

**EXHIBIT A**

**TABLE 1**

**WATER IMPACT FEES - ADOPTED JAN. 1, 2016**  
(50% of Maximum Recoverable Costs)

**SEWER IMPACT FEES - ADOPTED JAN. 1, 2016**  
(40% of Maximum Recoverable Costs)

| <b>METER SIZE</b> | <b>TYPE</b> | <b>FEE</b>  | <b>METER SIZE</b> | <b>TYPE</b> | <b>FEE</b> |
|-------------------|-------------|---|-------------------|-------------|------------|
| 5/8"x3/4"         | PD          | \$1,457   | 5/8"x3/4"         | PD          | \$1,736    |
| 3/4"              | PD          | \$2,185   | 3/4"              | PD          | \$2,604    |
| 1"                | PD          | \$3,641   | 1"                | PD          | \$4,340    |
| 1 1/2"            | PD          | \$7,283   | 1 1/2"            | PD          | \$8,681    |
| 2"                | PD          | \$11,652  | 2"                | PD          | \$13,889   |
| 2"                | CMPD        | \$11,652  | 2"                | CMPD        | \$13,889   |
| 2"                | TURB        | \$23,304  | 2"                | TURB        | \$27,778   |
| 3"                | CMPD        | \$25,489  | 3"                | CMPD        | \$30,382   |
| 3"                | TURB        | \$50,978  | 3"                | TURB        | \$60,763   |
| 4"                | CMPD        | \$43,695  | 4"                | CMPD        | \$52,082   |
| 4"                | TURB        | \$94,673  | 4"                | TURB        | \$112,846  |
| 6"                | CMPD        | \$98,314  | 6"                | CMPD        | \$117,189  |
| 6"                | TURB        | \$203,910   | 6"                | TURB        | \$243,053  |
| 8"                | CMPD        | \$131,085   | 8"                | CMPD        | \$156,248  |
| 8"                | TURB        | \$349,561   | 8"                | TURB        | \$416,662  |
| 10"               | TURB        | \$509,776   | 10"               | TURB        | \$607,632  |
|                   | PD          | Positive Displacement Meter (Typical Residential Meter) |                   |             |            |
|                   | CMPD        | Compound Meter  |                   |             |            |
|                   | TURB        | Turbine Meter   |                   |             |            |

Note: Town has adopted \$1,457 per water service unit, \$1,736 per wastewater service unit

## TABLE 2

Notes: ROAD IMPACT FEES - ADOPTED DEC. 1, 2015

\* RESIDENTIAL - (50% of Maximum Recoverable Costs) \$730 per Vehicle-Mile  
 ALL OTHERS - (25% of Maximum Recoverable Costs) \$365 per Vehicle-Mile

