

Monthly Developer/Consultant Process Training

Water and Transportation Impact Fees

Session 4 Part 1: Water

Session 4 Part 2: Transportation

June 13, 2018

Session 4 Part 1:
**WATER
DEVELOPMENT**

Presented by
Richard Garcia
Water Development CS Supervisor

Water and Wastewater Impact Fees

- Water impact fees help pay for water supply, treatment facilities, pump stations and storage tanks. Wastewater impact fees are used toward lift stations, peak flow storage and treatment facilities
- Water and wastewater impact fees are assessed based on the size of the water meter installed.
- Irrigation meters pay water impact fee
- Dedicated Fire Line taps do not pay impact fees
- Impact fees are assessed at the time of final plat is recorded.

The Impact Fee Estimator

- Go to <http://fortworthtexas.gov/impactfees/water/> for an approximate amount owed.

**Water and Wastewater Impact Fee
Cost Calculation Worksheet**

City of Fort Worth Texas



Development Name:	Insert Development Name
Applicant:	Insert Applicant Name
Legal Description (Lot, Block):	Insert Legal Description
Final Plat Recordation Date:	mm/dd/yyyy
Building Permit Issued Date:	mm/dd/yyyy
Existing Meter Size:	Not Applicable
Proposed Meter Size:	5/8"

Page 1

Estimated Water Impact Fee Due Based on the Meter Size Provided (For Domestic or Irrigation Meters):	INPUT PLAT/PERMIT DATE
Estimated Wastewater Impact Fee Due Based on the Meter Size Provided (For Domestic Meters Only):	INPUT PLAT/PERMIT DATE
Total Estimated Impact Fee Cost:	--

Notes

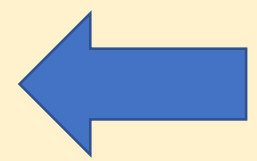
1. This cost is only for estimation purposes. Actual fees are determined when the building permit is issued.
2. Impact fees beyond March 31, 2020 are subject to change.
3. This spreadsheet calculates the estimated impact fee due based on the collected impact fee (Schedule 2) at the time of the Final Plat Recordation Date.
4. If Final Plat Recordation Date occurs beyond 4/1/2017, the impact fee is based on the date the building permit is issued, not the the application date.
5. Impact fees beyond March 31, 2020 are subject to change.

Worksheet last updated: 04/2018

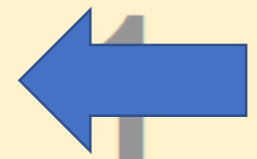
Legal Description (Lot, Block):

Insert Legal Description

Final Plat Recordation Date: 04/01/2018



Building Permit Issued Date: 06/05/2018



Existing Meter Size: Not Applicable

Proposed Meter Size: 4"



Page 1

Select Proposed Meter Size

Estimated Water Impact Fee Due Based on the Meter Size Provided (For Domestic or Irrigation Meters):	\$	51,180.00
Estimated Wastewater Impact Fee Due Based on the Meter Size Provided (For Domestic Meters Only):	\$	30,382.00
Total Estimated Impact Fee Cost:	\$	81,562.00

Taps Installations

- In most cases FW Field Operations installs 1" and 2" water taps and all sewer tap sizes which typically are 4", 6" and 8"
- 6" and 8" sewer taps will require a new manhole or be installed at an existing manhole
- Unusual circumstances may require a Community Facilities Agreement (CFA) or a City Miscellaneous In-House design project

Miscellaneous Projects

- City Miscellaneous In-House Project
 - Water/sewer public mains need to be extended no more than 400 feet
 - Fire Hydrant
 - Fire Line tap
 - Meters 3" and above

Water Development Review

Providing utility plans with callouts of proposed water and sewer taps, site plans and a legible plat will assist staff to provide quicker Water Development permit reviews.

Tap and impact fees can be provided without calling customers for verification of plans.

Plat

Is it legible?



NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

Flat Showing

LOT 10-R, BLOCK 16
FORTY OAKS

being a revision of Lots 10 & 11, & the West 3.6' of Lot 12, Block 10, Forty Oaks, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Vol. 388-1, Pg. 40, Plat Records, Tarrant County, Texas.

STATE OF TEXAS
COUNTY OF TARRANT

I hereby certify that this instrument was filed on the 24th day of January 1975 and at the same time thereon by the undersigned and is a true and correct copy as recorded in the Volume and Page of Plat Records of Tarrant County, Texas, as stamped herein by me.

JAN 24 1975



Emm... [Signature]
COUNTY CLERK
TARRANT COUNTY, TEXAS

CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL. 3-5-75-6

PLAT APPROVED DATE: 1-23-75

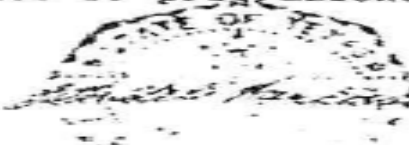
BY: *[Signature]*
CHAIRMAN

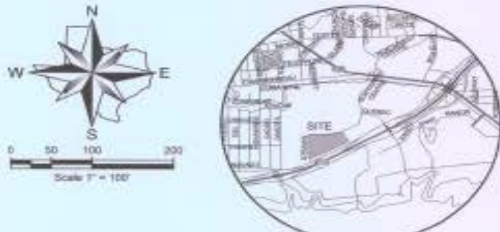
BY: *[Signature]*
SECRETARY

This certifies this plat is a true and correct representation of an actual survey made on the ground under my supervision. An iron pin was placed at each property corner as shown. There are no encroachments or protrusions except as shown.

