

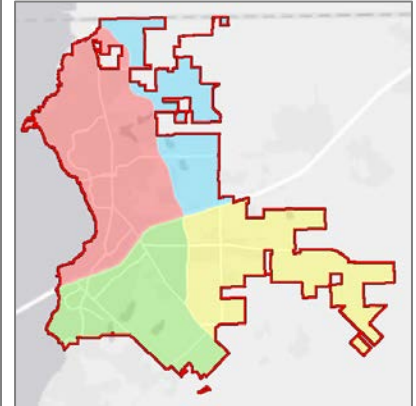


# ROADWAY IMPACT FEES

## CITY OF ROCKWALL TEXAS

ROCKWALL LAND USE/VEHICLE MILE EQUIVALENCY TABLE  
 UPDATED: JUNE 14, 2018

	LAND USE	UNITS	TOTAL UNITS (MILES/UNIT)	IMPACT FEES:	
				AREAS 1, 2 & 4	AREA 3
RESIDENTIAL	SINGLE-FAMILY DETACHED	DU	3.184227	\$815.16	\$382.11
	APARTMENT/TOWNHOUSE	DU	1.797039	\$460.04	\$215.64
	RETIREMENT COMMUNITY	DU	0.659496	\$168.83	\$79.14
	INDEPENDENT SENIOR LIVING FACILITY	DU	0.586724	\$150.20	\$70.41
OFFICE	GENERAL OFFICE BUILDING	1,000 SF GFA	5.078460	\$1,300.09	\$609.42
	CORPORATE HEADQUARTERS	1,000 SF GFA	4.771708	\$1,221.56	\$572.60
	MEDICAL-DENTAL OFFICE BUILDING	1,000 SF GFA	9.664706	\$2,474.16	\$1,159.76
	US POST OFFICE	1,000 SF GFA	7.368007	\$1,886.21	\$884.16
	BUSINESS PARK	1,000 SF GFA	4.396788	\$1,125.58	\$527.61
	RESEARCH/DEVELOPMENT CENTER	1,000 SF GFA	3.473121	\$889.12	\$416.77
	COMMERCIAL	RETAIL/SHOPPING CENTER	1,000 SF GFA	2.618139	\$670.24
QUALITY RESTAURANT		1,000 SF GFA	3.331693	\$852.91	\$399.80
FAST FOOD RESTAURANT W/ DRIVE-THROUGH		1,000 SF GFA	10.308957	\$2,639.09	\$1,237.07
HIGH TURNOVER RESTAURANT		1,000 SF GFA	4.793935	\$1,227.25	\$575.27
GAS STATION W/CONVENIENCE MARKET		1,000 SF GFA	5.933749	\$1,519.04	\$712.05
CONVENIENCE MARKET WITH GASOLINE PUMPS		1,000 SF GFA	3.640891	\$932.07	\$436.91
GROCERY/SUPERMARKET		1,000 SF GFA	2.127405	\$544.62	\$255.29
DISCOUNT CLUB		1,000 SF GFA	2.267498	\$580.48	\$272.10
AUTO SALES		1,000 SF GFA	1.999788	\$511.95	\$239.97
VIDEO RENTAL STORE		1,000 SF GFA	2.966792	\$759.50	\$356.02
BANK		1,000 SF GFA	9.165126	\$2,346.27	\$1,099.82
PHARMACY/DRUGSTORE WITH DRIVE-THROUGH		1,000 SF GFA	1.785939	\$457.20	\$214.31
APPAREL STORE		1,000 SF GFA	1.319663	\$337.83	\$158.36
MOVIE THEATER		# OF SCREENS	10.811782	\$2,767.82	\$1,297.41
FURNITURE STORE		1,000 SF GFA	0.220906	\$56.55	\$26.51
HOME IMPROVEMENT SUPERSTORE		1,000 SF GFA	1.254380	\$321.12	\$150.53
HARDWARE/PAINT STORE		1,000 SF GFA	0.965587	\$247.19	\$115.87
BUILDING MATERIALS/LUMBER STORE		1,000 SF GFA	0.895762	\$229.32	\$107.49
NURSERY (GARDEN CENTER)		1,000 SF GFA	1.242254	\$318.02	\$149.07
NURSERY (WHOLESALE)		1,000 SF GFA	1.042840	\$266.97	\$125.14
HOTEL		# OF ROOMS	0.691368	\$176.99	\$82.96
MOTEL		# OF ROOMS	0.550751	\$140.99	\$66.09
ALL SUITES HOTEL		# OF ROOMS	0.644496	\$164.99	\$77.34
AUTO CARE CENTER	1,000 SF GFA	1.856992	\$475.39	\$222.84	
QUICK LUBE SHOP	1,000 SF GFA	1.845035	\$472.33	\$221.40	
AUTO PARTS SALES	1,000 SF GFA	2.125878	\$544.22	\$255.11	
TIRE SUPERSTORE	1,000 SF GFA	3.297261	\$844.10	\$395.67	
WHOLESALE TIRE STORE	1,000 SF GFA	2.508294	\$642.12	\$301.00	
MINI-WAREHOUSE/SELF STORAGE	1,000 SF GFA	0.465673	\$119.21	\$55.88	
INDUSTRIAL	GENERAL LIGHT INDUSTRIAL	1,000 SF GFA	1.989699	\$509.36	\$238.76
	MANUFACTURING	1,000 SF GFA	2.149452	\$550.26	\$257.93
	INDUSTRIAL PARK	1,000 SF GFA	2.231000	\$571.14	\$267.72
	WAREHOUSING	1,000 SF GFA	1.173200	\$300.34	\$140.78
INSTITUTIONAL	PRIVATE SCHOOL (K-12)	# OF STUDENTS	0.197863	\$50.65	\$23.74
	JUNIOR/COMMUNITY COLLEGE	# OF STUDENTS	0.142380	\$36.45	\$17.09
	UNIVERSITY/COLLEGE	# OF STUDENTS	1.158250	\$296.51	\$138.99
	DAY CARE CENTER	# OF STUDENTS	0.095509	\$24.45	\$11.46
	HOSPITAL	# OF BEDS	1.903457	\$487.28	\$228.41
	NURSING HOME	# OF BEDS	0.322123	\$82.46	\$38.65
	ASSISTED LIVING CENTER	# OF BEDS	0.322123	\$82.46	\$38.65
	PLACE OF WORSHIP	1,000 SF GFA	0.462396	\$118.37	\$55.49



**SERVICE AREAS.**

**RED: SERVICE AREA 1.**  
 WEST OF JOHN KING BOULEVARD AND  
 NORTH OF INTERSTATE HIGHWAY 30.

**BLUE: SERVICE AREA 2**  
 EAST OF JOHN KING BOULEVARD AND  
 NORTH OF INTERSTATE HIGHWAY 30.

**GREEN: SERVICE AREA 3**  
 SOUTH OF INTERSTATE HIGHWAY 30 AND  
 WEST OF JOHN KING BOULEVARD AND  
 SH-205.

**YELLOW: SERVICE AREA 4**  
 SOUTH OF INTERSTATE HIGHWAY 30 AND  
 EAST OF JOHN KING BOULEVARD AND SH-  
 205.

**COST PER SERVICE UNIT.**

SERVICE AREA	COLLECTION RATE
1	\$256.00
2	\$256.00
3	\$120.00
4	\$256.00

**NOTE:** This represents total service unit equivalency for land uses not specified in this category. Actual equivalency may vary and may be demonstrated by property owner to be different.

**ABBREVIATIONS:** (1) DU = Dwelling Units, (2) GFA = Gross Floor Area, & (3) GLA = Gross Leasable Area