy. (4)	Virginia Pkwy. to George Washington Dr. (S. City Limits	1.49	100%	\$ 2,314,250	\$ 2,314,250
	G-19	P6D	Custer Rd. (5)	US 380 to Westridge Rd.	2.01	100%	\$ 2,653,673	\$ 2,653,673
	G-20	P6D	Custer Rd. (6)	Westridge Rd. to 1,110' S. of Cotton Ridge Rd. S	0.51	50%	\$ 669,350	\$ 334,675
	G-21	P6D	Custer Rd. (7)	705' N. of Fountainview Dr. to Eldorado Pkwy.	0.38	50%	\$ 498,266	\$ 249,133
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%	\$ 550,813	\$ 275,407
	S-12		Signal Installation	Tremont Blvd. & US 380		50%	\$ 215,000	\$ 107,500
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%	\$ 215,000	\$ 107,500
	S-27		Signal Installation	Custer Rd. & Bristol Dr.		100%	\$ 215,000	\$ 215,000
	S-28		Signal Installation	Stonebridge Dr. & LaCima Dr.		100%	\$ 185,000	\$ 185,000
	S-29		Signal Installation	Coit Rd. & Virginia Pkwy.		50%	\$ 200,000	\$ 100,000
	S-30		Signal Installation	Independence Pkwy. & Virginia Pkwy.		50%	\$ 200,000	\$ 100,000
	S-31		Signal Installation	Custer Rd. & Cotton Ridge Rd. North		100%	\$ 215,000	\$ 215,000
	S-32		Signal Installation	Coit Rd. & Westridge Rd.		25%	\$ 200,000	\$ 50,000
	S-33		Signal Installation	Independence Pkwy. & Westridge Rd.		100%	\$ 200,000	\$ 200,000
	S-34		Signal Installation	Glen Oaks Dr. & Stonebridge Dr.		100%	\$ 185,000	\$ 185,000
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%	\$ 185,000	\$ 92,500
	S-36		Signal Installation	Custer Rd. & Cotton Ridge Rd. South		50%	\$ 215,000	\$ 107,500
	S-37		Signal Installation	Stonebridge Dr. & Alma Dr.		100%	\$ 185,000	\$ 185,000
	S-38		Signal Installation	Ridge Rd. & Rush Creek Rd.		50%	\$ 185,000	\$ 92,500
	S-39		Signal Installation	Ridge Rd. & Berkshire Rd.		50%	\$ 185,000	\$ 92,500
	Service Area Project Cost Subtotal							\$ 26,952,324
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
Total Cost in SERVICE AREA G							\$	26,961,939



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Table 4.H – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area H

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
H	H-1	M4D	Silverado Trl. (1)	Custer Rd. to 100' W. of Amon Carter Dr.	0.40	100%	\$ 2,709,400	\$ 2,709,400
	H-2	M4D	Silverado Trl. (2)	Alma Rd. to Alfalfa Dr.	0.22	100%	\$ 143,311	\$ 143,311
	H-3	M4D	Silverado Trl. (3)	Alfalfa Dr. to 145' W. of Ironstone Ln.	0.28	100%	\$ 99,386	\$ 99,386
	H-4	P6D (1/3)	Stacy Rd. (1)	Custer Rd. to Ridge Rd.	2.03	100%	\$ 3,710,457	\$ 3,710,457
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%	\$ 5,622,280	\$ 2,811,140
	H-6	M6D (1/3)	McKinney Ranch Pkwy. (1)	Stacy Rd. to Ridge Rd.	0.77	100%	\$ 1,186,800	\$ 1,186,800
	H-7	G4D	Collin McKinney Pkwy. (1)	Weiskopf Ave. to Alma (Couplet)	0.79	100%	\$ 1,676,564	\$ 1,676,564
	H-8	M6D	Craig Ranch Pkwy.	Collin McKinney Pkwy. To SH 121	0.65	100%	\$ 4,778,650	\$ 4,778,650
	H-9	G4D	Alma Rd. (1)	Eldorado to 805' S. of Beaver Ck.	0.66	100%	\$ 191,558	\$ 191,558
	H-10	G4D	Alma Rd. (2)	805' S. of Beaver Ck. to Silverado Trl.	0.38	100%	\$ 181,098	\$ 181,098
	H-11	M6D (1/3)	Alma Rd. (3)	Silverado Trl. to Stacy Rd.	0.49	100%	\$ 990,389	\$ 990,389
	H-12	M6D	Alma Rd. (4)	Stacy Rd. to SH 121	1.41	100%	\$ 588,973	\$ 588,973
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%	\$ 187,500	\$ 93,750
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%	\$ 1,108,000	\$ 554,000
	H-15	P6D	Custer Rd. (8)	Eldorado Pkwy. To Stonebridge Dr.	0.39	50%	\$ 509,505	\$ 254,753
	S-40		Signal Installation	Custer Rd. & Silverado Trl.		50%	\$ 215,000	\$ 107,500
	S-41		Signal Installation	Alma Rd. & Silverado Trl.		100%	\$ 200,000	\$ 200,000
	S-42		Signal Installation	McKinney Ranch Pkwy. & Silverado Trl.		100%	\$ 200,000	\$ 200,000
	S-43		Signal Installation	McKinney Ranch Pkwy. & Stacy Rd.		100%	\$ 215,000	\$ 215,000
	S-44		Signal Installation	Custer Rd. & Paradise Dr.		50%	\$ 215,000	\$ 107,500
	S-45		Signal Installation	Collin McKinney Pkwy. & Exchange Blvd.		100%	\$ 200,000	\$ 200,000
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%	\$ 215,000	\$ 107,500
	S-47		Signal Installation	Alma Rd. & Hennemen Way		100%	\$ 215,000	\$ 215,000
	Service Area Project Cost Subtotal							\$ 21,322,729
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
Total Cost in SERVICE AREA H							\$	21,332,344



Kimley-Horn
and Associates, Inc.



Table 4.I – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area I

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
I	I-1	M6D (1/3)	Virginia Pkwy. (8)	1,035' E. of Ridge Rd. to 1,355' W. of Hardin Blvd.	1.44	100%	\$ 2,308,000	\$ 2,308,000
	I-2	G4D	Eldorado Pkwy. (1)	Ridge Rd. to 850' E. of Ridge Rd.	0.16	100%	\$ 213,745	\$ 213,745
	I-3	M6D (1/3)	McKinney Ranch Pkwy. (2)	Ridge Rd. to Hardin Blvd.	1.80	100%	\$ 10,004,688	\$ 10,004,688
	I-4	G4D	Collin McKinney Pkwy. (2)	Stacy Rd. to Village Park	0.54	100%	\$ 2,973,000	\$ 2,973,000
	I-5	G4D	Collin McKinney Pkwy. (3)	Lake Forest Dr. to Cottonwood Creek	0.31	100%	\$ 1,694,000	\$ 1,694,000
	I-6	G4D (1/2)	Collin McKinney Pkwy. (4)	Cottonwood Creek to 1,110' E. of Tina	0.55	100%	\$ 1,903,419	\$ 1,903,419
	I-7	G4D	Collin McKinney Pkwy. (5)	1,110' E. of Tina to Hardin Blvd.	0.19	100%	\$ 1,051,000	\$ 1,051,000
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%	\$ 550,813	\$ 275,407
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%	\$ 187,500	\$ 93,750
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%	\$ 1,108,000	\$ 554,000
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%	\$ 5,622,280	\$ 2,811,140
	I-12	M6D (1/3)	Lake Forest Dr. (4)	McKinney Ranch Pkwy. to SH 121	1.02	100%	\$ 1,628,000	\$ 1,628,000
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%	\$ 8,352,097	\$ 4,176,049
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%	\$ 914,000	\$ 457,000
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%	\$ 185,000	\$ 92,500
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%	\$ 215,000	\$ 107,500
	S-48		Signal Installation	Virginia Pkwy. & Joplin Dr.		100%	\$ 215,000	\$ 215,000
	S-49		Signal Installation	Virginia Pkwy. & Crutcher Crossing		100%	\$ 215,000	\$ 215,000
	S-50		Signal Installation	Virginia Pkwy. & Village Dr.		100%	\$ 215,000	\$ 215,000
	S-51		Signal Installation	Virginia Pkwy. & Mallard Lakes Dr.		100%	\$ 215,000	\$ 215,000
	S-52		Signal Installation	Lake Forest Dr. & Glen Oaks Dr.		100%	\$ 185,000	\$ 185,000
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl		50%	\$ 185,000	\$ 92,500
	S-54		Signal Installation	Eldorado Pkwy. & Woodson Dr.		100%	\$ 185,000	\$ 185,000
	S-55		Signal Installation	Eldorado Pkwy. & Highlands Dr.		100%	\$ 185,000	\$ 185,000
	S-56		Signal Installation	Lake Forest Dr. & Collin McKinney Pkwy.		100%	\$ 200,000	\$ 200,000
	S-57		Signal Installation	Hardin Blvd. & Collin McKinney Pkwy.		50%	\$ 200,000	\$ 100,000
	Service Area Project Cost Subtotal							\$ 32,150,697
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
Total Cost in SERVICE AREA I							\$	32,160,312



Table 4.J – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area J

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
J	J-1	M4D	White Ave. (1)	Hardin Blvd. to Bois D'Arc	0.17	100%	\$ 981,328	\$ 981,328
	J-2	M4D	White Ave. (2)	Bois D'Arc to Community Ave.	0.93	100%	\$ 213,991	\$ 213,991
	J-3	M6D (1/3)	McKinney Ranch Pkwy. (3)	Hardin Blvd. to 515' E. of Hardin Blvd.	0.10	100%	\$ 450,000	\$ 450,000
	J-4	M6D	McKinney Ranch Pkwy. (4)	515' E. of Hardin Blvd. to US 75 SBFR	0.82	100%	\$ 5,589,000	\$ 5,589,000
	J-5	G4D	Collin McKinney Pkwy. (6)	Hardin Blvd. to McKinney Ranch Pkwy.	0.73	100%	\$ 4,281,100	\$ 4,281,100
	J-6	M4U	Collin McKinney Pkwy. (7)	720' W. of Test Dr. to Craig Dr.	0.58	100%	\$ 41,575	\$ 41,575
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%	\$ 8,352,097	\$ 4,176,049
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%	\$ 914,000	\$ 457,000
	J-9	M4U	Community Ave. (6)	US 380 to 2,120' S. of US 380	0.40	100%	\$ 350,000	\$ 350,000
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%	\$ 185,000	\$ 92,500
	S-57		Signal Installation	Hardin Blvd. & Collin McKinney Pkwy.		50%	\$ 200,000	\$ 100,000
	S-58		Signal Installation	White Ave. & Jordan Rd.		100%	\$ 185,000	\$ 185,000
	S-59		Signal Installation	Virginia St. & Redbud Blvd.		50%	\$ 175,000	\$ 87,500
	S-60		Signal Installation	Collin McKinney Pkwy. & McKinney Ranch Pkwy.		100%	\$ 200,000	\$ 200,000
	S-61		Signal Installation	Collin McKinney Pkwy. & Craig Dr.		100%	\$ 185,000	\$ 185,000
	S-62		Signal Installation	SH 5 & Old Mill Rd.		25%	\$ 215,000	\$ 53,750
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%	\$ 215,000	\$ 107,500
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%	\$ 215,000	\$ 107,500
	Service Area Project Cost Subtotal							\$ 17,658,793
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
	Total Cost in SERVICE AREA J							\$ 17,668,408

Table 4.K – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area K

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
K	K-1	P6D	FM 546 (1)	SH 5 to Existing FM 546	1.64	100%	\$ 10,652,727	\$ 10,652,727
	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%	\$ 190,706	\$ 95,353
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%	\$ 3,732,544	\$ 1,866,272
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%	\$ 1,359,687	\$ 679,844
	K-5	M6D (1/3)	Airport Dr. (6) / Country Ln.	FM 546 to 2,110' N. of CCR 326	0.30	100%	\$ 601,087	\$ 601,087
	K-6	M6D	Airport Dr. (7)	2,110' N. of CCR 326 to Old Mill Rd.	0.10	100%	\$ 1,036,000	\$ 1,036,000
	S-59		Signal Installation	Redbud Blvd. & Virginia St.		50%	\$ 175,000	\$ 87,500
	S-62		Signal Installation	SH 5 & Old Mill Rd.		75%	\$ 215,000	\$ 161,250
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%	\$ 215,000	\$ 107,500
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%	\$ 215,000	\$ 107,500
	S-65		Signal Installation	McDonald St. & Smith St.		100%	\$ 215,000	\$ 215,000
	S-66		Signal Installation	Wilson Creek Pkwy. & College St.		100%	\$ 185,000	\$ 185,000
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%	\$ 200,000	\$ 100,000
	S-68		Signal Installation	Eldorado Blvd. & College St.		100%	\$ 185,000	\$ 185,000
	S-69		Signal Installation	Airport Dr. & FM 546		100%	\$ 215,000	\$ 215,000
	Service Area Project Cost Subtotal							\$ 16,295,032
	Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615
	Total Cost in SERVICE AREA K							\$ 16,304,647



Table 4.L – 10-Year Roadway Improvements Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area L

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
L	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%	\$ 190,706	\$ 95,353
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%	\$ 3,732,544	\$ 1,866,272
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%	\$ 1,359,687	\$ 679,844
	L-4	P6D	FM 546 (2)	Existing FM 546 to E. City Limits	1.16	100%	\$ 5,411,050	\$ 5,411,050
	L-5	M6D	Unnamed D (1)	US 380 to Trinity River (S. City Limits)	0.44	100%	\$ 5,558,300	\$ 5,558,300
	L-6	M6D	Unnamed D (2)	CR 722 to FM 546	0.74	100%	\$ 4,913,500	\$ 4,913,500
	L-7	M6D (1/3)	Industrial Blvd. (2)	Airport Dr. to 605' E. of Airport Dr.	0.11	100%	\$ 176,400	\$ 176,400
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%	\$ 200,000	\$ 100,000
		Service Area Project Cost Subtotal						\$ 18,800,719
	Roadway Impact Fee Update Cost (Per Service Area)						\$ 9,615	
Total Cost in SERVICE AREA L							\$ 18,810,334	

Table 4.M. Roadway Improvement Plan for Roadway Impact Fees – Service Area M

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
M								
	No Impact Fee Eligible Roadway Projects							
	Service Area Project Cost Subtotal							\$ -
Roadway Impact Fee Update Cost (Per Service Area)							\$ 9,615	
Total Cost in SERVICE AREA M							\$ 9,615	

- Notes:
- a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of McKinney.
 - b. The planning level cost projections shall not supersede the City’s design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

E. SERVICE UNIT CALCULATION

The basic service unit for the computation of McKinney’s roadway impact fees is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2012 to 2022 is based upon projected changes in residential and non-residential growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2012 were made by the City, along with projections for each of these demographic statistics through 2022. The *Land Use Assumptions Report 2012-2013 Impact Fee Update* details the growth estimates used for impact fee determination.

The population and employment statistics in the Land Use Assumptions provides the “independent variables” that are used to calculate the existing (2012) and projected (2022) transportation service units used to establish the roadway impact fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles “generated” by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a



transportation demand factor to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The *transportation demand factor* is discussed in more detail below.

For non-residential land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three (3) categories of non-residential land uses square footage – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the NAISC (North American Industrial Class System).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. This statistic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from two sources – the *ITE Trip Generation Manual, 9th Edition* and the latest Regional Origin-Destination Travel Survey performed by NCTCOG. The *ITE Trip Generation Manual, 9th Edition* provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by NCTCOG.

The computation of the *transportation demand factor* is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{max}$$

$$\text{where... } L_{max} = \min(L * OD \text{ or } SA_L)$$

Variables:

TDF = Transportation Demand Factor,

T = Trip Rate (peak hour trips / unit),

P_b = Pass-By Discount (% of trips),

L_{max} = Maximum Trip Length (miles),

L = Average Trip Length (miles), and

OD = Origin-Destination Reduction (50%)

SA_L = Max Service Area Trip Length (see **Table 5**)



The maximum trip length, for land uses which are characterized by longer average trip lengths (primarily residential uses), has been limited to a length based on the nature of the roadway network within the service area, along with consideration of the existing City boundaries. Although Chapter 395 of the Texas Local Government Code allows for a service area diameter of six (6) miles, the City of McKinney has set service area boundaries in anticipation of the ultimate corporate limits. Therefore, the individual service areas have different trip characteristics. In order to account for these differences, the values shown in **Table 5** were used for calculation of the *transportation demand factor* for each service area.

Table 5. Maximum Trip Lengths by Service Area

Service Area	Max. Trip Length (mi)	Service Area	Max. Trip Length (mi)
A	0.30	H	4.65
B	0.80	I	6.00
C	3.10	J	6.00
D	5.80	K	5.30
E	4.80	L	3.50
F	0.00	M	0.00
G	6.00		

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the roadway impact fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within McKinney to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use.

Table 6A and 6B shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land use categories in Service Areas C and I. The values utilized for all variables shown in the *transportation demand factor* equation are also shown in the table.

Table 6A. Transportation Demand Factor Calculations – Service Area C Example

Variable	Residential	Basic	Service	Retail
T	1.00	0.97	1.49	3.71
P_b	0%	0%	0%	34%
L	17.21	10.02	10.92	6.43
L_{max} *	3.10	3.10	3.10	3.10
TDF	3.10	3.01	4.62	7.60



Table 6B. Transportation Demand Factor Calculations – Service Area I Example

Variable	Residential	Basic	Service	Retail
T	1.00	0.97	1.49	3.71
P _b	0%	0%	0%	34%
L	17.21	10.02	10.92	6.43
L _{max} *	6.00	5.01	5.46	3.22
TDF	6.00	4.86	8.14	7.89
* L _{max} is less than 6 miles for non-residential land uses; therefore this lower trip length is used for calculating the TDF for non-residential land uses				

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 7**. This table shows the total vehicle-miles by service area for the years 2012 and 2022. These estimates and projections lead to the Vehicle-miles of Travel for both 2012 and 2022.

Table 7. 10-Year Growth Projections

Year 2012

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵			NON-RESIDENTIAL VEHICLE-MILES ⁹			TOTAL VEHICLE MILES ¹⁰	
	POPULATION ¹	DWELLING UNITS ¹	TDF ²	VEHICLE MILES ³	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC	SERVICE		RETAIL
A	0	0	0.30	0	0	0	0	0.29	0.45	0.74	0	0	0	0
B	0	0	0.80	0	0	0	0	0.78	1.19	1.96	0	0	0	0
C	3,501	1,245	3.10	3,860	10,233	108,704	488,070	3.01	4.62	7.60	31	502	3,709	4,242
D	9,584	2,776	5.80	16,101	66,490	1,775,143	719,239	4.86	8.14	7.89	323	14,450	5,675	20,448
E	2,550	635	4.80	3,048	3,159,347	759,829	984,216	4.66	7.15	7.89	14,723	5,433	7,765	27,921
F	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0
G	35,028	12,584	6.00	75,504	138,680	1,201,866	883,757	4.86	8.14	7.89	674	9,783	6,973	17,430
H	13,294	5,222	4.65	24,282	293,832	803,818	1,218,376	4.51	6.93	7.89	1,325	5,570	9,613	16,508
I	33,327	11,881	6.00	71,286	101,530	1,259,562	872,364	4.86	8.14	7.89	493	10,253	6,883	17,629
J	21,291	8,816	6.00	52,896	1,453,785	2,040,859	3,000,259	4.86	8.14	7.89	7,065	16,613	23,672	47,350
K	18,223	6,584	5.30	34,895	5,628,221	1,852,784	1,723,306	4.86	7.90	7.89	27,353	14,637	13,597	55,587
L	15	13	3.50	46	601,136	1,515	11,353	3.40	5.22	7.89	2,044	8	90	2,142
M	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0
Totals	136,813	49,756		281,918	11,453,254	9,804,080	9,900,940				54,031	77,249	77,977	209,257
														491,175

Year 2022

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵			NON-RESIDENTIAL VEHICLE-MILES ⁹			TOTAL VEHICLE MILES ¹⁰	
	POPULATION ¹	DWELLING UNITS ¹	TDF ²	VEHICLE MILES ³	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC	SERVICE		RETAIL
A	0		0.30	0	0	0	0	0.29	0.45	0.74	0	0	0	0
B	7,919	2,740	0.80	2,192	0	0	0	0.78	1.19	1.96	0	0	0	2,192
C	11,718	4,088	3.10	12,673	10,233	370,175	1,160,762	3.01	4.62	7.60	31	1,710	8,822	10,563
D	14,784	4,575	5.80	26,535	66,490	2,167,354	1,550,859	4.86	8.14	7.89	323	17,642	12,236	30,201
E	4,989	1,479	4.80	7,099	3,690,079	759,829	1,154,758	4.66	7.15	7.89	17,196	5,433	9,111	31,740
F	43	15	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0
G	49,264	17,510	6.00	105,060	176,588	1,638,004	1,501,971	4.86	8.14	7.89	858	13,333	11,851	26,042
H	23,701	8,823	4.65	41,027	331,742	2,729,929	2,254,358	4.51	6.93	7.89	1,496	18,918	17,787	38,201
I	40,864	14,489	6.00	86,934	158,395	2,115,000	1,199,670	4.86	8.14	7.89	770	17,216	9,465	27,451
J	25,016	10,105	6.00	60,630	1,586,469	2,499,998	3,600,064	4.86	8.14	7.89	7,710	20,350	28,405	56,465
K	20,691	7,438	5.30	39,421	5,959,928	1,978,381	1,967,401	4.86	7.90	7.89	28,965	15,629	15,523	60,117
L	15	13	3.50	46	800,160	1,515	11,353	3.40	5.22	7.89	2,721	8	90	2,819
M	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0
Totals	199,004	71,275		381,617	12,780,084	14,260,185	14,401,196				60,070	110,233	113,290	283,599
														665,216

VEHICLE-MILES OF INCREASE¹¹ (2012 - 2022)

SERVICE AREA	VEH-MILES
A	0
B	2,192
C	15,134
D	20,187
E	7,870
F	0
G	38,168
H	38,438
I	25,470
J	16,849
K	9,056
L	677
M	0
Total	174,041

Notes:

- ¹ From *Land Use Assumptions Report 2012-2013 Impact Fee Update*
- ² Transportation Demand Factor for each Service Area (from LUVNET) using Single Family Detached Housing land use and *trip generation rate*
- ³ Calculated by multiplying TDF by the number of dwelling units
- ⁴ From *Land Use Assumptions Report 2012-2013 Impact Fee Update*
- ⁵ *Trip generation rate* and Transportation Demand Factors from LUVNET for each land use
- ⁶ 'Basic' corresponds to General Light Industrial land use and *trip generation rate*
- ⁷ 'Service' corresponds to General Office land use and *trip generation rate*
- ⁸ 'Retail' corresponds to Shopping Center land use and *trip generation rate*
- ⁹ Calculated by multiplying Transportation Dem and Factor by the number of thousand square feet for each land use
- ¹⁰ Residential plus non-residential vehicle-mile totals for each Service Area
- ¹¹ Total Vehicle-Miles (2012) subtracted from Total Vehicle-Miles (2022)

V. IMPACT FEE CALCULATIONS

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Impact Fee RIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. **Table 8** illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Line	Title	Description
1	Total Vehicle-Miles of Capacity Added by the RIP	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – RIP Units of Supply)

Each project identified in the Impact Fee RIP will add a certain amount of capacity to the City’s roadway network based on its length and classification. This line displays the total amount added within each service area.

2	Total Vehicle-Miles of Existing Demand	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – RIP Units of Supply)
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A number of facilities identified in the Impact Fee RIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently be used by existing traffic.

3	Total Vehicle-Miles of Existing Deficiencies	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Facilities Inventory)
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In order to ensure that existing deficiencies on the City’s roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee RIP – will have these additional trips removed from the calculation.

4	Net Amount of Vehicle-Miles of Capacity Added	A measurement of the amount of vehicle-miles added by the RIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)
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This calculation identifies the portion of the Impact Fee RIP (in vehicle-miles) that may be recoverable through the collection of impact fees.



5	<i>Total Cost of the RIP within the Service Area</i>	The total cost of the projects within each service area (from Table 4: 10-Year Capital Improvements Plan with Conceptual Level Cost Opinions)
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This line simply identifies the total cost of all of the projects identified in each service area.

6	<i>Cost of Net Capacity Supplied</i>	The total RIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]
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Using the ratio of vehicle-miles added by the Impact Fee RIP available to serve future growth to the total vehicle-miles added, the total cost of the Impact Fee RIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	<i>Cost to Meet Existing Needs and Usage</i>	The difference between the Total Cost of the CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)
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This line is provided for information purposes only – it is to present the portion of the total cost of the Impact Fee RIP that is required to meet existing demand.

8	<i>Total Vehicle-Miles of New Demand over Ten Years</i>	Based upon the growth projection provided in the Land Use Assumptions , an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 7)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	<i>Percent of Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	<i>Chapter 395 Check</i>	

In order to ensure that the vehicle-miles added by the Impact Fee RIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Impact Fee RIP exceeds the growth projected to occur in the next ten years, the Impact Fee RIP cost is reduced accordingly.

11	<i>Cost of Capacity Added Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 9).
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This value is the total Impact Fee RIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.



B. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan for Transportation Impact Fees contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code states:

- “(7) A plan for awarding:
- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
 - (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan...”

The plan following 395.014(T)(A) is summarized, as prepared by J. Stowe, Inc., in **Appendix D** and **E**, Plan for Awarding the Roadway Impact Fee Credit. The following table summarizes the portions of **Table 8** that utilize this credit calculation.

Line	Title	Description
12	Principal Paid on Existing Debt Funded Project Costs	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
13	Financing Costs	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
14	Existing Fund Balance	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
15	Interest Earnings	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
16	Cost of the RIP and Financing Attributable to New Growth	The sum of the Cost of Capacity Added Attributable to New Growth, Financing Costs, and Interest Earnings. (Line 11 + Line 12 + Line 13+Line 14+Line 15)
17	Pre-Credit Maximum Fee Per Service Unit	Found by dividing the Cost of the RIP and Financing Attributable to New Growth (Line 16) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 16 / Line 8)
18	Credit for Ad Valorem Taxes	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
19	Recoverable Cost of RIP and Financing	The difference between the Cost of the RIP and Financing Attributable to New Growth (Line 16) and the Credit for Ad Valorem Taxes (Line 18). (Line 16 + Line 18)
20	Maximum Assessable Fee Per Service Unit	Found by dividing the Recoverable Cost of the RIP and Financing (Line 19) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8). (Line 19 / Line 8)



C. FINANCIAL COMPONENT OF IMPACT FEE DETERMINATION

The impact fee determination method employed by J. Stowe & Co., is developed through a financial based model, which fully recognizes the requirements of Chapter 395, including the recognition of debt and/or non-debt funding, interest earnings, fund balances, and applicable credits associated with the use of ad valorem taxes. In developing the components of the financial model several assumptions must be made, including

- Funding;
 - o Method of funding (i.e. debt or non-debt financing)
 - o The level of funding (e.g. 50% debt / 50% non-debt)
 - o Cost of financing
 - o Debt repayment structure
- Timing and Level of Expenditures and Revenues
- Interest Earnings
- Annual Service Unit Growth
- Portion of Ad Valorem Tax Revenue Used to Fund Impact Fee Capital Improvements

While the assumptions employed in the maximum assessable impact fee determination provide a reasonable basis for forecasting, these assumptions may not necessarily reflect actual future conditions. To address this, Chapter 395 requires the monitoring of impact fees through the Capital Improvements Advisory Committee, and allows for the option to update or revise impact fees to reflect the actual implementation of the impact fee program.

Once the cost of capacity added that is attributable to growth (Table 8 line 11) is determined, it must then be decided how the cost will be funded, debt and/or non-debt. Based on discussions with City staff and in reflection of the City's historical practices, it is assumed that the City will debt finance 50% of the new impact fee projects and non-debt fund 50% of the new impact fee projects. For debt financing of the new impact fee projects, the cost of financing is based on estimates of future debt costs for bonds issued with 20-year terms, as shown in **Appendix E**. Debt service payments for each future debt issue are assumed to remain constant over the issue's term.

For projects that have been financed through existing debt issues, a weighted average cost of the City's outstanding GO/CO debt was used to determine financing costs for these projects. For projects during the 2003-2008 period, it was assumed that debt was issued in 2003. For projects during the 2008-2012 period, it was assumed that debt was issued in 2008. Debt service payments were assumed to be constant for these hypothetical debt issues.

Currently, the exact timing and annual level of capital expenditures over the 10-year forecast is indeterminate; therefore, it is assumed that capital expenditures will occur in equal amounts over the 10-year program period. It is also assumed that for debt financed new impact fee capital projects that debt will be issued in equal annual amounts for years 1 through 10 and expenditure of debt funds will occur over a two-year time period with Year 10 proceeds spent within a single year.

Table 8. Maximum Assessable Roadway Impact Fee

SERVICE AREA:		A	B	C	D	E	F	G	H	I	J	K	L	M
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE RIP (FROM RIP UNITS OF SUPPLY, APPENDIX B)	624	1,092	45,144	54,707	28,706	0	43,259	36,867	32,915	14,103	14,207	14,821	0
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM RIP UNITS OF SUPPLY, APPENDIX B)	3	5	1,475	2,896	1,190	0	7,286	9,313	10,929	2,967	1,361	1,234	0
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, APPENDIX C)	0	0	155	0	2,207	0	50	1,133	198	44	2	239	0
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	621	1,087	43,514	51,811	25,309	0	35,923	26,421	21,788	11,092	12,844	13,348	0
5	TOTAL COST OF THE RIP WITHIN SERVICE AREA (FROM TABLE 4)	\$ 1,501,490	\$ 1,750,415	\$ 64,534,194	\$ 89,996,431	\$ 55,739,353	\$ 9,615	\$ 27,204,514	\$ 21,332,344	\$ 32,345,312	\$ 17,202,358	\$ 16,358,397	\$ 18,559,984	\$ 9,615
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	\$ 1,494,271	\$ 1,742,400	\$ 62,204,078	\$ 85,232,330	\$ 49,143,290	\$ -	\$ 22,591,085	\$ 15,287,977	\$ 21,410,896	\$ 13,529,643	\$ 14,788,995	\$ 16,715,381	\$ -
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	\$ 7,219	\$ 8,015	\$ 2,330,116	\$ 4,764,101	\$ 6,596,063	\$ 9,615	\$ 4,613,429	\$ 6,044,367	\$ 10,934,416	\$ 3,672,715	\$ 1,569,402	\$ 1,844,603	\$ 9,615
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM TABLE 7 and Land Use Assumptions)	0	2,192	15,134	20,187	7,870	0	38,168	38,438	25,470	16,849	9,056	677	0
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	0.0%	201.6%	34.7%	38.9%	31.0%	0.0%	106.2%	145.4%	116.8%	151.9%	70.5%	5.0%	0.0%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%. OTHERWISE NO CHANGE	0.0%	100.0%	34.7%	38.9%	31.0%	0.0%	100.0%	100.0%	100.0%	100.0%	70.5%	5.0%	0.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 - LINE 10)	\$ -	\$ 1,742,400	\$ 21,584,815	\$ 33,155,376	\$ 15,234,420	\$ -	\$ 22,591,085	\$ 15,287,977	\$ 21,410,896	\$ 13,529,643	\$ 10,426,241	\$ 835,769	\$ -
12	PRINCIPAL PAID ON EXISTING DEBT FUNDED PROJECT COSTS (FROM APPENDIX D)		\$ -	\$ (92,997)	\$ (503,220)	\$ -		\$ (587,605)	\$ (1,480,339)	\$ (3,015,847)	\$ (940,339)	\$ (248,062)	\$ (15,112)	
13	FINANCING COSTS (FROM APPENDIX D)		\$ 238,845	\$ 2,965,721	\$ 4,574,469	\$ 2,084,546		\$ 3,777,391	\$ 2,312,920	\$ 3,711,605	\$ 2,718,278	\$ 1,445,258	\$ 115,494	
14	EXISTING FUND BALANCE (FROM APPENDIX D)		\$ -	\$ (511,016)	\$ (784,214)	\$ (85,229)		\$ (168,403)	\$ (155,834)	\$ (1,812,501)	\$ (710,292)	\$ (354,289)	\$ -	
15	INTEREST EARNINGS (FROM APPENDIX D)		\$ (92,965)	\$ (1,160,669)	\$ (1,731,486)	\$ (815,812)		\$ (1,112,282)	\$ (613,109)	\$ (793,773)	\$ (605,002)	\$ (537,659)	\$ (42,501)	
16	COST OF RIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 + LINE 12 + LINE 13 + LINE 14 + LINE 15)	\$ -	\$ 1,888,280	\$ 22,785,855	\$ 34,710,925	\$ 16,417,925	\$ -	\$ 24,500,186	\$ 15,351,615	\$ 19,500,380	\$ 13,992,288	\$ 10,731,489	\$ 893,650	\$ -
17	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 16 / LINE 6)	\$ -	\$ 861	\$ 1,506	\$ 1,719	\$ 2,086	\$ -	\$ 642	\$ 399	\$ 766	\$ 830	\$ 1,185	\$ 1,320	\$ -
18	CREDIT FOR AD VALOREM TAXES (FROM APPENDIX D)		\$ (947)	\$ (81,540)	\$ (177,073)	\$ (29,449)		\$ (279,004)	\$ (231,567)	\$ (274,133)	\$ (104,037)	\$ (26,696)	\$ (157)	
19	RECOVERABLE COST OF RIP AND FINANCING (LINE 16 + LINE 18)	\$ -	\$ 1,887,333	\$ 22,704,315	\$ 34,533,852	\$ 16,388,476	\$ -	\$ 24,221,182	\$ 15,120,047	\$ 19,226,247	\$ 13,888,250	\$ 10,704,793	\$ 893,493	\$ -
20	MAX ASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 19 / LINE 6)		\$861	\$1,500	\$1,711	\$2,082		\$635	\$393	\$755	\$824	\$1,182	\$1,320	

D. SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

The roadway impact fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 9**. This table lists the predominant land uses that may occur within the City of McKinney. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 9th Edition*, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the *Regional Origin-Destination Travel Survey* performed by the North Central Texas Council of Governments (NCTCOG). The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum trip length within the service area, the maximum trip length used for calculation is reduced to the corresponding value. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee estimate to compute the number of service units consumed by each land use application. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

E. LAND USE DESCRIPTIONS

In the process of assessing and collecting roadway impact fees within the City of McKinney, there are instances in which questions have arisen as to the appropriate application of the Land Use / Vehicle-Mile Equivalency Table (LUVMET) when the type of land use may seem to fit into multiple categories. **Table 10** provides the City with a more detailed description of the various land uses for the *ITE Trip Generation Manual, 9th Edition* for a reference.