DATE: 1-14-75

WENDELL HANCOCK
Registered Public Surveyor #1326
1721 Halton Road
Fort Worth, Texas 76117
834-6243





Plat
Good Example

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
CRS	IRON ROD SET w/ RED CAP STAMPED "W.A.I." @
CRF	IRON ROD FOUND w/ CAP (NOTED)
ACS	"X" CUT IN CONCRETE SET
CCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CM	CONTROL POINT MONUMENT
CC#	COUNTY CLERK'S INSTRUMENT NO
P.O.S.E	PUBLIC OPEN SPACE EASEMENT
W.E.	WATER EASEMENT

DEVELOPMENT TABLE

# OF LOTS	5
LOT SIZES	2.590-17.386 ACRES
PUBLIC USE & PARK SITES	0
NON-RESIDENTIAL SITES	0
M.F. DWELLING UNITS	0
POPULATION DENSITY	0
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL RETAIL

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48436C0170K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

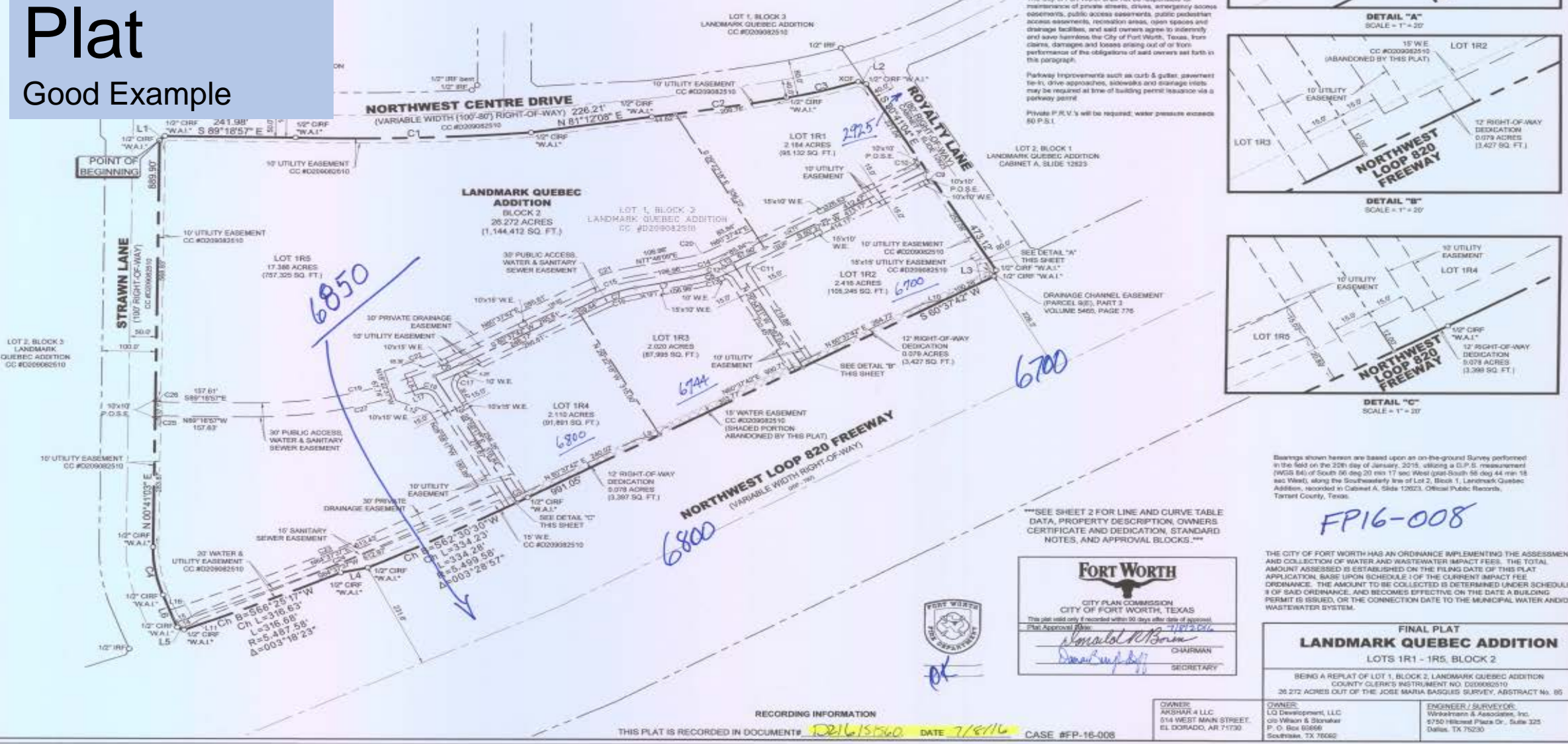
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Public Open Space Easement
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Parway improvements such as curb & gutter, pavement top, drive approaches, sidewalks and storage holes may be required at time of building permit issuance via a parway permit.

