

Exhibit F

ROAD IMPACT FEES PLATS FILED ON OR AFTER MARCH 1, 2021

				Service Area A	Service Area B	Service Area C
Impact Fee Per Vehicle-Mile				\$ 627.00	\$ 3,706.00	\$ 3,294.00
Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev- Unit	Impact Fee Per Development Unit Service Area A	Impact Fee Per Development Unit Service Area B	Impact Fee Per Development Unit Service Area C
RESIDENTIAL						
Single-Family Detached Housing	210	Dwelling Unit	4.85	\$ 3,040.95	\$ 17,974.10	\$ 15,975.90
Apartment/Multi-family	220	Dwelling Unit	2.74	\$ 1,717.98	\$ 10,154.44	\$ 9,025.56
Residential Condominium/Townhome	220	Dwelling Unit	2.74	\$ 1,717.98	\$ 10,154.44	\$ 9,025.56
Senior Adult Housing-Detached	251	Dwelling Unit	1.47	\$ 921.69	\$ 5,447.82	\$ 4,842.18
Senior Adult Housing-Attached	252	Dwelling Unit	1.27	\$ 796.29	\$ 4,706.62	\$ 4,183.38
Assisted Living	254	Beds	1.27	\$ 796.29	\$ 4,706.62	\$ 4,183.38
INDUSTRIAL						
General Light Industrial	110	1,000 SF GFA	3.16	\$ 1,981.32	\$ 11,710.96	\$ 10,409.04
Industrial Park	130	1,000 SF GFA	2.00	\$ 1,254.00	\$ 7,412.00	\$ 6,588.00
Warehousing	150	1,000 SF GFA	0.95	\$ 595.65	\$ 3,520.70	\$ 3,129.30
Mini-Warehouse	151	1,000 SF GFA	0.85	\$ 532.95	\$ 3,150.10	\$ 2,799.90
LODGING						
Hotel	310	Room	1.93	\$ 1,210.11	\$ 7,152.58	\$ 6,357.42
Motel / Other Lodging Facilities	320	Room	1.22	\$ 764.94	\$ 4,521.32	\$ 4,018.68
RECREATIONAL						
Golf Course	430	Acre	1.10	\$ 689.70	\$ 4,076.60	\$ 3,623.40
Miniature Golf Course	431	Hole	1.30	\$ 815.10	\$ 4,817.80	\$ 4,282.20
Golf Driving Range	432	Tee	4.91	\$ 3,078.57	\$ 18,196.46	\$ 16,173.54
Multiplex Movie Theater	445	Screens	82.38	\$ 51,652.26	\$ 305,300.28	\$ 271,359.72
Ice Skating Rink	465	1,000 SF GFA	5.23	\$ 3,279.21	\$ 19,382.38	\$ 17,227.62
Racquet / Tennis Club	491	Court	15.01	\$ 9,411.27	\$ 55,627.06	\$ 49,442.94
Recreational Community Center	495	1,000 SF GFA	9.08	\$ 5,693.16	\$ 33,650.48	\$ 29,909.52
INSTITUTIONAL						
Church	560	1,000 SF GFA	2.04	\$ 1,279.08	\$ 7,560.24	\$ 6,719.76
Day Care Center	565	1,000 SF GFA	10.87	\$ 6,815.49	\$ 40,284.22	\$ 35,805.78
Primary/Middle School (1-8)	522	Students	0.30	\$ 188.10	\$ 1,111.80	\$ 988.20
High School	530	Students	0.24	\$ 150.48	\$ 889.44	\$ 790.56
Junior / Community College	540	Students	0.57	\$ 357.39	\$ 2,112.42	\$ 1,877.58
University / College	550	Students	0.78	\$ 489.06	\$ 2,890.68	\$ 2,569.32
MEDICAL						
Clinic	630	1,000 SF GFA	16.15	\$ 10,126.05	\$ 59,851.90	\$ 53,198.10
Hospital	610	1,000 SF GFA	4.78	\$ 2,997.06	\$ 17,714.68	\$ 15,745.32
Nursing Home	620	Beds	1.08	\$ 677.16	\$ 4,002.48	\$ 3,557.52