Table 9.A. Service Area A - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - A	Veh-Mi Per Dev-Unit SA - A
										0.30	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.30	1.97
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.30	0.29
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.30	0.20
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.30	0.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.30	0.10
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.30	0.08
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.30	0.30
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.30	0.19
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.30	0.16
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.30	0.08
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.30	0.05
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.30	0.07
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.30	0.18
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.30	0.14
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.30	0.38
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.30	0.09
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.30	0.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.30	0.71
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.30	0.10
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.30	4.09
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.30	1.01
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.30	0.17
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.30	2.07
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.30	0.05
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.30	0.04
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.30	0.04
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.30	0.05
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.30	1.55
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.30	0.43
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.30	0.07
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.30	0.99
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.30	0.42
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.30	0.45
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.30	1.07
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.30	0.52
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.30	0.44
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.30	0.56
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.30	1.02
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.30	1.78
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.30	0.63
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.30	0.93
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.30	1.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.30	0.90
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.30	4.90
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.30	1.68
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.30	1.26
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.30	1.05
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.30	1.46
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.30	0.36
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.30	1.52
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.30	0.74
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.30	1.82
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.30	1.05
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.30	2.18
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.30	5.29

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.B. Service Area B - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - B	Veh-Mi Per Dev-Unit SA - B
										0.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.80	5.24
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.80	0.78
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.80	0.54
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.80	0.68
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.80	0.26
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.80	0.21
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.80	0.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.80	0.50
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.80	0.42
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.80	0.20
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.80	0.14
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.80	0.18
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.80	0.48
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.80	0.38
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.80	1.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.80	0.24
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.80	2.19
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.80	1.89
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.80	0.26
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.80	10.91
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.80	2.68
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.80	0.44
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.80	5.53
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.80	0.13
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.80	0.10
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.80	0.10
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.80	0.14
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.80	4.14
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.80	1.14
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.80	0.18
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.80	2.64
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.80	1.13
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.80	1.19
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.80	2.86
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.80	1.39
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.80	1.18
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.80	1.50
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.80	2.73
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.80	1.68
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.80	2.49
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.80	2.39
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.80	13.06
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.80	4.49
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.80	3.35
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.80	2.79
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.80	3.89
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.80	0.97
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.80	4.04
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.80	1.96
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.80	4.86
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.80	2.79
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.80	5.82
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.80	14.10

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.C. Service Area C - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - C	Veh-Mi Per Dev-Unit SA - C
										3.10	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	3.10	20.31
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	3.10	3.01
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	3.10	2.11
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	3.10	2.64
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	3.10	0.99
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	3.10	0.81
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	3.10	3.10
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	3.10	1.92
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	3.10	1.61
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	3.10	0.78
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	3.10	0.53
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	3.10	0.68
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.10	1.86
Motel/ Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.10	1.46
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.10	3.88
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.10	0.93
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.10	8.49
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.10	7.32
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.10	1.02
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.10	42.28
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.10	10.39
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.10	16.06
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.10	4.40
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.10	0.68
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.10	10.23
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	3.10	4.37
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	3.10	4.62
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	3.10	11.07
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	3.10	5.39
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	3.10	4.59
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.10	5.80
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.10	10.57
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.10	6.51
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.10	9.64
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.10	9.27
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.10	10.82
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.10	15.07
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.10	3.75
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.10	15.66
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.10	7.60
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.10	18.82
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.10	10.82
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.D. Service Area D - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - D	Veh-Mi Per Dev-Unit SA - D
										5.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	5.80	5.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	5.80	3.60
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	5.80	3.02
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	5.80	1.45
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	5.80	0.99
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	5.80	1.28
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.E. Service Area E - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - E	Veh-Mi Per Dev-Unit SA - E
										4.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	4.80	31.44
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	4.80	4.66
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	4.80	3.26
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	4.80	4.08
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	4.80	1.54
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	4.80	1.25
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	4.80	4.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	4.80	2.98
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	4.80	2.50
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	4.80	1.20
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	4.80	0.82
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	4.80	1.06
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	4.80	6.77
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	4.80	7.15
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	4.80	17.14
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	4.80	8.35
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	4.80	7.10
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.F. Service Area F - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - F	Veh-Mi Per Dev-Unit SA - F
										0.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.00	0.00
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.00	0.00
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.00	0.00
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.00	0.00
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.00	0.00
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.00	0.00
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.00	0.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.00	0.00
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.00	0.00
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.00	0.00
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.00	0.00
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.00	0.00
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.00	0.00
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.00	0.00
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.00	0.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.00	0.00
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.00	0.00
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.00	0.00
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.00	0.00
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.00	0.00
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.00	0.00
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.00	0.00
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.00	0.00
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.00	0.00
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.00	0.00
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.00	0.00
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.00	0.00
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.00	0.00
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.00	0.00
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.00	0.00
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.00	0.00
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.00	0.00
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.00	0.00
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.00	0.00
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.00	0.00
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.00	0.00
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.00	0.00
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.00	0.00
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.00	0.00
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.00	0.00
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.00	0.00
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.00	0.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.00	0.00
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.00	0.00
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.00	0.00
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.00	0.00
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.00	0.00
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.00	0.00
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.00	0.00
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.00	0.00
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.00	0.00
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.00	0.00
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.00	0.00
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.00	0.00
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.00	0.00

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.G. Service Area G - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - G	Veh-Mi Per Dev-Unit SA - G
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.H. Service Area H - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - H	Veh-Mi Per Dev-Unit SA - H
										4.65	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	4.65	30.46
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	4.65	4.51
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	4.65	3.16
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	4.65	3.95
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	4.65	1.49
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	4.65	1.21
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	4.65	4.65
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	4.65	2.88
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	4.65	2.42
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	4.65	1.16
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	4.65	0.79
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	4.65	1.02
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	4.65	6.56
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	4.65	6.93
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	4.65	16.60
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	4.65	8.09
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	4.65	6.88
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.I. Service Area I - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - I	Veh-Mi Per Dev-Unit SA - I
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.J. Service Area J - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - J	Veh-Mi Per Dev-Unit SA - J
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.K. Service Area K - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - K	Veh-Mi Per Dev-Unit SA - K
										5.30	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUS TRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.30	1.70
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.30	1.38
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	5.30	5.30
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	5.30	3.29
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	5.30	2.76
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	5.30	1.33
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	5.30	0.90
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	5.30	1.17
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.30	7.47
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.30	7.90
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.30	18.92
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.30	9.22
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.30	7.84
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.L. Service Area L - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - L	Veh-Mi Per Dev-Unit SA - L
										3.50	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	3.50	22.93
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	3.50	3.40
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	3.50	2.38
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	3.50	2.98
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	3.50	1.12
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	3.50	0.91
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	3.50	3.50
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	3.50	2.17
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	3.50	1.82
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	3.50	0.88
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	3.50	0.60
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	3.50	0.77
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.50	18.13
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.50	4.97
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.50	0.77
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.50	11.55
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	3.50	4.94
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	3.50	5.22
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	3.50	12.50
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	3.50	6.09
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	3.50	5.18
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 9.M. Service Area M - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - M	Veh-Mi Per Dev-Unit SA - M
										0.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.00	0.00
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.00	0.00
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.00	0.00
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.00	0.00
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.00	0.00
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.00	0.00
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.00	0.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.00	0.00
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.00	0.00
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.00	0.00
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.00	0.00
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.00	0.00
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.00	0.00
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.00	0.00
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.00	0.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.00	0.00
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.00	0.00
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.00	0.00
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.00	0.00
Multiplex/Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.00	0.00
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.00	0.00
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.00	0.00
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.00	0.00
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.00	0.00
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.00	0.00
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.00	0.00
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.00	0.00
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.00	0.00
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.00	0.00
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.00	0.00
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.00	0.00
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.00	0.00
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.00	0.00
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.00	0.00
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.00	0.00
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.00	0.00
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.00	0.00
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.00	0.00
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.00	0.00
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.00	0.00
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.00	0.00
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.00	0.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.00	0.00
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.00	0.00
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.00	0.00
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.00	0.00
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.00	0.00
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.00	0.00
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.00	0.00
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.00	0.00
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.00	0.00
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.00	0.00
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.00	0.00
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.00	0.00
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.00	0.00

Key to Sources of Pass-by Rates:
A: ITE Trip Generation Handbook 2nd Edition (June 2004)
B: Estimated by Kimley-Horn based on ITE rates for similar categories
C: ITE rate adjusted upward by KHA based on logical relationship to other categories



Table 10. Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Truck Terminal	030	Point of good transfer between trucks or between trucks and rail
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers
General Heavy Industrial	120	Primary activity is conversion of raw materials or parts into finished products
Industrial Park	130	Area containing a number of industries or related facilities
Warehousing	150	Devoted to storage of materials but may included office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Apartment/Multi-family	220	At least 4 rental dwelling units per building
Residential Condominium/Townhome	230	Single-family ownership units that have at least one other single-family owned unit within the same building
Senior Adult Housing	252	Independent living developments without centralized dining or on-site medical facilities
Congregate Care Facility	253	Independent living developments with centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities.
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
Motel/ Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have prop shop and/or refreshment facilities
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities
Health/Rec, Clubs and Facilities	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's
Ice Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities
Miniature Golf	431	One or more individual putting courses; category should not be used when part of a larger entertainment center(with batting cages, video game centers, etc)
Multiplex/Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area.
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
INSTITUTIONAL		
Church	560	Churches and houses of worship
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds
Primary/Middle School (1-8)	522	
High School (9-12)	530	
Jr / Community College	540	
University / College	550	
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Animal Hospital/Veterinary Clinic	640	Rest and convalescent homes with residents who do little or no driving
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical/Dental Office	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstery
Automobile Parts Sales	943	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station w/ Conv Market	945	Gasoline sales with convenience store where the primary business is gasoline sales
New and Used Car Sales	841	New car dealerships, typically with automobile servicing, part sales, and used car sales
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided
Self-Service Car Wash	947	Has stalls for driver to park and wash the vehicle
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Food Restaurant	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Sit Down Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Other Retail		
Free-Standing Retail Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Garden Center (Nursery)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.
Pharmacy/Drugstore	881	Includes facilities with and without drive-thru windows
Shopping Center	820	Integrated group of commercial establishments; planning, owned, and managed as a unit
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM; category includes facilities
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
SERVICES		
Bank (Walk-In)	911	Bank without drive-thru lanes
Bank (Drive In)	912	Bank with drive-thru lanes



VI. SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable roadway impact fee calculations.

Example 1:

- Development Type - One (1) Unit of Single-Family Housing in Service Area C

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 9 [Land Use – Vehicle-mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 3.10
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	<i>From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area C: \$1,410
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 3.10* \$1,410 Maximum Assessable Impact Fee = \$4,371

Example 2:

- Development Type – 125,000 square foot Home Improvement Superstore in Service Area I

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 9 [Land Use – Vehicle-mile Equivalency Table]</i> Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.90
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	<i>From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area I: \$750
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 3.90 * \$750 Maximum Assessable Impact Fee = \$365,625

VII. CONCLUSION

The City of McKinney has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the City of McKinney within each of the thirteen (13) service areas. The maximum assessable roadway impact fees calculated in this report are presented in below.

SERVICE AREA	2012-2013 MAX ASSESSABLE FEE PER SERVICE UNIT	2007-2008 MAX ASSESSABLE FEE PER SERVICE UNIT
A	\$0	\$0
B	\$1,793	\$1,558
C	\$1,410	\$1,534
D	\$1,707	\$1,389
E	\$2,085	\$1,673
F	\$0	\$0
G	\$628	\$684
H	\$393	\$489
I	\$750	\$641
J	\$854	\$719
K	\$1,178	\$1,153
L	\$1,265	\$1,281
M	\$0	\$0

This document serves as a guide to the assessment of roadway impact fees pertaining to future development and the City’s need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Roadway Improvements Plan are appropriately incorporated into the process.



Kimley-Horn
and Associates, Inc.



APPENDICES (available upon request)

A. CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

SERVICE AREA A
SERVICE AREA B
SERVICE AREA C
SERVICE AREA D
SERVICE AREA E
SERVICE AREA G
SERVICE AREA H
SERVICE AREA I
SERVICE AREA J
SERVICE AREA K
SERVICE AREA L

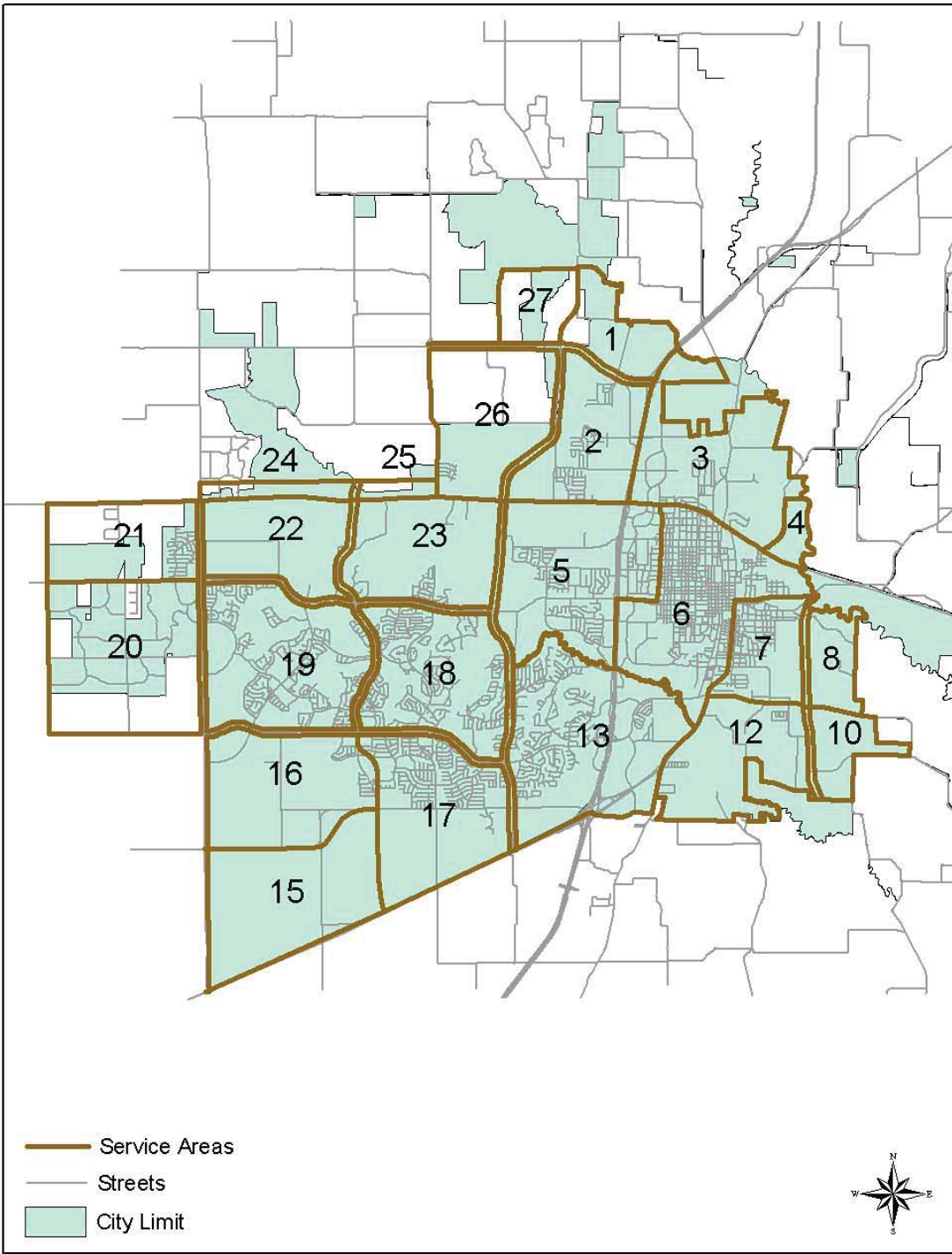
B. RIP SERVICE UNITS OF SUPPLY

C. EXISTING ROADWAY FACILITIES INVENTORY

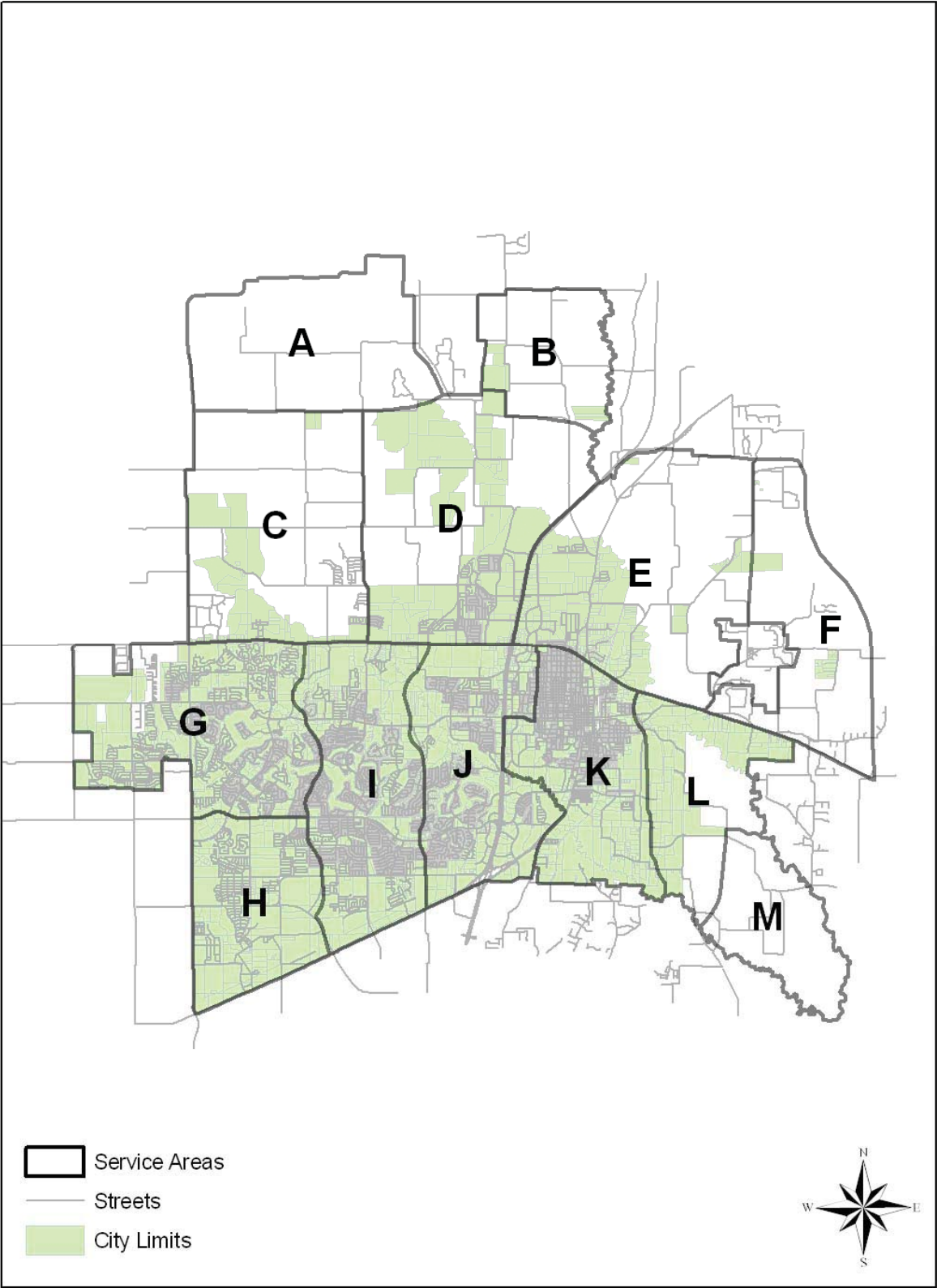
D. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUMMARY (from J. Stowe & Co.)

E. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUPPORTING EXHIBITS (from J. Stowe & Co.)

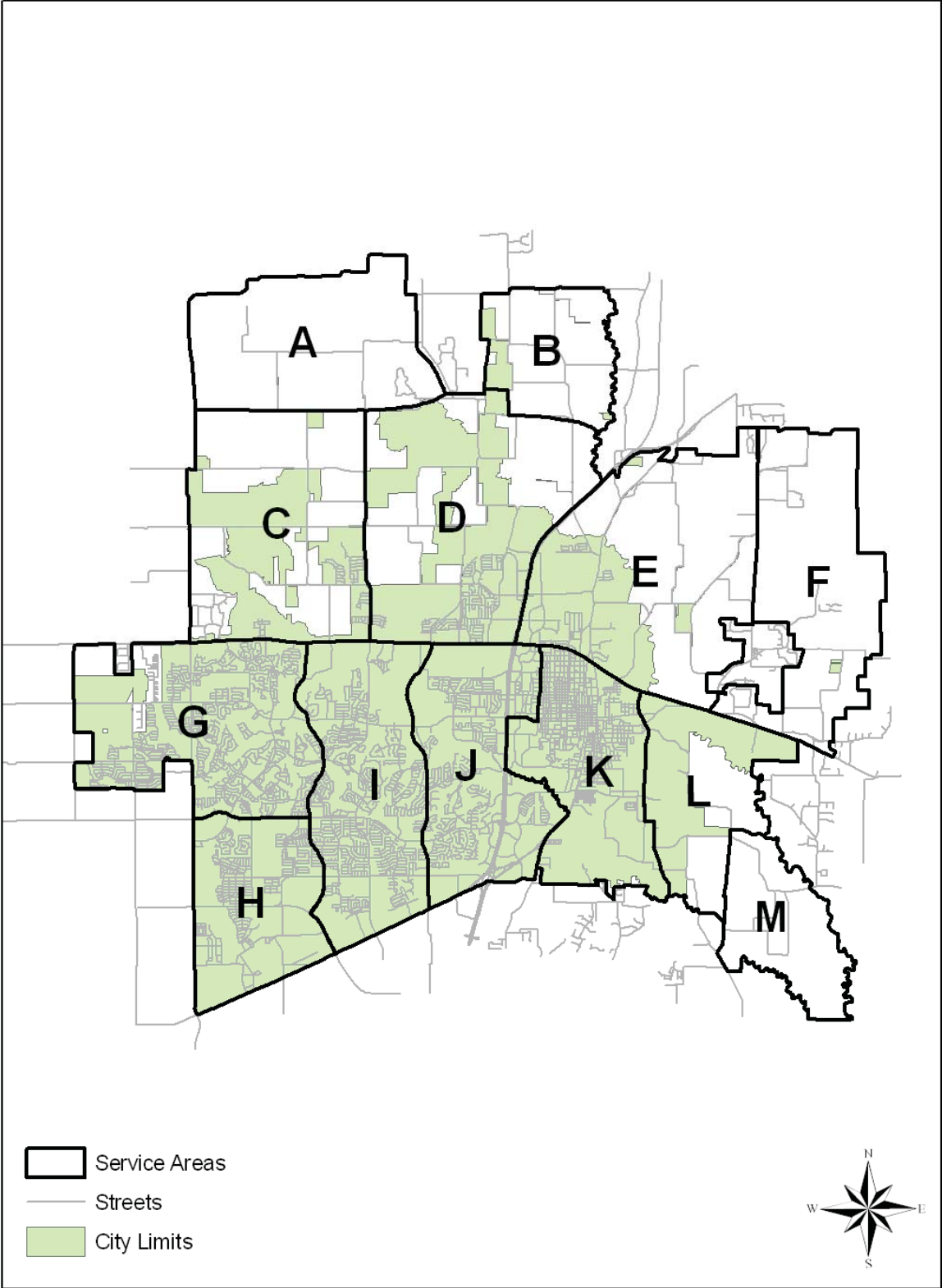
**ROADWAY SERVICE AREA MAP A
(1997)**



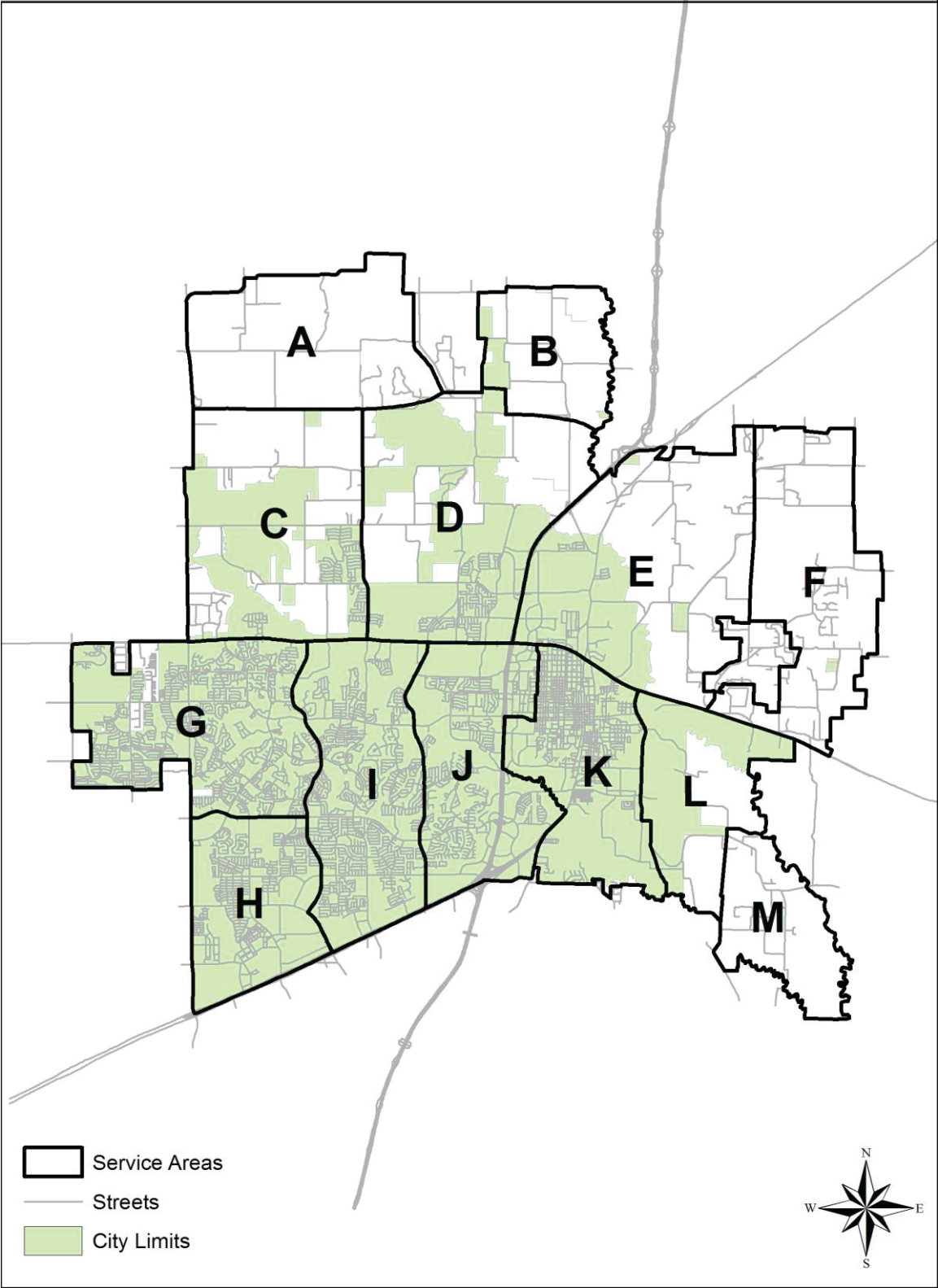
ROADWAY SERVICE AREA MAP B
(2003)



ROADWAY SERVICE AREA MAP C
(2008)



ROADWAY SERVICE AREA MAP D (2012)



Schedule 1 Table A, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is prior to September 1, 2003 for which no replatting is necessary)