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of January, 2015, using a G.P.S. measurement (WGS 84) of South 86 deg 20 min 17 sec West (just South 86 deg 44 min 18 sec West), along the Southwesterly line of Lot 2, Block 1, Landmark Quebec Addition, recorded in Cabinet A, Slide 12823, Official Public Records, Tarrant County, Texas.

SEE SHEET 2 FOR LINE AND CURVE TABLE DATA, PROPERTY DESCRIPTION, OWNERS CERTIFICATE AND DEDICATION, STANDARD NOTES, AND APPROVAL BLOCKS.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat shall only be recorded within 90 days after date of approval.

Plat Approval Date: 7/16/16

Ronald R. Brown
CHAIRMAN

Doreen M. Hoff
SECRETARY

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASE UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

FINAL PLAT
LANDMARK QUEBEC ADDITION
LOTS 1R1 - 1R5, BLOCK 2

BEING A REPLAT OF LOT 1, BLOCK 2, LANDMARK QUEBEC ADDITION
COUNTY CLERK'S INSTRUMENT NO. D209082510
26,272 ACRES OUT OF THE JOSE MARIA BASQUES SURVEY, ABSTRACT NO. 85

OWNER: AKSHAR 4 LLC 014 WEST MARK STREET, EL DORADO, AR 71730	OWNER: LQ Development, LLC c/o Wilson & Donahoe P. O. Box 60666 Southlake, TX 76062	ENGINEER / SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75220
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RECORDING INFORMATION
THIS PLAT IS RECORDED IN DOCUMENT# D201615560 DATE 7/16/16 CASE #FP-16-008

Winkelmann & Associates, Inc.
REGISTERED PROFESSIONAL SURVEYOR
12000 Preston Road, Suite 300
Dallas, Texas 75240
P. O. Box 60666
Southlake, Texas 76062
Phone: 972.483.1111
Fax: 972.483.1112
www.winkelmann.com

JOSE MARIA BASQUES SURVEY, ABSTRACT NO. 85
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
LQ DEVELOPMENT
P. O. BOX 60666
SOUTHLAKE, TEXAS 76062

FINAL PLAT
LANDMARK QUEBEC ADDITION
LOTS 1R1 - 1R5, BLOCK 2

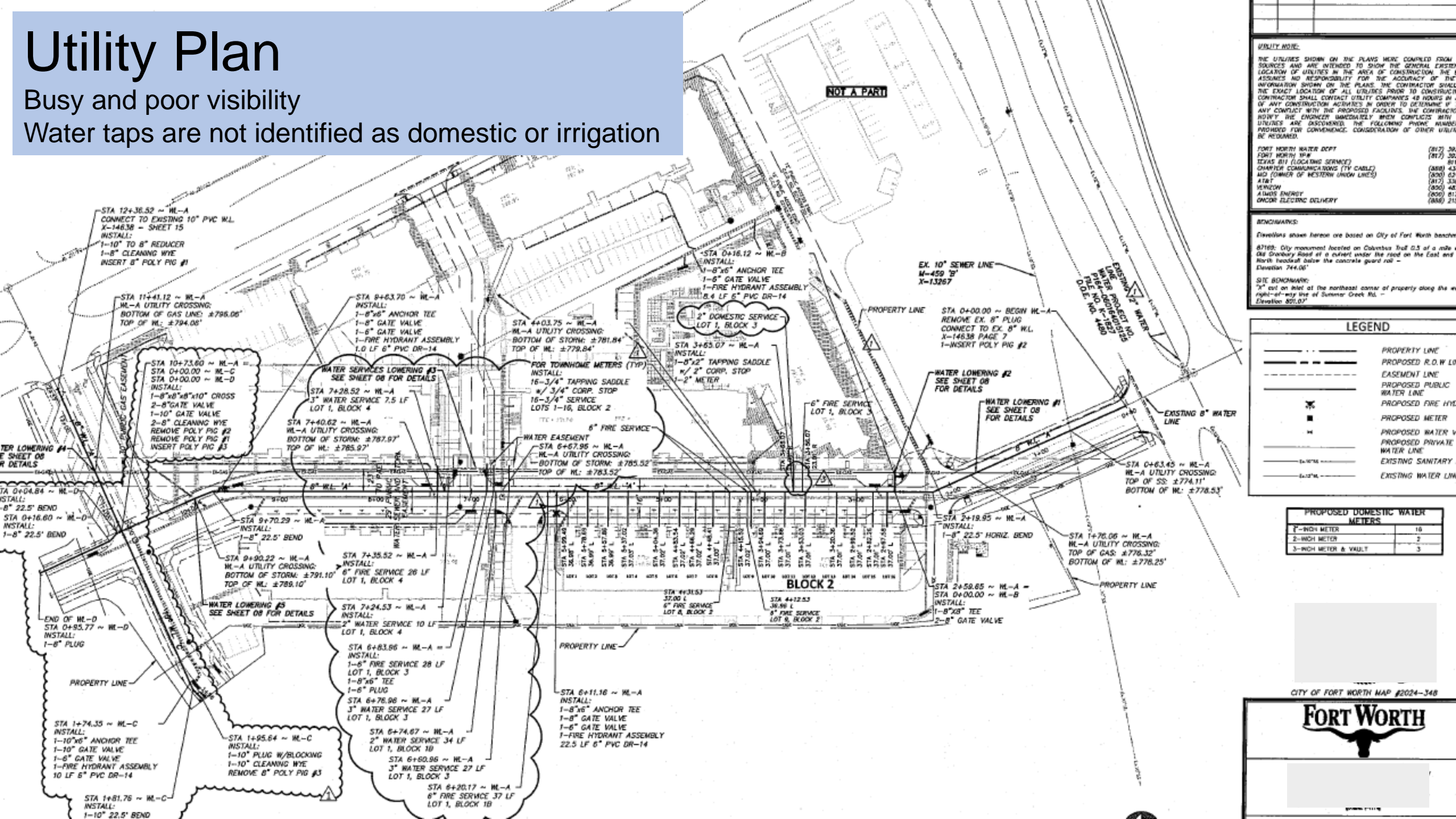
Date: 08/14/16
Scale: 1" = 100'
File: 47207.PLT
Project No.: 1420030

