TOWN OF PROSPER, TEXAS **ORDINANCE NO. 11-71**

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, AMENDING ORDINANCE NOS. 95-01, 01-24, 02-19, 02-57 AND 06-91 REGARDING IMPACT FEES TO BE ASSESSED BY THE TOWN OF PROSPER, TEXAS; UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN; ESTABLISHING A COLLECTION DATE; ESTABLISHING PROCEDURES AND REGULATIONS REGARDING IMPACT FEES; AUTHORIZING THE MAYOR TO SIGN THE APPROPRIATE COMPLIANCE STATEMENT; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has previously adopted Ordinance Nos. 95-01, 01-24, 02-19, 02-57 and 06-91 of the Town of Prosper, Texas ("Prosper") establishing impact fees to be assessed by Prosper; and

WHEREAS, Prosper has fully complied with Chapter 395, Local Government Code, concerning the notice, adoption, promulgation and methodology necessary to adopt land use assumptions and a capital improvement plan establishing impact fees and has properly adopted Ordinance Nos. 95-01, 01-24, 02-19, 02-57 and 06-91; and

WHEREAS, the Town Council desires to amend the land use assumptions and amend the capital improvement plan and the amount of impact fees for water, sewer and roadways; and

WHEREAS, Prosper has reviewed the land use assumptions and capital improvement plan, and the impact fees for water, sewer and roadways adopted under Ordinance Nos. 95-01, 01-24, 02-19, 02-57 and 06-91 of Prosper in compliance with Chapter 395, Local Government Code; and

WHEREAS, Prosper has, within sixty (60) days after the date it received the proposed land use assumptions, the capital improvement plan and assessment of impact fees adopted an order setting a public hearing to discuss and review the same and determine whether to amend them; and

WHEREAS, on or before the date of the first publication of the notice of the hearing on the proposed amendments, including the amount of the proposed impact fee per service unit, such information was made available to the public; and

WHEREAS, the Town Council held a public hearing to discuss the proposed amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways; and

WHEREAS, the Capital Improvements Advisory Committee, created under Section 395.058, Local Government Code, filed its written comments on the proposed amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways before the

fifth (5th) business day before the date of the public hearing on the amendments; and

WHEREAS, within thirty (30) days after the date of the public hearing on the proposed amendments to the land use assumptions, the Town Council is approving amendments to the land use assumptions, capital improvement plan and impact fees for water, sewer and roadways as more fully set forth below; and

WHEREAS, Prosper has fully complied with Chapter 395, Local Government Code, to approve the proposed land use assumptions, capital improvement plan, and impact fees for water, sewer and roadways charged per service unit; and

WHEREAS, the Town Council finds that it is in the best interest of the citizens of Prosper to adopt such land use assumptions and capital improvement plan, amend the impact fees for water, sewer and roadways.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Ordinance Nos. 95-01, 01-24, 02-19, 02-57 and 06-91. Ordinance Nos. 95-01, 01-24, 02-19, 02-57 and 06-91 are hereby amended, and Prosper's land use assumptions, capital improvement plan and impact fee regulations for water, sewer and roadways are adopted as follows:

"**Article 1. Purpose.**

This Ordinance is intended to assure the provision of adequate public facilities to serve new development in the Town by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

Article 2. Definitions.

Area-related facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-related facility may include a capital improvement which is located offsite or within or on the perimeter of the development site.

Capital improvement means any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on behalf of Prosper:

(a) water supply, treatment and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage and flood control facilities, whether or not they are located within the service area; and

(b) roadway facilities.

Capital Improvements Plan means a plan contemplated by the Ordinance that identifies capital improvements or facility expansions for which impact fees may be assessed.

Facility expansion means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.

Final plat or final plat approval or approved final plat means the point at which the applicant has complied with all conditions of approval for any type of plat required by law to be filed with the applicable county, including but not limited to, a final plat, replat, amending plat and vacating plat, and the subject plat has been approved by the Town.

Impact fee means a charge or assessment imposed as set forth in this Ordinance against new development. The term does not include:

(a) Required dedications of land for public parks or payments in lieu thereof;

(b) Dedication of rights-of-way or easements or construction or dedication of onsite or off-site water distribution, waste water collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

(c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or

(d) other pro rata fees for reimbursement of water or sewer mains or lines extended by Prosper.

