

SUMMARY OF PERMITS AND FEES

Fees may not be applicable to specific projects and is not intended to be all inclusive. Please contact the City of Melissa for applicable fees.

- Pre-Application Fee--*Fee not applicable, at this time.*
- Annexation Fees -- Page **3**
- Zoning Fees—Page **4**
- Platting Fees --Page **4**
- Specific Use Fees—Page **4**
- Demolition Permit –Page **2**
- Irrigation Permit—Page **2**
- Fence Permit--Page **2**
- Underground Fuel Storage Tank Permit—Page **3**
- Sidewalk, Driveway and Culvert Installation Permit--Page **4**
- Sign Permit--Page **4**
- Street Excavation Permit--Page **4**
- Tree Removal Permit—Page **4**
- Water Impact Fees—Page **13**
- Sewer Impact Fees—Page **14**
- Roadway Impact Fees—Page **8**
- Roadway Escrow Fees—Page **7**
- Building/Construction Permit & Inspection Fees--Page **2**
- Plan Review Fees--Page **2**
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- Certificate of Occupancy Fees--Page **2**
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The following schedule of fees and charges shall be paid to the city when any preliminary plat or final plat of other filing is tendered to the Planning and Zoning Commission or any other authorized board or agency of the city.

Building Permits

Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,001.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof

Plan Review Fee

Sixty-five percent (65%) of the Building Permit Fee

* Exception: Plan Review Fee will be waived for one and two family dwellings.

B. Miscellaneous permit fees shall be as follows:

TABLE INSET:

1. Certificate of Occupancy	\$75.00
2. Demolition Permit	\$50.00
3. Detached Accessory Building	Per valuation schedule
4. Pole Inspection	\$65.00
5. Duplicate Permit Card	\$10.00
6. Irrigation Permit	Per valuation schedule
7. Fence Permit	Per valuation schedule
8. Reinspection Fees (residential)	\$47.00
9. Reinspection Fees (commercial)	\$47.00
10. Spa Permit	\$100.00

11. Structural Moving Permit	\$100.00
12. Swimming Pools (above-ground)	\$50.00
13. Swimming Pools (in-ground)	Per valuation schedule
14. Temporary Building Permit	\$50.00
15. Underground Fuel Storage Tank	Per valuation schedule

C. The plan review fee shall be sixty-five percent (65%) of the building permit fee as shown in Subsection A above. The plan review fees specified in this Subsection are separate and in addition to the required building permit fees. Plan review fees will be waived for one and two family dwellings.

D. Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum charge-two hours, per hour¹) . . . \$47.00
2. Reinspection fees assessed under provisions of Section 305.8 (minimum charge-one half hour, per hour¹) \$47.00
3. Inspections for which no fee is specifically indicated (minimum charge-one-half hour, per hour¹) . . . \$47.00
4. Additional plan review required by changes, additions or revisions to plans (minimum charge-one-half hour, per hour¹) . . . \$47.00
5. For use of outside consultants for plan checking and inspections, or both . . . Actual costs²

1 Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

2 Actual costs include administrative and overhead costs.

E. Residential Energy Code Inspection Fee Schedule

TABLE INSET:

Valuation	Fee
\$1.00 to \$300,000.00	\$150.00
\$300,001.00 and up	\$150.00 for the first \$300,000.00 plus \$0.50 for each additional \$1,000.00, or fraction thereof

* Residential Energy Code Inspection Fees will-be waived for One & Two Family Dwellings if they participate in an approved above-code program.

F. Commercial Energy Code Inspection Fee Schedule

TABLE INSET:

Valuation	Fee
\$1.00 to \$100,000.00	\$200.00
\$100,001.00 to \$500,000.00	\$200.00 for the first \$100,000.00 plus \$1.25 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$700.00 for the first \$500,000.00 plus \$1.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$1,200.00 for the first \$1,000,000.00 plus \$0.75 for each additional \$1,000.00, or fraction thereof

Sidewalk, Driveway & Culvert Installation

A permit fee of twenty-five (\$25.00) shall be charged for the construction or reconstruction of any sidewalk, driveway or culvert installation.

Moving Old or Used Houses, Buildings or Structures

A fee of **fifty dollars (\$50.00)** plus the cost of mileage expense at the rate of \$0.25 incurred by the City of Melissa in inspecting the old or used house, building or structure.

Sign Regulations Fees

Sign Permit: **\$75.00 (standard fee)**

Sign Constructed Without Permit: **Twice the cost of the standard permit fee**

License: **\$50.00 per year**

Recovery of Impounded Signs: **(6 sf or less in area) \$200.00**

Recovery of Impounded Signs: **(larger than 6 sf in area) \$400.00**

Street Excavation Permit

It shall be unlawful for any person, firm or corporation to make any excavation, cut or bore in, on or under any street, alley or other public easement within the City of Melissa without first paying a permit fee of **\$10.00**.