SHEET
1
2

Utility Plan

Busy and poor visibility

Water taps are not identified as domestic or irrigation



UTILITY NOTE:
 THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTING LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH UTILITIES ARE DISCOVERED. THE FOLLOWING PHONE NUMBERS PROVIDED FOR COMMENCEMENT. CONSIDERATION OF OTHER UTILITIES BE REQUIRED.

UTILITY PROVIDERS:

FORT WORTH WATER DEPT	(817) 391-3000
FORT WORTH ST-8	(817) 391-3000
TEXAS BUI (LOCATION SERVICE)	(817) 391-3000
CHARTER COMMUNICATIONS (TV CABLE)	(800) 433-3333
MID (OWNER OF WESTERN UNION LINES)	(817) 333-3333
AT&T	(800) 488-4888
VIEWSON	(800) 811-8111
AMIS ENERGY	(800) 811-8111
ONCOR ELECTRIC DELIVERY	(800) 211-2111

BOUNDARIES:
 Elevations shown herein are based on City of Fort Worth bench mark 67169: City monument located on Columbus Blvd 0.5 of a mile on boundary sheet of a culvert under the road on the East and North headwall below the concrete guard rail - Elevation 744.06'

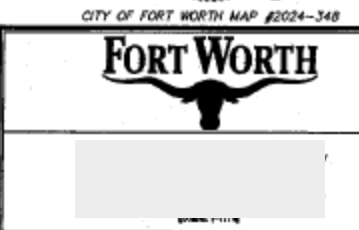
SITE BOUNDARIES:
 7" cut on inlet at the northeast corner of property along the right-of-way line of Summit Creek Rd. - Elevation 801.07'

LEGEND

---	PROPERTY LINE
- - - -	PROPOSED R.O.W. LINE
- . - .	EASEMENT LINE
---	PROPOSED PUBLIC WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER
---	PROPOSED METER
---	PROPOSED PRIVATE WATER LINE
---	EXISTING SANITARY
---	EXISTING WATER LINE

PROPOSED DOMESTIC WATER METERS

1" - 1/2" METER	10
2" - 1/2" METER	2
3" - 1/2" METER & VAULT	3



Utility Site Plan

Good Example
Taps are clearly identified

TREATMENT SERVICES - GREASE TRAP REDUCTION

NEITHER FOOD SERVICE ESTABLISHMENT OR LIC ELEVATOR OR INDUSTRIAL PROCESS (ES) NOTED 3D FOR REVIEW. FACILITY IS PROHIBITED FROM INTERCEPTOR OR GREASE TRAP OR SAND TRAP OR TRAP OR DEVICES WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF FORT WORTH DEPARTMENT OF PUBLIC UTILITIES SERVICES DIVISIONS OR REGULATED INDUSTRIAL WASTEWATER INTO THE FORT WORTH MUNICIPALITY WITHOUT A VALID DISCHARGE PERMIT IS IN 2274 AND SUBJECT TO ENFORCEMENT ACTION. CONTRACTORS ARE PROHIBITED FROM CONNECTING TO REVIEW AND APPROVAL FROM THE WATER SERVICES DIVISION. ANY CONNECTION (S) TO THE SEWER OR COMPACTOR AREA MUST INCORPORATE GRADING AROUND DRAIN TO PRECLUDE STORM NITRUM 1000 GALLON OIL & GREASE INTERCEPTOR IS SPECIFIED BY THE DIRECTOR. MUST MEET ALL OF COUNTY, STATE OF TEXAS, AND FEDERAL ZONING, PLUMBING, FIRE OR HEALTH, LIFE OR SAFETY CODES DOES NOT DISMISS THE REQUIREMENTS TO BE COMPLETED FOR THIS PROJECT.