Land use assumptions means a description of the service area and the projections of changes in land uses, densities, intensities, population and employment growth in the service area over at least a ten (10) year period and adopted by the Town, as may be amended from time to time, upon which the capital improvements plans are based.

New development means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation or enlargement of any structure, or any use or extension of the use of land, any of which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval of a plat pursuant to the Town's subdivision regulations, the issuance of a building permit or connection to the Town's water or wastewater system, and which has not been exempted from these regulations by provisions herein or attached

hereto. Installation of a larger water meter will constitute new development.

Off-site means a facility or expansion that is not a *Site-related facility*, as defined herein.

Plat shall mean any type of plat required by law to be filed with the applicable county, including but not limited to, a final plat, replat, amending plat and vacating plat.

Property owner has the same meaning as the term "subdivider" in the Town's subdivision regulations. Property owner includes the developer for the new development.

Recoup means the imposition of an impact fee to reimburse the Town for capital improvements which the Town has previously oversized to serve new development.

Roadway facilities means arterial or collector streets or roads that have been designated on Prosper's official adopted roadway plan, together with all necessary appurtenances. The term includes, but is not limited to, Prosper's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including but not limited to, local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks and drainage appurtenances. The term also includes, but is not limited to, interest in land, traffic lanes, intersection improvements, traffic control devices and turn lanes associated with the roadway or street lighting.

Service area means the area within the Town and/or the Town's extraterritorial jurisdiction, as identified in the land use assumptions, to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except *roadway facilities service area* means any one of the individual services areas within the Town's corporate boundaries as identified in the land use assumptions and the capital improvements plan.

Service unit means the standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with generally accepted engineering and/or planning standards, as indicated in the land use equivalency tables located in the Study (hereinafter defined).

Single-family residential has the meaning given the term in the Town's zoning regulations, as they exist or may be amended.

Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water or wastewater facilities to serve the new development, and which is not included in the capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the plat which is being considered for impact fee assessment. Site-related facility includes that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect any new development with the Town's water or wastewater system, the cost of which has not been included in the Town's impact fee capital improvements plan.

Study means the "Water, Wastewater and Roadway Impact Fee Report" study, dated October 2011 and prepared by Freese & Nichols, Inc. on behalf of the Town, a copy of which is located in the Office of the Town Secretary and incorporated by reference herein, as may be amended from time to time.

Town or Prosper means the Town of Prosper, Texas.

Town Council means the Town Council of the Town of Prosper, Texas.

Utility connection means authorization to install a water meter for connecting a new development to the Town's water system or to the Town's wastewater system.

Wastewater facility means a wastewater interceptor or main, lift station or other facility or improvement used for providing wastewater collection and treatment included within the Town's collection system for wastewater. Wastewater facility includes, but is not limited to, land, easements or structures associated with such facilities. Wastewater facility excludes a site-related facility.

Water facility means a water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the Town's water storage or distribution system. Water facility includes, but is not limited to, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

Water meter means a device owned by the Town for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

Article 3. Applicability.

The provisions of this Ordinance regarding water and wastewater impact fees apply to all new development within the corporate boundaries of the Town and its extraterritorial jurisdiction. The provisions of this Ordinance regarding roadway impact fees apply to all new development within the corporate boundaries of the Town.

Article 4. Land Use Assumptions Adopted.

The previously adopted land use assumptions have been reviewed, evaluated, updated and revised, and the Town Council finds that the land use assumptions set forth in the Study are hereby adopted and approved.

Article 5. Capital Improvements Plan Adopted.

The previously adopted capital improvements plan has been reviewed, evaluated, updated and revised, and the Town Council finds that the capital improvements plan set forth in the Study is hereby adopted and approved.

Article 6. Impact Fees Adopted.

The previously adopted impact fees for roadways, water and wastewater have been reviewed, evaluated, updated and revised. The Town Council finds that:

(1) the impact fees for roadways set forth in Exhibit "A", "Roadway Impact Fee Schedule", attached hereto and incorporated for all purposes, are hereby adopted and approved; and

(2) the impact fees for water set forth in Exhibit "B", "Water Impact Fee Schedule", attached hereto and incorporated for all purposes, representing fifty percent (50%) of the total projected costs, are hereby adopted and approved; and

(3) the impact fees for wastewater set forth in Exhibit "C", Wastewater Impact Fee Schedule", attached hereto and incorporated for all purposes, representing fifty percent (50%) of the total projected costs, are hereby adopted and approved.