SERVICE AREA																
	Land Use Category	Development Unit	Vehicle Miles (per development unit)	1	2	3	4	5	6	7	8	9	10	11	12	13
RESIDENTIAL																
	Single Family Detached	Dwelling Unit	2.85	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Multi-Family	Dwelling Unit	1.47	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Townhouse/Condominium	Dwelling Unit	1.74	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Mobile Home Park	Dwelling Unit	1.68	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Retirement Community	Dwelling Unit	0.84	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Other Residential Not Specified	Dwelling Unit	2.85	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
OFFICE																
	General Office Building	1,000 SF GFA	3.19	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Office Park	1,000 SF GFA	3.52	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Medical/Dental Office	1,000 SF GFA	6.53	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Business Park	1,000 SF GFA	3.55	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Other Office Not Specified	1,000 SF GFA	3.19	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
COMMERCIAL																
	General Retail	1,000 SF GFA	2.17	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Shopping Center	1,000 SF GFA	6.22	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Discount/Department Store	1,000 SF GFA	4.80	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Supermarket	1,000 SF GFA	8.68	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Quality Restaurant	1,000 SF GFA	2.11	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Fast Food Restaurant with Drive-Thru	1,000 SF GFA	2.01	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	High Turnover Restaurant	1,000 SF GFA	1.79	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Convenience Store without Gas	1,000 SF GFA	1.81	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Service Station	Pump	0.46	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Gas Station with Convenience Store	Pump	0.52	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Bank	1,000 SF GFA	1.74	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Hotel	Room	1.06	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Motel	Room	0.84	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	New Car Sales	1,000 SF GFA	2.20	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Auto Care Center	1,000 SF GFA	3.66	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Furniture Store	1,000 SF GFA	0.49	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Apparel Store	1,000 SF GFA	2.73	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Building Material/Lumber Store	1,000 SF GFA	4.58	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Golf Course/Driving Range	Acre	1.17	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Hardware/Paint Store	1,000 SF GFA	6.82	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Garden Center/Nursery	1,000 SF GFA	5.22	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Entertainment Center	1,000 SF GFA	5.32	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Other Commercial Not Specified	1,000 SF GFA	2.17	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
INSTITUTIONAL																
	Elementary School	Student	0.01	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	High School	Student	0.07	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Junior/Community College	Student	0.13	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Day Care Center	Student	0.18	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Hospital	Bed	2.07	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Nursing Home	Bed	0.29	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Church/Synagogue	1,000 SF GFA	0.50	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Other Institutional Not Specified	1,000 SF GFA	0.50	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
INDUSTRIAL																
	General Light Industrial	1,000 SF GFA	0.77	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Industrial Park	1,000 SF GFA	2.00	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Manufacturing	1,000 SF GFA	1.65	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Warehouse	1,000 SF GFA	1.78	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Mini-Warehouse	1,000 SF GFA	0.52	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Outside Light Industrial	Acre	5.84	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
	Other Industrial Not Specified	1,000 SF GFA	2.00	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93

Maximum Assessable Fee Per Service Unit (post-credit)*	\$ 526.23	\$ 440.35	\$ 404.05	\$ -	\$ 586.93	\$ 387.70	\$ 353.84	\$ 353.34	\$ -	\$ 350.72	\$ -	\$ 506.34	\$ 344.93
Maximum Fee Per Service Unit (pre-credit)	\$ 1,052.45	\$ 880.69	\$ 808.10	\$ -	\$ 1,173.85	\$ 775.39	\$ 707.67	\$ 706.67	\$ -	\$ 701.43	\$ -	\$ 1,012.68	\$ 689.86

* Maximum Assessable Fee Per Service Unit (post-credit) is 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE A THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table A, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is prior to September 1, 2003 for which no replatting is necessary)

SERVICE AREA																
Land Use Category	Development Unit	Vehicle Miles (per development unit)	14	15	16	17	18	19	20	21	22	23	24	25	26	27
RESIDENTIAL																
Single Family Detached	Dwelling Unit	2.85	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Multi-Family	Dwelling Unit	1.47	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Townhouse/Condominium	Dwelling Unit	1.74	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Mobile Home Park	Dwelling Unit	1.68	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Retirement Community	Dwelling Unit	0.84	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Other Residential Not Specified	Dwelling Unit	2.85	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
OFFICE																
General Office Building	1,000 SF GFA	3.19	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Office Park	1,000 SF GFA	3.52	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Medical/Dental Office	1,000 SF GFA	6.53	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Business Park	1,000 SF GFA	3.55	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Other Office Not Specified	1,000 SF GFA	3.19	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
COMMERCIAL																
General Retail	1,000 SF GFA	2.17	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Shopping Center	1,000 SF GFA	6.22	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Discount/Department Store	1,000 SF GFA	4.80	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Supermarket	1,000 SF GFA	8.68	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Quality Restaurant	1,000 SF GFA	2.11	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	2.01	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
High Turnover Restaurant	1,000 SF GFA	1.79	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Convenience Store without Gas	1,000 SF GFA	1.81	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Service Station	Pump	0.46	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Gas Station with Convenience Store	Pump	0.52	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Bank	1,000 SF GFA	1.74	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Hotel	Room	1.06	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Motel	Room	0.84	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
New Car Sales	1,000 SF GFA	2.20	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Auto Care Center	1,000 SF GFA	3.66	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Furniture Store	1,000 SF GFA	0.49	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Apparel Store	1,000 SF GFA	2.73	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Building Material/Lumber Store	1,000 SF GFA	4.58	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Golf Course/Driving Range	Acre	1.17	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Hardware/Paint Store	1,000 SF GFA	6.82	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Garden Center/Nursery	1,000 SF GFA	5.22	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Entertainment Center	1,000 SF GFA	5.32	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Other Commercial Not Specified	1,000 SF GFA	2.17	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
INSTITUTIONAL																
Elementary School	Student	0.01	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
High School	Student	0.07	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Junior/Community College	Student	0.13	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Day Care Center	Student	0.18	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Hospital	Bed	2.07	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Nursing Home	Bed	0.29	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Church/Synagogue	1,000 SF GFA	0.50	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Other Institutional Not Specified	1,000 SF GFA	0.50	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
INDUSTRIAL																
General Light Industrial	1,000 SF GFA	0.77	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Industrial Park	1,000 SF GFA	2.00	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Manufacturing	1,000 SF GFA	1.65	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Warehouse	1,000 SF GFA	1.78	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Mini-Warehouse	1,000 SF GFA	0.52	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Outside Light Industrial	Acre	5.84	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Other Industrial Not Specified	1,000 SF GFA	2.00	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04

Maximum Assessable Fee Per Service Unit (post-credit)*	\$ -	\$ 379.35	\$ 334.62	\$ 401.61	\$ 324.39	\$ 270.38	\$ -	\$ -	\$ 264.28	\$ 490.32	\$ -	\$ 572.24	\$ 424.72	\$ 425.04
Maximum Fee Per Service Unit (pre-credit)	\$ -	\$ 758.69	\$ 669.23	\$ 803.21	\$ 648.77	\$ 540.76	\$ -	\$ -	\$ 528.56	\$ 980.64	\$ -	\$ 1,144.47	\$ 849.43	\$ 850.08

* Maximum Assessable Fee Per Service Unit (post-credit) is 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE A THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA A

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit							
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	1.97	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.29	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.20	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.28	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.18	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.09	\$	-	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	0.29	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.30	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.19	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.16	\$	-	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.18	\$	-	\$	-	\$	-	\$	-
Retirement Community	Dwelling Unit	0.08	\$	-	\$	-	\$	-	\$	-
Others Not Specified	Dwelling Unit	0.30	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.18	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.14	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Arena	Acre	10.00	\$	-	\$	-	\$	-	\$	-
Bowling Alley	1,000 SF GFA	1.06	\$	-	\$	-	\$	-	\$	-
Driving Range	Tee	0.38	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.12	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.53	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.71	\$	-	\$	-	\$	-	\$	-
Live Theater	Seat	0.01	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.10	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	0.04	\$	-	\$	-	\$	-	\$	-
Tennis Courts	Court	1.16	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.20	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	3.96	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Students	0.05	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Students	0.05	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Students	0.05	\$	-	\$	-	\$	-	\$	-
University/College	Students	0.06	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	1.55	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.37	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.05	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.42	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	1.10	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.52	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.61	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	1.02	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station	Fueling Position	2.53	\$	-	\$	-	\$	-	\$	-
Convenience Market with 12 or More Fueling Positions	Fueling Position	1.74	\$	-	\$	-	\$	-	\$	-
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	1.77	\$	-	\$	-	\$	-	\$	-
New Car Sales	1,000 SF GFA	0.67	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.93	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	1.04	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.89	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	5.20	\$	-	\$	-	\$	-	\$	-
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	3.92	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.86	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	1.26	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	0.89	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	1.59	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.74	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	2.21	\$	-	\$	-	\$	-	\$	-
Video Arcade	1,000 SF GFA	1.60	\$	-	\$	-	\$	-	\$	-
Video Rental Store	1,000 SF GFA	2.04	\$	-	\$	-	\$	-	\$	-
Wholesale										
Wholesale Market	1,000 SF GFA	0.06	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	5.97	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lanes	7.27	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	5.24	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.78	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.54	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.74	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.49	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.23	\$	-	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	0.78	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.81	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.50	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.43	\$	-	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.45	\$	-	\$	-	\$	-	\$	-
Retirement Community	Dwelling Unit	0.22	\$	-	\$	-	\$	-	\$	-
Others Not Specified	Dwelling Unit	0.81	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.49	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.38	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Arena	Acre	26.66	\$	-	\$	-	\$	-	\$	-
Bowling Alley	1,000 SF GFA	2.83	\$	-	\$	-	\$	-	\$	-
Driving Range	Tee	1.00	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.31	\$	-	\$	-	\$	-	\$	-
Health/Recreational Clubs and Facilities	1,000 SF GFA	1.40	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	1.89	\$	-	\$	-	\$	-	\$	-
Live Theater	Seat	0.02	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.26	\$	-	\$	-	\$	-	\$	-
Movie Theater	Seat	0.11	\$	-	\$	-	\$	-	\$	-
Tennis Courts	Court	3.10	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.53	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	10.56	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.13	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.12	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.14	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.17	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	4.14	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.98	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.14	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	1.11	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	1.19	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	2.93	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	1.38	\$	-	\$	-	\$	-	\$	-
Office/Business Park	1,000 SF GFA	1.20	\$	-	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	1.19	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	1.62	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	2.73	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station	Fueling Position	5.07	\$	-	\$	-	\$	-	\$	-
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$	-	\$	-	\$	-	\$	-
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$	-	\$	-	\$	-	\$	-
New Car Sales	1,000 SF GFA	1.79	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	2.49	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	2.08	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	2.37	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	13.39	\$	-	\$	-	\$	-	\$	-
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	10.46	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.95	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	3.36	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	2.37	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	4.24	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	1.97	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	5.89	\$	-	\$	-	\$	-	\$	-
Video Arcade	1,000 SF GFA	4.26	\$	-	\$	-	\$	-	\$	-
Video Rental Store	1,000 SF GFA	5.44	\$	-	\$	-	\$	-	\$	-
Wholesale										
Wholesale Market	1,000 SF GFA	0.17	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	15.91	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	1,000 SF GFA	23.22	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA C						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	\$ 1,719.00	\$ 859.50	\$ 594.19	\$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.04	\$ 1,719.00	\$ 859.50	\$ 350.99	\$ 368.42
General Heavy Industrial/Manufacturing	1,000 SF GFA	2.11	\$ 1,719.00	\$ 859.50	\$ 718.96	\$ 754.50
Industrial Park	1,000 SF GFA	2.85	\$ 1,719.00	\$ 859.50	\$ 665.61	\$ 698.95
Warehousing	1,000 SF GFA	1.89	\$ 1,719.00	\$ 859.50	\$ 743.92	\$ 780.95
Mini-Warehouse	1,000 SF GFA	0.90	\$ 1,719.00	\$ 859.50	\$ 643.33	\$ 674.44
Others Not Specified	1,000 SF GFA	3.04	\$ 1,719.00	\$ 859.50	\$ 350.99	\$ 368.54
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.13	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
Apartment/Multi-family	Dwelling Unit	1.92	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
Residential Condominium/Townhouse	Dwelling Unit	1.67	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
Mobile Home Park	Dwelling Unit	1.74	\$ 1,719.00	\$ 859.50	\$ 857.47	\$ 858.50
Retirement Community	Dwelling Unit	0.84	\$ 1,719.00	\$ 859.50	\$ 855.95	\$ 858.50
Others Not Specified	Dwelling Unit	3.13	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
LODGING						
Hotel	Room	1.89	\$ 1,719.00	\$ 859.50	\$ 645.50	\$ 645.50
Motel/Other Lodging Facilities	Room	1.46	\$ 1,719.00	\$ 859.50	\$ 758.22	\$ 795.89
RECREATIONAL						
Arena	Acre	103.32	\$ 1,719.00	\$ 859.50	\$ 630.59	\$ 662.12
Bowling Alley	1,000 SF GFA	10.97	\$ 1,719.00	\$ 859.50	\$ 166.68	\$ 175.02
Driving Range	Tee	3.88	\$ 1,719.00	\$ 859.50	\$ 489.18	\$ 513.66
Golf Course	Acre	1.21	\$ 1,719.00	\$ 859.50	\$ 646.28	\$ 678.51
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.43	\$ 1,719.00	\$ 859.50	\$ 222.10	\$ 233.15
Ice Rink	1,000 SF GFA	7.32	\$ 1,719.00	\$ 859.50	\$ 287.16	\$ 301.37
Live Theater	Seat	0.06	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
Miniature Golf	Hole	1.02	\$ 1,719.00	\$ 859.50	\$ 661.76	\$ 694.12
Movie Theater	Seat	0.43	\$ 1,719.00	\$ 859.50	\$ 116.28	\$ 122.09
Tennis Courts	Court	12.03	\$ 1,719.00	\$ 859.50	\$ 96.92	\$ 101.66
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,719.00	\$ 859.50	\$ 609.93	\$ 640.29
Day Care Center	1,000 SF GFA	27.72	\$ 1,719.00	\$ 859.50	\$ 141.52	\$ 148.59
Primary/Middle School (1-8)	Student	0.34	\$ 1,719.00	\$ 859.50	\$ 492.35	\$ 514.71
High School (9-12)	Student	0.32	\$ 1,719.00	\$ 859.50	\$ 523.13	\$ 546.88
Jr/Community College	Student	0.36	\$ 1,719.00	\$ 859.50	\$ 452.50	\$ 475.00
University/College	Student	0.44	\$ 1,719.00	\$ 859.50	\$ 593.18	\$ 622.73
MEDICAL						
Clinic	1,000 SF GFA	16.06	\$ 1,719.00	\$ 859.50	\$ 242.32	\$ 254.42
Hospital	Bed	3.78	\$ 1,719.00	\$ 859.50	\$ 508.81	\$ 508.81
Nursing Home	Bed	0.53	\$ 1,719.00	\$ 859.50	\$ 805.66	\$ 843.40
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.31	\$ 1,719.00	\$ 859.50	\$ 525.17	\$ 525.17
General Office Building	1,000 SF GFA	4.62	\$ 1,719.00	\$ 859.50	\$ 522.86	\$ 522.86
Medical/Dental Office	1,000 SF GFA	11.35	\$ 1,719.00	\$ 859.50	\$ 419.47	\$ 419.47
Single Tenant Office Building	1,000 SF GFA	5.33	\$ 1,719.00	\$ 859.50	\$ 524.30	\$ 524.30
Office/Business Park	1,000 SF GFA	4.65	\$ 1,719.00	\$ 859.50	\$ 521.81	\$ 521.81
Others Not Specified	1,000 SF GFA	4.62	\$ 1,719.00	\$ 859.50	\$ 525.19	\$ 525.19
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.29	\$ 1,719.00	\$ 859.50	\$ 494.91	\$ 519.55
Automobile Parts Sales	1,000 SF GFA	10.57	\$ 1,719.00	\$ 859.50	\$ 459.51	\$ 482.50
Gasoline/Service Station	Fueling Position	5.07	\$ 1,719.00	\$ 859.50	\$ 143.39	\$ 150.49
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,719.00	\$ 859.50	\$ 208.91	\$ 219.35
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
New Car Sales	1,000 SF GFA	6.94	\$ 1,719.00	\$ 859.50	\$ 406.77	\$ 427.09
Quick Lubrication Vehicle Center	Service Position	9.65	\$ 1,719.00	\$ 859.50	\$ 40.93	\$ 185.91
Self-Service Car Wash	Stall	2.08	\$ 1,719.00	\$ 859.50	\$ 199.04	\$ 199.04
Tire Store	1,000 SF GFA	9.20	\$ 1,719.00	\$ 859.50	\$ 529.02	\$ 555.43
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,719.00	\$ 859.50	\$ 191.44	\$ 201.00
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,719.00	\$ 859.50	\$ 191.44	\$ 201.01
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,719.00	\$ 859.50	\$ 204.45	\$ 204.45
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,719.00	\$ 859.50	\$ 398.91	\$ 398.91
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.20	\$ 1,719.00	\$ 859.50	\$ 423.26	\$ 444.35
Pharmacy/Drugstore	1,000 SF GFA	16.44	\$ 1,719.00	\$ 859.50	\$ 182.60	\$ 191.73
Shopping Center	1,000 SF GFA	7.65	\$ 1,719.00	\$ 859.50	\$ 556.21	\$ 556.21
Supermarket	1,000 SF GFA	22.84	\$ 1,719.00	\$ 859.50	\$ 254.55	\$ 254.55
Video Arcade	1,000 SF GFA	16.49	\$ 1,719.00	\$ 859.50	\$ 275.92	\$ 289.72
Video Rental Store	1,000 SF GFA	21.08	\$ 1,719.00	\$ 859.50	\$ 276.13	\$ 289.94
Wholesale						
Wholesale Market	1,000 SF GFA	0.65	\$ 1,719.00	\$ 859.50	\$ 858.50	\$ 858.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,719.00	\$ 859.50	\$ 185.85	\$ 195.13
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,719.00	\$ 859.50	\$ 153.21	\$ 214.45

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA D						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,399.00	\$ 786.50	\$ 278.56	\$ 292.47
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,399.00	\$ 786.50	\$ 188.25	\$ 197.56
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	\$ 1,399.00	\$ 786.50	\$ 411.20	\$ 431.67
Industrial Park	1,000 SF GFA	4.61	\$ 1,399.00	\$ 786.50	\$ 380.69	\$ 399.57
Warehousing	1,000 SF GFA	3.30	\$ 1,399.00	\$ 786.50	\$ 412.09	\$ 432.42
Mini-Warehouse	1,000 SF GFA	1.57	\$ 1,399.00	\$ 786.50	\$ 501.59	\$ 526.11
Others Not Specified	1,000 SF GFA	4.91	\$ 1,399.00	\$ 786.50	\$ 357.43	\$ 375.31
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.86	\$ 1,399.00	\$ 786.50	\$ 597.27	\$ 648.47
Apartment/Multi-family	Dwelling Unit	3.60	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
Residential Condominium/Townhouse	Dwelling Unit	3.13	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
Mobile Home Park	Dwelling Unit	3.25	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
Retirement Community	Dwelling Unit	1.57	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
Others Not Specified	Dwelling Unit	5.86	\$ 1,399.00	\$ 786.50	\$ 597.27	\$ 648.04
LODGING						
Hotel	Room	1.96	\$ 1,399.00	\$ 786.50	\$ 564.80	\$ 564.80
Motel/Other Lodging Facilities	Room	1.51	\$ 1,399.00	\$ 786.50	\$ 582.32	\$ 611.26
RECREATIONAL						
Arena	Acre	107.16	\$ 1,399.00	\$ 786.50	\$ 530.71	\$ 557.24
Bowling Alley	1,000 SF GFA	11.38	\$ 1,399.00	\$ 786.50	\$ 140.31	\$ 147.32
Driving Range	Tee	4.02	\$ 1,399.00	\$ 786.50	\$ 422.89	\$ 444.03
Golf Course	Acre	1.25	\$ 1,399.00	\$ 786.50	\$ 551.20	\$ 577.60
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,399.00	\$ 786.50	\$ 182.42	\$ 191.47
Ice Rink	1,000 SF GFA	7.59	\$ 1,399.00	\$ 786.50	\$ 243.74	\$ 255.73
Live Theater	Seat	0.06	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
Miniature Golf	Hole	1.06	\$ 1,399.00	\$ 786.50	\$ 579.25	\$ 607.55
Movie Theater	Seat	0.45	\$ 1,399.00	\$ 786.50	\$ 102.22	\$ 107.33
Tennis Courts	Court	12.47	\$ 1,399.00	\$ 786.50	\$ 80.11	\$ 84.04
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,399.00	\$ 786.50	\$ 541.94	\$ 568.35
Day Care Center	1,000 SF GFA	27.72	\$ 1,399.00	\$ 786.50	\$ 157.34	\$ 165.19
Primary/Middle School (1-8)	Student	0.34	\$ 1,399.00	\$ 786.50	\$ 444.71	\$ 464.71
High School (9-12)	Student	0.32	\$ 1,399.00	\$ 786.50	\$ 466.88	\$ 487.50
Jr/Community College	Student	0.36	\$ 1,399.00	\$ 786.50	\$ 397.50	\$ 416.67
University/College	Student	0.44	\$ 1,399.00	\$ 786.50	\$ 527.73	\$ 552.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,399.00	\$ 786.50	\$ 198.83	\$ 208.75
Hospital	Bed	4.61	\$ 1,399.00	\$ 786.50	\$ 424.43	\$ 424.43
Nursing Home	Bed	0.64	\$ 1,399.00	\$ 786.50	\$ 700.00	\$ 734.38
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	\$ 1,399.00	\$ 786.50	\$ 394.62	\$ 394.62
General Office Building	1,000 SF GFA	8.14	\$ 1,399.00	\$ 786.50	\$ 392.51	\$ 392.51
Medical/Dental Office	1,000 SF GFA	19.98	\$ 1,399.00	\$ 786.50	\$ 225.59	\$ 225.59
Single Tenant Office Building	1,000 SF GFA	9.39	\$ 1,399.00	\$ 786.50	\$ 394.31	\$ 394.31
Office/Business Park	1,000 SF GFA	8.19	\$ 1,399.00	\$ 786.50	\$ 392.09	\$ 392.09
Others Not Specified	1,000 SF GFA	8.14	\$ 1,399.00	\$ 786.50	\$ 394.47	\$ 394.47
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,399.00	\$ 786.50	\$ 427.64	\$ 448.93
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,399.00	\$ 786.50	\$ 400.07	\$ 420.07
Gasoline/Service Station	Fueling Position	5.07	\$ 1,399.00	\$ 786.50	\$ 127.28	\$ 133.53
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,399.00	\$ 786.50	\$ 185.43	\$ 194.70
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
New Car Sales	1,000 SF GFA	7.20	\$ 1,399.00	\$ 786.50	\$ 356.63	\$ 374.44
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,399.00	\$ 786.50	\$ 159.68	\$ 167.63
Self-Service Car Wash	Stall	2.08	\$ 1,399.00	\$ 786.50	\$ 169.18	\$ 177.40
Tire Store	1,000 SF GFA	9.54	\$ 1,399.00	\$ 786.50	\$ 463.94	\$ 487.11
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,399.00	\$ 786.50	\$ 171.91	\$ 180.49
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,399.00	\$ 786.50	\$ 171.89	\$ 180.49
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,399.00	\$ 786.50	\$ 181.66	\$ 181.66
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,399.00	\$ 786.50	\$ 355.07	\$ 355.07
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,399.00	\$ 786.50	\$ 277.74	\$ 291.61
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,399.00	\$ 786.50	\$ 147.27	\$ 154.60
Shopping Center	1,000 SF GFA	7.94	\$ 1,399.00	\$ 786.50	\$ 473.68	\$ 473.68
Supermarket	1,000 SF GFA	23.68	\$ 1,399.00	\$ 786.50	\$ 216.85	\$ 216.85
Video Arcade	1,000 SF GFA	17.10	\$ 1,399.00	\$ 786.50	\$ 232.25	\$ 243.87
Video Rental Store	1,000 SF GFA	21.86	\$ 1,399.00	\$ 786.50	\$ 232.43	\$ 244.05
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,399.00	\$ 786.50	\$ 785.50	\$ 785.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,399.00	\$ 786.50	\$ 166.78	\$ 175.11
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,399.00	\$ 786.50	\$ 137.72	\$ 159.94

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA E						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	31.44	\$ 1,460.00	\$ 730.00	\$ 301.80	\$ 316.89
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.70	\$ 1,460.00	\$ 730.00	\$ 217.91	\$ 228.72
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.23	\$ 1,460.00	\$ 730.00	\$ 472.57	\$ 495.98
Industrial Park	1,000 SF GFA	4.42	\$ 1,460.00	\$ 730.00	\$ 433.91	\$ 455.43
Warehousing	1,000 SF GFA	2.93	\$ 1,460.00	\$ 730.00	\$ 473.96	\$ 497.61
Mini-Warehouse	1,000 SF GFA	1.39	\$ 1,460.00	\$ 730.00	\$ 588.56	\$ 617.99
Others Not Specified	1,000 SF GFA	4.70	\$ 1,460.00	\$ 730.00	\$ 408.06	\$ 428.47
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.85	\$ 1,460.00	\$ 730.00	\$ 721.65	\$ 729.00
Apartment/Multi-family	Dwelling Unit	2.98	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
Residential Condominium/Townhouse	Dwelling Unit	2.59	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
Mobile Home Park	Dwelling Unit	2.69	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
Retirement Community	Dwelling Unit	1.30	\$ 1,460.00	\$ 730.00	\$ 726.95	\$ 729.00
Others Not Specified	Dwelling Unit	4.85	\$ 1,460.00	\$ 730.00	\$ 721.65	\$ 729.00
LODGING						
Hotel	Room	1.96	\$ 1,460.00	\$ 730.00	\$ 462.86	\$ 462.86
Motel/Other Lodging Facilities	Room	1.51	\$ 1,460.00	\$ 730.00	\$ 665.76	\$ 698.68
RECREATIONAL						
Arena	Acre	107.16	\$ 1,460.00	\$ 730.00	\$ 472.23	\$ 495.84
Bowling Alley	1,000 SF GFA	11.38	\$ 1,460.00	\$ 730.00	\$ 124.85	\$ 131.09
Driving Range	Tee	4.02	\$ 1,460.00	\$ 730.00	\$ 474.63	\$ 498.26
Golf Course	Acre	1.25	\$ 1,460.00	\$ 730.00	\$ 603.20	\$ 632.80
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,460.00	\$ 730.00	\$ 236.77	\$ 248.49
Ice Rink	1,000 SF GFA	7.59	\$ 1,460.00	\$ 730.00	\$ 301.98	\$ 317.00
Live Theater	Seat	0.06	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
Miniature Golf	Hole	1.06	\$ 1,460.00	\$ 730.00	\$ 662.26	\$ 695.28
Movie Theater	Seat	0.45	\$ 1,460.00	\$ 730.00	\$ 122.22	\$ 128.33
Tennis Courts	Court	12.47	\$ 1,460.00	\$ 730.00	\$ 105.77	\$ 111.07
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,460.00	\$ 730.00	\$ 630.00	\$ 661.15
Day Care Center	1,000 SF GFA	27.72	\$ 1,460.00	\$ 730.00	\$ 156.62	\$ 164.43
Primary/Middle School (1-8)	Student	0.34	\$ 1,460.00	\$ 730.00	\$ 534.71	\$ 558.82
High School (9-12)	Student	0.32	\$ 1,460.00	\$ 730.00	\$ 551.25	\$ 578.13
Jr/Community College	Student	0.36	\$ 1,460.00	\$ 730.00	\$ 457.50	\$ 477.78
University/College	Student	0.44	\$ 1,460.00	\$ 730.00	\$ 617.73	\$ 647.73
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,460.00	\$ 730.00	\$ 226.08	\$ 237.34
Hospital	Bed	4.61	\$ 1,460.00	\$ 730.00	\$ 482.41	\$ 482.41
Nursing Home	Bed	0.64	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.67	\$ 1,460.00	\$ 730.00	\$ 460.25	\$ 460.25
General Office Building	1,000 SF GFA	7.15	\$ 1,460.00	\$ 730.00	\$ 457.43	\$ 457.43
Medical/Dental Office	1,000 SF GFA	17.57	\$ 1,460.00	\$ 730.00	\$ 258.88	\$ 258.88
Single Tenant Office Building	1,000 SF GFA	8.26	\$ 1,460.00	\$ 730.00	\$ 458.93	\$ 458.93
Office/Business Park	1,000 SF GFA	7.20	\$ 1,460.00	\$ 730.00	\$ 456.88	\$ 456.88
Others Not Specified	1,000 SF GFA	7.15	\$ 1,460.00	\$ 730.00	\$ 460.07	\$ 460.07
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,460.00	\$ 730.00	\$ 478.99	\$ 502.91
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,460.00	\$ 730.00	\$ 372.15	\$ 390.69
Gasoline/Service Station	Fueling Position	5.07	\$ 1,460.00	\$ 730.00	\$ 147.51	\$ 154.83
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,460.00	\$ 730.00	\$ 214.91	\$ 225.66
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
New Car Sales	1,000 SF GFA	7.20	\$ 1,460.00	\$ 730.00	\$ 410.00	\$ 430.42
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,460.00	\$ 730.00	\$ 191.21	\$ 200.80
Self-Service Car Wash	Stall	2.08	\$ 1,460.00	\$ 730.00	\$ 197.12	\$ 206.73
Tire Store	1,000 SF GFA	9.54	\$ 1,460.00	\$ 730.00	\$ 438.49	\$ 460.38
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,460.00	\$ 730.00	\$ 203.84	\$ 214.02
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,460.00	\$ 730.00	\$ 203.84	\$ 214.04
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,460.00	\$ 730.00	\$ 210.99	\$ 210.99
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,460.00	\$ 730.00	\$ 226.17	\$ 226.17
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,460.00	\$ 730.00	\$ 265.85	\$ 279.14
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,460.00	\$ 730.00	\$ 144.57	\$ 151.79
Shopping Center	1,000 SF GFA	7.94	\$ 1,460.00	\$ 730.00	\$ 520.28	\$ 520.28
Supermarket	1,000 SF GFA	23.68	\$ 1,460.00	\$ 730.00	\$ 237.58	\$ 237.58
Video Arcade	1,000 SF GFA	17.10	\$ 1,460.00	\$ 730.00	\$ 206.66	\$ 217.00
Video Rental Store	1,000 SF GFA	21.86	\$ 1,460.00	\$ 730.00	\$ 206.82	\$ 217.16
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,460.00	\$ 730.00	\$ 729.00	\$ 729.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,460.00	\$ 730.00	\$ 197.60	\$ 207.45
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,460.00	\$ 730.00	\$ 163.62	\$ 228.98

