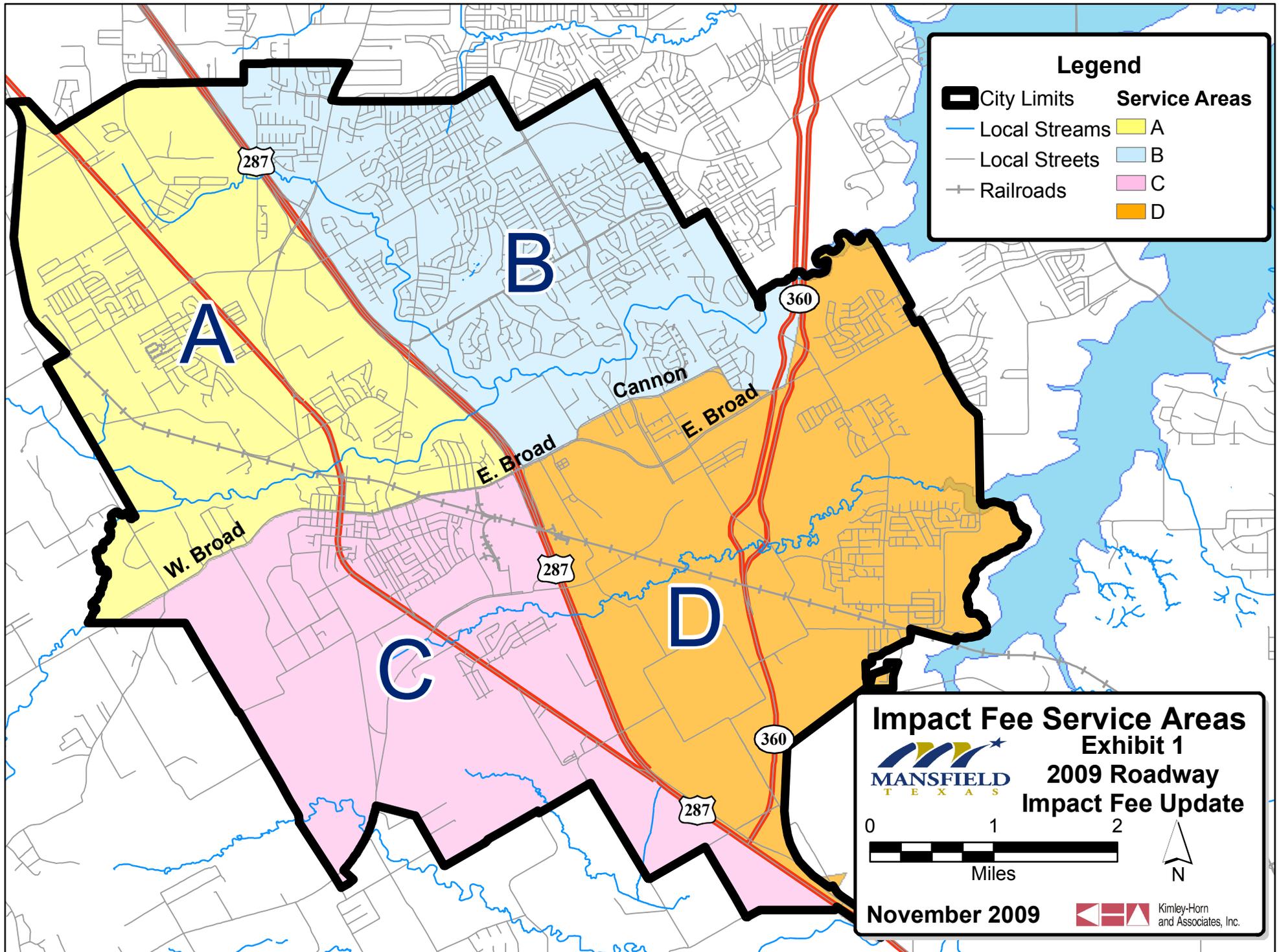


**Current Collected Roadway Impact Fees
per Land Use Category per Service Area**

Adopted via Ordinance No. OR1757-09 on 11/23/09

Land Use Category	Development Unit	Service Area A	Service Area B	Service Area C	Service Area D
PORT AND TERMINAL					
Truck Terminal	Acre	\$4,821	\$9,799	\$4,061	\$6,943
INDUSTRIAL					
General Light Industrial	1,000 SF GFA	\$714	\$1,451	\$601	\$1,028
General Heavy Industrial	1,000 SF GFA	\$500	\$1,017	\$422	\$721
Industrial Park	1,000 SF GFA	\$633	\$1,287	\$533	\$912
Warehousing	1,000 SF GFA	\$236	\$479	\$198	\$339
Mini-Warehouse	1,000 SF GFA	\$191	\$389	\$161	\$276
RESIDENTIAL					
Single-Family Detached Housing	Dwelling Unit	\$1,100	\$1,500	\$1,100	\$2,000
Apartment/Multi-family	Dwelling Unit	\$675	\$921	\$675	\$1,228
Residential Condominium/Townhome	Dwelling Unit	\$566	\$772	\$566	\$1,030
Mobile Home Park / Manufactured Housing	Dwelling Unit	\$643	\$876	\$643	\$1,168
Senior Adult Housing-Detached	Dwelling Unit	\$294	\$401	\$294	\$535
Senior Adult Housing-Attached	Dwelling Unit	\$174	\$238	\$174	\$317
Assisted Living	Beds	\$240	\$327	\$240	\$436
LODGING					
Hotel	Room	\$279	\$608	\$236	\$431
Motel / Other Lodging Facilities	Room	\$222	\$483	\$187	\$343
RECREATIONAL					
Golf Driving Range	Tee	\$591	\$1,286	\$498	\$913
Golf Course	Acre	\$141	\$307	\$119	\$218
Recreational Community Center	1,000 SF GFA	\$685	\$1,491	\$578	\$1,058
Ice Skating Rink	1,000 SF GFA	\$1,116	\$2,429	\$941	\$1,723
Miniature Golf Course	Hole	\$156	\$339	\$131	\$241
Multiplex Movie Theater	Screens	\$6,446	\$14,032	\$5,437	\$9,954
Racquet / Tennis Club	Court	\$1,583	\$3,446	\$1,335	\$2,445
INSTITUTIONAL					
Church	1,000 SF GFA	\$171	\$371	\$144	\$263
Day Care Center	1,000 SF GFA	\$2,692	\$5,859	\$2,270	\$4,156
Primary/Middle School (1-8)	Students	\$50	\$109	\$42	\$77
High School	Students	\$40	\$86	\$33	\$61
Junior / Community College	Students	\$37	\$80	\$31	\$57
University / College	Students	\$65	\$141	\$55	\$100
MEDICAL					
Clinic	1,000 SF GFA	\$2,874	\$6,256	\$2,424	\$4,438
Hospital	Beds	\$728	\$1,584	\$614	\$1,124
Nursing Home	Beds	\$122	\$266	\$103	\$188
Animal Hospital/Veterinary Clinic	1,000 SF GFA	\$1,832	\$3,987	\$1,545	\$2,828
OFFICE					
Corporate Headquarters Building	1,000 SF GFA	\$823	\$1,792	\$694	\$1,271
General Office Building	1,000 SF GFA	\$876	\$1,907	\$739	\$1,353
Medical-Dental Office Building	1,000 SF GFA	\$2,034	\$4,429	\$1,716	\$3,142