SECTION, FORT WORTH WATER

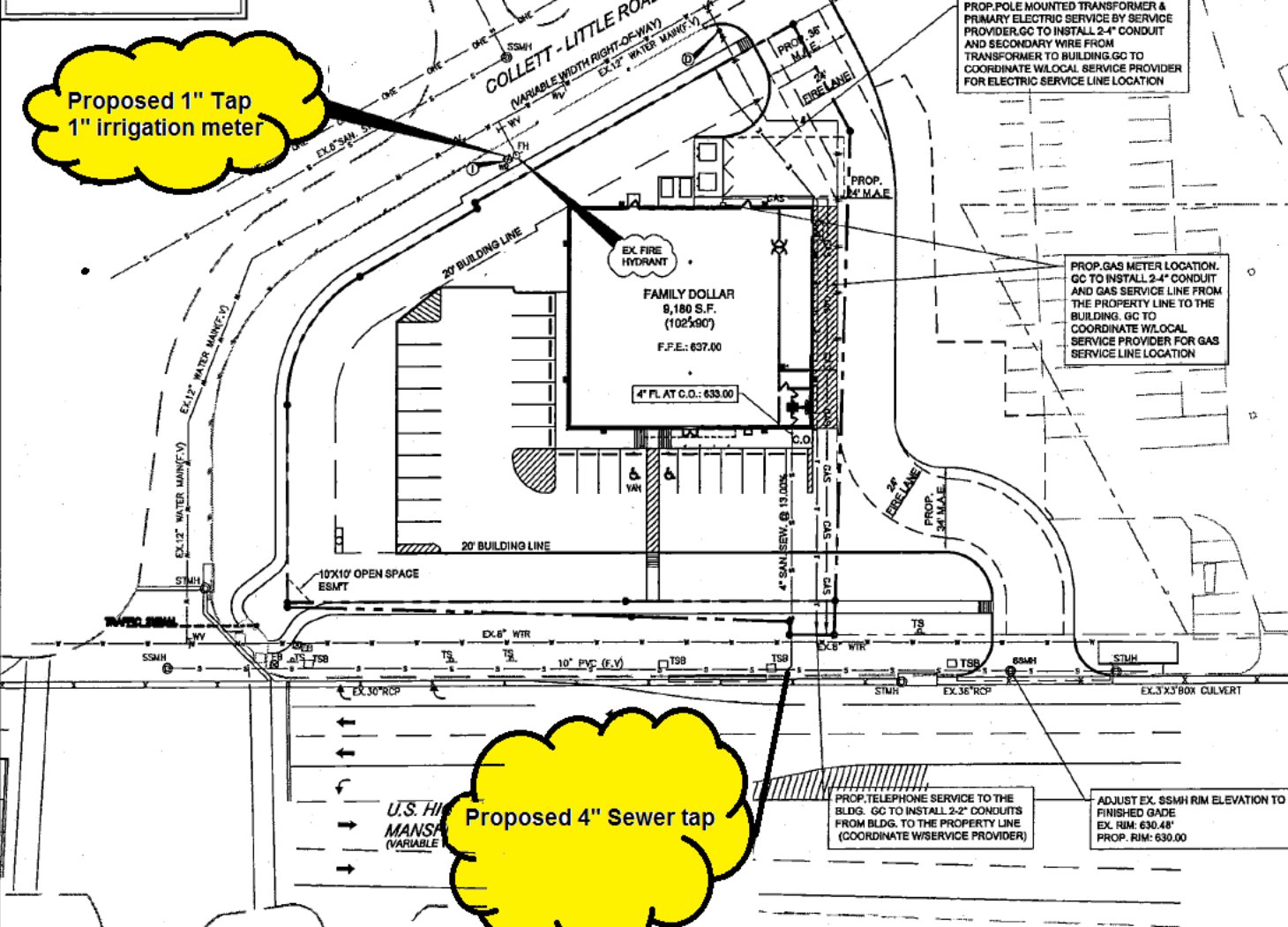
ATTACHED PLAN REVIEW NOTES..... ALL NEW INSTALLATIONS, OR REMOVAL OF BACKFLOW ASSEMBLIES AND DEVELOPMENT (817) 392-2222 AND THE CITY OF FORT WORTH WATER DEPARTMENT SECTION (817) 392-8379. ALL INSTALLATIONS SHALL MEET MINIMUM ORDINANCE #12774 ARTICLE V DIVISION 3 121-12-2016. ASSEMBLIES MUST BE UNIVERSITY OF TEXAS FOR CROSS-CONNECTION CONTROL AND PROVIDED INCLUDING INSTALLATION ORIENTATION SHALL BE READILY ACCESSIBLE FOR TESTING IF LOCATED IN AN AREA WHERE WATER DAMAGE TO NOT OCCUR FROM RELIEF VALVE DISCHARGE. FULL RELIEF VALVE DISCHARGE FLOW SHOULD BE NOTED. DOUBLE CHECK VALVE ASSEMBLY (DCVA) ASSEMBLY SHALL BE INSTALLED AT POINT OF ENTRY, BEFORE ANY BRANCH IN THE LINE, AND ON THE INSIDE OF THE BOUNDARY OF THE CITY'S

REQUIREMENT (RPZA) AT POINT OF USE ON HIGH HAZARD LIQUIDS BUT ARE NOT LIMITED TO, CHILLER & BOILER (I.E. SOAP DISPENSERS, AND WATER SOFTENERS, REVERSE OSMOSIS). BY AIR GAP. OPENINGS AND OUTLETS SHALL BE VERIFIED BY THE OPENING AND THE FUTURE FLOOD LEVEL S.1. / 2009 IPC OPENINGS AND OUTLETS EQUIPPED WITH A PROTECTED BY MEANS OTHER THAN AN AIR GAP.

INSTALLATION OF SYSTEM PER TEXAS COMMISSION (2010) TITLE 30 TEXAS ADMINISTRATIVE CODE (TAC) CAPRE IRRIGATION EFFECTIVE JANUARY 1, 2009 AND ORDINANCE NO. 19444-01-2008. DOUBLE CHECK VALVE SHALL BE INSTALLED OR 2ND SOURCE AND/OR 2ND SOURCE IN THE FUTURE. THEN RPZA SHALL BE INSTALLED. IF REQUIRED, RPZA SHALL NOT BE INSTALLED WITHOUT FROST PROTECTION.