Article 7. Impact fee as condition of development approval/permit issuance.

No final plat for new development shall be released for filing with the appropriate county, or in the cases for which no plat is submitted to Prosper, whether the property is located inside or outside the corporate boundaries of Prosper, no application for a utility connection shall be approved and/or no building permit and/or certificate of occupancy shall be issued, without assessment of an impact fee pursuant to this Ordinance. No building permit shall be issued, or in the cases for which no plat is submitted to Prosper, whether the property is located inside or outside the corporate boundaries of Prosper, no building permit and/or certificate of occupancy shall be issued and/or utility connection made, for new development, until the property owner has paid the impact fee imposed by and calculated herein or a contract for payment is approved by Prosper and executed by the parties.

Article 8. Assessment of impact fees.

(a) The assessment of the impact fee for any new development shall be calculated and made at the time of final plat approval (as defined in Article 2); however, for the sole purpose of phasing in the application of this Ordinance, final plats that have been approved by the Town on or before November 8, 2011, pursuant to the Town's subdivision regulations, or for a final plat deemed approved by the Town on or before November 8, 2011 due to the Town's failure to act, assessment for the new development to which the final plat applies shall be calculated and made in accordance with the impact fees existing on November 7, 2011.

(b) Following initial assessment of the impact fee for a new development pursuant to subsection (a), the amount of the impact fee per service unit for that development cannot be increased, unless the approved final plat expires or lapses under applicable ordinances or law or the owner proposes to change the approved development by the submission of a new development application or application to increase the number of service units, in which case the impact fee will be reassessed for increased meter size or additional meters or service units at the impact fee rate then in effect.

(c) Following the lapse or expiration of a final plat that has been approved or a final plat deemed approved due to the Town's failure to act, pursuant to the Town's subdivision regulations, a new assessment shall be performed at the time of new final plat approval in accordance with this Ordinance.

Article 9. Computation and collection of impact fees.

(a) The impact fees due on new development shall be collected at the time of application for a building permit or, in the cases for which no plat is submitted to Prosper, whether the property is located inside or outside the corporate boundaries of Prosper, at the time of application for building permit, utility connection or certificate of occupancy, whichever occurs first, unless an agreement between the developer and the Town has been executed providing for a different time of payment.

(b) At the time of final plat approval, or the request for a utility connection for an area in the Town's extraterritorial jurisdiction for which a final plat was not submitted to the Town, for all new developments, the Town shall compute the impact fees due for the new development in the following manner:

(1) The amount of each type of impact fee due (roadway, water, and/or wastewater) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service area set forth in Exhibits A, B and/or C, respectively.

(2) The amount of each impact fee due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by this Ordinance.

(c) Whenever a property owner proposes to increase the number of service units for a new development, the additional impact fees collected for such new service units shall be determined by using the amount of impact fee per service unit in Exhibits A, B and/or C then in effect, and such additional fee shall be collected at the time of issuance of a new building permit, or for an area in the Town's extraterritorial jurisdiction for which a final plat was not required to be submitted to the Town, prior to or at the time of enlargement of the connection to the Town's water or wastewater system.

Article 10. Credits against impact fees.

(a) Any construction or contributions to or dedications of any area-related facility appearing in the capital improvements plan that is required to be constructed by a property owner as a condition of new development shall be credited against the impact fees otherwise due on that new development from the same category (roadway, water or wastewater) of impact fees assessed on the new development.

(b) All credits against impact fees shall be subject to the following limitations and shall be

granted based on this Ordinance and any additional administrative guidelines that may be adopted by the Town.

(1) No credit shall be given for the dedication or construction of site-related facilities.

(2) No credit shall exceed an amount equal to the assessed impact fee.

(3) If a credit applicable to a final plat has not been exhausted within ten (10) years from: (i) the acquisition of the first building permit issued; or, (ii) in the cases for which no plat is submitted to Prosper, whether the property is located inside or outside the corporate boundaries of Prosper, the acquisition of the first building permit issued, the acquisition of the first certificate of occupancy is issued or connection made after the effective date of the adoption of the applicable impact fees, whichever occurs first, or within such period as may otherwise be designated by contract, such credit shall lapse.

(4) In no event will the Town reimburse the property owner or developer for a credit when no impact fees for the new development can be collected pursuant to Town ordinance or for any amount exceeding the total impact fees due for the new development for the category of capital improvement, unless otherwise agreed to by the Town.