Town of Fairview Roadway Impact Fee Update

**Table 3.8 Land Use / Vehicle-Mile Equivalency Table (LUVMET)**

| Land Use Category                 | ITE Land Use Code | Development Unit | Trip Gen Rate (PM) | Pass-by Rate | Pass-by Source | Trip Rate | NHTS Trip Length (mi) | Adj. For O-D | Adj. Trip Length (mi) | Max Trip Length (mi) | Veh-Mi Per Dev-Unit |
|-----------------------------------|-------------------|------------------|--------------------|--------------|----------------|-----------|-----------------------|--------------|-----------------------|----------------------|---------------------|
| <b>PORT AND TERMINAL</b>          |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Truck Terminal                    | 030               | Acre             | 6.55               |              |                | 6.55      | 14.65                 | 50%          | 7.33                  | 6.00                 | 39.30               |
| <b>INDUSTRIAL</b>                 |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| General Light Industrial          | 110               | 1,000 SF GFA     | 0.97               |              |                | 0.97      | 14.65                 | 50%          | 7.33                  | 6.00                 | 5.82                |
| General Heavy Industrial          | 120               | 1,000 SF GFA     | 0.68               |              |                | 0.68      | 14.65                 | 50%          | 7.33                  | 6.00                 | 4.08                |
| Industrial Park                   | 130               | 1,000 SF GFA     | 0.85               |              |                | 0.85      | 14.65                 | 50%          | 7.33                  | 6.00                 | 5.10                |
| Warehousing                       | 150               | 1,000 SF GFA     | 0.32               |              |                | 0.32      | 14.65                 | 50%          | 7.33                  | 6.00                 | 1.92                |
| Mini-Warehouse                    | 151               | 1,000 SF GFA     | 0.26               |              |                | 0.26      | 14.65                 | 50%          | 7.33                  | 6.00                 | 1.56                |
| <b>* RESIDENTIAL</b>              |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Single-Family Detached Housing    | 210               | Dwelling Unit    | 1.00               |              |                | 1.00      | 9.79                  | 50%          | 4.90                  | 4.90                 | 4.90                |
| Apartment/Multi-family            | 220               | Dwelling Unit    | 0.62               |              |                | 0.62      | 9.79                  | 50%          | 4.90                  | 4.90                 | 3.04                |
| Residential Condominium/Townhome  | 230               | Dwelling Unit    | 0.52               |              |                | 0.52      | 9.79                  | 50%          | 4.90                  | 4.90                 | 2.55                |
| Senior Adult Housing-Detached     | 251               | Dwelling Unit    | 0.27               |              |                | 0.27      | 9.79                  | 50%          | 4.90                  | 4.90                 | 1.32                |
| Senior Adult Housing-Attached     | 252               | Dwelling Unit    | 0.25               |              |                | 0.25      | 9.79                  | 50%          | 4.90                  | 4.90                 | 1.23                |
| Assisted Living                   | 254               | Beds             | 0.22               |              |                | 0.22      | 9.79                  | 50%          | 4.90                  | 4.90                 | 1.08                |
| <b>LODGING</b>                    |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Hotel                             | 310               | Room             | 0.60               |              |                | 0.60      | 6.43                  | 50%          | 3.22                  | 3.22                 | 1.93                |
| Motel / Other Lodging Facilities  | 320               | Room             | 0.47               |              |                | 0.47      | 6.43                  | 50%          | 3.22                  | 3.22                 | 1.51                |
| <b>RECREATIONAL</b>               |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Golf Driving Range                | 432               | Tee              | 1.25               |              |                | 1.25      | 7.86                  | 50%          | 3.93                  | 3.93                 | 4.91                |
| Golf Course                       | 430               | Acre             | 0.30               |              |                | 0.30      | 7.86                  | 50%          | 3.93                  | 3.93                 | 1.18                |
| Recreational Community Center     | 495               | 1,000 SF GFA     | 2.74               |              |                | 2.74      | 7.86                  | 50%          | 3.93                  | 3.93                 | 10.77               |