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA F

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit		
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)	
PORT AND TERMINAL							
Truck Terminal	Acre	0.00	\$	-	\$	-	\$
INDUSTRIAL							
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.00	\$	-	\$	-	\$
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$
Others Not Specified	1,000 SF GFA	0.00	\$	-	\$	-	\$
RESIDENTIAL							
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$
Mobile Home Park	Dwelling Unit	0.00	\$	-	\$	-	\$
Retirement Community	Dwelling Unit	0.00	\$	-	\$	-	\$
Others Not Specified	Dwelling Unit	0.00	\$	-	\$	-	\$
LODGING							
Hotel	Room	0.00	\$	-	\$	-	\$
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$
RECREATIONAL							
Arena	Acre	0.00	\$	-	\$	-	\$
Bowling Alley	1,000 SF GFA	0.00	\$	-	\$	-	\$
Driving Range	Tee	0.00	\$	-	\$	-	\$
Golf Course	Acre	0.00	\$	-	\$	-	\$
Health/Recreational Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$
Live Theater	Seat	0.00	\$	-	\$	-	\$
Miniature Golf	Hole	0.00	\$	-	\$	-	\$
Movie Theater	Seat	0.00	\$	-	\$	-	\$
Tennis Courts	Court	0.00	\$	-	\$	-	\$
INSTITUTIONAL							
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$
High School (9-12)	Student	0.00	\$	-	\$	-	\$
Jr/Community College	Student	0.00	\$	-	\$	-	\$
University/College	Student	0.00	\$	-	\$	-	\$
MEDICAL							
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$
Hospital	Bed	0.00	\$	-	\$	-	\$
Nursing Home	Bed	0.00	\$	-	\$	-	\$
OFFICE							
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$
Office/Business Park	1,000 SF GFA	0.00	\$	-	\$	-	\$
Others Not Specified	1,000 SF GFA	0.00	\$	-	\$	-	\$
COMMERCIAL							
Automobile Related							
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$
Gasoline/Service Station	Fueling Position	0.00	\$	-	\$	-	\$
Convenience Market with 12 or More Fueling Positions	Fueling Position	0.00	\$	-	\$	-	\$
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	0.00	\$	-	\$	-	\$
New Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$
Dining							
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	0.00	\$	-	\$	-	\$
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	0.00	\$	-	\$	-	\$
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$
Other Retail							
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$
Video Arcade	1,000 SF GFA	0.00	\$	-	\$	-	\$
Video Rental Store	1,000 SF GFA	0.00	\$	-	\$	-	\$
Wholesale							
Wholesale Market	1,000 SF GFA	0.00	\$	-	\$	-	\$
SERVICES							
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$
Bank (Drive-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA G						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 663.00	\$ 331.50	\$ 251.01	\$ 263.53
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 663.00	\$ 331.50	\$ 191.85	\$ 201.43
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	\$ 663.00	\$ 331.50	\$ 321.11	\$ 330.50
Industrial Park	1,000 SF GFA	4.61	\$ 663.00	\$ 331.50	\$ 297.61	\$ 312.36
Warehousing	1,000 SF GFA	3.30	\$ 663.00	\$ 331.50	\$ 320.00	\$ 330.50
Mini-Warehouse	1,000 SF GFA	1.57	\$ 663.00	\$ 331.50	\$ 282.80	\$ 296.82
Others Not Specified	1,000 SF GFA	4.91	\$ 663.00	\$ 331.50	\$ 279.43	\$ 293.40
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Apartment/Multi-family	Dwelling Unit	3.72	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Mobile Home Park	Dwelling Unit	3.36	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Retirement Community	Dwelling Unit	1.62	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Others Not Specified	Dwelling Unit	6.06	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
LODGING						
Hotel	Room	1.96	\$ 663.00	\$ 331.50	\$ 320.92	\$ 320.92
Motel/Other Lodging Facilities	Room	1.51	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
RECREATIONAL						
Arena	Acre	107.16	\$ 663.00	\$ 331.50	\$ 312.44	\$ 328.06
Bowling Alley	1,000 SF GFA	11.38	\$ 663.00	\$ 331.50	\$ 82.60	\$ 86.73
Driving Range	Tee	4.02	\$ 663.00	\$ 331.50	\$ 328.61	\$ 330.50
Golf Course	Acre	1.25	\$ 663.00	\$ 331.50	\$ 321.60	\$ 330.50
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 663.00	\$ 331.50	\$ 192.54	\$ 202.13
Ice Rink	1,000 SF GFA	7.59	\$ 663.00	\$ 331.50	\$ 203.43	\$ 213.57
Live Theater	Seat	0.06	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
Miniature Golf	Hole	1.06	\$ 663.00	\$ 331.50	\$ 328.30	\$ 330.50
Movie Theater	Seat	0.45	\$ 663.00	\$ 331.50	\$ 55.56	\$ 58.33
Tennis Courts	Court	12.47	\$ 663.00	\$ 331.50	\$ 85.16	\$ 89.41
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 663.00	\$ 331.50	\$ 304.32	\$ 319.42
Day Care Center	1,000 SF GFA	27.72	\$ 663.00	\$ 331.50	\$ 86.22	\$ 90.51
Primary/Middle School (1-8)	Student	0.34	\$ 663.00	\$ 331.50	\$ 244.12	\$ 255.88
High School (9-12)	Student	0.32	\$ 663.00	\$ 331.50	\$ 259.38	\$ 271.88
Jr/Community College	Student	0.36	\$ 663.00	\$ 331.50	\$ 225.00	\$ 236.11
University/College	Student	0.44	\$ 663.00	\$ 331.50	\$ 295.45	\$ 309.09
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 663.00	\$ 331.50	\$ 198.82	\$ 208.75
Hospital	Bed	4.61	\$ 663.00	\$ 331.50	\$ 242.08	\$ 242.08
Nursing Home	Bed	0.64	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	\$ 663.00	\$ 331.50	\$ 224.37	\$ 224.37
General Office Building	1,000 SF GFA	8.14	\$ 663.00	\$ 331.50	\$ 223.34	\$ 223.34
Medical/Dental Office	1,000 SF GFA	19.98	\$ 663.00	\$ 331.50	\$ 217.47	\$ 217.47
Single Tenant Office Building	1,000 SF GFA	9.39	\$ 663.00	\$ 331.50	\$ 224.28	\$ 224.28
Office/Business Park	1,000 SF GFA	8.19	\$ 663.00	\$ 331.50	\$ 222.95	\$ 222.95
Others Not Specified	1,000 SF GFA	8.14	\$ 663.00	\$ 331.50	\$ 224.32	\$ 224.32
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 663.00	\$ 331.50	\$ 246.17	\$ 258.44
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 663.00	\$ 331.50	\$ 228.19	\$ 239.60
Gasoline/Service Station	Fueling Position	5.07	\$ 663.00	\$ 331.50	\$ 60.75	\$ 63.71
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 663.00	\$ 331.50	\$ 88.51	\$ 92.93
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
New Car Sales	1,000 SF GFA	7.20	\$ 663.00	\$ 331.50	\$ 201.81	\$ 211.81
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 663.00	\$ 331.50	\$ 85.61	\$ 89.81
Self-Service Car Wash	Stall	2.08	\$ 663.00	\$ 331.50	\$ 246.63	\$ 258.65
Tire Store	1,000 SF GFA	9.54	\$ 663.00	\$ 331.50	\$ 262.68	\$ 275.79
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 663.00	\$ 331.50	\$ 95.16	\$ 99.90
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 663.00	\$ 331.50	\$ 95.16	\$ 99.92
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 663.00	\$ 331.50	\$ 102.02	\$ 102.02
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 663.00	\$ 331.50	\$ 198.81	\$ 198.81
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 663.00	\$ 331.50	\$ 234.38	\$ 246.02
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 663.00	\$ 331.50	\$ 172.14	\$ 180.70
Shopping Center	1,000 SF GFA	7.94	\$ 663.00	\$ 331.50	\$ 276.32	\$ 276.32
Supermarket	1,000 SF GFA	23.68	\$ 663.00	\$ 331.50	\$ 204.31	\$ 204.31
Video Arcade	1,000 SF GFA	17.10	\$ 663.00	\$ 331.50	\$ 136.73	\$ 143.57
Video Rental Store	1,000 SF GFA	21.86	\$ 663.00	\$ 331.50	\$ 136.84	\$ 143.68
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 663.00	\$ 331.50	\$ 330.50	\$ 330.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 663.00	\$ 331.50	\$ 92.38	\$ 96.97
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 663.00	\$ 331.50	\$ 76.12	\$ 106.52

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	30.46	\$ 1,462.00	\$ 731.00	\$ 298.46	\$ 313.36
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.56	\$ 1,462.00	\$ 731.00	\$ 213.38	\$ 223.90
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.16	\$ 1,462.00	\$ 731.00	\$ 276.27	\$ 289.87
Industrial Park	1,000 SF GFA	4.28	\$ 1,462.00	\$ 731.00	\$ 254.67	\$ 267.29
Warehousing	1,000 SF GFA	2.84	\$ 1,462.00	\$ 731.00	\$ 205.99	\$ 205.99
Mini-Warehouse	1,000 SF GFA	1.35	\$ 1,462.00	\$ 731.00	\$ 245.93	\$ 257.78
Others Not Specified	1,000 SF GFA	4.56	\$ 1,462.00	\$ 731.00	\$ 180.06	\$ 189.06
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.70	\$ 1,462.00	\$ 731.00	\$ 388.73	\$ 388.73
Apartment/Multi-family	Dwelling Unit	2.88	\$ 1,462.00	\$ 731.00	\$ 393.00	\$ 393.00
Residential Condominium/Townhouse	Dwelling Unit	2.51	\$ 1,462.00	\$ 731.00	\$ 378.88	\$ 378.88
Mobile Home Park	Dwelling Unit	2.60	\$ 1,462.00	\$ 731.00	\$ 515.00	\$ 558.78
Retirement Community	Dwelling Unit	1.26	\$ 1,462.00	\$ 731.00	\$ 395.24	\$ 428.84
Others Not Specified	Dwelling Unit	4.70	\$ 1,462.00	\$ 731.00	\$ 488.94	\$ 530.50
LODGING						
Hotel	Room	1.96	\$ 1,462.00	\$ 731.00	\$ 273.98	\$ 273.98
Motel/Other Lodging Facilities	Room	1.51	\$ 1,462.00	\$ 731.00	\$ 282.12	\$ 296.03
RECREATIONAL						
Arena	Acre	107.15	\$ 1,462.00	\$ 731.00	\$ 379.33	\$ 392.00
Bowling Alley	1,000 SF GFA	11.38	\$ 1,462.00	\$ 731.00	\$ 100.28	\$ 105.29
Driving Range	Tee	4.02	\$ 1,462.00	\$ 731.00	\$ 279.85	\$ 293.78
Golf Course	Acre	1.25	\$ 1,462.00	\$ 731.00	\$ 304.80	\$ 304.80
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,462.00	\$ 731.00	\$ 215.10	\$ 225.75
Ice Rink	1,000 SF GFA	7.59	\$ 1,462.00	\$ 731.00	\$ 165.61	\$ 173.78
Live Theater	Seat	0.06	\$ 1,462.00	\$ 731.00	\$ 392.00	\$ 392.00
Miniature Golf	Hole	1.06	\$ 1,462.00	\$ 731.00	\$ 279.25	\$ 292.45
Movie Theater	Seat	0.45	\$ 1,462.00	\$ 731.00	\$ 64.44	\$ 67.67
Tennis Courts	Court	12.47	\$ 1,462.00	\$ 731.00	\$ 80.59	\$ 84.60
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,462.00	\$ 731.00	\$ 247.48	\$ 259.71
Day Care Center	1,000 SF GFA	27.72	\$ 1,462.00	\$ 731.00	\$ 62.19	\$ 65.30
Primary/Middle School (1-8)	Student	0.34	\$ 1,462.00	\$ 731.00	\$ 176.47	\$ 185.29
High School (9-12)	Student	0.32	\$ 1,462.00	\$ 731.00	\$ 203.13	\$ 212.50
Jr/Community College	Student	0.36	\$ 1,462.00	\$ 731.00	\$ 191.67	\$ 200.00
University/College	Student	0.44	\$ 1,462.00	\$ 731.00	\$ 234.09	\$ 245.45
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,462.00	\$ 731.00	\$ 159.44	\$ 167.37
Hospital	Bed	4.61	\$ 1,462.00	\$ 731.00	\$ 275.27	\$ 275.27
Nursing Home	Bed	0.64	\$ 1,462.00	\$ 731.00	\$ 317.19	\$ 332.81
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.46	\$ 1,462.00	\$ 731.00	\$ 266.87	\$ 266.87
General Office Building	1,000 SF GFA	6.93	\$ 1,462.00	\$ 731.00	\$ 265.51	\$ 265.51
Medical/Dental Office	1,000 SF GFA	17.02	\$ 1,462.00	\$ 731.00	\$ 192.71	\$ 192.71
Single Tenant Office Building	1,000 SF GFA	8.00	\$ 1,462.00	\$ 731.00	\$ 266.13	\$ 266.13
Office/Business Park	1,000 SF GFA	6.98	\$ 1,462.00	\$ 731.00	\$ 264.90	\$ 264.90
Others Not Specified	1,000 SF GFA	6.93	\$ 1,462.00	\$ 731.00	\$ 266.81	\$ 266.81
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,462.00	\$ 731.00	\$ 283.74	\$ 297.85
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,462.00	\$ 731.00	\$ 198.72	\$ 208.58
Gasoline/Service Station	Fueling Position	5.07	\$ 1,462.00	\$ 731.00	\$ 143.79	\$ 150.89
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,462.00	\$ 731.00	\$ 209.48	\$ 219.96
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,462.00	\$ 731.00	\$ 392.00	\$ 392.00
New Car Sales	1,000 SF GFA	7.20	\$ 1,462.00	\$ 731.00	\$ 227.08	\$ 238.33
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,462.00	\$ 731.00	\$ 64.24	\$ 67.43
Self-Service Car Wash	Stall	2.08	\$ 1,462.00	\$ 731.00	\$ 192.31	\$ 201.92
Tire Store	1,000 SF GFA	9.54	\$ 1,462.00	\$ 731.00	\$ 221.38	\$ 232.39
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,462.00	\$ 731.00	\$ 72.19	\$ 75.78
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,462.00	\$ 731.00	\$ 72.19	\$ 75.80
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,462.00	\$ 731.00	\$ 144.37	\$ 144.37
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,462.00	\$ 731.00	\$ 159.60	\$ 159.60
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,462.00	\$ 731.00	\$ 186.37	\$ 195.60
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,462.00	\$ 731.00	\$ 141.88	\$ 148.91
Shopping Center	1,000 SF GFA	7.94	\$ 1,462.00	\$ 731.00	\$ 323.80	\$ 323.80
Supermarket	1,000 SF GFA	23.68	\$ 1,462.00	\$ 731.00	\$ 176.44	\$ 176.44
Video Arcade	1,000 SF GFA	17.10	\$ 1,462.00	\$ 731.00	\$ 165.99	\$ 174.29
Video Rental Store	1,000 SF GFA	21.86	\$ 1,462.00	\$ 731.00	\$ 166.12	\$ 174.42
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,462.00	\$ 731.00	\$ 392.00	\$ 392.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,462.00	\$ 731.00	\$ 70.34	\$ 73.84
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,462.00	\$ 731.00	\$ 57.36	\$ 80.26

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee		Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,163.00	\$ 581.50	\$ 281.57	\$ 295.64
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,163.00	\$ 581.50	\$ 191.85	\$ 201.43
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	\$ 1,163.00	\$ 581.50	\$ 338.42	\$ 355.13
Industrial Park	1,000 SF GFA	4.61	\$ 1,163.00	\$ 581.50	\$ 312.58	\$ 328.20
Warehousing	1,000 SF GFA	3.30	\$ 1,163.00	\$ 581.50	\$ 341.52	\$ 358.48
Mini-Warehouse	1,000 SF GFA	1.57	\$ 1,163.00	\$ 581.50	\$ 295.54	\$ 310.19
Others Not Specified	1,000 SF GFA	4.91	\$ 1,163.00	\$ 581.50	\$ 189.92	\$ 199.41
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 1,163.00	\$ 581.50	\$ 577.56	\$ 580.50
Apartment/Multi-family	Dwelling Unit	3.72	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
Mobile Home Park	Dwelling Unit	3.36	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
Retirement Community	Dwelling Unit	1.62	\$ 1,163.00	\$ 581.50	\$ 522.22	\$ 548.33
Others Not Specified	Dwelling Unit	6.06	\$ 1,163.00	\$ 581.50	\$ 577.56	\$ 580.50
LODGING						
Hotel	Room	1.96	\$ 1,163.00	\$ 581.50	\$ 342.35	\$ 342.35
Motel/Other Lodging Facilities	Room	1.51	\$ 1,163.00	\$ 581.50	\$ 352.98	\$ 370.20
RECREATIONAL						
Arena	Acre	107.16	\$ 1,163.00	\$ 581.50	\$ 430.77	\$ 452.31
Bowling Alley	1,000 SF GFA	11.38	\$ 1,163.00	\$ 581.50	\$ 113.89	\$ 119.58
Driving Range	Tee	4.02	\$ 1,163.00	\$ 581.50	\$ 349.75	\$ 367.16
Golf Course	Acre	1.25	\$ 1,163.00	\$ 581.50	\$ 436.00	\$ 457.60
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,163.00	\$ 581.50	\$ 199.29	\$ 209.24
Ice Rink	1,000 SF GFA	7.59	\$ 1,163.00	\$ 581.50	\$ 209.49	\$ 219.89
Live Theater	Seat	0.06	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
Miniature Golf	Hole	1.06	\$ 1,163.00	\$ 581.50	\$ 349.06	\$ 366.04
Movie Theater	Seat	0.45	\$ 1,163.00	\$ 581.50	\$ 82.22	\$ 86.33
Tennis Courts	Court	12.47	\$ 1,163.00	\$ 581.50	\$ 115.48	\$ 121.25
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,163.00	\$ 581.50	\$ 312.95	\$ 328.06
Day Care Center	1,000 SF GFA	27.72	\$ 1,163.00	\$ 581.50	\$ 81.31	\$ 85.35
Primary/Middle School (1-8)	Student	0.34	\$ 1,163.00	\$ 581.50	\$ 229.41	\$ 238.24
High School (9-12)	Student	0.32	\$ 1,163.00	\$ 581.50	\$ 259.38	\$ 271.88
Jr/Community College	Student	0.36	\$ 1,163.00	\$ 581.50	\$ 238.89	\$ 250.00
University/College	Student	0.44	\$ 1,163.00	\$ 581.50	\$ 300.00	\$ 313.64
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,163.00	\$ 581.50	\$ 202.46	\$ 212.53
Hospital	Bed	4.61	\$ 1,163.00	\$ 581.50	\$ 346.85	\$ 346.85
Nursing Home	Bed	0.64	\$ 1,163.00	\$ 581.50	\$ 403.13	\$ 421.88
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	\$ 1,163.00	\$ 581.50	\$ 240.71	\$ 240.71
General Office Building	1,000 SF GFA	8.14	\$ 1,163.00	\$ 581.50	\$ 239.68	\$ 239.68
Medical/Dental Office	1,000 SF GFA	19.98	\$ 1,163.00	\$ 581.50	\$ 236.64	\$ 236.64
Single Tenant Office Building	1,000 SF GFA	9.39	\$ 1,163.00	\$ 581.50	\$ 240.47	\$ 240.47
Office/Business Park	1,000 SF GFA	8.19	\$ 1,163.00	\$ 581.50	\$ 239.19	\$ 239.19
Others Not Specified	1,000 SF GFA	8.14	\$ 1,163.00	\$ 581.50	\$ 240.66	\$ 240.66
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,163.00	\$ 581.50	\$ 354.45	\$ 372.09
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,163.00	\$ 581.50	\$ 247.08	\$ 259.40
Gasoline/Service Station	Fueling Position	5.07	\$ 1,163.00	\$ 581.50	\$ 185.60	\$ 194.87
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,163.00	\$ 581.50	\$ 270.40	\$ 283.92
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
New Car Sales	1,000 SF GFA	7.20	\$ 1,163.00	\$ 581.50	\$ 212.78	\$ 223.33
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,163.00	\$ 581.50	\$ 83.62	\$ 87.71
Self-Service Car Wash	Stall	2.08	\$ 1,163.00	\$ 581.50	\$ 249.52	\$ 261.54
Tire Store	1,000 SF GFA	9.54	\$ 1,163.00	\$ 581.50	\$ 277.57	\$ 291.40
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,163.00	\$ 581.50	\$ 93.07	\$ 97.71
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,163.00	\$ 581.50	\$ 93.07	\$ 97.72
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,163.00	\$ 581.50	\$ 185.43	\$ 185.43
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,163.00	\$ 581.50	\$ 202.59	\$ 202.59
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,163.00	\$ 581.50	\$ 237.21	\$ 249.06
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,163.00	\$ 581.50	\$ 178.89	\$ 187.80
Shopping Center	1,000 SF GFA	7.94	\$ 1,163.00	\$ 581.50	\$ 400.00	\$ 400.00
Supermarket	1,000 SF GFA	23.68	\$ 1,163.00	\$ 581.50	\$ 219.85	\$ 219.85
Video Arcade	1,000 SF GFA	17.10	\$ 1,163.00	\$ 581.50	\$ 188.52	\$ 197.95
Video Rental Store	1,000 SF GFA	21.86	\$ 1,163.00	\$ 581.50	\$ 188.66	\$ 198.10
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,163.00	\$ 581.50	\$ 580.50	\$ 580.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,163.00	\$ 581.50	\$ 90.57	\$ 95.08
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,163.00	\$ 581.50	\$ 74.09	\$ 103.68

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee		Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,661.00	\$ 830.50	\$ 319.17	\$ 335.10
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,661.00	\$ 830.50	\$ 216.09	\$ 226.88
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	\$ 1,661.00	\$ 830.50	\$ 382.11	\$ 401.17
Industrial Park	1,000 SF GFA	4.61	\$ 1,661.00	\$ 830.50	\$ 353.15	\$ 370.72
Warehousing	1,000 SF GFA	3.30	\$ 1,661.00	\$ 830.50	\$ 386.06	\$ 405.15
Mini-Warehouse	1,000 SF GFA	1.57	\$ 1,661.00	\$ 830.50	\$ 333.76	\$ 350.32
Others Not Specified	1,000 SF GFA	4.91	\$ 1,661.00	\$ 830.50	\$ 216.09	\$ 226.89
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 1,661.00	\$ 830.50	\$ 577.56	\$ 627.06
Apartment/Multi-family	Dwelling Unit	3.72	\$ 1,661.00	\$ 830.50	\$ 718.82	\$ 779.84
Residential Condominium/Townhouse	Dwelling Unit	3.24	\$ 1,661.00	\$ 830.50	\$ 692.28	\$ 750.93
Mobile Home Park	Dwelling Unit	3.36	\$ 1,661.00	\$ 830.50	\$ 757.44	\$ 821.82
Retirement Community	Dwelling Unit	1.62	\$ 1,661.00	\$ 830.50	\$ 585.80	\$ 635.60
Others Not Specified	Dwelling Unit	6.06	\$ 1,661.00	\$ 830.50	\$ 577.56	\$ 626.65
LODGING						
Hotel	Room	1.96	\$ 1,661.00	\$ 830.50	\$ 387.24	\$ 387.24
Motel/Other Lodging Facilities	Room	1.51	\$ 1,661.00	\$ 830.50	\$ 398.68	\$ 418.54
RECREATIONAL						
Arena	Acre	107.16	\$ 1,661.00	\$ 830.50	\$ 495.04	\$ 519.79
Bowling Alley	1,000 SF GFA	11.38	\$ 1,661.00	\$ 830.50	\$ 130.88	\$ 137.42
Driving Range	Tee	4.02	\$ 1,661.00	\$ 830.50	\$ 395.52	\$ 415.17
Golf Course	Acre	1.25	\$ 1,661.00	\$ 830.50	\$ 494.40	\$ 518.40
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,661.00	\$ 830.50	\$ 224.87	\$ 236.06
Ice Rink	1,000 SF GFA	7.59	\$ 1,661.00	\$ 830.50	\$ 236.36	\$ 248.09
Live Theater	Seat	0.06	\$ 1,661.00	\$ 830.50	\$ 823.00	\$ 823.00
Miniature Golf	Hole	1.06	\$ 1,661.00	\$ 830.50	\$ 395.28	\$ 414.15
Movie Theater	Seat	0.45	\$ 1,661.00	\$ 830.50	\$ 95.04	\$ 99.80
Tennis Courts	Court	12.47	\$ 1,661.00	\$ 830.50	\$ 94.79	\$ 99.52
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,661.00	\$ 830.50	\$ 353.24	\$ 370.50
Day Care Center	1,000 SF GFA	27.72	\$ 1,661.00	\$ 830.50	\$ 91.23	\$ 95.78
Primary/Middle School (1-8)	Student	0.34	\$ 1,661.00	\$ 830.50	\$ 258.82	\$ 270.59
High School (9-12)	Student	0.32	\$ 1,661.00	\$ 830.50	\$ 293.75	\$ 306.25
Jr/Community College	Student	0.36	\$ 1,661.00	\$ 830.50	\$ 269.44	\$ 280.56
University/College	Student	0.44	\$ 1,661.00	\$ 830.50	\$ 336.36	\$ 352.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,661.00	\$ 830.50	\$ 228.29	\$ 239.69
Hospital	Bed	4.61	\$ 1,661.00	\$ 830.50	\$ 391.76	\$ 391.76
Nursing Home	Bed	0.64	\$ 1,661.00	\$ 830.50	\$ 454.69	\$ 476.56
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	\$ 1,661.00	\$ 830.50	\$ 272.07	\$ 272.07
General Office Building	1,000 SF GFA	8.14	\$ 1,661.00	\$ 830.50	\$ 271.01	\$ 271.01
Medical/Dental Office	1,000 SF GFA	19.98	\$ 1,661.00	\$ 830.50	\$ 258.81	\$ 258.81
Single Tenant Office Building	1,000 SF GFA	9.39	\$ 1,661.00	\$ 830.50	\$ 271.88	\$ 271.88
Office/Business Park	1,000 SF GFA	8.19	\$ 1,661.00	\$ 830.50	\$ 270.45	\$ 270.45
Others Not Specified	1,000 SF GFA	8.14	\$ 1,661.00	\$ 830.50	\$ 272.11	\$ 272.11
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,661.00	\$ 830.50	\$ 400.77	\$ 420.71
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,661.00	\$ 830.50	\$ 279.56	\$ 293.52
Gasoline/Service Station	Fueling Position	5.07	\$ 1,661.00	\$ 830.50	\$ 146.15	\$ 153.45
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,661.00	\$ 830.50	\$ 212.93	\$ 223.58
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,661.00	\$ 830.50	\$ 823.00	\$ 823.00
New Car Sales	1,000 SF GFA	7.20	\$ 1,661.00	\$ 830.50	\$ 240.42	\$ 252.36
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,661.00	\$ 830.50	\$ 93.91	\$ 98.60
Self-Service Car Wash	Stall	2.08	\$ 1,661.00	\$ 830.50	\$ 280.29	\$ 294.23
Tire Store	1,000 SF GFA	9.54	\$ 1,661.00	\$ 830.50	\$ 313.63	\$ 329.25
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,661.00	\$ 830.50	\$ 104.66	\$ 109.88
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,661.00	\$ 830.50	\$ 104.66	\$ 109.90
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,661.00	\$ 830.50	\$ 208.70	\$ 208.70
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,661.00	\$ 830.50	\$ 228.46	\$ 228.46
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,661.00	\$ 830.50	\$ 267.40	\$ 280.71
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,661.00	\$ 830.50	\$ 201.94	\$ 212.02
Shopping Center	1,000 SF GFA	7.94	\$ 1,661.00	\$ 830.50	\$ 453.02	\$ 453.02
Supermarket	1,000 SF GFA	23.68	\$ 1,661.00	\$ 830.50	\$ 247.04	\$ 247.04
Video Arcade	1,000 SF GFA	17.10	\$ 1,661.00	\$ 830.50	\$ 216.65	\$ 227.48
Video Rental Store	1,000 SF GFA	21.86	\$ 1,661.00	\$ 830.50	\$ 216.81	\$ 227.65
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,661.00	\$ 830.50	\$ 823.00	\$ 823.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,661.00	\$ 830.50	\$ 101.90	\$ 106.97
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,661.00	\$ 830.50	\$ 83.29	\$ 116.57

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA K						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,587.00	\$ 793.50	\$ 412.71	\$ 433.33
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,587.00	\$ 793.50	\$ 239.31	\$ 251.12
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	\$ 1,587.00	\$ 793.50	\$ 388.86	\$ 408.21
Industrial Park	1,000 SF GFA	4.61	\$ 1,587.00	\$ 793.50	\$ 359.65	\$ 377.44
Warehousing	1,000 SF GFA	3.30	\$ 1,587.00	\$ 793.50	\$ 385.45	\$ 404.55
Mini-Warehouse	1,000 SF GFA	1.57	\$ 1,587.00	\$ 793.50	\$ 461.78	\$ 484.71
Others Not Specified	1,000 SF GFA	4.91	\$ 1,587.00	\$ 793.50	\$ 337.68	\$ 354.56
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 1,587.00	\$ 793.50	\$ 577.56	\$ 627.06
Apartment/Multi-family	Dwelling Unit	3.72	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
Mobile Home Park	Dwelling Unit	3.36	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
Retirement Community	Dwelling Unit	1.62	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
Others Not Specified	Dwelling Unit	6.06	\$ 1,587.00	\$ 793.50	\$ 577.56	\$ 626.65
LODGING						
Hotel	Room	1.96	\$ 1,587.00	\$ 793.50	\$ 531.12	\$ 531.12
Motel/Other Lodging Facilities	Room	1.51	\$ 1,587.00	\$ 793.50	\$ 547.68	\$ 574.83
RECREATIONAL						
Arena	Acre	107.16	\$ 1,587.00	\$ 793.50	\$ 441.95	\$ 464.05
Bowling Alley	1,000 SF GFA	11.38	\$ 1,587.00	\$ 793.50	\$ 116.84	\$ 122.68
Driving Range	Tee	4.02	\$ 1,587.00	\$ 793.50	\$ 400.50	\$ 420.40
Golf Course	Acre	1.25	\$ 1,587.00	\$ 793.50	\$ 526.40	\$ 552.00
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,587.00	\$ 793.50	\$ 231.62	\$ 243.16
Ice Rink	1,000 SF GFA	7.59	\$ 1,587.00	\$ 793.50	\$ 207.11	\$ 217.39
Live Theater	Seat	0.06	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
Miniature Golf	Hole	1.06	\$ 1,587.00	\$ 793.50	\$ 544.34	\$ 570.75
Movie Theater	Seat	0.45	\$ 1,587.00	\$ 793.50	\$ 93.84	\$ 98.54
Tennis Courts	Court	12.47	\$ 1,587.00	\$ 793.50	\$ 102.00	\$ 107.06
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,587.00	\$ 793.50	\$ 506.47	\$ 531.65
Day Care Center	1,000 SF GFA	27.72	\$ 1,587.00	\$ 793.50	\$ 145.24	\$ 152.49
Primary/Middle School (1-8)	Student	0.34	\$ 1,587.00	\$ 793.50	\$ 411.76	\$ 432.35
High School (9-12)	Student	0.32	\$ 1,587.00	\$ 793.50	\$ 434.38	\$ 453.13
Jr/Community College	Student	0.36	\$ 1,587.00	\$ 793.50	\$ 375.00	\$ 391.67
University/College	Student	0.44	\$ 1,587.00	\$ 793.50	\$ 493.18	\$ 515.91
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,587.00	\$ 793.50	\$ 229.26	\$ 240.72
Hospital	Bed	4.61	\$ 1,587.00	\$ 793.50	\$ 400.22	\$ 400.22
Nursing Home	Bed	0.64	\$ 1,587.00	\$ 793.50	\$ 654.69	\$ 685.94
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.37	\$ 1,587.00	\$ 793.50	\$ 374.08	\$ 374.08
General Office Building	1,000 SF GFA	7.90	\$ 1,587.00	\$ 793.50	\$ 372.15	\$ 372.15
Medical/Dental Office	1,000 SF GFA	19.40	\$ 1,587.00	\$ 793.50	\$ 259.90	\$ 259.90
Single Tenant Office Building	1,000 SF GFA	9.12	\$ 1,587.00	\$ 793.50	\$ 373.46	\$ 373.46
Office/Business Park	1,000 SF GFA	7.95	\$ 1,587.00	\$ 793.50	\$ 371.70	\$ 371.70
Others Not Specified	1,000 SF GFA	7.90	\$ 1,587.00	\$ 793.50	\$ 374.05	\$ 374.05
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,587.00	\$ 793.50	\$ 405.37	\$ 425.61
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,587.00	\$ 793.50	\$ 331.75	\$ 348.27
Gasoline/Service Station	Fueling Position	5.07	\$ 1,587.00	\$ 793.50	\$ 119.13	\$ 125.05
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,587.00	\$ 793.50	\$ 173.56	\$ 182.24
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,587.00	\$ 793.50	\$ 627.09	\$ 658.44
New Car Sales	1,000 SF GFA	7.20	\$ 1,587.00	\$ 793.50	\$ 334.86	\$ 351.53
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,587.00	\$ 793.50	\$ 147.65	\$ 154.95
Self-Service Car Wash	Stall	2.08	\$ 1,587.00	\$ 793.50	\$ 157.69	\$ 165.38
Tire Store	1,000 SF GFA	9.54	\$ 1,587.00	\$ 793.50	\$ 383.44	\$ 402.52
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,587.00	\$ 793.50	\$ 159.54	\$ 167.50
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,587.00	\$ 793.50	\$ 159.54	\$ 167.52
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,587.00	\$ 793.50	\$ 169.86	\$ 169.86
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,587.00	\$ 793.50	\$ 331.54	\$ 331.54
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,587.00	\$ 793.50	\$ 391.09	\$ 410.59
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,587.00	\$ 793.50	\$ 198.36	\$ 208.27
Shopping Center	1,000 SF GFA	7.94	\$ 1,587.00	\$ 793.50	\$ 452.14	\$ 452.14
Supermarket	1,000 SF GFA	23.68	\$ 1,587.00	\$ 793.50	\$ 247.04	\$ 247.04
Video Arcade	1,000 SF GFA	17.10	\$ 1,587.00	\$ 793.50	\$ 193.41	\$ 203.08
Video Rental Store	1,000 SF GFA	21.86	\$ 1,587.00	\$ 793.50	\$ 193.56	\$ 203.23
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,587.00	\$ 793.50	\$ 792.50	\$ 792.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,587.00	\$ 793.50	\$ 154.85	\$ 162.59
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,587.00	\$ 793.50	\$ 127.70	\$ 178.74