SAFETY AND HEALTH ADMINISTRATION (OSHA) PERMITS REQUIRED FOR ALL INSTALLATIONS 5 FEET OR MORE IN DEPTH. CONTINGENT TO FIELD INSPECTION/TESTING FOR BACKFLOW # (IRRIGATION INSPECTOR). A PERMIT OR APPROVAL OF PLANS AND

FIRE DEPARTMENT CONNECTIONS F.D.C.
PROPOSED 20' FIRE LANE
MUTUAL ACCESS EASEMENT M.A.E.



- THE CONTRACTOR SHALL COORDINATE ALL PHASES OF UTILITIES WITH THE CITY OF FORT WORTH PRIOR TO CONSTRUCTION AND/OR INSTALLATION. ALL PIPES AND FIRE FITTINGS SHALL BE INSPECTED BY THE CITY OF FORT WORTH PRIOR TO COVERING AND/OR BACKFILLING OF UTILITY TRENCHES.
- CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES FOR THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES AND FIRE HYDRANTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE UTILITY CONTRACTOR AFTER PLACEMENT OF PAVING, AND BEFORE FINAL ACCEPTANCE.
- TRENCHING AND EMBEDMENT WORK SHALL CONFORM TO THE CITY OF FORT WORTH STANDARD SPECIFICATIONS AS A MINIMUM STANDARD. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AND FOR SHALL FOLLOW THE TRENCH SAFETY (I.E. SHORING SYSTEMS, SHIELD SYSTEMS, BENCHING SYSTEMS, SLOPING SYSTEMS, ETC.) THAT SHALL BE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. THE CONTRACTOR'S SHALL PREPARE TRENCH SAFETY PLANS PRIOR TO CONSTRUCTION AND IMPLEMENT DURING CONSTRUCTION. NO WORK SHALL BEGIN UNTIL SUCH TRENCH SAFETY PLAN IS APPROVED.
- THE END OF WATER AND SANITARY SEWER LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS SERVICE CONNECTIONS ARE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO ADJACENT PROPERTY, VEGETATION, STRUCTURES, ETC. WHICH MAY RESULT DURING THE INSTALLATION OF THE PROPOSED WATER AND SANITARY LINES, STORM DRAIN PIPES, AND APPURTENANCES. THE CONTRACTOR SHALL LEAVE THE CONSTRUCTION SITE CLEAN OF ALL DEBRIS.
- ALL WATER MAINS SHALL BE INSTALLED WITH THREE & HALF FEET (3 1/2) FOUR FEET (4) MINIMUM COVER AT FINISHED GRADE LINE UNLESS SHOWN OTHERWISE.
- WHERE PROPOSED OR EXISTING WATER LINES CROSS PROPOSED OR EXISTING SANITARY SEWER LINES, THE SANITARY SEWER MAIN SHOULD BE EITHER CONCRETE ENCASED OR WATER TIGHT PIPE LAID NINE (9) ON EITHER SIDE OF THE CROSSING WHILE MAINTAINING TWO FEET (2) OF CLEARANCE.
- A MINIMUM OF EIGHTEEN (18) INCHES (18") OF VERTICAL CLEARANCE AND FIVE (5) FEET OF HORIZONTAL CLEARANCE SHALL BE REQUIRED BETWEEN WATER LINES AND CURB INLETS, INCLUDING STUB-OUTS FROM THE REAR OF INLETS. NO CONCRETE ENCASEMENT PERMITTED.
- CLEAN-OUTS WILL BE INSTALLED AT THE PROPERTY LINE ON EACH SANITARY SEWER LATERAL.
- THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR PAVING OF INLET BLOCK OUTS, VARIABLE HEIGHT CURBS, AND INLET THROATS, UNLESS SEPARATELY SPECIFIED ELSEWHERE.
- THE UTILITY CONTRACTOR SHALL PROVIDE ENGINEER AS-BUILT INFORMATION SUCH AS LOCATIONS AND DEPTHS OF UTILITY SERVICES IN ORDER TO PRODUCE RECORD DRAWINGS. DESIGN ENGINEER SHALL PROVIDE AS-BUILT DRAWINGS TO THE CITY PRIOR TO CLOSE OUT OF THE PROJECT.
- SANITARY SEWER SERVICES SHALL BE CONSTRUCTED USING MINIMUM ALLOWABLE SLOPE IN AREAS WHERE SEWER MAIN DEPTH IS SHALLOW AND WHERE NOTED ON PROFILE.