(c) The available credit associated with new development shall be applied against an impact fee in the following manner:

(1) For single family residential lots in a new development consisting only of single family residential development, such credit shall be prorated equally among such lots, to be applied at the time of application of a building permit for each lot, against impact fees to be collected at the time the building permit is issued.

(2) For all other types of new development, including those involving mixed uses, the credit applicable to the new development shall be applied to the impact fee due at the time of approval.

(3) At its sole discretion, the Town may authorize alternative credit agreements upon written agreement with the property owner in accordance with the Town's administrative guidelines.

Article 11. Establishment of accounts.

(a) The Town shall establish an account to which interest is allocated for each service area for each type of capital facility for which an impact fee is imposed. Each impact fee collected within the service area shall be deposited in such account.

(b) Interest earned on the account into which the impact fees are deposited shall be considered

funds of the account and shall be used only in the same manner as which the underlying funds may be used.

(c) The Town shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the accounts are utilized solely for authorized purposes.

(d) The Town shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended within each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The Town may establish a fee for copying services.

Article 12. Use of proceeds of impact fee accounts.

(a) The impact fees collected for each service area may be used to finance or to recoup the costs of any capital improvements or facility expansion identified in the capital improvements plan for the service area, including but not limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees and expert witness fees). Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the Town to finance such capital improvements or facility expansion.

(b) Impact fees collected pursuant to this Ordinance shall not be used to pay for any of the following expenses:

(1) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) Repair, operation or maintenance of existing or new capital improvements or facility expansion;

(3) Upgrade, update, expansion or replacement of existing capital improvements to provide better service to existing development; or

(4) Administrative and operating costs of the Town.

Article 13. Refunds.

(a) Upon application by an owner of property, any impact fee or portion thereof collected pursuant to Town ordinance shall be refunded as specified in this Article if:

(i) has not been expended within the service area within ten (10) years from the date of payment, or

(ii) existing facilities are available and service is denied, or

(iii) the Town has, after collecting the impact fee when service was not available, failed to commence construction within two (2) years or service is not available within a reasonable period considering the type of improvement or expansion, but in no event later than five (5) years from the date of payment.

(b) Payment shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in the Texas Finance Code, Section 302.002, or its successor statute. The application for refund pursuant to this article shall be submitted within sixty (60) days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first-out basis.

(c) An impact fee collected pursuant to this Ordinance shall also be considered expended if the total expenditures for capital improvements or facility within the service area within ten (10) years following the date of payment exceed the total fees collected within the service area for such improvements or expansions during such period.

(d) If a refund is due pursuant to subsections (a) and (b), the Town shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(e) Upon completion of all the capital improvements or facility expansions identified in the capital improvements plan for the service area, the Town shall recalculate the impact fee per service unit using the actual costs for the improvements or expansions. If the impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the Town shall refund the difference, if such difference exceeds the impact fee paid by more than ten percent (10%). If the difference is less than ten percent (10%), no refund shall be due. The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

Article 14. Updates to plan and revision of fees.

(a) The Town shall update its land use assumptions and capital improvements plans at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the impact fees based thereon in accordance with the procedures set forth in Texas Local Government Code Chapter 395 or in any successor statute.

(b) The Town may review its land use assumptions, impact fees, capital improvements plans and other factors such as market conditions more frequently than provided in subsection (a) to

determine whether the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly, or whether any Exhibits hereto should be changed.

(c) If, at the time an update is required pursuant to subsection (a), the Town Council determines that no change to the land use assumptions, capital improvements plan or impact fee is needed, it may dispense with such update by following the procedures in Texas Local Government Code Section 395.0575, or its successor statute.

(d) In addition to the reviews required by this Article, the Town shall also conduct the reviews required by Article 6, Impact Fees Adopted, above.

Article 15. Use of other financing mechanisms.

(a) The Town may finance capital improvements or facility expansion designated in the capital improvements plan through the issuance of bonds, through the formation of public utility districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

(b) Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

Article 16. Impact fee as additional and supplemental regulation.

Impact fees established by this Ordinance are additional and supplemental to, and not in substitution of, any other requirements imposed by the Town on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the Town's comprehensive land use plan, the capital improvements plan, the zoning ordinance, subdivision regulations and other Town policies, ordinances, codes and resolutions by which the Town seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

Article 17. Relief procedures.

Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the Town council to determine whether any duty required by this Ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the Town council determines that the duty is required pursuant to this Ordinance and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion."