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA L						
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).						
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	22.93	\$ 1,702.00	\$ 851.00	\$ 423.90	\$ 445.09
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.43	\$ 1,702.00	\$ 851.00	\$ 323.53	\$ 339.65
General Heavy Industrial/Manufacturing	1,000 SF GFA	2.38	\$ 1,702.00	\$ 851.00	\$ 541.89	\$ 568.91
Industrial Park	1,000 SF GFA	3.22	\$ 1,702.00	\$ 851.00	\$ 367.55	\$ 385.71
Warehousing	1,000 SF GFA	2.14	\$ 1,702.00	\$ 851.00	\$ 549.67	\$ 577.10
Mini-Warehouse	1,000 SF GFA	1.02	\$ 1,702.00	\$ 851.00	\$ 481.76	\$ 504.90
Others Not Specified	1,000 SF GFA	3.43	\$ 1,702.00	\$ 851.00	\$ 345.04	\$ 362.30
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.54	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Apartment/Multi-family	Dwelling Unit	2.17	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Residential Condominium/Townhouse	Dwelling Unit	1.89	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Mobile Home Park	Dwelling Unit	1.96	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Retirement Community	Dwelling Unit	0.95	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Others Not Specified	Dwelling Unit	3.54	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
LODGING						
Hotel	Room	1.96	\$ 1,702.00	\$ 851.00	\$ 504.64	\$ 504.64
Motel/Other Lodging Facilities	Room	1.51	\$ 1,702.00	\$ 851.00	\$ 520.33	\$ 545.70
RECREATIONAL						
Arena	Acre	107.16	\$ 1,702.00	\$ 851.00	\$ 374.01	\$ 392.71
Bowling Alley	1,000 SF GFA	11.38	\$ 1,702.00	\$ 851.00	\$ 98.88	\$ 103.83
Driving Range	Tee	4.02	\$ 1,702.00	\$ 851.00	\$ 373.66	\$ 392.29
Golf Course	Acre	1.25	\$ 1,702.00	\$ 851.00	\$ 480.24	\$ 504.00
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	\$ 1,702.00	\$ 851.00	\$ 228.28	\$ 239.61
Ice Rink	1,000 SF GFA	7.59	\$ 1,702.00	\$ 851.00	\$ 208.10	\$ 218.45
Live Theater	Seat	0.06	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
Miniature Golf	Hole	1.06	\$ 1,702.00	\$ 851.00	\$ 517.08	\$ 542.45
Movie Theater	Seat	0.45	\$ 1,702.00	\$ 851.00	\$ 93.76	\$ 98.44
Tennis Courts	Court	12.47	\$ 1,702.00	\$ 851.00	\$ 65.75	\$ 68.97
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,702.00	\$ 851.00	\$ 488.85	\$ 512.95
Day Care Center	1,000 SF GFA	27.72	\$ 1,702.00	\$ 851.00	\$ 144.90	\$ 152.13
Primary/Middle School (1-8)	Student	0.34	\$ 1,702.00	\$ 851.00	\$ 410.29	\$ 429.41
High School (9-12)	Student	0.32	\$ 1,702.00	\$ 851.00	\$ 424.69	\$ 443.75
Jr/Community College	Student	0.36	\$ 1,702.00	\$ 851.00	\$ 355.00	\$ 372.22
University/College	Student	0.44	\$ 1,702.00	\$ 851.00	\$ 478.64	\$ 502.27
MEDICAL						
Clinic	1,000 SF GFA	18.13	\$ 1,702.00	\$ 851.00	\$ 224.53	\$ 235.74
Hospital	Bed	4.27	\$ 1,702.00	\$ 851.00	\$ 383.82	\$ 383.82
Nursing Home	Bed	0.60	\$ 1,702.00	\$ 851.00	\$ 633.00	\$ 663.33
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.87	\$ 1,702.00	\$ 851.00	\$ 386.61	\$ 386.61
General Office Building	1,000 SF GFA	5.22	\$ 1,702.00	\$ 851.00	\$ 385.00	\$ 385.00
Medical/Dental Office	1,000 SF GFA	12.81	\$ 1,702.00	\$ 851.00	\$ 338.57	\$ 338.57
Single Tenant Office Building	1,000 SF GFA	6.02	\$ 1,702.00	\$ 851.00	\$ 386.61	\$ 386.61
Office/Business Park	1,000 SF GFA	5.25	\$ 1,702.00	\$ 851.00	\$ 384.34	\$ 384.34
Others Not Specified	1,000 SF GFA	5.22	\$ 1,702.00	\$ 851.00	\$ 386.55	\$ 386.55
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	\$ 1,702.00	\$ 851.00	\$ 377.53	\$ 396.32
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,702.00	\$ 851.00	\$ 273.94	\$ 287.59
Gasoline/Service Station	Fueling Position	5.07	\$ 1,702.00	\$ 851.00	\$ 114.67	\$ 120.32
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	\$ 1,702.00	\$ 851.00	\$ 167.07	\$ 175.42
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
New Car Sales	1,000 SF GFA	7.20	\$ 1,702.00	\$ 851.00	\$ 319.75	\$ 335.69
Quick Lubrication Vehicle Center	Service Position	10.01	\$ 1,702.00	\$ 851.00	\$ 146.73	\$ 154.05
Self-Service Car Wash	Stall	2.08	\$ 1,702.00	\$ 851.00	\$ 153.17	\$ 160.58
Tire Store	1,000 SF GFA	9.54	\$ 1,702.00	\$ 851.00	\$ 321.42	\$ 337.42
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	\$ 1,702.00	\$ 851.00	\$ 157.03	\$ 164.88
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	\$ 1,702.00	\$ 851.00	\$ 157.03	\$ 164.89
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	\$ 1,702.00	\$ 851.00	\$ 163.86	\$ 163.86
Sit-Down Restaurant	1,000 SF GFA	10.05	\$ 1,702.00	\$ 851.00	\$ 321.13	\$ 321.13
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	\$ 1,702.00	\$ 851.00	\$ 207.92	\$ 218.24
Pharmacy/Drugstore	1,000 SF GFA	17.05	\$ 1,702.00	\$ 851.00	\$ 169.50	\$ 177.95
Shopping Center	1,000 SF GFA	7.94	\$ 1,702.00	\$ 851.00	\$ 413.39	\$ 413.39
Supermarket	1,000 SF GFA	23.68	\$ 1,702.00	\$ 851.00	\$ 188.97	\$ 188.97
Video Arcade	1,000 SF GFA	17.10	\$ 1,702.00	\$ 851.00	\$ 163.68	\$ 171.87
Video Rental Store	1,000 SF GFA	21.86	\$ 1,702.00	\$ 851.00	\$ 163.81	\$ 172.00
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	\$ 1,702.00	\$ 851.00	\$ 850.00	\$ 850.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,702.00	\$ 851.00	\$ 152.29	\$ 159.89
Bank (Drive-In)	1,000 SF GFA	49.20	\$ 1,702.00	\$ 851.00	\$ 125.95	\$ 176.26

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA M								
Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).								
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)		
PORT AND TERMINAL								
Truck Terminal	Acre	0.00	\$	-	\$	-	\$	-
INDUSTRIAL								
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
RESIDENTIAL								
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.00	\$	-	\$	-	\$	-
Retirement Community	Dwelling Unit	0.00	\$	-	\$	-	\$	-
Others Not Specified	Dwelling Unit	0.00	\$	-	\$	-	\$	-
LODGING								
Hotel	Room	0.00	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$	-
RECREATIONAL								
Arena	Acre	0.00	\$	-	\$	-	\$	-
Bowling Alley	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Driving Range	Tee	0.00	\$	-	\$	-	\$	-
Golf Course	Acre	0.00	\$	-	\$	-	\$	-
Health/Recreational Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Live Theater	Seat	0.00	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.00	\$	-	\$	-	\$	-
Movie Theater	Seat	0.00	\$	-	\$	-	\$	-
Tennis Courts	Court	0.00	\$	-	\$	-	\$	-
INSTITUTIONAL								
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$	-
High School (9-12)	Student	0.00	\$	-	\$	-	\$	-
Jr/Community College	Student	0.00	\$	-	\$	-	\$	-
University/College	Student	0.00	\$	-	\$	-	\$	-
MEDICAL								
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Hospital	Bed	0.00	\$	-	\$	-	\$	-
Nursing Home	Bed	0.00	\$	-	\$	-	\$	-
OFFICE								
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Office/Business Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Others Not Specified	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
COMMERCIAL								
Automobile Related								
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Gasoline/Service Station	Fueling Position	0.00	\$	-	\$	-	\$	-
Convenience Market with 12 or More Fueling Positions	Fueling Position	0.00	\$	-	\$	-	\$	-
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
New Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Dining								
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Other Retail								
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Video Arcade	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Video Rental Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Wholesale								
Wholesale Market	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
SERVICES								
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-
Bank (Drive-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA A
Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	1.97	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.29	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.20	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.26	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.18	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.08	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.30	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.19	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.16	\$	-	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.18	\$	-	\$	-	\$	-	\$	-
Assisted Living	Dwelling Unit	0.07	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.18	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.14	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.38	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.09	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.49	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.71	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.10	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	4.09	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	1.01	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.20	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	3.95	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.05	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.04	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.04	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.06	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	1.55	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.39	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.07	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.42	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	1.12	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.52	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.61	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	1.02	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	1.77	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.63	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.93	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	1.00	\$	-	\$	-	\$	-	\$	-
Automated Car Wash	1,000 SF GFA	2.09	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	1.09	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	5.20	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.87	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	1.26	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	1.06	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	0.80	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.52	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	1.32	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.74	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	2.01	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	1.05	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	5.97	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	7.27	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	5.24	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.78	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
General Heavy Industrial	1,000 SF GFA	0.54	\$ 1,558	\$ 1,558	\$ 859.26	\$ 859.26
Industrial Park	1,000 SF GFA	0.68	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Warehousing	1,000 SF GFA	0.26	\$ 1,558	\$ 1,558	\$ 857.69	\$ 857.69
Mini-Warehouse	1,000 SF GFA	0.21	\$ 1,558	\$ 1,558	\$ 857.14	\$ 857.14
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.81	\$ 1,558	\$ 1,558	\$ 849.38	\$ 849.38
Apartment/Multi-family	Dwelling Unit	0.50	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Residential Condominium/Townhouse	Dwelling Unit	0.42	\$ 1,558	\$ 1,558	\$ 859.52	\$ 859.52
Mobile Home Park	Dwelling Unit	0.47	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Assisted Living	Bed	0.18	\$ 1,558	\$ 1,558	\$ 855.56	\$ 855.56
LODGING						
Hotel	Room	0.47	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Motel/Other Lodging Facilities	Room	0.38	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
RECREATIONAL						
Driving Range	Tee	1.00	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Golf Course	Acre	0.24	\$ 1,558	\$ 1,558	\$ 858.33	\$ 858.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	1.31	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Ice Rink	1,000 SF GFA	1.89	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Miniature Golf	Hole	0.26	\$ 1,558	\$ 1,558	\$ 857.69	\$ 857.69
Multiplex Movie Theater	Screen	10.91	\$ 1,558	\$ 1,558	\$ 758.94	\$ 796.88
Raquet / Tennis Club	Court	2.68	\$ 1,558	\$ 1,558	\$ 839.55	\$ 860.00
INSTITUTIONAL						
Church	1,000 SF GFA	0.53	\$ 1,558	\$ 1,558	\$ 713.21	\$ 713.21
Day Care Center	1,000 SF GFA	10.54	\$ 1,558	\$ 1,558	\$ 384.25	\$ 403.42
Primary/Middle School (1-8)	Student	0.12	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
High School (9-12)	Student	0.11	\$ 1,558	\$ 1,558	\$ 781.82	\$ 781.82
Jr/Community College	Student	0.10	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
University/College	Student	0.17	\$ 1,558	\$ 1,558	\$ 705.88	\$ 705.88
MEDICAL						
Clinic	1,000 SF GFA	4.14	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Hospital	Bed	1.04	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Nursing Home	Bed	0.18	\$ 1,558	\$ 1,558	\$ 855.56	\$ 855.56
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	1.12	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
General Office Building	1,000 SF GFA	1.19	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Medical/Dental Office	1,000 SF GFA	2.98	\$ 1,558	\$ 1,558	\$ 826.17	\$ 826.17
Single Tenant Office Building	1,000 SF GFA	1.38	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Office Park	1,000 SF GFA	1.20	\$ 1,558	\$ 1,558	\$ 845.83	\$ 845.83
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	1.62	\$ 1,558	\$ 1,558	\$ 796.91	\$ 796.91
Automobile Parts Sales	1,000 SF GFA	2.73	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 1,558	\$ 1,558	\$ 254.96	\$ 267.71
New and Used Car Sales	1,000 SF GFA	1.69	\$ 1,558	\$ 1,558	\$ 855.62	\$ 855.62
Quick Lubrication Vehicle Center	Service Position	2.49	\$ 1,558	\$ 1,558	\$ 795.18	\$ 834.94
Self-Service Car Wash	Stall	1.99	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Automated Car Wash	1,000 SF GFA	4.19	\$ 1,558	\$ 1,558	\$ 701.10	\$ 736.16
Tire Store	1,000 SF GFA	2.90	\$ 1,558	\$ 1,558	\$ 709.31	\$ 709.31
Dining						
Fast Food Restaurant	1,000 SF GFA	13.86	\$ 1,558	\$ 1,558	\$ 701.04	\$ 736.08
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.98	\$ 1,558	\$ 1,558	\$ 701.10	\$ 701.10
Sit-Down Restaurant	1,000 SF GFA	3.35	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	2.83	\$ 1,558	\$ 1,558	\$ 848.76	\$ 848.76
Garden Center (Nursery)	1,000 SF GFA	2.13	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Home Improvement Superstore	1,000 SF GFA	1.38	\$ 1,558	\$ 1,558	\$ 605.07	\$ 605.07
Pharmacy/Drugstore	1,000 SF GFA	3.52	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
Shopping Center	1,000 SF GFA	1.98	\$ 1,558	\$ 1,558	\$ 852.02	\$ 852.02
Supermarket	1,000 SF GFA	5.35	\$ 1,558	\$ 1,558	\$ 782.06	\$ 782.06
Toy/Children's Superstore	1,000 SF GFA	2.79	\$ 1,558	\$ 1,558	\$ 860.00	\$ 860.00
SERVICES						
Bank (Walk-in)	1,000 SF GFA	15.91	\$ 1,558	\$ 1,558	\$ 314.96	\$ 314.96
Bank (Drive-in)	Drive-in Lane	19.39	\$ 1,558	\$ 1,558	\$ 556.85	\$ 584.68

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA C

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee		Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	\$ 1,542	\$ 1,534	\$ 594.19	\$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.04	\$ 1,542	\$ 1,534	\$ 351.12	\$ 368.42
General Heavy Industrial	1,000 SF GFA	2.11	\$ 1,542	\$ 1,534	\$ 718.72	\$ 754.50
Industrial Park	1,000 SF GFA	2.67	\$ 1,542	\$ 1,534	\$ 710.56	\$ 746.07
Warehousing	1,000 SF GFA	1.83	\$ 1,542	\$ 1,534	\$ 768.20	\$ 806.56
Mini-Warehouse	1,000 SF GFA	0.81	\$ 1,542	\$ 1,534	\$ 714.44	\$ 749.38
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.13	\$ 1,542	\$ 1,534	\$ 1,118.21	\$ 1,214.06
Apartment/Multi-family	Dwelling Unit	1.92	\$ 1,542	\$ 1,534	\$ 1,500.00	\$ 1,500.00
Residential Condominium/Townhouse	Dwelling Unit	1.61	\$ 1,542	\$ 1,534	\$ 1,499.00	\$ 1,499.00
Mobile Home Park	Dwelling Unit	1.83	\$ 1,542	\$ 1,534	\$ 1,499.00	\$ 1,499.00
Assisted Living	Bed	0.68	\$ 1,542	\$ 1,534	\$ 1,499.00	\$ 1,499.00
LODGING						
Hotel	Room	1.83	\$ 1,542	\$ 1,534	\$ 666.39	\$ 666.39
Motel/Other Lodging Facilities	Room	1.46	\$ 1,542	\$ 1,534	\$ 758.22	\$ 795.89
RECREATIONAL						
Driving Range	Tee	3.88	\$ 1,542	\$ 1,534	\$ 489.20	\$ 513.66
Golf Course	Acre	0.93	\$ 1,542	\$ 1,534	\$ 840.97	\$ 882.80
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.08	\$ 1,542	\$ 1,534	\$ 237.40	\$ 249.21
Ice Rink	1,000 SF GFA	7.32	\$ 1,542	\$ 1,534	\$ 287.09	\$ 301.37
Miniature Golf	Hole	1.02	\$ 1,542	\$ 1,534	\$ 661.76	\$ 694.12
Multiplex Movie Theater	Screen	42.28	\$ 1,542	\$ 1,534	\$ 236.43	\$ 248.25
Raquet / Tennis Club	Court	10.39	\$ 1,542	\$ 1,534	\$ 112.18	\$ 117.71
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,542	\$ 1,534	\$ 609.93	\$ 640.29
Day Care Center	1,000 SF GFA	27.68	\$ 1,542	\$ 1,534	\$ 141.73	\$ 148.81
Primary/Middle School (1-8)	Student	0.32	\$ 1,542	\$ 1,534	\$ 523.13	\$ 546.88
High School (9-12)	Student	0.29	\$ 1,542	\$ 1,534	\$ 577.24	\$ 603.45
Jr/Community College	Student	0.25	\$ 1,542	\$ 1,534	\$ 651.60	\$ 684.00
University/College	Student	0.44	\$ 1,542	\$ 1,534	\$ 593.18	\$ 622.73
MEDICAL						
Clinic	1,000 SF GFA	16.06	\$ 1,542	\$ 1,534	\$ 242.32	\$ 254.42
Hospital	Bed	4.03	\$ 1,542	\$ 1,534	\$ 477.25	\$ 477.25
Nursing Home	Bed	0.68	\$ 1,542	\$ 1,534	\$ 627.35	\$ 657.35
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.34	\$ 1,542	\$ 1,534	\$ 521.54	\$ 521.54
General Office Building	1,000 SF GFA	4.62	\$ 1,542	\$ 1,534	\$ 522.86	\$ 522.86
Medical/Dental Office	1,000 SF GFA	11.53	\$ 1,542	\$ 1,534	\$ 412.92	\$ 412.92
Single Tenant Office Building	1,000 SF GFA	5.36	\$ 1,542	\$ 1,534	\$ 521.36	\$ 521.36
Office Park	1,000 SF GFA	4.65	\$ 1,542	\$ 1,534	\$ 521.81	\$ 521.81
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.29	\$ 1,542	\$ 1,534	\$ 494.93	\$ 519.55
Automobile Parts Sales	1,000 SF GFA	10.57	\$ 1,542	\$ 1,534	\$ 459.54	\$ 482.50
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 1,542	\$ 1,534	\$ 206.01	\$ 216.15
New and Used Car Sales	1,000 SF GFA	6.54	\$ 1,542	\$ 1,534	\$ 431.70	\$ 453.21
Quick Lubrication Vehicle Center	Service Position	9.64	\$ 1,542	\$ 1,534	\$ 177.29	\$ 186.10
Self-Service Car Wash	Stall	1.99	\$ 1,542	\$ 1,534	\$ 198.54	\$ 208.04
Automated Car Wash	1,000 SF GFA	4.19	\$ 1,542	\$ 1,534	\$ 260.55	\$ 273.58
Tire Store	1,000 SF GFA	11.22	\$ 1,542	\$ 1,534	\$ 433.80	\$ 455.44
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 1,542	\$ 1,534	\$ 185.03	\$ 194.26
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 1,542	\$ 1,534	\$ 203.50	\$ 203.50
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 1,542	\$ 1,534	\$ 399.26	\$ 399.26
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	10.97	\$ 1,542	\$ 1,534	\$ 354.97	\$ 372.65
Garden Center (Nursery)	1,000 SF GFA	8.25	\$ 1,542	\$ 1,534	\$ 345.05	\$ 362.30
Home Improvement Superstore	1,000 SF GFA	5.33	\$ 1,542	\$ 1,534	\$ 690.28	\$ 724.77
Pharmacy/Drugstore	1,000 SF GFA	13.64	\$ 1,542	\$ 1,534	\$ 220.12	\$ 231.09
Shopping Center	1,000 SF GFA	7.69	\$ 1,542	\$ 1,534	\$ 553.34	\$ 553.34
Supermarket	1,000 SF GFA	20.74	\$ 1,542	\$ 1,534	\$ 280.33	\$ 280.33
Toy/Children's Superstore	1,000 SF GFA	10.82	\$ 1,542	\$ 1,534	\$ 345.11	\$ 362.29
SERVICES						
Bank (Walk-in)	1,000 SF GFA	33.71	\$ 1,542	\$ 1,534	\$ 185.85	\$ 195.13
Bank (Drive-in)	Drive-in Lane	41.09	\$ 1,542	\$ 1,534	\$ 244.55	\$ 256.78

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA D
Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,390	\$ 1,389	\$ 278.56	\$ 292.47
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,390	\$ 1,389	\$ 188.25	\$ 197.56
General Heavy Industrial	1,000 SF GFA	3.41	\$ 1,390	\$ 1,389	\$ 411.20	\$ 431.67
Industrial Park	1,000 SF GFA	4.31	\$ 1,390	\$ 1,389	\$ 407.19	\$ 427.38
Warehousing	1,000 SF GFA	3.19	\$ 1,390	\$ 1,389	\$ 426.30	\$ 447.34
Mini-Warehouse	1,000 SF GFA	1.41	\$ 1,390	\$ 1,389	\$ 558.51	\$ 585.82
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.86	\$ 1,390	\$ 1,389	\$ 597.27	\$ 648.47
Apartment/Multi-family	Dwelling Unit	3.60	\$ 1,390	\$ 1,389	\$ 1,111.11	\$ 1,205.56
Residential Condominium/Townhouse	Dwelling Unit	3.02	\$ 1,390	\$ 1,389	\$ 1,057.62	\$ 1,147.35
Mobile Home Park	Dwelling Unit	3.42	\$ 1,390	\$ 1,389	\$ 1,388.00	\$ 1,388.00
Assisted Living	Bed	1.28	\$ 1,390	\$ 1,389	\$ 1,388.00	\$ 1,388.00
LODGING						
Hotel	Room	1.90	\$ 1,390	\$ 1,389	\$ 582.63	\$ 582.63
Motel/Other Lodging Facilities	Room	1.51	\$ 1,390	\$ 1,389	\$ 582.32	\$ 611.26
RECREATIONAL						
Driving Range	Tee	4.02	\$ 1,390	\$ 1,389	\$ 422.91	\$ 444.03
Golf Course	Acre	0.96	\$ 1,390	\$ 1,389	\$ 717.19	\$ 752.08
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 1,390	\$ 1,389	\$ 194.86	\$ 204.55
Ice Rink	1,000 SF GFA	7.59	\$ 1,390	\$ 1,389	\$ 243.68	\$ 255.73
Miniature Golf	Hole	1.06	\$ 1,390	\$ 1,389	\$ 579.06	\$ 607.55
Multiplex Movie Theater	Screen	43.85	\$ 1,390	\$ 1,389	\$ 205.52	\$ 215.78
Raquet / Tennis Club	Court	10.77	\$ 1,390	\$ 1,389	\$ 92.76	\$ 97.31
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,390	\$ 1,389	\$ 541.94	\$ 568.35
Day Care Center	1,000 SF GFA	27.68	\$ 1,390	\$ 1,389	\$ 157.57	\$ 165.43
Primary/Middle School (1-8)	Student	0.32	\$ 1,390	\$ 1,389	\$ 472.50	\$ 493.75
High School (9-12)	Student	0.29	\$ 1,390	\$ 1,389	\$ 515.17	\$ 537.93
Jr/Community College	Student	0.25	\$ 1,390	\$ 1,389	\$ 572.40	\$ 600.00
University/College	Student	0.44	\$ 1,390	\$ 1,389	\$ 527.73	\$ 552.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,390	\$ 1,389	\$ 198.83	\$ 208.75
Hospital	Bed	4.91	\$ 1,390	\$ 1,389	\$ 398.49	\$ 398.49
Nursing Home	Bed	0.83	\$ 1,390	\$ 1,389	\$ 540.00	\$ 566.27
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	\$ 1,390	\$ 1,389	\$ 392.04	\$ 392.04
General Office Building	1,000 SF GFA	8.14	\$ 1,390	\$ 1,389	\$ 392.51	\$ 392.51
Medical/Dental Office	1,000 SF GFA	20.31	\$ 1,390	\$ 1,389	\$ 221.92	\$ 221.92
Single Tenant Office Building	1,000 SF GFA	9.45	\$ 1,390	\$ 1,389	\$ 391.81	\$ 391.81
Office Park	1,000 SF GFA	8.19	\$ 1,390	\$ 1,389	\$ 392.09	\$ 392.09
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 1,390	\$ 1,389	\$ 426.98	\$ 448.24
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,390	\$ 1,389	\$ 400.07	\$ 420.07
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 1,390	\$ 1,389	\$ 182.80	\$ 191.78
New and Used Car Sales	1,000 SF GFA	6.78	\$ 1,390	\$ 1,389	\$ 378.72	\$ 397.64
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 1,390	\$ 1,389	\$ 159.84	\$ 167.80
Self-Service Car Wash	Stall	1.99	\$ 1,390	\$ 1,389	\$ 176.83	\$ 185.43
Automated Car Wash	1,000 SF GFA	4.19	\$ 1,390	\$ 1,389	\$ 195.25	\$ 205.01
Tire Store	1,000 SF GFA	11.64	\$ 1,390	\$ 1,389	\$ 380.26	\$ 399.23
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 1,390	\$ 1,389	\$ 166.16	\$ 174.45
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 1,390	\$ 1,389	\$ 180.79	\$ 180.79
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 1,390	\$ 1,389	\$ 355.43	\$ 355.43
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 1,390	\$ 1,389	\$ 232.83	\$ 244.46
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 1,390	\$ 1,389	\$ 312.42	\$ 327.95
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 1,390	\$ 1,389	\$ 624.95	\$ 656.06
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 1,390	\$ 1,389	\$ 177.46	\$ 186.29
Shopping Center	1,000 SF GFA	7.97	\$ 1,390	\$ 1,389	\$ 471.91	\$ 471.91
Supermarket	1,000 SF GFA	21.51	\$ 1,390	\$ 1,389	\$ 238.70	\$ 238.70
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 1,390	\$ 1,389	\$ 312.51	\$ 328.07
SERVICES						
Bank (Walk-in)	1,000 SF GFA	33.71	\$ 1,390	\$ 1,389	\$ 166.78	\$ 175.11
Bank (Drive-in)	Drive-in Lane	41.09	\$ 1,390	\$ 1,389	\$ 182.39	\$ 191.51

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

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(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA E

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	31.44	\$ 1,679	\$ 1,673	\$ 301.80	\$ 316.89
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.70	\$ 1,679	\$ 1,673	\$ 217.91	\$ 228.72
General Heavy Industrial	1,000 SF GFA	3.26	\$ 1,679	\$ 1,673	\$ 468.22	\$ 491.41
Industrial Park	1,000 SF GFA	4.13	\$ 1,679	\$ 1,673	\$ 464.38	\$ 487.41
Warehousing	1,000 SF GFA	2.83	\$ 1,679	\$ 1,673	\$ 490.71	\$ 515.19
Mini-Warehouse	1,000 SF GFA	1.25	\$ 1,679	\$ 1,673	\$ 654.48	\$ 687.20
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.85	\$ 1,679	\$ 1,673	\$ 721.65	\$ 783.51
Apartment/Multi-family	Dwelling Unit	2.98	\$ 1,679	\$ 1,673	\$ 1,337.25	\$ 1,450.67
Residential Condominium/Townhouse	Dwelling Unit	2.50	\$ 1,679	\$ 1,673	\$ 1,272.80	\$ 1,380.80
Mobile Home Park	Dwelling Unit	2.83	\$ 1,679	\$ 1,673	\$ 1,672.00	\$ 1,672.00
Assisted Living	Bed	1.06	\$ 1,679	\$ 1,673	\$ 1,672.00	\$ 1,672.00
LODGING						
Hotel	Room	1.90	\$ 1,679	\$ 1,673	\$ 477.47	\$ 477.47
Motel/Other Lodging Facilities	Room	1.51	\$ 1,679	\$ 1,673	\$ 665.76	\$ 698.68
RECREATIONAL						
Driving Range	Tee	4.02	\$ 1,679	\$ 1,673	\$ 474.63	\$ 498.26
Golf Course	Acre	0.96	\$ 1,679	\$ 1,673	\$ 785.63	\$ 823.96
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 1,679	\$ 1,673	\$ 252.92	\$ 265.46
Ice Rink	1,000 SF GFA	7.59	\$ 1,679	\$ 1,673	\$ 302.02	\$ 317.00
Miniature Golf	Hole	1.06	\$ 1,679	\$ 1,673	\$ 662.26	\$ 695.28
Multiplex Movie Theater	Screen	43.85	\$ 1,679	\$ 1,673	\$ 231.31	\$ 242.87
Raquet / Tennis Club	Court	10.77	\$ 1,679	\$ 1,673	\$ 122.51	\$ 128.60
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,679	\$ 1,673	\$ 630.00	\$ 661.15
Day Care Center	1,000 SF GFA	27.68	\$ 1,679	\$ 1,673	\$ 156.85	\$ 164.67
Primary/Middle School (1-8)	Student	0.32	\$ 1,679	\$ 1,673	\$ 568.13	\$ 593.75
High School (9-12)	Student	0.29	\$ 1,679	\$ 1,673	\$ 608.28	\$ 637.93
Jr/Community College	Student	0.25	\$ 1,679	\$ 1,673	\$ 658.80	\$ 688.00
University/College	Student	0.44	\$ 1,679	\$ 1,673	\$ 617.73	\$ 647.73
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,679	\$ 1,673	\$ 226.08	\$ 237.34
Hospital	Bed	4.91	\$ 1,679	\$ 1,673	\$ 452.93	\$ 452.93
Nursing Home	Bed	0.83	\$ 1,679	\$ 1,673	\$ 627.83	\$ 659.04
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.72	\$ 1,679	\$ 1,673	\$ 456.83	\$ 456.83
General Office Building	1,000 SF GFA	7.15	\$ 1,679	\$ 1,673	\$ 457.43	\$ 457.43
Medical/Dental Office	1,000 SF GFA	17.86	\$ 1,679	\$ 1,673	\$ 254.68	\$ 254.68
Single Tenant Office Building	1,000 SF GFA	8.30	\$ 1,679	\$ 1,673	\$ 456.72	\$ 456.72
Office Park	1,000 SF GFA	7.20	\$ 1,679	\$ 1,673	\$ 456.88	\$ 456.88
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 1,679	\$ 1,673	\$ 478.25	\$ 502.14
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,679	\$ 1,673	\$ 372.15	\$ 390.69
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 1,679	\$ 1,673	\$ 211.87	\$ 222.38
New and Used Car Sales	1,000 SF GFA	6.78	\$ 1,679	\$ 1,673	\$ 435.40	\$ 457.08
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 1,679	\$ 1,673	\$ 191.43	\$ 201.00
Self-Service Car Wash	Stall	1.99	\$ 1,679	\$ 1,673	\$ 206.23	\$ 216.08
Automated Car Wash	1,000 SF GFA	4.19	\$ 1,679	\$ 1,673	\$ 161.53	\$ 169.61
Tire Store	1,000 SF GFA	11.64	\$ 1,679	\$ 1,673	\$ 359.38	\$ 377.32
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 1,679	\$ 1,673	\$ 197.01	\$ 206.85
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 1,679	\$ 1,673	\$ 210.02	\$ 210.02
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 1,679	\$ 1,673	\$ 226.34	\$ 226.34
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 1,679	\$ 1,673	\$ 222.86	\$ 234.01
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 1,679	\$ 1,673	\$ 376.42	\$ 395.20
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 1,679	\$ 1,673	\$ 752.71	\$ 790.24
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 1,679	\$ 1,673	\$ 174.21	\$ 182.90
Shopping Center	1,000 SF GFA	7.97	\$ 1,679	\$ 1,673	\$ 518.32	\$ 518.32
Supermarket	1,000 SF GFA	21.51	\$ 1,679	\$ 1,673	\$ 261.55	\$ 261.55
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 1,679	\$ 1,673	\$ 256.04	\$ 268.81
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 1,679	\$ 1,673	\$ 197.59	\$ 207.45
Bank (Drive-In)	Drive-in Lane	41.09	\$ 1,679	\$ 1,673	\$ 261.14	\$ 274.18