NOTE:

- FIELD VERIFY LOCATION OF EXISTING GAS, TELEPHONE AND ELECTRICAL LINE. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVICE PROVIDER.
- CONTRACTOR SHALL REPLACE ANY DAMAGE STREET PAVEMENT, CURB, SIDEWALK AND ANY ABOVE GROUND OR UNDER UTILITIES FOR WATER LINE INSTALLATION.
- CONTRACTOR TO FIELD VERIFY LOCATION AND FLOW LINE OF THE EXISTING SEWER MH PRIOR TO BEGIN CONSTRUCTION. DESIGN ENGINEER MUST BE NOTIFIED IF THERE IS ANY DISCREPANCIES.
- CONTRACTOR TO POT HOLE PRIOR TO BEGIN CONSTRUCTION TO VERIFY LOCATION AND SIZE OF THE EXISTING WATER MAINS & SEWER MAINS.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	REMARK	SEWER
②	DOM.	1"	PROPOSED	4"
①	IRR.	1"	FIELD VERIFY SIZE	1/4"

UTILITY PLAN
FAMILY DOLLAR
4001 MANSEFIELD HIGHWAY

Water Development Staff


- Senior Account Technicians
 - Cristina Casso
 - Claudia Garcia
 - Beatriz (Tricy) Rodriquez
 - Isabel Sierra
 - Rhonda Threat
- Supervisor: Richard Garcia
- Main number 817-392-8250
- Email group zz_WTRDevelopment@fortworthtexas.gov

Thank you!

- Q & A Session

Session 4 Part 2: Transportation Impact Fee Calculations

Transportation Impact Fee Calculation



FORT WORTH

THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY - ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION

2018 Transportation Impact Fee Estimator Worksheet
City of Fort Worth, Texas
<http://www.fortworthtexas.gov/impactfees/transportation>

Development Name:

Applicant:

Legal Description (Lot, Block):

Case Number: Date:

Date of Final Plat Approval:

Date of Building Permit Application:

Service Area (select from list):

Worksheet Last Updated: 4/28/2018

Is the development a qualified NEZ project?

Notes: (1) Enter dates in XXXXXXXXXX form at
 (2) Impact fees are not collected within the seven (7) "no fee" service areas (H, I, J, K, P, Q, and R) and for qualified Neighborhood Empowerment Zone (NEZ) projects

TRANSPORTATION IMPACT FEE CALCULATION:

Land Uses (select from list):

Note: Plat Approval and Building Permit dates must be selected prior to selecting land use.

Development Unit: # of Units:

Schedule 1: Maximum Assessable Fee	
Impact Fee Per Development Unit:	Transportation Impact Fee:

Schedule 2: Potential Collection Amounts	
Impact Fee Per Development Unit:	Transportation Impact Fee:

MAXIMUM ASSESSABLE TRANSPORTATION IMPACT FEE: \$

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT: \$

Land Use Selection Note: The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Planning and Development staff.

If a transportation impact fee is still due following the calculation of credits, a development may qualify for any of the three (3) available transportation impact fee discounts (as defined by Section 1-14D of the ordinance). Discounts are cumulative, so that a development that qualifies for the maximum discount under each provision may reduce impact fees otherwise due up to 100%.

Adequate Facilities Discount:

Land Use / Transportation Connection Discount:

Extraordinary Investment Discount:

Total Transportation Impact Fee Discounts: 0%

Total Value of Transportation Impact Fee Discounts: \$

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER DISCOUNTS:

Total Value of any Transportation Impact Fee Credits (for construction, contribution, or dedication towards the City's Master Thoroughfare Plan):

TOTAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER CREDITS AND DISCOUNTS:

2018 Transportation Impact Fee Estimator

- Current estimator available for download at www.fortworthtexas.gov/impactfees/transportation

[Home](#) > [Departments](#) > [Planning & Development](#) > [Impact Fees](#)

Transportation Impact Fees

Fort Worth City Council adopted a transportation impact fee ordinance May 13, 2008. The ordinance went into effect July 1, 2008.

Transportation impact fees are charges assessed by local governments on new development projects and will help fund transportation improvements that will be needed as development occurs in Fort Worth.

Transportation impact fees are applied to individual building permits and collected prior to issuance of the building permit.

For information on Water Development Impact Fees, visit the [Water Department](#).

Fee Estimator

[Transportation Impact Fee Estimator](#)

The Transportation Impact Fee Estimator is simple to use.

- Enter the development's Service Area
- Enter the plat approval date. If unknown, you can research the plats [here](#).
- Enter the appropriate building permit application date.

Necessary Information for Estimator

- Plat approval date
- Appropriate ITE Land Use
- Development Size
- Service Area
- Neighborhood Empowerment Zone (NEZ) qualified?
- Adequate Facilities Discount qualified?
- Impact Fee Credit available?

Where to find it...

- Plat approval date
 - It is the date the Plan Commission Chair and Secretary signed the plat
 - City's Plat directory <http://apps.fortworthtexas.gov/platdirectory/>
 - If the plat has not been approved, use a potential approval date to estimate the fees
 - **KEEP IN MIND - The collection rates change on January 1, 2019 so use a reasonable date**
- Appropriate ITE Land Use
 - Second tab of estimator gives descriptions of land uses
 - If none is appropriate, please contact staff

Where to find it...

- Development Size
 - Determine from project information and appropriate development unit for the ITE Land Use
- Service Area
 - Current Service Area Maps from 2017 study available at <http://fortworthtexas.gov/impactfees/transportation/service-areas/>
 - **KEEP IN MIND – New fee areas are Service Area V and Service Area PI as of April 1, 2018**

[Home](#) > [Departments](#) > [Planning & Development](#) > [Impact Fees](#)

Ordinance and Service Areas

On February 5, 2013, the City Council amended the transportation impact fee ordinance. The ordinance became effective April 1, 2013. The applicable impact fee is collected at time of building permit.