SECTION 3: Certificate of Compliance Statement. The Mayor is hereby authorized to sign

the appropriate annual compliance statement required under Section 395.082 of the Texas Local Government Code or its successor statute acknowledging compliance with the requirements thereof.

SECTION 4: Saving/Repealing Clause. Unless otherwise set forth herein, Prosper Ordinance Nos. 06-91, 02-57, 02-19, 01-24 and 95-01 shall remain in full force and effect for final plats that have been approved by the Town on or before November 8, 2011, pursuant to the Town's subdivision regulations, or for a final plat deemed approved by the Town on or before November 8, 2011 due to the Town's failure to act, as set forth in Article 8, save and except as amended by this or any other ordinance. All provisions of any other ordinances in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 5: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 6: Effective Date. This Ordinance shall become effective immediately upon its adoption.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS on this 8th day of November, 2011.

APPROVED AS TO FORM:

Ray Smith

Ray Smith, Mayor

ATTESTED TO AND CORRECTLY RECORDED BY:

Amy Piukana TRMC

Amy Piukana, TRMC, Town Secretary

DATE OF PUBLICATION: 11-16-11 in the Prosper Press

Exhibit A: Roadway Impact Fee Schedule, Town of Prosper

Land Use Category	ITE Land Use Code	Development Unit	2011 Actual Roadway Impact Fee Per Development Unit			
			Service Area 1		Service Area 2	
			% of Max		% of Max	
PORT AND TERMINAL						
Truck Terminal	030	Acre	50%	$ 28,094	50%	$ 20,184
INDUSTRIAL						
General Light Industrial	110	1,000 SF GFA	50%	$ 4,160	50%	$ 2,989
General Heavy Industrial	120	1,000 SF GFA	50%	$ 2,919	50%	$ 2,097
Industrial Park	130	1,000 SF GFA	50%	$ 3,689	50%	$ 2,651
Warehousing	150	1,000 SF GFA	50%	$ 1,481	50%	$ 1,064
Mini-Warehouse	151	1,000 SF GFA	50%	$ 1,207	50%	$ 867
RESIDENTIAL						
Single-Family Detached Housing	210	Dwelling Unit	36%	$ 3,727	50%	$ 3,727
Apartment/Multi-family	220	Dwelling Unit	50%	$ 3,184	50%	$ 2,288
Residential Condominium/Townhome	230	Dwelling Unit	50%	$ 2,671	50%	$ 1,919
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	50%	$ 3,030	50%	$ 2,177
Senior Adult Housing-Detached	251	Dwelling Unit	50%	$ 1,387	50%	$ 996
Senior Adult Housing-Attached	252	Dwelling Unit	50%	$ 822	50%	$ 590
Assisted Living	254	Beds	50%	$ 1,130	50%	$ 812
LODGING						
Hotel	310	Room	25%	$ 813	25%	$ 584
Motel / Other Lodging Facilities	320	Room	50%	$ 1,293	50%	$ 929
RECREATIONAL						
Golf Driving Range	432	Tee	50%	$ 3,441	50%	$ 2,472
Golf Course	430	Acre	50%	$ 822	50%	$ 590
Recreational Community Center	495	1,000 SF GFA	50%	$ 3,989	50%	$ 2,866
Ice Skating Rink	465	1,000 SF GFA	50%	$ 6,497	50%	$ 4,668
Miniature Golf Course	431	Hole	50%	$ 907	50%	$ 652
Multiplex Movie Theater	445	Screens	25%	$ 18,768	25%	$ 13,484
Racquet / Tennis Club	491	Court	50%	$ 9,219	50%	$ 6,624
INSTITUTIONAL						
Church	560	1,000 SF GFA	50%	$ 993	50%	$ 713
Day Care Center	565	1,000 SF GFA	25%	$ 6,274	25%	$ 4,508
Primary/Middle School (1-8)	522	Students	50%	$ 291	50%	$ 209
High School	530	Students	50%	$ 231	50%	$ 166
Junior / Community College	540	Students	50%	$ 214	50%	$ 154
University / College	550	Students	50%	$ 377	50%	$ 271
MEDICAL						