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	12.16	\$ 7,624.32	\$ 45,064.96	\$ 40,055.04
OFFICE						
Corporate Headquarters Building	714	1,000 SF GFA	3.60	\$ 2,257.20	\$ 13,341.60	\$ 11,858.40
General Office Building	710	1,000 SF GFA	6.90	\$ 4,326.30	\$ 25,571.40	\$ 22,728.60
Medical-Dental Office Building	720	1,000 SF GFA	17.04	\$ 10,684.08	\$ 63,150.24	\$ 56,129.76
Single Tenant Office Building	715	1,000 SF GFA	10.26	\$ 6,433.02	\$ 38,023.56	\$ 33,796.44
Office Park	750	1,000 SF GFA	6.42	\$ 4,025.34	\$ 23,792.52	\$ 21,147.48
COMMERCIAL						
Automobile Related						
Automobile Care Center	942	1,000 SF GFA	4.15	\$ 2,602.05	\$ 15,379.90	\$ 13,670.10
Automobile Parts Sales	843	1,000 SF GFA	6.23	\$ 3,906.21	\$ 23,088.38	\$ 20,521.62
Gasoline/Service Station	944	Vehicle Fueling Position	4.88	\$ 3,059.76	\$ 18,085.28	\$ 16,074.72
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	3.69	\$ 2,313.63	\$ 13,675.14	\$ 12,154.86
New Car Sales	840	1,000 SF GFA	5.44	\$ 3,410.88	\$ 20,160.64	\$ 17,919.36
Quick Lubrication Vehicle Shop	941	Servicing Positions	6.47	\$ 4,056.69	\$ 23,977.82	\$ 21,312.18
Automated Car Wash	948	1,000 SF GFA	1.83	\$ 1,147.41	\$ 6,781.98	\$ 6,028.02
Tire Store	848	1,000 SF GFA	6.38	\$ 4,000.26	\$ 23,644.28	\$ 21,015.72
Dining						
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	46.06	\$ 28,879.62	\$ 170,698.36	\$ 151,721.64
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	39.96	\$ 25,054.92	\$ 148,091.76	\$ 131,628.24
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	15.70	\$ 9,843.90	\$ 58,184.20	\$ 51,715.80
Quality Restaurant	931	1,000 SF GFA	12.32	\$ 7,724.64	\$ 45,657.92	\$ 40,582.08
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	36.70	\$ 23,010.90	\$ 136,010.20	\$ 120,889.80
Other Retail						
Free-Standing Discount Store	815	1,000 SF GFA	9.47	\$ 5,937.69	\$ 35,095.82	\$ 31,194.18
Nursery (Garden Center)	817	1,000 SF GFA	13.60	\$ 8,527.20	\$ 50,401.60	\$ 44,798.40
Home Improvement Superstore	862	1,000 SF GFA	3.78	\$ 2,370.06	\$ 14,008.68	\$ 12,451.32
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	11.20	\$ 7,022.40	\$ 41,507.20	\$ 36,892.80
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	14.69	\$ 9,210.63	\$ 54,441.14	\$ 48,388.86
Shopping Center	820	1,000 SF GFA	7.04	\$ 4,414.08	\$ 26,090.24	\$ 23,189.76
Supermarket	850	1,000 SF GFA	16.56	\$ 10,383.12	\$ 61,371.36	\$ 54,548.64
SERVICES						
Walk-In Bank	911	1,000 SF GFA	16.19	\$ 10,151.13	\$ 60,000.14	\$ 53,329.86
Drive-In Bank	912	Drive-in Lanes	39.27	\$ 24,622.29	\$ 145,534.62	\$ 129,355.38