[Download the Transportation Impact Fee Ordinance](#)

Service Areas

As required by state law, the City has been subdivided into service areas that are each approximately six-miles in diameter.

This resulted in 27 service areas across the corporate limits of Fort Worth. The 2013 amendment included incorporating land annexed since 2006 into the existing service areas. Any transportation impact fees collected within a service area must be spent on impact fee eligible capital improvements within the same service area.

Overall Service Area Map as it corresponds with the Transportation Impact Fee Policy and Service Areas AA through Z:

- [2017 Service Area map](#)
- [2017 Service Areas, AA through Z](#)
- [2013 Service Area map](#)

Where to find it...

- NEZ qualification
 - The project would be NEZ certified by Planning & Development
 - Program information available at <http://fortworthtexas.gov/neighborhoods/NEZ/>
- Adequate Facilities Discount
 - A 50% discount on the collection rate fees to encourage development where the arterial street network is already fully constructed
 - Applies to plats whose arterial street network access comes from fully-built arterials
 - Established Thoroughfare as indicated in the 2016 Master Thoroughfare Plan, <http://forworthtexas.gov/MTP>
 - Will be constructed to ultimate configuration by a programmed City project within 2 years of final plat approval date

Where to find it...

- Impact Fee Credit
 - Available for projects dedicating and/or constructing an impact fee eligible street
 - Eligible streets are identified by service area and included in the service area maps
 - Credit agreement must be executed before any credit will be granted to a building permit

Example Transportation Impact Fee Estimate

- Project located in service area C
- 15,500 SF office building with 10,500 SF of shell space and 5,000 SF that will be finished out for doctors' offices
- Plat approved and recorded on January 5, 2018
- Building permit will be submitted in July 2018
- The project is not located within an NEZ, so no certification available
- The plat is eligible for the adequate facilities discount
- Land developer has granted transportation impact fee credits of \$12,500 to this lot

Example Transportation Impact Fee Estimate



THIS WORKSHEET IS FOR ESTIMATION PURPOSES ONLY - ACTUAL FEES WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION

2018 Transportation Impact Fee Estimator Worksheet City of Fort Worth, Texas

<http://www.fortworthtexasgov/impactfees/transportation>

Development Name: Office Building with 10,500 SF Shell Office and 5,000 SF Medical Office

Applicant: Bob the Builder

Legal Description (Lot, Block): 123 Main St

Case Number:

Date:

Worksheet Last Updated: 4/26/2018

Date of Final Plat Approval: 01/05/2018

Date of Building Permit Application: 07/01/2018

Service Area (select from list): C

Is the development a qualified NEZ project? No

Example Transportation Impact Fee Estimate

TRANSPORTATION IMPACT FEE CALCULATION:

Land Uses (select from list):	Development Unit:	# of Units:
General Office Building	1,000 SF GFA	10.5
Medical-Dental Office Building	1,000 SF GFA	5

Note: Plat Approval and Building Permit dates must be selected prior to selecting land use.

Schedule 1: Maximum Assessable Fee	
Impact Fee Per Development Unit:	Transportation Impact Fee:
\$ 9,128.00	\$ 95,844.00
\$ 22,570.00	\$ 112,850.00

Schedule 2: Potential Collection Amounts	
Impact Fee Per Development Unit:	Transportation Impact Fee:
\$ 2,587.00	\$ 27,163.50
\$ 6,397.00	\$ 31,985.00

MAXIMUM ASSESSABLE TRANSPORTATION IMPACT FEE: \$ 208,694.00

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT: \$ 59,148.50

Land Use Selection Note: The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Planning and Development staff.

If a transportation impact fee is still due following the calculation of credits, a development may qualify for any of the three (3) available transportation impact fee discounts (as defined by Section 1-14D of the ordinance). Discounts are cumulative, so that a development that qualifies for the maximum discount under each provision may reduce impact fees otherwise due up to 100%.

Adequate Facilities Discount:	50%
Land Use / Transportation Connection Discount:	0%
Extraordinary Investment Discount:	0%

Total Transportation Impact Fee Discounts: 50%
Total Value of Transportation Impact Fee Discounts: \$ 29,574.25

TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER DISCOUNTS: \$ 29,574.25

Total Value of any Transportation Impact Fee Credits (for construction, contribution, or dedication towards the City's Master Thoroughfare Plan): \$ 12,500.00

TOTAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT AFTER CREDITS AND DISCOUNTS: \$ 17,074.25

Example Transportation Impact Fee Estimate

- **Schedule 1: Maximum Assessable Fee**
 - This is the maximum fee that could be charged under state law. In some service areas, the collection rate fees are capped by the maximum assessable fees.
- **Schedule 2 : Potential Collection Amount**
 - This is the calculated fee based on the Council-adopted collection rates
- **Discounts are applied before Credits**
- **Total Impact Fee Collection Amount after Credits and Discounts**
 - This is the net fee that will be charged to the building permit

Transportation Impact Fee Credit Agreement

- New application available at <http://fortworthtexas.gov/impactfees/transportation/transportation-credit-application.pdf>
- Currently undergoing LEAN process for credit agreement and possibly moving to electronic execution

Transportation Impact Fee Staff Contacts

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Let's CHILL for
a moment
and have a

Q & A