Clinic	630	1,000 SF GFA	50%	$ 16,735	50%	$ 12,023
Hospital	610	Beds	50%	$ 4,237	50%	$ 3,044
Nursing Home	620	Beds	50%	$ 710	50%	$ 510
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	50%	$ 10,666	50%	$ 7,663
OFFICE						
Corporate Headquarters Building	714	1,000 SF GFA	25%	$ 3,270	25%	$ 2,349
General Office Building	710	1,000 SF GFA	25%	$ 3,484	25%	$ 2,503
Medical-Dental Office Building	720	1,000 SF GFA	25%	$ 8,085	25%	$ 5,809
Single Tenant Office Building	715	1,000 SF GFA	25%	$ 4,045	25%	$ 2,906
Office Park	750	1,000 SF GFA	25%	$ 3,458	25%	$ 2,485
COMMERCIAL						
Automobile Related						
Automobile Care Center	942	1,000 SF Occ. GLA	50%	$ 5,581	50%	$ 4,010
Automobile Parts Sales	843	1,000 SF GFA	50%	$ 9,382	50%	$ 6,740
Gasoline/Service Station	944	Vehicle Fueling Position	50%	$ 4,134	50%	$ 2,970
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	50%	$ 3,022	50%	$ 2,171
Gasoline/Service Station w/ Conv Market and Car	946	Vehicle Fueling Position	50%	$ 3,150	50%	$ 2,263
New Car Sales	841	1,000 SF GFA	50%	$ 5,701	50%	$ 4,096
Quick Lubrication Vehicle Shop	941	Servicing Positions	50%	$ 8,569	50%	$ 6,156
Self-Service Car Wash	947	Stall	50%	$ 1,703	50%	$ 1,224
Tire Store	848	1,000 SF GFA	50%	$ 8,226	50%	$ 5,910
Dining						$ -
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	40%	$ 27,748	40%	$ 19,936
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	50%	$ 26,801	50%	$ 19,256
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	25%	$ 6,514	25%	$ 4,680
Quality Restaurant	931	1,000 SF GFA	25%	$ 4,301	25%	$ 3,090
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	50%	$ 26,408	50%	$ 18,973
Other Retail						
Free-Standing Discount Store	815	1,000 SF GFA	25%	$ 4,815	25%	$ 3,459
Nursery (Garden Center)	817	1,000 SF GFA	50%	$ 7,319	50%	$ 5,258
Home Improvement Superstore	862	1,000 SF GFA	25%	$ 1,695	25%	$ 1,218
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	50%	$ 10,888	50%	$ 7,823
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	50%	$ 14,526	50%	$ 10,437
Shopping Center	820	1,000 SF GLA	25%	$ 3,385	25%	$ 2,432
Supermarket	850	1,000 SF GFA	25%	$ 9,245	25%	$ 6,642
Toy/Children's Superstore	864	1,000 SF GFA	25%	$ 4,806	25%	$ 3,453
Department Store	875	1,000 SF GFA	25%	$ 1,716	25%	$ 1,233
Video Rental Store	896	1,000 SF GFA	50%	$ 18,712	50%	$ 13,444
SERVICES				$ -		$ -
Walk-In Bank	911	1,000 SF GFA	50%	$ 10,563	50%	$ 7,589
Drive-In Bank	912	Drive-in Lanes	50%	$ 21,075	50%	$ 15,141
Hair Salon	918	1,000 SF GLA	50%	$ 1,472	50%	$ 1,058

Exhibit B: Water Impact Fee Schedule

Meter Size	Meter Type	Water Impact Fee (50% of the Maximum)
5/8”	Displacement	$1,560
1”	Displacement	$3,900
1-1/2”	Displacement	$7,800
1-1/2”	Turbine	$12,480
2”	Displacement	$12,480
2”	Turbine	$15,600
3”	Compound	$35,100
3”	Turbine	$35,100
4”	Compound	$78,000
4”	Turbine I	$93,600
6”	Compound	$156,000
6”	Turbine	$195,000
8”	Turbine	$312,000
10”	Turbine	$507,000

Exhibit C: Wastewater Impact Fee Schedule

Meter Size	Meter Type	Wastewater Impact Fee (50% of the Maximum)
5/8”	Displacement	$273
1”	Displacement	$683
1-1/2”	Displacement	$1,366
1-1/2”	Turbine	$2,186
2”	Displacement	$2,186
2”	Turbine	$2,732
3”	Compound	$6,147
3”	Turbine	$6,147
4”	Compound	$13,660
4”	Turbine I	$16,392
6”	Compound	$27,320
6”	Turbine	$34,150
8”	Turbine	$54,640
10”	Turbine	$88,790