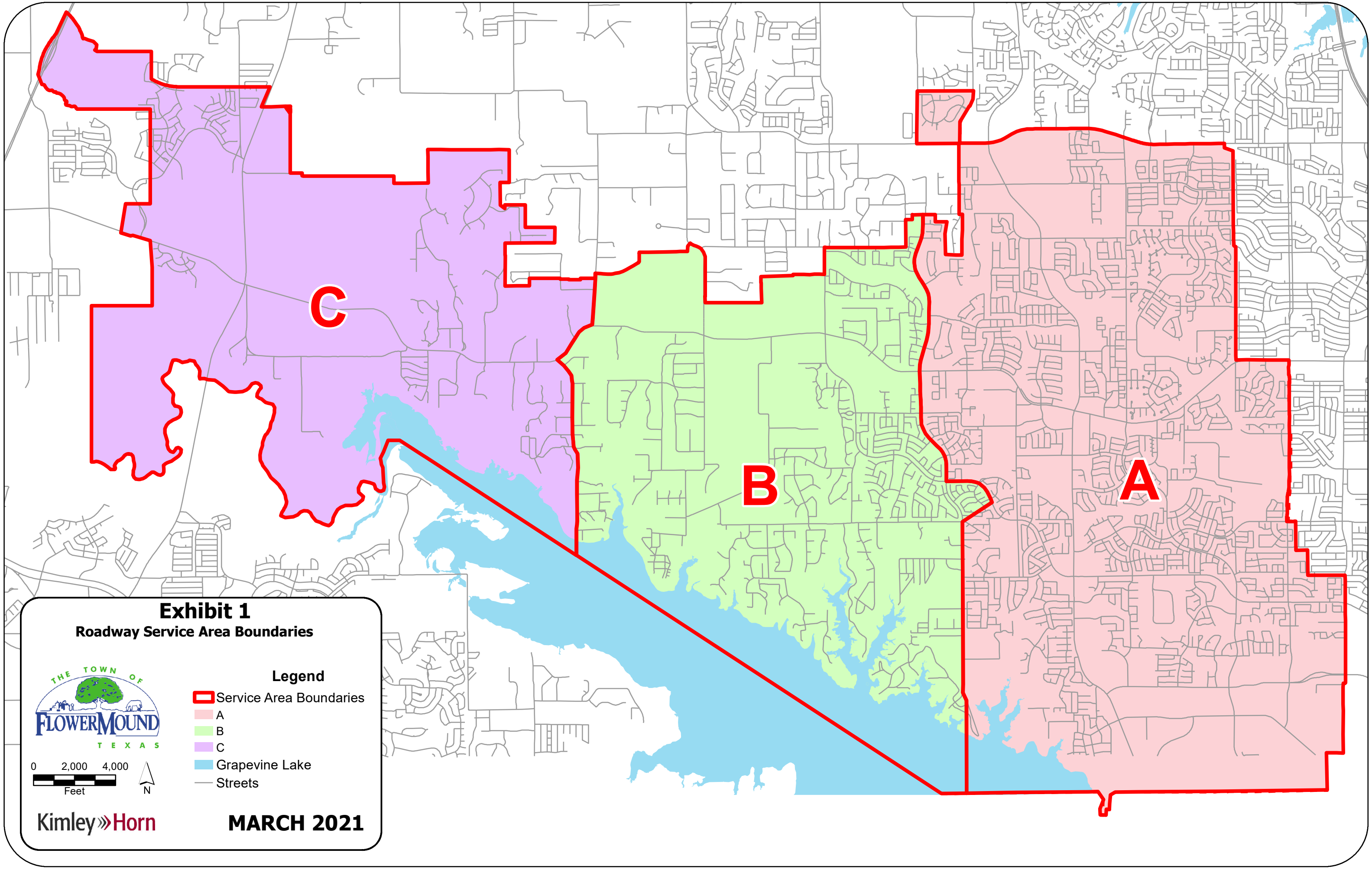






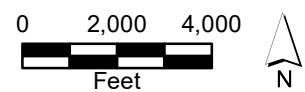


Exhibit 1
Roadway Service Area Boundaries



Legend

-  Service Area Boundaries
-  A
-  B
-  C
-  Grapevine Lake
-  Streets



Kimley»Horn

MARCH 2021