Tree Removal Permit

Tree Removal Permit applicants shall pay an administrative fee of twenty-five dollars **(\$25.00)** per permit application.

Annexation

Applicants for annexation into the City of Melissa shall pay a fee of **one hundred fifty (\$150.00) dollars** at the time the application for annexation is filed with the city.

Zoning

1. Zoning Change: **\$300.00 plus \$15.00 per acre**
2. Site Plan Review: **(less than one acre) \$250.00**
3. Site Plan Review: **(larger than one acre) \$300.00**

Residential (For single-family and multi-family uses)

1. Preliminary Plat: **\$250.00 per Plat plus \$15.00 per Lot**

2. Final Plat: **\$300.00 per Plat plus \$20.00 per Plat**

3. Combination Preliminary / Final Plat: **\$300.00 per Plat plus \$20.00 per Lot**

Mobile Homes (For developments of location mobile homes)

1. Preliminary Filing: **\$250.00 per Filing plus \$10.00 per Plat**

2. Final Filing: **\$300.00 per Filing plus \$12.00 per Space**

3. Combination Preliminary / Final Plat: **\$300.00 per Plat plus \$12.00 per Space**

Other Uses (For commercial, industrial, institutional and other uses not normally platted in lots)

1. Preliminary Plat: **\$300.00 per Plat plus \$25.00 per Acre**

2. Final Plat: **\$350.00 per Plat plus \$25.00 per Acre**

3. Combination Preliminary / Final Plat: **\$350.00 pre Plat plus \$25.00 per Acre**

Refiling

When a preliminary plat has not been accepted by the commission, and the subdivider refiles a new design for all or lesser portion of the preliminary plat within ninety (90) days of such non-acceptance, no new fee shall be charged for the refiling.

Inspection Fee

An inspection fee of 2.5% of the cost of construction, as determined by the city engineer, will be paid prior to the initiation of any construction.

Water and Sewer Rates

Water Rates: The rates for the consumption of water by users of the City of Melissa water system shall pay a **monthly amount equal to the minimum charge plus the attendant volumetric rate as follows:**

Water: Minimum Charge

Size of Meter (in inches)	Amount
0.625 and less	\$12.96
0.626--0.750	18.36
0.751--01.000	32.40
01.001--01.500	64.80
01.501--02.000	103.68
02.001--03.000	194.40
03.001--04.000	324.00
04.001--06.000	600.00

06.001--08.000	960.00
08.001--10.000	1,380.00
Greater than 10.000	to be determined by the City

Water Volumetric Rates:

Gallons	Amount (per 1,000 gallons, or fraction thereof)
1--10,000	\$3.82
10,001--20,000	4.74
Over 20,000	5.22

Sewer Rates: The rates for users contributing to the sewer system of the City of Melissa shall pay **a monthly amount equal to the minimum charge plus the attendant volumetric rate as follows:**

Sewer Minimum Charge:

Size of Water Meter Installed (in inches)	Amount
0.625 and less	\$10.80
0.626--0.750	15.12
0.751--01.000	27.00
01.001--01.500	54.00
01.501--02.000	86.40
02.001--03.000	162.00
03.001--04.000	270.00
04.001--06.000	500.00
06.001--08.000	800.00
08.001--10.000	1,150.00
Greater than 10.000	to be determined by the City

Sewer Volumetric Rates: **\$2.78 per 1,000 gallons,** or fraction thereof, of metered water.

Water and Sewer Tap Fees

Water Tap Fees: A fee, as set forth below, plus the actual cost of labor and maintenance for the cutting, boring and repair of any paved street, parking lot, sidewalk or alley is hereby set and established to be paid by any person form or corporation making application to the City of Melissa for water service when such service has not previously been provided.

Water Fee Table:

Size of Meter (in inches)	Amount
0.750 and less	\$2,000.00
0.751--1.000	2,500.00
1.001--1.500	2,750.00
1.501--2.000	3,500.00
2.001--3.000	5,000.00
3.001--4.000	9,000.00
4.001--6.000	20,500.00
6.001--8.000	32,000.00
8.001--10.000	48,000.00
10.001 and greater	To be determined by the City

Sewer Tap Fees: A fee, as set forth below, plus the actual cost of labor and maintenance for the cutting, boring and repair of any paved street, parking lot, sidewalk or alley is hereby set and established to be paid by any person, firm or corporation making application to the City of Melissa for sewer service, when such service has not previously been provided.