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA F
Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	0.00	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Assisted Living	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.00	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.00	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.00	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.00	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	0.00	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	0.00	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.00	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.00	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.00	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.00	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$	-	\$	-
Automated Car Wash	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	0.00	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA G
Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 696	\$ 694	\$ 251.01	\$ 263.53
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 696	\$ 694	\$ 191.85	\$ 201.43
General Heavy Industrial	1,000 SF GFA	3.41	\$ 696	\$ 694	\$ 321.11	\$ 336.95
Industrial Park	1,000 SF GFA	4.31	\$ 696	\$ 694	\$ 318.33	\$ 334.11
Warehousing	1,000 SF GFA	3.19	\$ 696	\$ 694	\$ 331.03	\$ 344.20
Mini-Warehouse	1,000 SF GFA	1.41	\$ 696	\$ 694	\$ 314.89	\$ 330.50
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 696	\$ 694	\$ 577.56	\$ 627.07
Apartment/Multi-family	Dwelling Unit	3.72	\$ 696	\$ 694	\$ 635.00	\$ 635.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$ 696	\$ 694	\$ 634.00	\$ 634.00
Mobile Home Park	Dwelling Unit	3.54	\$ 696	\$ 694	\$ 634.00	\$ 634.00
Assisted Living	Bed	1.32	\$ 696	\$ 694	\$ 634.00	\$ 634.00
LODGING						
Hotel	Room	1.90	\$ 696	\$ 694	\$ 331.05	\$ 331.05
Motel/Other Lodging Facilities	Room	1.51	\$ 696	\$ 694	\$ 330.46	\$ 346.36
RECREATIONAL						
Driving Range	Tee	4.02	\$ 696	\$ 694	\$ 328.61	\$ 345.02
Golf Course	Acre	0.96	\$ 696	\$ 694	\$ 418.75	\$ 439.58
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 696	\$ 694	\$ 205.69	\$ 215.94
Ice Rink	1,000 SF GFA	7.59	\$ 696	\$ 694	\$ 203.43	\$ 213.57
Miniature Golf	Hole	1.06	\$ 696	\$ 694	\$ 328.30	\$ 344.34
Multiplex Movie Theater	Screen	43.85	\$ 696	\$ 694	\$ 118.00	\$ 123.88
Raquet / Tennis Club	Court	10.77	\$ 696	\$ 694	\$ 98.61	\$ 103.53
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 696	\$ 694	\$ 304.32	\$ 319.42
Day Care Center	1,000 SF GFA	27.68	\$ 696	\$ 694	\$ 86.34	\$ 90.64
Primary/Middle School (1-8)	Student	0.32	\$ 696	\$ 694	\$ 259.38	\$ 271.88
High School (9-12)	Student	0.29	\$ 696	\$ 694	\$ 286.21	\$ 300.00
Jr/Community College	Student	0.25	\$ 696	\$ 694	\$ 324.00	\$ 340.00
University/College	Student	0.44	\$ 696	\$ 694	\$ 295.45	\$ 309.09
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 696	\$ 694	\$ 198.82	\$ 208.75
Hospital	Bed	4.91	\$ 696	\$ 694	\$ 227.29	\$ 227.29
Nursing Home	Bed	0.83	\$ 696	\$ 694	\$ 302.41	\$ 316.87
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	\$ 696	\$ 694	\$ 222.91	\$ 222.91
General Office Building	1,000 SF GFA	8.14	\$ 696	\$ 694	\$ 223.34	\$ 223.34
Medical/Dental Office	1,000 SF GFA	20.31	\$ 696	\$ 694	\$ 213.93	\$ 213.93
Single Tenant Office Building	1,000 SF GFA	9.45	\$ 696	\$ 694	\$ 222.86	\$ 222.86
Office Park	1,000 SF GFA	8.19	\$ 696	\$ 694	\$ 222.95	\$ 222.95
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 696	\$ 694	\$ 245.79	\$ 258.04
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 696	\$ 694	\$ 228.19	\$ 239.60
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 696	\$ 694	\$ 87.25	\$ 91.50
New and Used Car Sales	1,000 SF GFA	6.78	\$ 696	\$ 694	\$ 214.31	\$ 224.93
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 696	\$ 694	\$ 85.70	\$ 89.90
Self-Service Car Wash	Stall	1.99	\$ 696	\$ 694	\$ 257.79	\$ 270.35
Automated Car Wash	1,000 SF GFA	4.19	\$ 696	\$ 694	\$ 103.10	\$ 108.26
Tire Store	1,000 SF GFA	11.64	\$ 696	\$ 694	\$ 215.29	\$ 226.03
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 696	\$ 694	\$ 91.97	\$ 96.55
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 696	\$ 694	\$ 101.54	\$ 101.54
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 696	\$ 694	\$ 199.00	\$ 199.00
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 696	\$ 694	\$ 196.49	\$ 206.24
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 696	\$ 694	\$ 341.99	\$ 359.06
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 696	\$ 694	\$ 341.95	\$ 358.95
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 696	\$ 694	\$ 207.42	\$ 217.74
Shopping Center	1,000 SF GFA	7.97	\$ 696	\$ 694	\$ 275.28	\$ 275.28
Supermarket	1,000 SF GFA	21.51	\$ 696	\$ 694	\$ 224.92	\$ 224.92
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 696	\$ 694	\$ 208.29	\$ 218.63
SERVICES						
Bank (Walk-in)	1,000 SF GFA	33.71	\$ 696	\$ 694	\$ 92.38	\$ 96.97
Bank (Drive-in)	Drive-in Lane	41.09	\$ 696	\$ 694	\$ 121.49	\$ 127.55

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	30.46	\$ 497	\$ 489	\$ 298.46	\$ 313.36
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.56	\$ 497	\$ 489	\$ 213.38	\$ 223.90
General Heavy Industrial	1,000 SF GFA	3.16	\$ 497	\$ 489	\$ 276.27	\$ 289.87
Industrial Park	1,000 SF GFA	4.00	\$ 497	\$ 489	\$ 272.50	\$ 286.00
Warehousing	1,000 SF GFA	2.74	\$ 497	\$ 489	\$ 213.50	\$ 213.50
Mini-Warehouse	1,000 SF GFA	1.21	\$ 497	\$ 489	\$ 274.38	\$ 287.60
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.70	\$ 497	\$ 489	\$ 388.72	\$ 388.72
Apartment/Multi-family	Dwelling Unit	2.88	\$ 497	\$ 489	\$ 393.00	\$ 393.00
Residential Condominium/Townhouse	Dwelling Unit	2.42	\$ 497	\$ 489	\$ 392.00	\$ 392.00
Mobile Home Park	Dwelling Unit	2.74	\$ 497	\$ 489	\$ 392.00	\$ 392.00
Assisted Living	Bed	1.02	\$ 497	\$ 489	\$ 392.00	\$ 392.00
LODGING						
Hotel	Room	1.90	\$ 497	\$ 489	\$ 282.63	\$ 282.63
Motel/Other Lodging Facilities	Room	1.51	\$ 497	\$ 489	\$ 282.12	\$ 296.03
RECREATIONAL						
Driving Range	Tee	4.02	\$ 497	\$ 489	\$ 279.85	\$ 293.78
Golf Course	Acre	0.96	\$ 497	\$ 489	\$ 392.00	\$ 392.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 497	\$ 489	\$ 229.79	\$ 241.18
Ice Rink	1,000 SF GFA	7.59	\$ 497	\$ 489	\$ 165.61	\$ 173.78
Miniature Golf	Hole	1.06	\$ 497	\$ 489	\$ 279.25	\$ 292.45
Multiplex Movie Theater	Screen	43.85	\$ 497	\$ 489	\$ 103.88	\$ 109.08
Raquet / Tennis Club	Court	10.77	\$ 497	\$ 489	\$ 93.31	\$ 97.96
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 497	\$ 489	\$ 247.48	\$ 259.71
Day Care Center	1,000 SF GFA	27.68	\$ 497	\$ 489	\$ 62.28	\$ 65.39
Primary/Middle School (1-8)	Student	0.32	\$ 497	\$ 489	\$ 187.50	\$ 196.88
High School (9-12)	Student	0.29	\$ 497	\$ 489	\$ 224.14	\$ 234.48
Jr/Community College	Student	0.25	\$ 497	\$ 489	\$ 276.00	\$ 288.00
University/College	Student	0.44	\$ 497	\$ 489	\$ 234.09	\$ 245.45
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 497	\$ 489	\$ 159.44	\$ 167.37
Hospital	Bed	4.91	\$ 497	\$ 489	\$ 258.45	\$ 258.45
Nursing Home	Bed	0.83	\$ 497	\$ 489	\$ 244.58	\$ 256.63
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.51	\$ 497	\$ 489	\$ 264.82	\$ 264.82
General Office Building	1,000 SF GFA	6.93	\$ 497	\$ 489	\$ 265.51	\$ 265.51
Medical/Dental Office	1,000 SF GFA	17.30	\$ 497	\$ 489	\$ 189.60	\$ 189.60
Single Tenant Office Building	1,000 SF GFA	8.04	\$ 497	\$ 489	\$ 264.80	\$ 264.80
Office Park	1,000 SF GFA	6.98	\$ 497	\$ 489	\$ 264.90	\$ 264.90
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 497	\$ 489	\$ 283.31	\$ 297.40
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 497	\$ 489	\$ 198.72	\$ 208.58
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 497	\$ 489	\$ 206.52	\$ 216.71
New and Used Car Sales	1,000 SF GFA	6.78	\$ 497	\$ 489	\$ 241.15	\$ 253.10
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 497	\$ 489	\$ 64.30	\$ 67.50
Self-Service Car Wash	Stall	1.99	\$ 497	\$ 489	\$ 201.01	\$ 211.06
Automated Car Wash	1,000 SF GFA	4.19	\$ 497	\$ 489	\$ 244.39	\$ 256.61
Tire Store	1,000 SF GFA	11.64	\$ 497	\$ 489	\$ 181.44	\$ 190.46
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 497	\$ 489	\$ 69.77	\$ 73.24
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 497	\$ 489	\$ 143.69	\$ 143.69
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 497	\$ 489	\$ 159.76	\$ 159.76
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 497	\$ 489	\$ 156.24	\$ 163.97
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 497	\$ 489	\$ 244.44	\$ 256.61
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 497	\$ 489	\$ 244.48	\$ 256.60
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 497	\$ 489	\$ 170.95	\$ 179.43
Shopping Center	1,000 SF GFA	7.97	\$ 497	\$ 489	\$ 322.58	\$ 322.58
Supermarket	1,000 SF GFA	21.51	\$ 497	\$ 489	\$ 194.24	\$ 194.24
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 497	\$ 489	\$ 155.35	\$ 163.10
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 497	\$ 489	\$ 70.34	\$ 73.84
Bank (Drive-In)	Drive-in Lane	41.09	\$ 497	\$ 489	\$ 91.55	\$ 96.11

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	641	\$	641	\$	281.57	\$	295.64
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.91	\$	641	\$	641	\$	191.85	\$	201.43
General Heavy Industrial	1,000 SF GFA	3.41	\$	641	\$	641	\$	338.42	\$	355.13
Industrial Park	1,000 SF GFA	4.31	\$	641	\$	641	\$	334.34	\$	351.04
Warehousing	1,000 SF GFA	3.19	\$	641	\$	641	\$	353.29	\$	370.85
Mini-Warehouse	1,000 SF GFA	1.41	\$	641	\$	641	\$	329.08	\$	345.39
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	6.06	\$	641	\$	641	\$	577.56	\$	627.07
Apartment/Multi-family	Dwelling Unit	3.72	\$	641	\$	641	\$	640.00	\$	640.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$	641	\$	641	\$	640.00	\$	640.00
Mobile Home Park	Dwelling Unit	3.54	\$	641	\$	641	\$	640.00	\$	640.00
Assisted Living	Bed	1.32	\$	641	\$	641	\$	640.00	\$	640.00
LODGING										
Hotel	Room	1.90	\$	641	\$	641	\$	353.16	\$	353.16
Motel/Other Lodging Facilities	Room	1.51	\$	641	\$	641	\$	352.98	\$	370.20
RECREATIONAL										
Driving Range	Tee	4.02	\$	641	\$	641	\$	349.75	\$	367.16
Golf Course	Acre	0.96	\$	641	\$	641	\$	567.71	\$	595.83
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$	641	\$	641	\$	212.90	\$	223.53
Ice Rink	1,000 SF GFA	7.59	\$	641	\$	641	\$	209.49	\$	219.89
Miniature Golf	Hole	1.06	\$	641	\$	641	\$	349.06	\$	366.04
Multiplex Movie Theater	Screen	43.85	\$	641	\$	641	\$	128.02	\$	134.41
Raquet / Tennis Club	Court	10.77	\$	641	\$	641	\$	133.70	\$	140.39
INSTITUTIONAL										
Church	1,000 SF GFA	1.39	\$	641	\$	641	\$	312.95	\$	328.06
Day Care Center	1,000 SF GFA	27.68	\$	641	\$	641	\$	81.43	\$	85.48
Primary/Middle School (1-8)	Student	0.32	\$	641	\$	641	\$	243.75	\$	253.13
High School (9-12)	Student	0.29	\$	641	\$	641	\$	286.21	\$	300.00
Jr/Community College	Student	0.25	\$	641	\$	641	\$	344.00	\$	360.00
University/College	Student	0.44	\$	641	\$	641	\$	300.00	\$	313.64
MEDICAL										
Clinic	1,000 SF GFA	19.55	\$	641	\$	641	\$	202.46	\$	212.53
Hospital	Bed	4.91	\$	641	\$	641	\$	325.66	\$	325.66
Nursing Home	Bed	0.83	\$	641	\$	641	\$	310.84	\$	325.30
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.64	\$	641	\$	641	\$	239.14	\$	239.14
General Office Building	1,000 SF GFA	8.14	\$	641	\$	641	\$	239.68	\$	239.68
Medical/Dental Office	1,000 SF GFA	20.31	\$	641	\$	641	\$	232.79	\$	232.79
Single Tenant Office Building	1,000 SF GFA	9.45	\$	641	\$	641	\$	238.94	\$	238.94
Office Park	1,000 SF GFA	8.19	\$	641	\$	641	\$	239.19	\$	239.19
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.53	\$	641	\$	641	\$	353.91	\$	371.52
Automobile Parts Sales	1,000 SF GFA	10.96	\$	641	\$	641	\$	247.08	\$	259.40
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$	641	\$	641	\$	266.57	\$	279.89
New and Used Car Sales	1,000 SF GFA	6.78	\$	641	\$	641	\$	225.96	\$	237.17
Quick Lubrication Vehicle Center	Service Position	10.00	\$	641	\$	641	\$	83.70	\$	87.80
Self-Service Car Wash	Stall	1.99	\$	641	\$	641	\$	260.80	\$	273.37
Automated Car Wash	1,000 SF GFA	4.19	\$	641	\$	641	\$	320.29	\$	336.31
Tire Store	1,000 SF GFA	11.64	\$	641	\$	641	\$	227.49	\$	238.83
Dining										
Fast Food Restaurant	1,000 SF GFA	41.48	\$	641	\$	641	\$	89.95	\$	94.43
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$	641	\$	641	\$	184.56	\$	184.56
Sit-Down Restaurant	1,000 SF GFA	10.04	\$	641	\$	641	\$	202.79	\$	202.79
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.38	\$	641	\$	641	\$	198.86	\$	208.79
Garden Center (Nursery)	1,000 SF GFA	8.55	\$	641	\$	641	\$	320.47	\$	336.49
Home Improvement Superstore	1,000 SF GFA	5.53	\$	641	\$	641	\$	320.43	\$	336.35
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$	641	\$	641	\$	215.55	\$	226.29
Shopping Center	1,000 SF GFA	7.97	\$	641	\$	641	\$	398.49	\$	398.49
Supermarket	1,000 SF GFA	21.51	\$	641	\$	641	\$	242.03	\$	242.03
Toy/Children's Superstore	1,000 SF GFA	11.22	\$	641	\$	641	\$	231.37	\$	242.87
SERVICES										
Bank (Walk-in)	1,000 SF GFA	33.71	\$	641	\$	641	\$	90.57	\$	95.08
Bank (Drive-in)	Drive-in Lane	41.09	\$	641	\$	641	\$	118.25	\$	124.14

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 719	\$ 719	\$ 319.17	\$ 335.10
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 719	\$ 719	\$ 216.09	\$ 226.88
General Heavy Industrial	1,000 SF GFA	3.41	\$ 719	\$ 719	\$ 382.11	\$ 401.17
Industrial Park	1,000 SF GFA	4.31	\$ 719	\$ 719	\$ 377.73	\$ 396.52
Warehousing	1,000 SF GFA	3.19	\$ 719	\$ 719	\$ 399.37	\$ 419.12
Mini-Warehouse	1,000 SF GFA	1.41	\$ 719	\$ 719	\$ 371.63	\$ 390.07
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	\$ 719	\$ 719	\$ 577.56	\$ 627.07
Apartment/Multi-family	Dwelling Unit	3.72	\$ 719	\$ 719	\$ 718.00	\$ 718.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$ 719	\$ 719	\$ 718.00	\$ 718.00
Mobile Home Park	Dwelling Unit	3.54	\$ 719	\$ 719	\$ 718.00	\$ 718.00
Assisted Living	Bed	1.32	\$ 719	\$ 719	\$ 718.00	\$ 718.00
LODGING						
Hotel	Room	1.90	\$ 719	\$ 719	\$ 399.47	\$ 399.47
Motel/Other Lodging Facilities	Room	1.51	\$ 719	\$ 719	\$ 398.68	\$ 418.54
RECREATIONAL						
Driving Range	Tee	4.02	\$ 719	\$ 719	\$ 395.52	\$ 415.17
Golf Course	Acre	0.96	\$ 719	\$ 719	\$ 643.75	\$ 675.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 719	\$ 719	\$ 240.23	\$ 252.18
Ice Rink	1,000 SF GFA	7.59	\$ 719	\$ 719	\$ 236.36	\$ 248.09
Miniature Golf	Hole	1.06	\$ 719	\$ 719	\$ 395.28	\$ 414.15
Multiplex Movie Theater	Screen	43.85	\$ 719	\$ 719	\$ 146.32	\$ 153.61
Raquet / Tennis Club	Court	10.77	\$ 719	\$ 719	\$ 109.75	\$ 115.23
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 719	\$ 719	\$ 353.24	\$ 370.50
Day Care Center	1,000 SF GFA	27.68	\$ 719	\$ 719	\$ 91.37	\$ 95.92
Primary/Middle School (1-8)	Student	0.32	\$ 719	\$ 719	\$ 275.00	\$ 287.50
High School (9-12)	Student	0.29	\$ 719	\$ 719	\$ 324.14	\$ 337.93
Jr/Community College	Student	0.25	\$ 719	\$ 719	\$ 388.00	\$ 404.00
University/College	Student	0.44	\$ 719	\$ 719	\$ 336.36	\$ 352.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 719	\$ 719	\$ 228.29	\$ 239.69
Hospital	Bed	4.91	\$ 719	\$ 719	\$ 367.82	\$ 367.82
Nursing Home	Bed	0.83	\$ 719	\$ 719	\$ 350.60	\$ 367.47
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	\$ 719	\$ 719	\$ 270.29	\$ 270.29
General Office Building	1,000 SF GFA	8.14	\$ 719	\$ 719	\$ 271.01	\$ 271.01
Medical/Dental Office	1,000 SF GFA	20.31	\$ 719	\$ 719	\$ 254.60	\$ 254.60
Single Tenant Office Building	1,000 SF GFA	9.45	\$ 719	\$ 719	\$ 270.16	\$ 270.16
Office Park	1,000 SF GFA	8.19	\$ 719	\$ 719	\$ 270.45	\$ 270.45
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 719	\$ 719	\$ 400.15	\$ 420.06
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 719	\$ 719	\$ 279.56	\$ 293.52
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 719	\$ 719	\$ 209.92	\$ 220.40
New and Used Car Sales	1,000 SF GFA	6.78	\$ 719	\$ 719	\$ 255.31	\$ 267.99
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 719	\$ 719	\$ 94.00	\$ 98.70
Self-Service Car Wash	Stall	1.99	\$ 719	\$ 719	\$ 292.96	\$ 307.54
Automated Car Wash	1,000 SF GFA	4.19	\$ 719	\$ 719	\$ 240.10	\$ 252.11
Tire Store	1,000 SF GFA	11.64	\$ 719	\$ 719	\$ 257.04	\$ 269.85
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 719	\$ 719	\$ 101.16	\$ 106.20
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 719	\$ 719	\$ 207.72	\$ 207.72
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 719	\$ 719	\$ 228.69	\$ 228.69
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 719	\$ 719	\$ 224.17	\$ 235.33
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 719	\$ 719	\$ 359.42	\$ 377.31
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 719	\$ 719	\$ 359.49	\$ 377.40
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 719	\$ 719	\$ 243.32	\$ 255.48
Shopping Center	1,000 SF GFA	7.97	\$ 719	\$ 719	\$ 451.32	\$ 451.32
Supermarket	1,000 SF GFA	21.51	\$ 719	\$ 719	\$ 271.97	\$ 271.97
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 719	\$ 719	\$ 225.76	\$ 236.99
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	\$ 719	\$ 719	\$ 101.90	\$ 106.97
Bank (Drive-In)	Drive-in Lane	41.09	\$ 719	\$ 719	\$ 132.94	\$ 139.57

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA K

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit	
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	\$ 1,153	\$ 1,153	\$ 412.71	\$ 433.33
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	\$ 1,153	\$ 1,153	\$ 239.31	\$ 251.12
General Heavy Industrial	1,000 SF GFA	3.41	\$ 1,153	\$ 1,153	\$ 388.86	\$ 408.21
Industrial Park	1,000 SF GFA	4.31	\$ 1,153	\$ 1,153	\$ 384.69	\$ 403.71
Warehousing	1,000 SF GFA	3.13	\$ 1,153	\$ 1,153	\$ 406.39	\$ 426.52
Mini-Warehouse	1,000 SF GFA	1.38	\$ 1,153	\$ 1,153	\$ 525.36	\$ 551.45
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.35	\$ 1,153	\$ 1,153	\$ 654.21	\$ 710.28
Apartment/Multi-family	Dwelling Unit	3.29	\$ 1,153	\$ 1,153	\$ 1,152.00	\$ 1,152.00
Residential Condominium/Townhouse	Dwelling Unit	2.76	\$ 1,153	\$ 1,153	\$ 1,152.00	\$ 1,152.00
Mobile Home Park	Dwelling Unit	3.13	\$ 1,153	\$ 1,153	\$ 1,152.00	\$ 1,152.00
Assisted Living	Bed	1.17	\$ 1,153	\$ 1,153	\$ 1,152.00	\$ 1,152.00
LODGING						
Hotel	Room	1.90	\$ 1,153	\$ 1,153	\$ 547.89	\$ 547.89
Motel/Other Lodging Facilities	Room	1.51	\$ 1,153	\$ 1,153	\$ 547.68	\$ 574.83
RECREATIONAL						
Driving Range	Tee	4.02	\$ 1,153	\$ 1,153	\$ 400.50	\$ 420.40
Golf Course	Acre	0.96	\$ 1,153	\$ 1,153	\$ 685.42	\$ 718.75
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$ 1,153	\$ 1,153	\$ 247.44	\$ 259.77
Ice Rink	1,000 SF GFA	7.59	\$ 1,153	\$ 1,153	\$ 207.11	\$ 217.39
Miniature Golf	Hole	1.06	\$ 1,153	\$ 1,153	\$ 544.34	\$ 570.75
Multiplex Movie Theater	Screen	43.85	\$ 1,153	\$ 1,153	\$ 193.73	\$ 203.40
Raquet / Tennis Club	Court	10.77	\$ 1,153	\$ 1,153	\$ 118.11	\$ 123.96
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	\$ 1,153	\$ 1,153	\$ 506.47	\$ 531.65
Day Care Center	1,000 SF GFA	27.68	\$ 1,153	\$ 1,153	\$ 145.45	\$ 152.71
Primary/Middle School (1-8)	Student	0.32	\$ 1,153	\$ 1,153	\$ 437.50	\$ 459.38
High School (9-12)	Student	0.29	\$ 1,153	\$ 1,153	\$ 479.31	\$ 500.00
Jr/Community College	Student	0.25	\$ 1,153	\$ 1,153	\$ 540.00	\$ 564.00
University/College	Student	0.44	\$ 1,153	\$ 1,153	\$ 493.18	\$ 515.91
MEDICAL						
Clinic	1,000 SF GFA	19.55	\$ 1,153	\$ 1,153	\$ 229.26	\$ 240.72
Hospital	Bed	4.91	\$ 1,153	\$ 1,153	\$ 375.76	\$ 375.76
Nursing Home	Bed	0.83	\$ 1,153	\$ 1,153	\$ 504.82	\$ 528.92
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.42	\$ 1,153	\$ 1,153	\$ 371.56	\$ 371.56
General Office Building	1,000 SF GFA	7.90	\$ 1,153	\$ 1,153	\$ 372.15	\$ 372.15
Medical/Dental Office	1,000 SF GFA	19.72	\$ 1,153	\$ 1,153	\$ 255.68	\$ 255.68
Single Tenant Office Building	1,000 SF GFA	9.17	\$ 1,153	\$ 1,153	\$ 371.43	\$ 371.43
Office Park	1,000 SF GFA	7.95	\$ 1,153	\$ 1,153	\$ 371.70	\$ 371.70
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	\$ 1,153	\$ 1,153	\$ 404.75	\$ 424.96
Automobile Parts Sales	1,000 SF GFA	10.96	\$ 1,153	\$ 1,153	\$ 331.75	\$ 348.27
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$ 1,153	\$ 1,153	\$ 171.10	\$ 179.60
New and Used Car Sales	1,000 SF GFA	6.78	\$ 1,153	\$ 1,153	\$ 355.60	\$ 373.30
Quick Lubrication Vehicle Center	Service Position	10.00	\$ 1,153	\$ 1,153	\$ 147.80	\$ 155.10
Self-Service Car Wash	Stall	1.99	\$ 1,153	\$ 1,153	\$ 164.82	\$ 172.86
Automated Car Wash	1,000 SF GFA	4.19	\$ 1,153	\$ 1,153	\$ 218.38	\$ 229.30
Tire Store	1,000 SF GFA	11.64	\$ 1,153	\$ 1,153	\$ 314.26	\$ 329.90
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	\$ 1,153	\$ 1,153	\$ 154.19	\$ 161.89
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$ 1,153	\$ 1,153	\$ 169.06	\$ 169.06
Sit-Down Restaurant	1,000 SF GFA	10.04	\$ 1,153	\$ 1,153	\$ 331.87	\$ 331.87
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	\$ 1,153	\$ 1,153	\$ 327.86	\$ 344.20
Garden Center (Nursery)	1,000 SF GFA	8.55	\$ 1,153	\$ 1,153	\$ 576.49	\$ 605.26
Home Improvement Superstore	1,000 SF GFA	5.53	\$ 1,153	\$ 1,153	\$ 576.49	\$ 605.24
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$ 1,153	\$ 1,153	\$ 239.01	\$ 250.95
Shopping Center	1,000 SF GFA	7.97	\$ 1,153	\$ 1,153	\$ 450.44	\$ 450.44
Supermarket	1,000 SF GFA	21.51	\$ 1,153	\$ 1,153	\$ 271.97	\$ 271.97
Toy/Children's Superstore	1,000 SF GFA	11.22	\$ 1,153	\$ 1,153	\$ 288.24	\$ 302.58
SERVICES						
Bank (Walk-in)	1,000 SF GFA	33.71	\$ 1,153	\$ 1,153	\$ 154.85	\$ 162.59
Bank (Drive-in)	Drive-in Lane	41.09	\$ 1,153	\$ 1,153	\$ 203.83	\$ 214.02