| Ice Skating Rink                  | 465               | 1,000 SF GFA     | 2.36               |              |                | 2.36      | 7.86                  | 50%          | 3.93                  | 3.93                 | 9.27                |
| Miniature Golf Course             | 431               | Hole             | 0.33               |              |                | 0.33      | 7.86                  | 50%          | 3.93                  | 3.93                 | 1.30                |
| Multiplex Movie Theater           | 445               | Screens          | 13.64              |              |                | 13.64     | 7.86                  | 50%          | 3.93                  | 3.93                 | 53.61               |
| Racquet / Tennis Club             | 491               | Court            | 3.35               |              |                | 3.35      | 7.86                  | 50%          | 3.93                  | 3.93                 | 13.17               |
| <b>INSTITUTIONAL</b>              |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Church                            | 560               | 1,000 SF GFA     | 0.55               |              |                | 0.55      | 8.31                  | 50%          | 4.16                  | 4.16                 | 2.29                |
| Day Care Center                   | 565               | 1,000 SF GFA     | 12.34              | 44%          | B              | 6.91      | 3.49                  | 50%          | 1.75                  | 1.75                 | 12.09               |
| Primary/Middle School (1-8)       | 522               | Students         | 0.16               |              |                | 0.16      | 3.49                  | 50%          | 1.75                  | 1.75                 | 0.28                |
| High School (9-12)                | 530               | Students         | 0.13               |              |                | 0.13      | 3.49                  | 50%          | 1.75                  | 1.75                 | 0.23                |
| Junior / Community College        | 540               | Students         | 0.12               |              |                | 0.12      | 10.44                 | 50%          | 5.22                  | 5.22                 | 0.63                |
| University / College              | 550               | Students         | 0.17               |              |                | 0.17      | 10.44                 | 50%          | 5.22                  | 5.22                 | 0.89                |
| <b>MEDICAL</b>                    |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Clinic                            | 630               | 1,000 SF GFA     | 5.18               |              |                | 5.18      | 9.85                  | 50%          | 4.93                  | 4.93                 | 25.54               |
| Hospital                          | 610               | 1,000 SF GFA     | 0.93               |              |                | 0.93      | 9.85                  | 50%          | 4.93                  | 4.93                 | 4.58                |
| Nursing Home                      | 620               | Beds             | 0.22               |              |                | 0.22      | 9.85                  | 50%          | 4.93                  | 4.93                 | 1.08                |
| Animal Hospital/Veterinary Clinic | 640               | 1,000 SF GFA     | 4.72               | 30%          | B              | 3.30      | 9.85                  | 50%          | 4.93                  | 4.93                 | 16.27               |
| <b>OFFICE</b>                     |                   |                  |                    |              |                |           |                       |              |                       |                      |                     |
| Corporate Headquarters Building   | 714               | 1,000 SF GFA     | 1.41               |              |                | 1.41      | 14.65                 | 50%          | 7.33                  | 6.00                 | 8.46                |
| General Office Building           | 710               | 1,000 SF GFA     | 1.49               |              |                | 1.49      | 14.65                 | 50%          | 7.33                  | 6.00                 | 8.94                |
| Medical-Dental Office Building    | 720               | 1,000 SF GFA     | 3.57               |              |                | 3.57      | 9.85                  | 50%          | 4.93                  | 4.93                 | 17.60               |
| Single Tenant Office Building     | 715               | 1,000 SF GFA     | 1.74               |              |                | 1.74      | 14.65                 | 50%          | 7.33                  | 6.00                 | 10.44               |
| Office Park                       | 750               | 1,000 SF GFA     | 1.48               |              |                | 1.48      | 14.65                 | 50%          | 7.33                  | 6.00                 | 8.88                |