Sewer Fee Table:

Size of Meter (in inches)	Amount
1.000 and less	\$2,000.00
1.001--1.500	2,100.00
1.501--2.000	3,675.00
2.001--3.000	8,400.00
3.001--4.000	14,700.00
4.001--6.000	33,600.00
6.001--8.000	52,500.00
8.001--10.000	78,750.00
10.001 and greater	To be determined by the City

Road Escrow Fees

If a capital improvement is described in the capital improvements plan, road escrow fees shall not apply to the project. If a capital improvement is not described in the capital improvements plan, road escrow fees shall apply to the project. The study deducted all road escrow fees payments, received by the City prior to the adoption of this article, from the corresponding capital improvement project.
(Ord. No. 10-17, adopted 8-24-10, Sec. 2(Art. 18))

Tap Fees

From and after the effective date of this article and regardless of a reference to tap fees in any and all existing facilities agreements, to which the City is a party, the City will assess and collect impact fees for water and sewer in accordance with this article.

(Ord. No. 10-17, adopted 8-24-10, Sec. 2(Art. 19))

ROADWAY IMPACT FEE SCHEDULE PER SERVICE UNIT FOR SERVICE AREA 1 EXHIBIT A

The maximum cost per service unit for Service Area 1 per Chapter 395 = \$1,807.00.

The City of Melissa City Council has adopted twenty percent (20%) for the residential and fifteen percent (15%) for the non-residential developments.

TABLE INSET:

LAND USE CATEGORY	ITE LAND USE CODE	DEVELOPMENT UNIT	TRIP GEN RATE	PASS-BY RATE	PASS-BY SOURCE	TRIP RATE	AVG TRIP LENGTH (mi)	ADJ. FOR O-D	ADJ. TRIP LENGTH (mi)	TRIP LENGTH (mi)	VEH-MI PER DEV UNIT
PORT AND TERMINAL											
Truck Terminal	030	Acre	6.55	0%		6.55	12.02	50%	6.01	5.80	37.99
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97	0%		0.97	12.02	50%	6.01	5.80	5.63
General Heavy Industrial/ Manufacturing	120	1,000 SF GFA	0.68	0%		0.68	12.02	50%	6.01	5.80	3.94
Industrial Park	130	1,000 SF GFA	0.86	0%		0.86	12.02	50%	6.01	5.80	4.99
Warehousing	150	1,000 SF GFA	0.32	0%		0.32	12.02	50%	6.01	5.80	1.86
Mini-Warehouse	151	1,000 SF GFA	0.26	0%		0.26	12.02	50%	6.01	5.80	1.51
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.01	0%		1.01	15.50	50%	7.75	5.80	5.86
Apartment/Multi-family	220	Dwelling Unit	0.62	0%		0.62	15.50	50%	7.75	5.80	3.60
Residential Condominium/ Townhouse	230	Dwelling Unit	0.52	0%		0.52	15.50	50%	7.75	5.80	3.02
Mobile Home Park	240	Dwelling Unit	0.59	0%		0.59	15.50	50%	7.75	5.80	3.42
Senior Adult Housing- Attached	252	Dwelling Unit	0.27	0%		0.27	15.50	50%	7.75	5.80	1.57
LODGING											
Hotel	310	Room	0.59	0%		0.59	6.74	50%	3.37	3.37	1.99
Motel/Other Lodging Facilities	320	Room	0.47	0%		0.47	6.74	50%	3.37	3.37	1.58
RECREATIONAL											
Golf Course	430	Acre	0.30	0%		0.30	11.91	50%	5.96	5.80	1.74
Miniature Golf	431	Hole	0.33	0%		0.33	11.91	50%	5.96	5.80	1.91
Driving Range	432	Tee	1.25	0%		1.25	11.91	50%	5.96	5.80	7.25
Bowling Alley	437	1,000 SF GFA	3.54	0%		3.54	11.91	50%	5.96	5.80	20.53
Live Theater	441	Seat	0.02	0%		0.02	11.91	50%	5.96	5.80	0.12