Single Tenant Office Building	1,000 SF GFA	\$1,017	\$2,214	\$858	\$1,571
Office Park	1,000 SF GFA	\$870	\$1,894	\$734	\$1,344
COMMERCIAL					
Automobile Related					
Automobile Care Center	1,000 SF GFA	\$958	\$2,086	\$808	\$1,480
Automobile Parts Sales	1,000 SF GFA	\$1,611	\$3,507	\$1,359	\$2,488
Gasoline/Service Station	Vehicle Fueling Position	\$710	\$1,545	\$599	\$1,096
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	\$519	\$1,130	\$438	\$802
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	\$541	\$1,178	\$456	\$835
New Car Sales	1,000 SF GFA	\$979	\$2,132	\$826	\$1,512
Quick Lubrication Vehicle Shop	Servicing Positions	\$1,472	\$3,204	\$1,241	\$2,273
Self-Service Car Wash	Stall	\$293	\$638	\$247	\$453
Tire Store	1,000 SF GFA	\$1,412	\$3,074	\$1,191	\$2,181
Dining					
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	\$5,957	\$12,967	\$5,025	\$9,199
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	\$4,603	\$10,021	\$3,883	\$7,108
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	\$2,238	\$4,871	\$1,887	\$3,455
Quality Restaurant	1,000 SF GFA	\$1,477	\$3,215	\$1,246	\$2,280
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	\$4,534	\$9,870	\$3,825	\$7,002
Other Retail					
Free-Standing Discount Store	1,000 SF GFA	\$1,654	\$3,601	\$1,395	\$2,554
Nursery (Garden Center)	1,000 SF GFA	\$1,257	\$2,737	\$1,060	\$1,941
Home Improvement Superstore	1,000 SF GFA	\$582	\$1,268	\$491	\$899
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	\$1,870	\$4,071	\$1,578	\$2,888
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	\$2,495	\$5,431	\$2,104	\$3,852
Shopping Center	1,000 SF GFA	\$1,163	\$2,533	\$981	\$1,797
Supermarket	1,000 SF GFA	\$3,176	\$6,914	\$2,679	\$4,904
Toy/Children's Superstore	1,000 SF GFA	\$1,651	\$3,594	\$1,393	\$2,549
Department Store	1,000 SF GFA	\$589	\$1,282	\$497	\$909
Video Rental Store	1,000 SF GFA	\$3,214	\$6,996	\$2,711	\$4,963
SERVICES					
Walk-In Bank	1,000 SF GFA	\$1,813	\$3,948	\$1,530	\$2,800
Drive-In Bank	Drive-in Lanes	\$3,620	\$7,880	\$3,053	\$5,590
Hair Salon	1,000 SF GLA	\$253	\$551	\$213	\$391



Legend

City Limits	Service Areas A
Local Streams	Service Areas B
Local Streets	Service Areas C
Railroads	Service Areas D

**Impact Fee Service Areas
Exhibit 1
2009 Roadway
Impact Fee Update**

MANSFIELD TEXAS

0 1 2
 Miles
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November 2009 Kimley-Horn and Associates, Inc.