**TABLE 2 (CONT'D)**

| Land Use Category                                    | ITE Land Use Code | Development Unit         | Trip Gen Rate (PM) | Pass-by Rate | Pass-by Source | Trip Rate | NHTS Trip Length (mi) | Adj. For O-D | Adj. Trip Length (mi) | Max Trip Length (mi) | Veh-Mi Per Dev-Unit |
|--|-------------------|--------------------------|--------------------|--------------|----------------|-----------|-----------------------|--------------|-----------------------|----------------------|---------------------|
| <b>COMMERCIAL</b>                                    |                   |                          |                    |              |                |           |                       |              |                       |                      |                     |
| <b>Automobile Related</b>                            |                   |                          |                    |              |                |           |                       |              |                       |                      |                     |
| Automobile Care Center                               | 942               | 1,000 SF Occ. GLA        | 3.11               | 40%          | B              | 1.87      | 4.45                  | 50%          | 2.23                  | 2.23                 | 4.17                |
| Automobile Parts Sales                               | 843               | 1,000 SF GFA             | 5.98               | 43%          | A              | 3.41      | 4.45                  | 50%          | 2.23                  | 2.23                 | 7.60                |
| Gasoline/Service Station                             | 944               | Vehicle Fueling Position | 13.87              | 42%          | A              | 8.04      | 1.20                  | 50%          | 0.60                  | 0.60                 | 4.82                |
| Gasoline/Service Station w/ Conv Market              | 945               | Vehicle Fueling Position | 13.51              | 56%          | B              | 5.94      | 1.20                  | 50%          | 0.60                  | 0.60                 | 3.56                |
| Gasoline/Service Station w/ Conv Market and Car Wash | 946               | Vehicle Fueling Position | 13.86              | 56%          | A              | 6.10      | 1.20                  | 50%          | 0.60                  | 0.60                 | 3.66                |
| New and Used Car Sales                               | 841               | 1,000 SF GFA             | 2.62               | 20%          | B              | 2.10      | 4.45                  | 50%          | 2.23                  | 2.23                 | 4.68                |
| Quick Lubrication Vehicle Shop                       | 941               | Servicing Positions      | 5.19               | 40%          | B              | 3.11      | 4.45                  | 50%          | 2.23                  | 2.23                 | 6.94                |
| Self-Service Car Wash                                | 947               | Stall                    | 5.54               | 40%          | B              | 3.32      | 1.20                  | 50%          | 0.60                  | 0.60                 | 1.99                |
| Tire Store   | 848               | 1,000 SF GFA             | 4.15               | 28%          | A              | 2.99      | 4.45                  | 50%          | 2.23                  | 2.23                 | 6.67                |
| <b>Dining</b>  |                   |                          |                    |              |                |           |                       |              |                       |                      |                     |
| Fast Food Restaurant with Drive-Thru Window          | 934               | 1,000 SF GFA             | 32.65              | 50%          | A              | 16.33     | 5.64                  | 50%          | 2.82                  | 2.82                 | 46.05               |
| Fast Food Restaurant without Drive-Thru Window       | 933               | 1,000 SF GFA             | 26.15              | 50%          | B              | 13.08     | 5.64                  | 50%          | 2.82                  | 2.82                 | 36.89               |
| High Turnover (Sit-Down) Restaurant                  | 932               | 1,000 SF GFA             | 9.85               | 43%          | A              | 5.61      | 6.07                  | 50%          | 3.04                  | 3.04                 | 17.05               |
| Sit Down Restaurant                                  | 931               | 1,000 SF GFA             | 7.49               | 44%          | A              | 4.19      | 6.07                  | 50%          | 3.04                  | 3.04                 | 12.74               |
| Coffee/Donut Shop with Drive-Thru Window             | 937               | 1,000 SF GFA             | 42.80              | 70%          | A              | 12.84     | 4.53                  | 50%          | 2.27                  | 2.27                 | 29.15               |
| <b>Other Retail</b>                                  |                   |                          |                    |              |                |           |                       |              |                       |                      |                     |
| Free-Standing Retail Store                           | 815               | 1,000 SF GFA             | 4.98               | 30%          | C              | 3.49      | 5.60                  | 50%          | 2.80                  | 2.80                 | 9.77                |
| Nursery (Garden Center)                              | 817               | 1,000 SF GFA             | 6.94               | 30%          | B              | 4.86      | 5.60                  | 50%          | 2.80                  | 2.80                 | 13.61               |
| Home Improvement Superstore                          | 862               | 1,000 SF GFA             | 2.33               | 48%          | A              | 1.21      | 5.60                  | 50%          | 2.80                  | 2.80                 | 3.39                |
| Pharmacy/Drugstore                                   | 881               | 1,000 SF GFA             | 9.91               | 49%          | A              | 5.05      | 5.60                  | 50%          | 2.80                  | 2.80                 | 14.14               |
| Shopping Center                                      | 820               | 1,000 SF GLA             | 3.71               | 34%          | A              | 2.45      | 5.60                  | 50%          | 2.80                  | 2.80                 | 6.86                |
| Supermarket  | 850               | 1,000 SF GFA             | 9.48               | 36%          | A              | 6.07      | 5.60                  | 50%          | 2.80                  | 2.80                 | 17.00               |
| Toy/Children's Superstore                            | 864               | 1,000 SF GFA             | 4.99               | 30%          | B              | 3.49      | 5.60                  | 50%          | 2.80                  | 2.80                 | 9.77                |
| Department Store                                     | 875               | 1,000 SF GFA             | 1.87               | 30%          | B              | 1.31      | 5.60                  | 50%          | 2.80                  | 2.80                 | 3.67                |
| <b>SERVICES</b>                                      |                   |                          |                    |              |                |           |                       |              |                       |                      |                     |
| Walk-In Bank   | 911               | 1,000 SF GFA             | 12.13              | 40%          | B              | 7.28      | 4.45                  | 50%          | 2.23                  | 2.23                 | 16.23               |
| Drive-In Bank  | 912               | Drive-In Lanes           | 33.24              | 47%          | A              | 17.62     | 4.45                  | 50%          | 2.23                  | 2.23                 | 39.29               |
| Hair Salon   | 918               | 1,000 SF GLA             | 1.45               | 30%          | B              | 1.02      | 4.45                  | 50%          | 2.23                  | 2.23                 | 2.27                |

**Key to Sources of Pass-by Rates:**

A: ITE Trip Generation Handbook 3rd Edition (August 2014)

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

**How to calculate the fee:**

**(Cost per Veh-Mi) X (Dev. Unit) X (Veh-Mi Per Dev-Unit) = Road Impact Fee**

**\$730 or \$365**

**EXAMPLE: 10,000 SQ. FT. GENERAL OFFICE:**

**\$365 x (10,000/1,000) x 8.94 = \$32,631**