Movie Theater	445	Seat	0.08	0%		0.08	11.91	50%	5.96	5.80	0.46
Ice Rink	465	1,000 SF GFA	2.36	0%		2.36	11.91	50%	5.96	5.80	13.69
Tennis Courts	491	Court	3.35	0%		3.35	11.91	50%	5.96	5.80	19.43
Health/Recreational Clubs and Facilities	495	1,000 SF GFA	1.45	0%		1.45	11.91	50%	5.96	5.80	8.41
INSTITUTIONAL											
Elementary School	520	Students	0.28	0%		0.28	7.45	50%	3.73	3.73	1.04
Junior High/Middle School	522	Students	0.16	0%		0.16	7.45	50%	3.73	3.73	0.60
High School	530	Students	0.13	0%		0.13	7.45	50%	3.73	3.73	0.48
Jr/Community College	540	Students	0.12	0%		0.12	7.45	50%	3.73	3.73	0.45
University/College	550	Students	0.21	0%		0.21	7.45	50%	3.73	3.73	0.78
Church	560	1,000 SF GFA	0.55	0%		0.55	7.45	50%	3.73	3.73	2.05
Day Care Center	565	1,000 SF GFA	12.46	0%		12.46	7.45	50%	3.73	3.73	46.48
MEDICAL											
Hospital	610	Bed	1.31	0%		1.31	7.45	50%	3.73	3.73	4.89
Nursing Home	620	Bed	0.22	0%		0.22	7.45	50%	3.73	3.73	0.82
Clinic	630	1,000 SF GFA	5.18	0%		5.18	7.45	50%	3.73	3.73	19.32
OFFICE											
General Office Building	710	1,000 SF GFA	1.49	0%		1.49	7.45	50%	3.73	3.73	5.58
Corporate Headquarters Building	714	1,000 SF GFA	1.40	0%		1.40	7.45	50%	3.73	3.73	5.22
Single Tenant Office Building	715	1,000 SF GFA	1.73	0%		1.73	7.45	50%	3.73	3.73	6.45
Medical/Dental Office	720	1,000 SF GFA	3.46	0%		3.46	7.45	50%	3.73	3.73	12.91
Office/Business Park	750	1,000 SF GFA	1.48	0%		1.48	7.45	50%	3.73	3.73	5.52
COMMERCIAL											
Automobile-Related											
New Car Sales	841	1,000 SF GFA	2.59	0%		2.59	7.45	50%	3.73	3.73	9.66
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	7.45	50%	3.73	3.73	12.71
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	7.45	50%	3.73	3.73	11.15
Convenience Market with Gasoline Pumps	853	1,000 SF GFA	13.38	66%	A	4.55	7.45	50%	3.73	3.73	16.97
Quick Lubrication Vehicle Shop	941	Service Station	4.60	0%		4.60	7.45	50%	3.73	3.73	17.16
Automobile Care Center	942	1,000 SF GFA	3.38	0%		3.38	7.45	50%	3.73	3.73	12.61
Gasoline/Service Station	944	Fueling Position	13.87	42%	A	8.04	7.45	50%	3.73	3.73	30.01
Self-Service Car Wash	947	Stall	5.54	20%	B	4.43	7.45	50%	3.73	3.73	16.53
Dining											
Quality Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	6.74	50%	3.37	3.37	14.14
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	11.15	43%	A	6.36	6.74	50%	3.37	3.37	21.42

Fast Food Restaurant without Drive-Thru	933	1,000 SF GFA	26.15	50%	B	13.08	6.74	50%	3.37	3.37	44.06
Fast Food Restaurant with Drive-Thru	934	1,000 SF GFA	33.48	50%	A	16.74	6.74	50%	3.37	3.37	56.41
Other Retail											
Free-Standing Discount Superstore	813	1,000 SF GFA	4.61	28%	A	3.32	6.74	50%	3.37	3.37	11.19
Free-Standing Discount Store	815	1,000 SF GFA	5.00	17%	A	4.15	6.74	50%	3.37	3.37	13.99
Shopping Center	820	1,000 SF GFA	3.73	34%	A	2.46	6.74	50%	3.37	3.37	8.30
Supermarket	850	1,000 SF GFA	10.50	36%	A	6.72	6.74	50%	3.37	3.37	22.65
Home Improvement Superstore	862	1,000 SF GFA	2.37	0%		2.37	6.74	50%	3.37	3.37	7.99
Electronic Superstore	863	1,000 SF GFA	4.50	0%		4.50	6.74	50%	3.37	3.37	15.17
Pharmacy/Drugstore	881	1,000 SF GFA	10.35	49%	A	5.28	6.74	50%	3.37	3.37	17.79
Video Rental Store	896	1,000 SF GFA	13.60	0%		13.60	6.74	50%	3.37	3.37	45.83
Wholesale											
Wholesale Market	860	1,000 SF GFA	0.88	0%		0.88	6.74	50%	3.37	3.37	2.97
SERVICES											
Bank (Drive-in)	912	1,000 SF GFA	25.82	47%	A	13.68	7.45	50%	3.73	3.73	50.98

Pass-By Source A is referenced from the ITE Trip Generation Handbook

Pass-By Source B is based on assumptions made by BWR

For Land Uses not listed in the Land Use Category, refer to the ITE Trip Generation Manual to determine the trip rate. Apply trip length from similar land use listed above.