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

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(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA L										
Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).										
Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	22.93	\$	1,281	\$	423.90	\$	445.09		
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	3.43	\$	1,281	\$	1,281	\$	323.53	\$	339.65
General Heavy Industrial	1,000 SF GFA	2.38	\$	1,281	\$	1,281	\$	541.89	\$	568.91
Industrial Park	1,000 SF GFA	3.01	\$	1,281	\$	1,281	\$	393.19	\$	412.62
Warehousing	1,000 SF GFA	2.07	\$	1,281	\$	1,281	\$	568.26	\$	596.62
Mini-Warehouse	1,000 SF GFA	0.91	\$	1,281	\$	1,281	\$	540.00	\$	565.93
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	3.54	\$	1,281	\$	1,281	\$	988.70	\$	1,073.45
Apartment/Multi-family	Dwelling Unit	2.17	\$	1,281	\$	1,281	\$	1,280.00	\$	1,280.00
Residential Condominium/Townhouse	Dwelling Unit	1.82	\$	1,281	\$	1,281	\$	1,280.00	\$	1,280.00
Mobile Home Park	Dwelling Unit	2.07	\$	1,281	\$	1,281	\$	1,280.00	\$	1,280.00
Assisted Living	Bed	0.77	\$	1,281	\$	1,281	\$	1,280.00	\$	1,280.00
LODGING										
Hotel	Room	1.90	\$	1,281	\$	1,281	\$	520.58	\$	520.58
Motel/Other Lodging Facilities	Room	1.51	\$	1,281	\$	1,281	\$	520.33	\$	545.70
RECREATIONAL										
Driving Range	Tee	4.02	\$	1,281	\$	1,281	\$	373.66	\$	392.29
Golf Course	Acre	0.96	\$	1,281	\$	1,281	\$	625.31	\$	656.25
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	\$	1,281	\$	1,281	\$	243.87	\$	255.98
Ice Rink	1,000 SF GFA	7.59	\$	1,281	\$	1,281	\$	208.10	\$	218.45
Miniature Golf	Hole	1.06	\$	1,281	\$	1,281	\$	517.08	\$	542.45
Multiplex Movie Theater	Screen	43.85	\$	1,281	\$	1,281	\$	182.60	\$	191.72
Raquet / Tennis Club	Court	10.77	\$	1,281	\$	1,281	\$	76.13	\$	79.85
INSTITUTIONAL										
Church	1,000 SF GFA	1.39	\$	1,281	\$	1,281	\$	488.85	\$	512.95
Day Care Center	1,000 SF GFA	27.68	\$	1,281	\$	1,281	\$	145.11	\$	152.35
Primary/Middle School (1-8)	Student	0.32	\$	1,281	\$	1,281	\$	435.94	\$	456.25
High School (9-12)	Student	0.29	\$	1,281	\$	1,281	\$	468.62	\$	489.66
Jr/Community College	Student	0.25	\$	1,281	\$	1,281	\$	511.20	\$	536.00
University/College	Student	0.44	\$	1,281	\$	1,281	\$	478.64	\$	502.27
MEDICAL										
Clinic	1,000 SF GFA	18.13	\$	1,281	\$	1,281	\$	224.53	\$	235.74
Hospital	Bed	4.55	\$	1,281	\$	1,281	\$	360.20	\$	360.20
Nursing Home	Bed	0.77	\$	1,281	\$	1,281	\$	493.25	\$	516.88
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	4.90	\$	1,281	\$	1,281	\$	384.24	\$	384.24
General Office Building	1,000 SF GFA	5.22	\$	1,281	\$	1,281	\$	385.00	\$	385.00
Medical/Dental Office	1,000 SF GFA	13.02	\$	1,281	\$	1,281	\$	333.11	\$	333.11
Single Tenant Office Building	1,000 SF GFA	6.06	\$	1,281	\$	1,281	\$	384.06	\$	384.06
Office Park	1,000 SF GFA	5.25	\$	1,281	\$	1,281	\$	384.34	\$	384.34
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.53	\$	1,281	\$	1,281	\$	376.95	\$	395.71
Automobile Parts Sales	1,000 SF GFA	10.96	\$	1,281	\$	1,281	\$	273.94	\$	287.59
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	\$	1,281	\$	1,281	\$	164.70	\$	172.80
New and Used Car Sales	1,000 SF GFA	6.78	\$	1,281	\$	1,281	\$	339.56	\$	356.49
Quick Lubrication Vehicle Center	Service Position	10.00	\$	1,281	\$	1,281	\$	146.88	\$	154.20
Self-Service Car Wash	Stall	1.99	\$	1,281	\$	1,281	\$	160.10	\$	167.84
Automated Car Wash	1,000 SF GFA	4.19	\$	1,281	\$	1,281	\$	254.11	\$	266.82
Tire Store	1,000 SF GFA	11.64	\$	1,281	\$	1,281	\$	263.43	\$	276.55
Dining										
Fast Food Restaurant	1,000 SF GFA	41.48	\$	1,281	\$	1,281	\$	151.77	\$	159.35
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	\$	1,281	\$	1,281	\$	163.09	\$	163.09
Sit-Down Restaurant	1,000 SF GFA	10.04	\$	1,281	\$	1,281	\$	321.45	\$	321.45
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.38	\$	1,281	\$	1,281	\$	174.31	\$	182.95
Garden Center (Nursery)	1,000 SF GFA	8.55	\$	1,281	\$	1,281	\$	288.21	\$	302.57
Home Improvement Superstore	1,000 SF GFA	5.53	\$	1,281	\$	1,281	\$	576.29	\$	605.06
Pharmacy/Drugstore	1,000 SF GFA	14.15	\$	1,281	\$	1,281	\$	204.23	\$	214.42
Shopping Center	1,000 SF GFA	7.97	\$	1,281	\$	1,281	\$	411.83	\$	411.83
Supermarket	1,000 SF GFA	21.51	\$	1,281	\$	1,281	\$	208.03	\$	208.03
Toy/Children's Superstore	1,000 SF GFA	11.22	\$	1,281	\$	1,281	\$	207.99	\$	218.36
SERVICES										
Bank (Walk-In)	1,000 SF GFA	33.71	\$	1,281	\$	1,281	\$	152.29	\$	159.89
Bank (Drive-In)	Drive-in Lane	41.09	\$	1,281	\$	1,281	\$	201.02	\$	211.05

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA M

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	0.00	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Mobile Home Park	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Assisted Living	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.00	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.00	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.00	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.00	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	0.00	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	0.00	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.00	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.00	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.00	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.00	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$	-	\$	-
Automated Car Wash	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	0.00	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA A

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit							
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	1.97	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.03	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.20	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.26	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.10	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.08	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.30	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.19	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.16	\$	-	\$	-	\$	-	\$	-
Senior Adult Housing	Dwelling Unit	0.01	\$	-	\$	-	\$	-	\$	-
Congregate Care Facility	Dwelling Unit	0.01	\$	-	\$	-	\$	-	\$	-
Assisted Living	Bed	0.07	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.18	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.14	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.38	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.09	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.82	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.71	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.10	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	4.09	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	1.01	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.17	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	2.07	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.05	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.04	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.04	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.05	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	1.55	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.43	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.07	\$	-	\$	-	\$	-	\$	-
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.99	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.42	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.45	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	1.07	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.52	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.44	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.56	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	1.02	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	1.78	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.63	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.93	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	1.00	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.90	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	4.90	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.68	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	1.26	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	1.05	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	1.46	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.36	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	1.52	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.74	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	1.82	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	1.05	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	2.18	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	5.29	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	5.24	\$	861	\$	861	\$	860.00	\$	860.00
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.78	\$	861	\$	861	\$	860.00	\$	860.00
General Heavy Industrial	1,000 SF GFA	0.54	\$	861	\$	861	\$	859.26	\$	859.26
Industrial Park	1,000 SF GFA	0.68	\$	861	\$	861	\$	860.00	\$	860.00
Warehousing	1,000 SF GFA	0.26	\$	861	\$	861	\$	857.69	\$	857.69
Mini-Warehouse	1,000 SF GFA	0.21	\$	861	\$	861	\$	857.14	\$	857.14
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.80	\$	861	\$	861	\$	860.00	\$	860.00
Apartment/Multi-family	Dwelling Unit	0.50	\$	861	\$	861	\$	860.00	\$	860.00
Residential Condominium/Townhouse	Dwelling Unit	0.42	\$	861	\$	861	\$	860.00	\$	860.00
Senior Adult Housing	Dwelling Unit	0.20	\$	861	\$	861	\$	860.00	\$	860.00
Congregate Care Facility	Dwelling Unit	0.14	\$	861	\$	861	\$	860.00	\$	860.00
Assisted Living	Bed	0.18	\$	861	\$	861	\$	860.00	\$	860.00
LODGING										
Hotel	Room	0.48	\$	861	\$	861	\$	860.00	\$	860.00
Motel/Other Lodging Facilities	Room	0.38	\$	861	\$	861	\$	860.00	\$	860.00
RECREATIONAL										
Driving Range	Tee	1.00	\$	861	\$	861	\$	860.00	\$	860.00
Golf Course	Acre	0.24	\$	861	\$	861	\$	858.33	\$	858.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	2.19	\$	861	\$	861	\$	838.36	\$	860.00
Ice Rink	1,000 SF GFA	1.89	\$	861	\$	861	\$	860.00	\$	860.00
Miniature Golf	Hole	0.26	\$	861	\$	861	\$	857.69	\$	857.69
Multiplex Movie Theater	Screen	10.91	\$	861	\$	861	\$	758.94	\$	796.88
Raquet / Tennis Club	Court	2.68	\$	861	\$	861	\$	839.55	\$	860.00
INSTITUTIONAL										
Church	1,000 SF GFA	0.44	\$	861	\$	861	\$	859.09	\$	859.09
Day Care Center	1,000 SF GFA	5.53	\$	861	\$	861	\$	732.37	\$	768.90
Primary/Middle School (1-8)	Student	0.13	\$	861	\$	861	\$	853.85	\$	853.85
High School (9-12)	Student	0.10	\$	861	\$	861	\$	860.00	\$	860.00
Jr/Community College	Student	0.10	\$	861	\$	861	\$	860.00	\$	860.00
University/College	Student	0.14	\$	861	\$	861	\$	857.14	\$	857.14
MEDICAL										
Clinic	1,000 SF GFA	4.14	\$	861	\$	861	\$	860.00	\$	860.00
Hospital	Bed	1.14	\$	861	\$	861	\$	860.00	\$	860.00
Nursing Home	Bed	0.18	\$	861	\$	861	\$	855.56	\$	855.56
Animal Hospital/Veterinary Clinic	1,000 SF GFA	2.64	\$	861	\$	861	\$	860.00	\$	860.00
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	1.13	\$	861	\$	861	\$	860.00	\$	860.00
General Office Building	1,000 SF GFA	1.19	\$	861	\$	861	\$	860.00	\$	860.00
Medical/Dental Office	1,000 SF GFA	2.86	\$	861	\$	861	\$	860.00	\$	860.00
Single Tenant Office Building	1,000 SF GFA	1.39	\$	861	\$	861	\$	860.00	\$	860.00
Office Park	1,000 SF GFA	1.18	\$	861	\$	861	\$	860.00	\$	860.00
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	1.50	\$	861	\$	861	\$	860.00	\$	860.00
Automobile Parts Sales	1,000 SF GFA	2.73	\$	861	\$	861	\$	860.00	\$	860.00
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	861	\$	861	\$	252.81	\$	265.45
New and Used Car Sales	1,000 SF GFA	1.68	\$	861	\$	861	\$	860.00	\$	860.00
Quick Lubrication Vehicle Center	Service Position	2.49	\$	861	\$	861	\$	795.18	\$	834.94
Self-Service Car Wash	Stall	1.99	\$	861	\$	861	\$	860.00	\$	860.00
Tire Store	1,000 SF GFA	2.39	\$	861	\$	861	\$	860.00	\$	860.00
Dining										
Fast Food Restaurant	1,000 SF GFA	13.06	\$	861	\$	861	\$	743.98	\$	781.16
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.49	\$	861	\$	861	\$	777.51	\$	777.51
Sit-Down Restaurant	1,000 SF GFA	3.35	\$	861	\$	861	\$	860.00	\$	860.00
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	2.79	\$	861	\$	861	\$	860.00	\$	860.00
Garden Center (Nursery)	1,000 SF GFA	3.89	\$	861	\$	861	\$	767.66	\$	805.91
Home Improvement Superstore	1,000 SF GFA	0.97	\$	861	\$	861	\$	860.00	\$	860.00
Pharmacy/Drugstore	1,000 SF GFA	4.04	\$	861	\$	861	\$	860.00	\$	860.00
Shopping Center	1,000 SF GFA	1.96	\$	861	\$	861	\$	860.00	\$	860.00
Supermarket	1,000 SF GFA	4.86	\$	861	\$	861	\$	860.00	\$	860.00
Toy/Children's Superstore	1,000 SF GFA	2.79	\$	861	\$	861	\$	860.00	\$	860.00
SERVICES										
Bank (Walk-In)	1,000 SF GFA	5.82	\$	861	\$	861	\$	860.00	\$	860.00
Bank (Drive-In)	Drive-in Lane	14.10	\$	861	\$	861	\$	765.77	\$	804.04

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA C

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit			
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	\$ 1,506	\$ 1,500	\$ 594.19	\$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.01	\$ 1,506	\$ 1,500	\$ 354.62	\$ 372.09
General Heavy Industrial	1,000 SF GFA	2.11	\$ 1,506	\$ 1,500	\$ 718.72	\$ 754.50
Industrial Park	1,000 SF GFA	2.64	\$ 1,506	\$ 1,500	\$ 718.64	\$ 754.55
Warehousing	1,000 SF GFA	0.99	\$ 1,506	\$ 1,500	\$ 1,420.00	\$ 1,490.91
Mini-Warehouse	1,000 SF GFA	0.81	\$ 1,506	\$ 1,500	\$ 714.44	\$ 749.38
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.10	\$ 1,506	\$ 1,500	\$ 1,129.04	\$ 1,225.81
Apartment/Multi-family	Dwelling Unit	1.92	\$ 1,506	\$ 1,500	\$ 1,500.00	\$ 1,500.00
Residential Condominium/Townhouse	Dwelling Unit	1.61	\$ 1,506	\$ 1,500	\$ 1,499.00	\$ 1,499.00
Senior Adult Housing	Dwelling Unit	0.78	\$ 1,506	\$ 1,500	\$ 1,499.00	\$ 1,499.00
Congregate Care Facility	Dwelling Unit	0.53	\$ 1,506	\$ 1,500	\$ 1,499.00	\$ 1,499.00
Assisted Living	Bed	0.68	\$ 1,506	\$ 1,500	\$ 1,499.00	\$ 1,499.00
LODGING						
Hotel	Room	1.86	\$ 1,506	\$ 1,500	\$ 655.38	\$ 655.38
Motel/Other Lodging Facilities	Room	1.46	\$ 1,506	\$ 1,500	\$ 758.22	\$ 795.89
RECREATIONAL						
Driving Range	Tee	3.88	\$ 1,506	\$ 1,500	\$ 489.20	\$ 513.66
Golf Course	Acre	0.93	\$ 1,506	\$ 1,500	\$ 840.97	\$ 882.80
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.49	\$ 1,506	\$ 1,500	\$ 142.05	\$ 149.12
Ice Rink	1,000 SF GFA	7.32	\$ 1,506	\$ 1,500	\$ 287.09	\$ 301.37
Miniature Golf	Hole	1.02	\$ 1,506	\$ 1,500	\$ 661.76	\$ 694.12
Multiplex Movie Theater	Screen	42.28	\$ 1,506	\$ 1,500	\$ 236.43	\$ 248.25
Raquet / Tennis Club	Court	10.39	\$ 1,506	\$ 1,500	\$ 112.18	\$ 117.71
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	\$ 1,506	\$ 1,500	\$ 730.86	\$ 767.24
Day Care Center	1,000 SF GFA	14.51	\$ 1,506	\$ 1,500	\$ 270.37	\$ 283.87
Primary/Middle School (1-8)	Student	0.34	\$ 1,506	\$ 1,500	\$ 492.35	\$ 514.71
High School (9-12)	Student	0.27	\$ 1,506	\$ 1,500	\$ 620.00	\$ 648.15
Jr/Community College	Student	0.25	\$ 1,506	\$ 1,500	\$ 651.60	\$ 684.00
University/College	Student	0.36	\$ 1,506	\$ 1,500	\$ 725.00	\$ 761.11
MEDICAL						
Clinic	1,000 SF GFA	16.06	\$ 1,506	\$ 1,500	\$ 242.32	\$ 254.42
Hospital	Bed	4.40	\$ 1,506	\$ 1,500	\$ 437.05	\$ 437.05
Nursing Home	Bed	0.68	\$ 1,506	\$ 1,500	\$ 627.35	\$ 657.35
Animal Hospital/Veterinary Clinic	1,000 SF GFA	10.23	\$ 1,506	\$ 1,500	\$ 399.41	\$ 399.41
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.37	\$ 1,506	\$ 1,500	\$ 517.85	\$ 517.85
General Office Building	1,000 SF GFA	4.62	\$ 1,506	\$ 1,500	\$ 522.73	\$ 522.73
Medical/Dental Office	1,000 SF GFA	11.07	\$ 1,506	\$ 1,500	\$ 430.08	\$ 430.08
Single Tenant Office Building	1,000 SF GFA	5.39	\$ 1,506	\$ 1,500	\$ 518.37	\$ 518.37
Office Park	1,000 SF GFA	4.59	\$ 1,506	\$ 1,500	\$ 528.54	\$ 528.54
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	5.80	\$ 1,506	\$ 1,500	\$ 536.74	\$ 563.45
Automobile Parts Sales	1,000 SF GFA	10.57	\$ 1,506	\$ 1,500	\$ 459.54	\$ 482.50
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$ 1,506	\$ 1,500	\$ 204.27	\$ 214.33
New and Used Car Sales	1,000 SF GFA	6.51	\$ 1,506	\$ 1,500	\$ 433.69	\$ 455.30
Quick Lubrication Vehicle Center	Service Position	9.64	\$ 1,506	\$ 1,500	\$ 177.29	\$ 186.10
Self-Service Car Wash	Stall	1.99	\$ 1,506	\$ 1,500	\$ 198.54	\$ 208.04
Tire Store	1,000 SF GFA	9.27	\$ 1,506	\$ 1,500	\$ 525.05	\$ 551.24
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	\$ 1,506	\$ 1,500	\$ 195.85	\$ 205.61
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$ 1,506	\$ 1,500	\$ 225.26	\$ 225.26
Sit-Down Restaurant	1,000 SF GFA	10.06	\$ 1,506	\$ 1,500	\$ 398.41	\$ 398.41
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	10.82	\$ 1,506	\$ 1,500	\$ 359.89	\$ 377.82
Garden Center (Nursery)	1,000 SF GFA	15.07	\$ 1,506	\$ 1,500	\$ 188.90	\$ 198.34
Home Improvement Superstore	1,000 SF GFA	3.75	\$ 1,506	\$ 1,500	\$ 981.12	\$ 1,030.13
Pharmacy/Drugstore	1,000 SF GFA	15.66	\$ 1,506	\$ 1,500	\$ 191.72	\$ 201.28
Shopping Center	1,000 SF GFA	7.60	\$ 1,506	\$ 1,500	\$ 559.87	\$ 559.87
Supermarket	1,000 SF GFA	18.82	\$ 1,506	\$ 1,500	\$ 308.93	\$ 308.93
Toy/Children's Superstore	1,000 SF GFA	10.82	\$ 1,506	\$ 1,500	\$ 345.11	\$ 362.29
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	\$ 1,506	\$ 1,500	\$ 506.05	\$ 531.34
Bank (Drive-In)	Drive-in Lane	29.95	\$ 1,506	\$ 1,500	\$ 335.52	\$ 352.29

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA D

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	1,719	\$	1,711	\$	278.56	\$	292.47
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.86	\$	1,719	\$	1,711	\$	190.19	\$	199.59
General Heavy Industrial	1,000 SF GFA	3.41	\$	1,719	\$	1,711	\$	411.20	\$	431.67
Industrial Park	1,000 SF GFA	4.26	\$	1,719	\$	1,711	\$	411.97	\$	432.39
Warehousing	1,000 SF GFA	1.73	\$	1,719	\$	1,711	\$	786.07	\$	824.86
Mini-Warehouse	1,000 SF GFA	1.41	\$	1,719	\$	1,711	\$	558.51	\$	585.82
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	5.80	\$	1,719	\$	1,711	\$	603.45	\$	655.18
Apartment/Multi-family	Dwelling Unit	3.60	\$	1,719	\$	1,711	\$	1,111.11	\$	1,205.56
Residential Condominium/Townhouse	Dwelling Unit	3.02	\$	1,719	\$	1,711	\$	1,057.62	\$	1,147.35
Senior Adult Housing	Dwelling Unit	1.45	\$	1,719	\$	1,711	\$	1,355.90	\$	1,355.90
Congregate Care Facility	Dwelling Unit	0.99	\$	1,719	\$	1,711	\$	1,710.00	\$	1,710.00
Assisted Living	Bed	1.28	\$	1,719	\$	1,711	\$	1,388.28	\$	1,506.25
LODGING										
Hotel	Room	1.93	\$	1,719	\$	1,711	\$	573.58	\$	573.58
Motel/Other Lodging Facilities	Room	1.51	\$	1,719	\$	1,711	\$	582.32	\$	611.26
RECREATIONAL										
Driving Range	Tee	4.03	\$	1,719	\$	1,711	\$	421.86	\$	442.93
Golf Course	Acre	0.97	\$	1,719	\$	1,711	\$	709.79	\$	744.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	1,719	\$	1,711	\$	116.43	\$	122.22
Ice Rink	1,000 SF GFA	7.60	\$	1,719	\$	1,711	\$	243.36	\$	255.39
Miniature Golf	Hole	1.06	\$	1,719	\$	1,711	\$	579.06	\$	607.55
Multiplex Movie Theater	Screen	43.92	\$	1,719	\$	1,711	\$	205.19	\$	215.44
Raquet / Tennis Club	Court	10.79	\$	1,719	\$	1,711	\$	92.59	\$	97.13
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	1,719	\$	1,711	\$	649.40	\$	681.03
Day Care Center	1,000 SF GFA	14.51	\$	1,719	\$	1,711	\$	300.58	\$	315.58
Primary/Middle School (1-8)	Student	0.34	\$	1,719	\$	1,711	\$	444.71	\$	464.71
High School (9-12)	Student	0.27	\$	1,719	\$	1,711	\$	553.33	\$	577.78
Jr/Community College	Student	0.25	\$	1,719	\$	1,711	\$	572.40	\$	600.00
University/College	Student	0.36	\$	1,719	\$	1,711	\$	645.00	\$	675.00
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	1,719	\$	1,711	\$	198.52	\$	208.43
Hospital	Bed	5.37	\$	1,719	\$	1,711	\$	364.25	\$	364.25
Nursing Home	Bed	0.83	\$	1,719	\$	1,711	\$	540.00	\$	566.27
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	1,719	\$	1,711	\$	327.27	\$	327.27
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.70	\$	1,719	\$	1,711	\$	388.96	\$	388.96
General Office Building	1,000 SF GFA	8.14	\$	1,719	\$	1,711	\$	392.51	\$	392.51
Medical/Dental Office	1,000 SF GFA	19.49	\$	1,719	\$	1,711	\$	231.25	\$	231.25
Single Tenant Office Building	1,000 SF GFA	9.50	\$	1,719	\$	1,711	\$	389.68	\$	389.68
Office Park	1,000 SF GFA	8.08	\$	1,719	\$	1,711	\$	397.40	\$	397.40
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	1,719	\$	1,711	\$	463.16	\$	486.21
Automobile Parts Sales	1,000 SF GFA	10.98	\$	1,719	\$	1,711	\$	399.34	\$	419.31
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	1,719	\$	1,711	\$	181.26	\$	190.17
New and Used Car Sales	1,000 SF GFA	6.76	\$	1,719	\$	1,711	\$	379.84	\$	398.82
Quick Lubrication Vehicle Center	Service Position	10.01	\$	1,719	\$	1,711	\$	159.68	\$	167.63
Self-Service Car Wash	Stall	1.99	\$	1,719	\$	1,711	\$	176.83	\$	185.43
Tire Store	1,000 SF GFA	9.63	\$	1,719	\$	1,711	\$	459.63	\$	482.55
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	1,719	\$	1,711	\$	175.87	\$	184.64
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	1,719	\$	1,711	\$	200.07	\$	200.07
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	1,719	\$	1,711	\$	354.67	\$	354.67
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	1,719	\$	1,711	\$	235.73	\$	247.51
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	1,719	\$	1,711	\$	170.68	\$	179.17
Home Improvement Superstore	1,000 SF GFA	3.90	\$	1,719	\$	1,711	\$	886.15	\$	930.26
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	1,719	\$	1,711	\$	154.43	\$	162.12
Shopping Center	1,000 SF GFA	7.89	\$	1,719	\$	1,711	\$	476.68	\$	476.68
Supermarket	1,000 SF GFA	19.55	\$	1,719	\$	1,711	\$	262.61	\$	262.61
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	1,719	\$	1,711	\$	311.96	\$	327.49
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	1,719	\$	1,711	\$	454.14	\$	476.82
Bank (Drive-In)	Drive-in Lane	29.95	\$	1,719	\$	1,711	\$	250.23	\$	262.74

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA E

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	31.44	\$	2,086	\$	2,082	\$	301.80	\$	316.89
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.66	\$	2,086	\$	2,082	\$	219.79	\$	230.69
General Heavy Industrial	1,000 SF GFA	3.26	\$	2,086	\$	2,082	\$	468.22	\$	491.41
Industrial Park	1,000 SF GFA	4.08	\$	2,086	\$	2,082	\$	470.07	\$	493.38
Warehousing	1,000 SF GFA	1.54	\$	2,086	\$	2,082	\$	901.75	\$	946.75
Mini-Warehouse	1,000 SF GFA	1.25	\$	2,086	\$	2,082	\$	654.48	\$	687.20
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	4.80	\$	2,086	\$	2,082	\$	729.17	\$	791.67
Apartment/Multi-family	Dwelling Unit	2.98	\$	2,086	\$	2,082	\$	1,337.25	\$	1,450.67
Residential Condominium/Townhouse	Dwelling Unit	2.50	\$	2,086	\$	2,082	\$	1,272.80	\$	1,380.80
Senior Adult Housing	Dwelling Unit	1.20	\$	2,086	\$	2,082	\$	1,632.41	\$	1,632.41
Congregate Care Facility	Dwelling Unit	0.82	\$	2,086	\$	2,082	\$	2,081.00	\$	2,081.00
Assisted Living	Bed	1.06	\$	2,086	\$	2,082	\$	1,672.64	\$	1,814.15
LODGING										
Hotel	Room	1.93	\$	2,086	\$	2,082	\$	469.95	\$	469.95
Motel/Other Lodging Facilities	Room	1.51	\$	2,086	\$	2,082	\$	665.76	\$	698.68
RECREATIONAL										
Driving Range	Tee	4.03	\$	2,086	\$	2,082	\$	473.45	\$	497.02
Golf Course	Acre	0.97	\$	2,086	\$	2,082	\$	777.53	\$	815.46
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	2,086	\$	2,082	\$	151.12	\$	158.62
Ice Rink	1,000 SF GFA	7.60	\$	2,086	\$	2,082	\$	301.62	\$	316.58
Miniature Golf	Hole	1.06	\$	2,086	\$	2,082	\$	662.26	\$	695.28
Multiplex Movie Theater	Screen	43.92	\$	2,086	\$	2,082	\$	230.95	\$	242.49
Raquet / Tennis Club	Court	10.79	\$	2,086	\$	2,082	\$	122.28	\$	128.36
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	2,086	\$	2,082	\$	754.91	\$	792.24
Day Care Center	1,000 SF GFA	14.51	\$	2,086	\$	2,082	\$	299.21	\$	314.13
Primary/Middle School (1-8)	Student	0.34	\$	2,086	\$	2,082	\$	534.71	\$	558.82
High School (9-12)	Student	0.27	\$	2,086	\$	2,082	\$	653.33	\$	685.19
Jr/Community College	Student	0.25	\$	2,086	\$	2,082	\$	658.80	\$	688.00
University/College	Student	0.36	\$	2,086	\$	2,082	\$	755.00	\$	791.67
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	2,086	\$	2,082	\$	225.74	\$	236.98
Hospital	Bed	5.37	\$	2,086	\$	2,082	\$	413.97	\$	413.97
Nursing Home	Bed	0.83	\$	2,086	\$	2,082	\$	627.83	\$	659.04
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	2,086	\$	2,082	\$	372.09	\$	372.09
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	6.77	\$	2,086	\$	2,082	\$	453.32	\$	453.32
General Office Building	1,000 SF GFA	7.15	\$	2,086	\$	2,082	\$	457.34	\$	457.34
Medical/Dental Office	1,000 SF GFA	17.14	\$	2,086	\$	2,082	\$	265.34	\$	265.34
Single Tenant Office Building	1,000 SF GFA	8.35	\$	2,086	\$	2,082	\$	453.89	\$	453.89
Office Park	1,000 SF GFA	7.10	\$	2,086	\$	2,082	\$	463.24	\$	463.24
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	2,086	\$	2,082	\$	518.77	\$	544.68
Automobile Parts Sales	1,000 SF GFA	10.98	\$	2,086	\$	2,082	\$	371.48	\$	389.98
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	2,086	\$	2,082	\$	210.08	\$	220.51
New and Used Car Sales	1,000 SF GFA	6.76	\$	2,086	\$	2,082	\$	436.69	\$	458.43
Quick Lubrication Vehicle Center	Service Position	10.01	\$	2,086	\$	2,082	\$	191.24	\$	200.80
Self-Service Car Wash	Stall	1.99	\$	2,086	\$	2,082	\$	206.23	\$	216.08
Tire Store	1,000 SF GFA	9.63	\$	2,086	\$	2,082	\$	434.39	\$	456.07
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	2,086	\$	2,082	\$	208.52	\$	218.93
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	2,086	\$	2,082	\$	232.47	\$	232.47
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	2,086	\$	2,082	\$	225.84	\$	225.84
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	2,086	\$	2,082	\$	225.64	\$	236.92
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	2,086	\$	2,082	\$	205.65	\$	215.91
Home Improvement Superstore	1,000 SF GFA	3.90	\$	2,086	\$	2,082	\$	1,067.31	\$	1,120.51
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	2,086	\$	2,082	\$	151.61	\$	159.16
Shopping Center	1,000 SF GFA	7.89	\$	2,086	\$	2,082	\$	523.57	\$	523.57
Supermarket	1,000 SF GFA	19.55	\$	2,086	\$	2,082	\$	287.72	\$	287.72
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	2,086	\$	2,082	\$	255.59	\$	268.33
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	2,086	\$	2,082	\$	538.04	\$	564.86
Bank (Drive-In)	Drive-in Lane	29.95	\$	2,086	\$	2,082	\$	358.27	\$	376.16

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA F

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit							
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	0.00	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Senior Adult Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Congregate Care Facility	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Assisted Living	Bed	0.00	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.00	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.00	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.00	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.00	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	0.00	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	0.00	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.00	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.00	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.00	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	0.00	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA G

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	642	\$	635	\$	251.01	\$	263.53
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.86	\$	642	\$	635	\$	193.83	\$	203.50
General Heavy Industrial	1,000 SF GFA	3.41	\$	642	\$	635	\$	321.11	\$	336.95
Industrial Park	1,000 SF GFA	4.26	\$	642	\$	635	\$	322.07	\$	338.03
Warehousing	1,000 SF GFA	1.73	\$	642	\$	635	\$	610.40	\$	634.00
Mini-Warehouse	1,000 SF GFA	1.41	\$	642	\$	635	\$	314.89	\$	330.50
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	6.00	\$	642	\$	635	\$	583.34	\$	633.34
Apartment/Multi-family	Dwelling Unit	3.72	\$	642	\$	635	\$	635.00	\$	635.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$	642	\$	635	\$	634.00	\$	634.00
Senior Adult Housing	Dwelling Unit	1.50	\$	642	\$	635	\$	634.00	\$	634.00
Congregate Care Facility	Dwelling Unit	1.02	\$	642	\$	635	\$	634.00	\$	634.00
Assisted Living	Bed	1.32	\$	642	\$	635	\$	634.00	\$	634.00
LODGING										
Hotel	Room	1.93	\$	642	\$	635	\$	325.91	\$	325.91
Motel/Other Lodging Facilities	Room	1.51	\$	642	\$	635	\$	330.46	\$	346.36
RECREATIONAL										
Driving Range	Tee	4.03	\$	642	\$	635	\$	327.79	\$	344.17
Golf Course	Acre	0.97	\$	642	\$	635	\$	414.43	\$	435.05
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	642	\$	635	\$	122.90	\$	129.02
Ice Rink	1,000 SF GFA	7.60	\$	642	\$	635	\$	203.16	\$	213.29
Miniature Golf	Hole	1.06	\$	642	\$	635	\$	328.30	\$	344.34
Multiplex Movie Theater	Screen	43.92	\$	642	\$	635	\$	117.81	\$	123.68
Raquet / Tennis Club	Court	10.79	\$	642	\$	635	\$	98.42	\$	103.34
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	642	\$	635	\$	364.66	\$	382.76
Day Care Center	1,000 SF GFA	14.51	\$	642	\$	635	\$	164.71	\$	172.92
Primary/Middle School (1-8)	Student	0.34	\$	642	\$	635	\$	244.12	\$	255.88
High School (9-12)	Student	0.27	\$	642	\$	635	\$	307.41	\$	322.22
Jr/Community College	Student	0.25	\$	642	\$	635	\$	324.00	\$	340.00
University/College	Student	0.36	\$	642	\$	635	\$	361.11	\$	377.78
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	642	\$	635	\$	198.52	\$	208.43
Hospital	Bed	5.37	\$	642	\$	635	\$	207.82	\$	207.82
Nursing Home	Bed	0.83	\$	642	\$	635	\$	302.41	\$	316.87
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	642	\$	635	\$	327.27	\$	327.27
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.70	\$	642	\$	635	\$	221.17	\$	221.17
General Office Building	1,000 SF GFA	8.14	\$	642	\$	635	\$	223.34	\$	223.34
Medical/Dental Office	1,000 SF GFA	19.49	\$	642	\$	635	\$	222.93	\$	222.93
Single Tenant Office Building	1,000 SF GFA	9.50	\$	642	\$	635	\$	221.68	\$	221.68
Office Park	1,000 SF GFA	8.08	\$	642	\$	635	\$	225.99	\$	225.99
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	642	\$	635	\$	266.61	\$	279.90
Automobile Parts Sales	1,000 SF GFA	10.98	\$	642	\$	635	\$	227.78	\$	239.16
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	642	\$	635	\$	86.52	\$	90.73
New and Used Car Sales	1,000 SF GFA	6.76	\$	642	\$	635	\$	214.94	\$	225.59
Quick Lubrication Vehicle Center	Service Position	10.01	\$	642	\$	635	\$	85.61	\$	89.81
Self-Service Car Wash	Stall	1.99	\$	642	\$	635	\$	257.79	\$	270.35
Tire Store	1,000 SF GFA	9.63	\$	642	\$	635	\$	260.23	\$	273.21
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	642	\$	635	\$	97.35	\$	102.19
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	642	\$	635	\$	112.41	\$	112.41
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	642	\$	635	\$	198.61	\$	198.61
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	642	\$	635	\$	198.93	\$	208.81
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	642	\$	635	\$	186.84	\$	196.17
Home Improvement Superstore	1,000 SF GFA	3.90	\$	642	\$	635	\$	484.87	\$	508.97
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	642	\$	635	\$	180.50	\$	189.48
Shopping Center	1,000 SF GFA	7.89	\$	642	\$	635	\$	278.07	\$	278.07
Supermarket	1,000 SF GFA	19.55	\$	642	\$	635	\$	247.47	\$	247.47
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	642	\$	635	\$	207.92	\$	218.24
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	642	\$	635	\$	251.53	\$	264.05
Bank (Drive-In)	Drive-in Lane	29.95	\$	642	\$	635	\$	166.68	\$	174.99

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	30.46	\$	399	\$	393	\$	298.46	\$	313.36
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.51	\$	399	\$	393	\$	215.74	\$	226.39
General Heavy Industrial	1,000 SF GFA	3.16	\$	399	\$	393	\$	276.27	\$	289.87
Industrial Park	1,000 SF GFA	3.95	\$	399	\$	393	\$	275.95	\$	289.62
Warehousing	1,000 SF GFA	1.49	\$	399	\$	393	\$	392.00	\$	392.00
Mini-Warehouse	1,000 SF GFA	1.21	\$	399	\$	393	\$	274.38	\$	287.60
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	4.65	\$	399	\$	393	\$	393.00	\$	393.00
Apartment/Multi-family	Dwelling Unit	2.88	\$	399	\$	393	\$	393.00	\$	393.00
Residential Condominium/Townhouse	Dwelling Unit	2.42	\$	399	\$	393	\$	392.00	\$	392.00
Senior Adult Housing	Dwelling Unit	1.16	\$	399	\$	393	\$	392.00	\$	392.00
Congregate Care Facility	Dwelling Unit	0.79	\$	399	\$	393	\$	392.00	\$	392.00
Assisted Living	Bed	1.02	\$	399	\$	393	\$	392.00	\$	392.00
LODGING										
Hotel	Room	1.93	\$	399	\$	393	\$	278.24	\$	278.24
Motel/Other Lodging Facilities	Room	1.51	\$	399	\$	393	\$	282.12	\$	296.03
RECREATIONAL										
Driving Range	Tee	4.03	\$	399	\$	393	\$	279.16	\$	293.05
Golf Course	Acre	0.97	\$	399	\$	393	\$	392.00	\$	392.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	399	\$	393	\$	137.30	\$	144.10
Ice Rink	1,000 SF GFA	7.60	\$	399	\$	393	\$	165.39	\$	173.55
Miniature Golf	Hole	1.06	\$	399	\$	393	\$	279.25	\$	292.45
Multiplex Movie Theater	Screen	43.92	\$	399	\$	393	\$	103.72	\$	108.90
Raquet / Tennis Club	Court	10.79	\$	399	\$	393	\$	93.14	\$	97.78
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	399	\$	393	\$	296.55	\$	311.21
Day Care Center	1,000 SF GFA	14.51	\$	399	\$	393	\$	118.81	\$	124.74
Primary/Middle School (1-8)	Student	0.34	\$	399	\$	393	\$	176.47	\$	185.29
High School (9-12)	Student	0.27	\$	399	\$	393	\$	240.74	\$	251.85
Jr/Community College	Student	0.25	\$	399	\$	393	\$	276.00	\$	288.00
University/College	Student	0.36	\$	399	\$	393	\$	286.11	\$	300.00
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	399	\$	393	\$	159.19	\$	167.11
Hospital	Bed	5.37	\$	399	\$	393	\$	236.31	\$	236.31
Nursing Home	Bed	0.83	\$	399	\$	393	\$	244.58	\$	256.63
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	399	\$	393	\$	262.39	\$	262.39
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	6.56	\$	399	\$	393	\$	262.80	\$	262.80
General Office Building	1,000 SF GFA	6.93	\$	399	\$	393	\$	265.51	\$	265.51
Medical/Dental Office	1,000 SF GFA	16.60	\$	399	\$	393	\$	197.59	\$	197.59
Single Tenant Office Building	1,000 SF GFA	8.09	\$	399	\$	393	\$	263.16	\$	263.16
Office Park	1,000 SF GFA	6.88	\$	399	\$	393	\$	268.75	\$	268.75
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	399	\$	393	\$	307.31	\$	322.59
Automobile Parts Sales	1,000 SF GFA	10.98	\$	399	\$	393	\$	198.36	\$	208.20
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	399	\$	393	\$	204.78	\$	214.89
New and Used Car Sales	1,000 SF GFA	6.76	\$	399	\$	393	\$	241.86	\$	253.85
Quick Lubrication Vehicle Center	Service Position	10.01	\$	399	\$	393	\$	64.24	\$	67.43
Self-Service Car Wash	Stall	1.99	\$	399	\$	393	\$	201.01	\$	211.06
Tire Store	1,000 SF GFA	9.63	\$	399	\$	393	\$	219.31	\$	230.22
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	399	\$	393	\$	73.85	\$	77.52
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	399	\$	393	\$	159.06	\$	159.06
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	399	\$	393	\$	159.44	\$	159.44
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	399	\$	393	\$	158.19	\$	166.01
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	399	\$	393	\$	133.55	\$	140.19
Home Improvement Superstore	1,000 SF GFA	3.90	\$	399	\$	393	\$	346.67	\$	363.85
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	399	\$	393	\$	148.77	\$	156.15
Shopping Center	1,000 SF GFA	7.89	\$	399	\$	393	\$	325.86	\$	325.86
Supermarket	1,000 SF GFA	19.55	\$	399	\$	393	\$	213.71	\$	213.71
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	399	\$	393	\$	155.07	\$	162.81
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	399	\$	393	\$	191.52	\$	201.05
Bank (Drive-In)	Drive-in Lane	29.95	\$	399	\$	393	\$	125.60	\$	131.85

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee		Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	766	\$	755	\$	281.57	\$	295.64
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.86	\$	766	\$	755	\$	193.83	\$	203.50
General Heavy Industrial	1,000 SF GFA	3.41	\$	766	\$	755	\$	338.42	\$	355.13
Industrial Park	1,000 SF GFA	4.26	\$	766	\$	755	\$	338.26	\$	355.16
Warehousing	1,000 SF GFA	1.73	\$	766	\$	755	\$	651.45	\$	683.82
Mini-Warehouse	1,000 SF GFA	1.41	\$	766	\$	755	\$	329.08	\$	345.39
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	6.00	\$	766	\$	755	\$	583.34	\$	633.34
Apartment/Multi-family	Dwelling Unit	3.72	\$	766	\$	755	\$	640.86	\$	695.16
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$	766	\$	755	\$	640.71	\$	694.87
Senior Adult Housing	Dwelling Unit	1.50	\$	766	\$	755	\$	694.93	\$	694.93
Congregate Care Facility	Dwelling Unit	1.02	\$	766	\$	755	\$	754.00	\$	754.00
Assisted Living	Bed	1.32	\$	766	\$	755	\$	640.91	\$	694.70
LODGING										
Hotel	Room	1.93	\$	766	\$	755	\$	347.67	\$	347.67
Motel/Other Lodging Facilities	Room	1.51	\$	766	\$	755	\$	352.98	\$	370.20
RECREATIONAL										
Driving Range	Tee	4.03	\$	766	\$	755	\$	348.88	\$	366.25
Golf Course	Acre	0.97	\$	766	\$	755	\$	561.86	\$	589.69
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	766	\$	755	\$	127.21	\$	133.56
Ice Rink	1,000 SF GFA	7.60	\$	766	\$	755	\$	209.21	\$	219.61
Miniature Golf	Hole	1.06	\$	766	\$	755	\$	349.06	\$	366.04
Multiplex Movie Theater	Screen	43.92	\$	766	\$	755	\$	127.81	\$	134.20
Raquet / Tennis Club	Court	10.79	\$	766	\$	755	\$	133.46	\$	140.13
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	766	\$	755	\$	375.00	\$	393.10
Day Care Center	1,000 SF GFA	14.51	\$	766	\$	755	\$	155.34	\$	163.06
Primary/Middle School (1-8)	Student	0.34	\$	766	\$	755	\$	229.41	\$	238.24
High School (9-12)	Student	0.27	\$	766	\$	755	\$	307.41	\$	322.22
Jr/Community College	Student	0.25	\$	766	\$	755	\$	344.00	\$	360.00
University/College	Student	0.36	\$	766	\$	755	\$	366.67	\$	383.33
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	766	\$	755	\$	202.15	\$	212.21
Hospital	Bed	5.37	\$	766	\$	755	\$	297.77	\$	297.77
Nursing Home	Bed	0.83	\$	766	\$	755	\$	310.84	\$	325.30
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	766	\$	755	\$	333.20	\$	333.20
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.70	\$	766	\$	755	\$	237.27	\$	237.27
General Office Building	1,000 SF GFA	8.14	\$	766	\$	755	\$	239.68	\$	239.68
Medical/Dental Office	1,000 SF GFA	19.49	\$	766	\$	755	\$	242.59	\$	242.59
Single Tenant Office Building	1,000 SF GFA	9.50	\$	766	\$	755	\$	237.68	\$	237.68
Office Park	1,000 SF GFA	8.08	\$	766	\$	755	\$	242.45	\$	242.45
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	766	\$	755	\$	383.89	\$	402.99
Automobile Parts Sales	1,000 SF GFA	10.98	\$	766	\$	755	\$	246.63	\$	258.93
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	766	\$	755	\$	264.33	\$	277.53
New and Used Car Sales	1,000 SF GFA	6.76	\$	766	\$	755	\$	226.63	\$	237.87
Quick Lubrication Vehicle Center	Service Position	10.01	\$	766	\$	755	\$	83.62	\$	87.71
Self-Service Car Wash	Stall	1.99	\$	766	\$	755	\$	260.80	\$	273.37
Tire Store	1,000 SF GFA	9.63	\$	766	\$	755	\$	274.97	\$	288.68
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	766	\$	755	\$	95.20	\$	99.95
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	766	\$	755	\$	204.31	\$	204.31
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	766	\$	755	\$	202.39	\$	202.39
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	766	\$	755	\$	201.33	\$	211.39
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	766	\$	755	\$	175.08	\$	183.83
Home Improvement Superstore	1,000 SF GFA	3.90	\$	766	\$	755	\$	454.36	\$	476.92
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	766	\$	755	\$	187.58	\$	196.92
Shopping Center	1,000 SF GFA	7.89	\$	766	\$	755	\$	402.53	\$	402.53
Supermarket	1,000 SF GFA	19.55	\$	766	\$	755	\$	266.29	\$	266.29
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	766	\$	755	\$	230.96	\$	242.44
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	766	\$	755	\$	246.61	\$	258.89
Bank (Drive-In)	Drive-in Lane	29.95	\$	766	\$	755	\$	162.23	\$	170.32

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	830	\$	824	\$	319.17	\$	335.10
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.86	\$	830	\$	824	\$	218.31	\$	229.22
General Heavy Industrial	1,000 SF GFA	3.41	\$	830	\$	824	\$	382.11	\$	401.17
Industrial Park	1,000 SF GFA	4.26	\$	830	\$	824	\$	382.16	\$	401.17
Warehousing	1,000 SF GFA	1.73	\$	830	\$	824	\$	736.42	\$	772.83
Mini-Warehouse	1,000 SF GFA	1.41	\$	830	\$	824	\$	371.63	\$	390.07
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	6.00	\$	830	\$	824	\$	583.34	\$	633.34
Apartment/Multi-family	Dwelling Unit	3.72	\$	830	\$	824	\$	718.82	\$	779.84
Residential Condominium/Townhouse	Dwelling Unit	3.12	\$	830	\$	824	\$	718.91	\$	779.81
Senior Adult Housing	Dwelling Unit	1.50	\$	830	\$	824	\$	779.69	\$	779.69
Congregate Care Facility	Dwelling Unit	1.02	\$	830	\$	824	\$	823.00	\$	823.00
Assisted Living	Bed	1.32	\$	830	\$	824	\$	718.94	\$	779.55
LODGING										
Hotel	Room	1.93	\$	830	\$	824	\$	393.26	\$	393.26
Motel/Other Lodging Facilities	Room	1.51	\$	830	\$	824	\$	398.68	\$	418.54
RECREATIONAL										
Driving Range	Tee	4.03	\$	830	\$	824	\$	394.54	\$	414.14
Golf Course	Acre	0.97	\$	830	\$	824	\$	637.11	\$	668.04
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	830	\$	824	\$	143.54	\$	150.68
Ice Rink	1,000 SF GFA	7.60	\$	830	\$	824	\$	236.05	\$	247.76
Miniature Golf	Hole	1.06	\$	830	\$	824	\$	395.28	\$	414.15
Multiplex Movie Theater	Screen	43.92	\$	830	\$	824	\$	146.08	\$	153.37
Raquet / Tennis Club	Court	10.79	\$	830	\$	824	\$	109.55	\$	115.01
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	830	\$	824	\$	423.28	\$	443.97
Day Care Center	1,000 SF GFA	14.51	\$	830	\$	824	\$	174.29	\$	182.98
Primary/Middle School (1-8)	Student	0.34	\$	830	\$	824	\$	258.82	\$	270.59
High School (9-12)	Student	0.27	\$	830	\$	824	\$	348.15	\$	362.96
Jr/Community College	Student	0.25	\$	830	\$	824	\$	388.00	\$	404.00
University/College	Student	0.36	\$	830	\$	824	\$	411.11	\$	430.56
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	830	\$	824	\$	227.94	\$	239.33
Hospital	Bed	5.37	\$	830	\$	824	\$	336.31	\$	336.31
Nursing Home	Bed	0.83	\$	830	\$	824	\$	350.60	\$	367.47
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	830	\$	824	\$	375.78	\$	375.78
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.70	\$	830	\$	824	\$	268.18	\$	268.18
General Office Building	1,000 SF GFA	8.14	\$	830	\$	824	\$	271.01	\$	271.01
Medical/Dental Office	1,000 SF GFA	19.49	\$	830	\$	824	\$	265.32	\$	265.32
Single Tenant Office Building	1,000 SF GFA	9.50	\$	830	\$	824	\$	268.74	\$	268.74
Office Park	1,000 SF GFA	8.08	\$	830	\$	824	\$	274.13	\$	274.13
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	830	\$	824	\$	434.05	\$	455.65
Automobile Parts Sales	1,000 SF GFA	10.98	\$	830	\$	824	\$	279.05	\$	292.99
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	830	\$	824	\$	208.15	\$	218.54
New and Used Car Sales	1,000 SF GFA	6.76	\$	830	\$	824	\$	256.07	\$	268.79
Quick Lubrication Vehicle Center	Service Position	10.01	\$	830	\$	824	\$	93.91	\$	98.60
Self-Service Car Wash	Stall	1.99	\$	830	\$	824	\$	292.96	\$	307.54
Tire Store	1,000 SF GFA	9.63	\$	830	\$	824	\$	310.70	\$	326.17
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	830	\$	824	\$	107.07	\$	112.40
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	830	\$	824	\$	229.94	\$	229.94
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	830	\$	824	\$	228.23	\$	228.23
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	830	\$	824	\$	226.96	\$	238.26
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	830	\$	824	\$	196.36	\$	206.13
Home Improvement Superstore	1,000 SF GFA	3.90	\$	830	\$	824	\$	509.74	\$	535.13
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	830	\$	824	\$	211.75	\$	222.32
Shopping Center	1,000 SF GFA	7.89	\$	830	\$	824	\$	455.89	\$	455.89
Supermarket	1,000 SF GFA	19.55	\$	830	\$	824	\$	299.23	\$	299.23
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	830	\$	824	\$	225.36	\$	236.57
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	830	\$	824	\$	277.46	\$	291.28
Bank (Drive-In)	Drive-in Lane	29.95	\$	830	\$	824	\$	182.39	\$	191.49

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA K

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee		Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	32.82	\$	1,185	\$	1,182	\$	412.71	\$	433.33
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	4.86	\$	1,185	\$	1,182	\$	241.77	\$	253.70
General Heavy Industrial	1,000 SF GFA	3.41	\$	1,185	\$	1,182	\$	388.86	\$	408.21
Industrial Park	1,000 SF GFA	4.26	\$	1,185	\$	1,182	\$	389.20	\$	408.45
Warehousing	1,000 SF GFA	1.70	\$	1,185	\$	1,182	\$	748.24	\$	785.29
Mini-Warehouse	1,000 SF GFA	1.38	\$	1,185	\$	1,182	\$	525.36	\$	551.45
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	5.30	\$	1,185	\$	1,182	\$	660.38	\$	716.99
Apartment/Multi-family	Dwelling Unit	3.29	\$	1,185	\$	1,182	\$	1,152.89	\$	1,182.00
Residential Condominium/Townhouse	Dwelling Unit	2.76	\$	1,185	\$	1,182	\$	1,152.90	\$	1,181.00
Senior Adult Housing	Dwelling Unit	1.33	\$	1,185	\$	1,182	\$	1,181.00	\$	1,181.00
Congregate Care Facility	Dwelling Unit	0.90	\$	1,185	\$	1,182	\$	1,181.00	\$	1,181.00
Assisted Living	Bed	1.17	\$	1,185	\$	1,182	\$	1,152.99	\$	1,181.00
LODGING										
Hotel	Room	1.93	\$	1,185	\$	1,182	\$	539.38	\$	539.38
Motel/Other Lodging Facilities	Room	1.51	\$	1,185	\$	1,182	\$	547.68	\$	574.83
RECREATIONAL										
Driving Range	Tee	4.03	\$	1,185	\$	1,182	\$	399.50	\$	419.35
Golf Course	Acre	0.97	\$	1,185	\$	1,182	\$	678.35	\$	711.34
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	1,185	\$	1,182	\$	147.85	\$	155.22
Ice Rink	1,000 SF GFA	7.60	\$	1,185	\$	1,182	\$	206.84	\$	217.11
Miniature Golf	Hole	1.06	\$	1,185	\$	1,182	\$	544.34	\$	570.75
Multiplex Movie Theater	Screen	43.92	\$	1,185	\$	1,182	\$	193.42	\$	203.07
Raquet / Tennis Club	Court	10.79	\$	1,185	\$	1,182	\$	117.89	\$	123.73
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	1,185	\$	1,182	\$	606.90	\$	637.07
Day Care Center	1,000 SF GFA	14.51	\$	1,185	\$	1,182	\$	277.46	\$	291.32
Primary/Middle School (1-8)	Student	0.34	\$	1,185	\$	1,182	\$	411.76	\$	432.35
High School (9-12)	Student	0.27	\$	1,185	\$	1,182	\$	514.81	\$	537.04
Jr/Community College	Student	0.25	\$	1,185	\$	1,182	\$	540.00	\$	564.00
University/College	Student	0.36	\$	1,185	\$	1,182	\$	602.78	\$	630.56
MEDICAL										
Clinic	1,000 SF GFA	19.58	\$	1,185	\$	1,182	\$	228.91	\$	240.35
Hospital	Bed	5.37	\$	1,185	\$	1,182	\$	343.58	\$	343.58
Nursing Home	Bed	0.83	\$	1,185	\$	1,182	\$	504.82	\$	528.92
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$	1,185	\$	1,182	\$	377.39	\$	377.39
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	7.47	\$	1,185	\$	1,182	\$	369.08	\$	369.08
General Office Building	1,000 SF GFA	7.90	\$	1,185	\$	1,182	\$	372.15	\$	372.15
Medical/Dental Office	1,000 SF GFA	18.92	\$	1,185	\$	1,182	\$	266.49	\$	266.49
Single Tenant Office Building	1,000 SF GFA	9.22	\$	1,185	\$	1,182	\$	369.41	\$	369.41
Office Park	1,000 SF GFA	7.84	\$	1,185	\$	1,182	\$	376.91	\$	376.91
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	1,185	\$	1,182	\$	439.04	\$	460.96
Automobile Parts Sales	1,000 SF GFA	10.98	\$	1,185	\$	1,182	\$	331.15	\$	347.63
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	1,185	\$	1,182	\$	169.66	\$	178.09
New and Used Car Sales	1,000 SF GFA	6.76	\$	1,185	\$	1,182	\$	356.66	\$	374.41
Quick Lubrication Vehicle Center	Service Position	10.01	\$	1,185	\$	1,182	\$	147.65	\$	154.95
Self-Service Car Wash	Stall	1.99	\$	1,185	\$	1,182	\$	164.82	\$	172.86
Tire Store	1,000 SF GFA	9.63	\$	1,185	\$	1,182	\$	379.85	\$	398.75
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	1,185	\$	1,182	\$	163.20	\$	171.34
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	1,185	\$	1,182	\$	187.15	\$	187.15
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	1,185	\$	1,182	\$	331.21	\$	331.21
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	1,185	\$	1,182	\$	331.94	\$	348.49
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	1,185	\$	1,182	\$	314.95	\$	330.67
Home Improvement Superstore	1,000 SF GFA	3.90	\$	1,185	\$	1,182	\$	817.44	\$	858.21
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	1,185	\$	1,182	\$	208.00	\$	218.39
Shopping Center	1,000 SF GFA	7.89	\$	1,185	\$	1,182	\$	455.01	\$	455.01
Supermarket	1,000 SF GFA	19.55	\$	1,185	\$	1,182	\$	299.23	\$	299.23
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	1,185	\$	1,182	\$	287.72	\$	302.05
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	1,185	\$	1,182	\$	421.65	\$	442.73
Bank (Drive-In)	Drive-in Lane	29.95	\$	1,185	\$	1,182	\$	279.64	\$	293.62

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA L

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)			Date of Building Permit					
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	22.93	\$	1,320	\$	1,320	\$	423.90	\$	445.09
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	3.40	\$	1,320	\$	1,320	\$	326.38	\$	342.65
General Heavy Industrial	1,000 SF GFA	2.38	\$	1,320	\$	1,320	\$	541.89	\$	568.91
Industrial Park	1,000 SF GFA	2.98	\$	1,320	\$	1,320	\$	397.15	\$	416.78
Warehousing	1,000 SF GFA	1.12	\$	1,320	\$	1,320	\$	1,050.27	\$	1,102.68
Mini-Warehouse	1,000 SF GFA	0.91	\$	1,320	\$	1,320	\$	540.00	\$	565.93
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	3.50	\$	1,320	\$	1,320	\$	1,000.00	\$	1,085.72
Apartment/Multi-family	Dwelling Unit	2.17	\$	1,320	\$	1,320	\$	1,289.86	\$	1,320.00
Residential Condominium/Townhouse	Dwelling Unit	1.82	\$	1,320	\$	1,320	\$	1,280.77	\$	1,319.00
Senior Adult Housing	Dwelling Unit	0.88	\$	1,320	\$	1,320	\$	1,319.00	\$	1,319.00
Congregate Care Facility	Dwelling Unit	0.60	\$	1,320	\$	1,320	\$	1,319.00	\$	1,319.00
Assisted Living	Bed	0.77	\$	1,320	\$	1,320	\$	1,280.52	\$	1,319.00
LODGING										
Hotel	Room	1.93	\$	1,320	\$	1,320	\$	512.44	\$	512.44
Motel/Other Lodging Facilities	Room	1.51	\$	1,320	\$	1,320	\$	520.33	\$	545.70
RECREATIONAL										
Driving Range	Tee	4.03	\$	1,320	\$	1,320	\$	372.73	\$	391.32
Golf Course	Acre	0.97	\$	1,320	\$	1,320	\$	618.87	\$	649.48
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	\$	1,320	\$	1,320	\$	145.71	\$	152.95
Ice Rink	1,000 SF GFA	7.60	\$	1,320	\$	1,320	\$	207.83	\$	218.16
Miniature Golf	Hole	1.06	\$	1,320	\$	1,320	\$	517.08	\$	542.45
Multiplex Movie Theater	Screen	43.92	\$	1,320	\$	1,320	\$	182.31	\$	191.42
Raquet / Tennis Club	Court	10.79	\$	1,320	\$	1,320	\$	75.99	\$	79.70
INSTITUTIONAL										
Church	1,000 SF GFA	1.16	\$	1,320	\$	1,320	\$	585.78	\$	614.66
Day Care Center	1,000 SF GFA	14.51	\$	1,320	\$	1,320	\$	276.82	\$	290.63
Primary/Middle School (1-8)	Student	0.34	\$	1,320	\$	1,320	\$	410.29	\$	429.41
High School (9-12)	Student	0.27	\$	1,320	\$	1,320	\$	503.33	\$	525.93
Jr/Community College	Student	0.25	\$	1,320	\$	1,320	\$	511.20	\$	536.00
University/College	Student	0.36	\$	1,320	\$	1,320	\$	585.00	\$	613.89
MEDICAL										
Clinic	1,000 SF GFA	18.13	\$	1,320	\$	1,320	\$	224.53	\$	235.74
Hospital	Bed	4.97	\$	1,320	\$	1,320	\$	329.58	\$	329.58
Nursing Home	Bed	0.77	\$	1,320	\$	1,320	\$	493.25	\$	516.88
Animal Hospital/Veterinary Clinic	1,000 SF GFA	11.55	\$	1,320	\$	1,320	\$	370.04	\$	370.04
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	4.94	\$	1,320	\$	1,320	\$	380.97	\$	380.97
General Office Building	1,000 SF GFA	5.22	\$	1,320	\$	1,320	\$	384.87	\$	384.87
Medical/Dental Office	1,000 SF GFA	12.50	\$	1,320	\$	1,320	\$	346.96	\$	346.96
Single Tenant Office Building	1,000 SF GFA	6.09	\$	1,320	\$	1,320	\$	382.10	\$	382.10
Office Park	1,000 SF GFA	5.18	\$	1,320	\$	1,320	\$	389.38	\$	389.38
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	6.02	\$	1,320	\$	1,320	\$	408.89	\$	429.24
Automobile Parts Sales	1,000 SF GFA	10.98	\$	1,320	\$	1,320	\$	273.44	\$	287.07
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	\$	1,320	\$	1,320	\$	163.31	\$	171.35
New and Used Car Sales	1,000 SF GFA	6.76	\$	1,320	\$	1,320	\$	340.56	\$	357.54
Quick Lubrication Vehicle Center	Service Position	10.01	\$	1,320	\$	1,320	\$	146.73	\$	154.05
Self-Service Car Wash	Stall	1.99	\$	1,320	\$	1,320	\$	160.10	\$	167.84
Tire Store	1,000 SF GFA	9.63	\$	1,320	\$	1,320	\$	318.41	\$	334.27
Dining										
Fast Food Restaurant	1,000 SF GFA	39.19	\$	1,320	\$	1,320	\$	160.64	\$	168.67
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	\$	1,320	\$	1,320	\$	180.53	\$	180.53
Sit-Down Restaurant	1,000 SF GFA	10.06	\$	1,320	\$	1,320	\$	320.78	\$	320.78
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	11.24	\$	1,320	\$	1,320	\$	176.48	\$	185.23
Garden Center (Nursery)	1,000 SF GFA	15.65	\$	1,320	\$	1,320	\$	157.46	\$	165.30
Home Improvement Superstore	1,000 SF GFA	3.90	\$	1,320	\$	1,320	\$	817.15	\$	857.95
Pharmacy/Drugstore	1,000 SF GFA	16.26	\$	1,320	\$	1,320	\$	177.73	\$	186.59
Shopping Center	1,000 SF GFA	7.89	\$	1,320	\$	1,320	\$	415.97	\$	415.97
Supermarket	1,000 SF GFA	19.55	\$	1,320	\$	1,320	\$	228.85	\$	228.85
Toy/Children's Superstore	1,000 SF GFA	11.24	\$	1,320	\$	1,320	\$	207.62	\$	217.97
SERVICES										
Bank (Walk-In)	1,000 SF GFA	12.38	\$	1,320	\$	1,320	\$	414.67	\$	435.38
Bank (Drive-In)	Drive-in Lane	29.95	\$	1,320	\$	1,320	\$	275.79	\$	289.55

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit
(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA M

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Date of Building Permit							
			Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)				
PORT AND TERMINAL										
Truck Terminal	Acre	0.00	\$	-	\$	-	\$	-	\$	-
INDUSTRIAL										
General Light Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Heavy Industrial	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Industrial Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Warehousing	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Mini-Warehouse	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
RESIDENTIAL										
Single Family Detached Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Apartment/Multi-family	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Residential Condominium/Townhouse	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Senior Adult Housing	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Congregate Care Facility	Dwelling Unit	0.00	\$	-	\$	-	\$	-	\$	-
Assisted Living	Bed	0.00	\$	-	\$	-	\$	-	\$	-
LODGING										
Hotel	Room	0.00	\$	-	\$	-	\$	-	\$	-
Motel/Other Lodging Facilities	Room	0.00	\$	-	\$	-	\$	-	\$	-
RECREATIONAL										
Driving Range	Tee	0.00	\$	-	\$	-	\$	-	\$	-
Golf Course	Acre	0.00	\$	-	\$	-	\$	-	\$	-
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Ice Rink	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Miniature Golf	Hole	0.00	\$	-	\$	-	\$	-	\$	-
Multiplex Movie Theater	Screen	0.00	\$	-	\$	-	\$	-	\$	-
Raquet / Tennis Club	Court	0.00	\$	-	\$	-	\$	-	\$	-
INSTITUTIONAL										
Church	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Day Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Primary/Middle School (1-8)	Student	0.00	\$	-	\$	-	\$	-	\$	-
High School (9-12)	Student	0.00	\$	-	\$	-	\$	-	\$	-
Jr/Community College	Student	0.00	\$	-	\$	-	\$	-	\$	-
University/College	Student	0.00	\$	-	\$	-	\$	-	\$	-
MEDICAL										
Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Hospital	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Nursing Home	Bed	0.00	\$	-	\$	-	\$	-	\$	-
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
OFFICE										
Corporate Headquarters Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
General Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Medical/Dental Office	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Single Tenant Office Building	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Office Park	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
COMMERCIAL										
Automobile Related										
Automobile Care Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Automobile Parts Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	\$	-	\$	-	\$	-	\$	-
New and Used Car Sales	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Quick Lubrication Vehicle Center	Service Position	0.00	\$	-	\$	-	\$	-	\$	-
Self-Service Car Wash	Stall	0.00	\$	-	\$	-	\$	-	\$	-
Tire Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Dining										
Fast Food Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Sit-Down Restaurant	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Other Retail										
Free-Standing Retail Store	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Garden Center (Nursery)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Home Improvement Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Pharmacy/Drugstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Shopping Center	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Supermarket	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Toy/Children's Superstore	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
SERVICES										
Bank (Walk-In)	1,000 SF GFA	0.00	\$	-	\$	-	\$	-	\$	-
Bank (Drive-In)	Drive-in Lane	0.00	\$	-	\$	-	\$	-	\$	-

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:
(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)