(Ord. No. 10-17, adopted 8-24-10, Sec. 2)

[ROADWAY IMPACT FEE SCHEDULE PER SERVICE UNIT FOR SERVICE AREA 2]

EXHIBIT B

The maximum cost per service unit for Service Area 2 per Chapter 395 = \$1,762.00.

The City of Melissa City Council has adopted twenty percent (20%) for the residential and fifteen percent (15%) for the non-residential developments.

TABLE INSET:

LAND USE CATEGORY	ITE LAND USE CODE	DEVELOPMENT UNIT	TRIP GEN RATE	PASS-BY RATE	PASS-BY SOURCE	TRIP RATE	AVG TRIP LENGTH (mi)	ADJ. FOR O-D	ADJ. TRIP LENGTH (mi)	TRIP LENGTH (mi)	VEH-MI PER DEV UNIT
PORT AND TERMINAL											
Truck Terminal	030	Acre	6.55	0%		6.55	12.02	50%	6.01	3.70	24.24
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97	0%		0.97	12.02	50%	6.01	3.70	3.59
General Heavy Industrial/ Manufacturing	120	1,000 SF GFA	0.68	0%		0.68	12.02	50%	6.01	3.70	2.52

Industrial Park	130	1,000 SF GFA	0.86	0%		0.86	12.02	50%	6.01	3.70	3.18
Warehousing	150	1,000 SF GFA	0.32	0%		0.32	12.02	50%	6.01	3.70	1.18
Mini-Warehouse	151	1,000 SF GFA	0.26	0%		0.26	12.02	50%	6.01	3.70	0.96
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.01	0%		1.01	15.50	50%	7.75	3.70	3.74
Apartment/Multi-family	220	Dwelling Unit	0.62	0%		0.62	15.50	50%	7.75	3.70	2.29
Residential Condominium/Townhouse	230	Dwelling Unit	0.52	0%		0.52	15.50	50%	7.75	3.70	1.92
Mobile Home Park	240	Dwelling Unit	0.59	0%		0.59	15.50	50%	7.75	3.70	2.18
Senior Adult Housing - Attached	252	Dwelling Unit	0.27	0%		0.27	15.50	50%	7.75	3.70	1.00
LODGING											
Hotel	310	Room	0.59	0%		0.59	6.74	50%	3.37	3.37	1.99
Motel/Other Lodging Facilities	320	Room	0.47	0%		0.47	6.74	50%	3.37	3.37	1.58
RECREATIONAL											
Golf Course	430	Acre	0.30	0%		0.30	11.91	50%	5.96	3.70	1.11
Miniature Golf	431	Hole	0.33	0%		0.33	11.91	50%	5.96	3.70	1.22
Driving Range	432	Tee	1.25	0%		1.25	11.91	50%	5.96	3.70	4.63
Bowling Alley	437	1,000 SF GFA	3.54	0%		3.54	11.91	50%	5.96	3.70	13.10
Live Theater	441	Seat	0.02	0%		0.02	11.91	50%	5.96	3.70	0.07
Movie Theater	445	Seat	0.08	0%		0.08	11.91	50%	5.96	3.70	0.30
Ice Rink	465	1,000 SF GFA	2.36	0%		2.36	11.91	50%	5.96	3.70	8.73
Tennis Courts	491	Court	3.35	0%		3.35	11.91	50%	5.96	3.70	12.40
Health/Recreational Clubs and Facilities	495	1,000 SF GFA	1.45	0%		1.45	11.91	50%	5.96	3.70	5.37
INSTITUTIONAL											
Elementary School	520	Students	0.28	0%		0.28	7.45	50%	3.73	3.73	1.04
Junior High/Middle School	522	Students	0.16	0%		0.16	7.45	50%	3.73	3.70	0.59
High School	530	Students	0.13	0%		0.13	7.45	50%	3.73	3.70	0.48
Jr/Community College	540	Students	0.12	0%		0.12	7.45	50%	3.73	3.70	0.44
University/College	550	Students	0.21	0%		0.21	7.45	50%	3.73	3.70	0.78

Church	560	1,000 SF GFA	0.55	0%		0.55	7.45	50%	3.73	3.70	2.04
Day Care Center	565	1,000 SF GFA	12.46	0%		12.46	7.45	50%	3.73	3.70	46.10
MEDICAL											0.00
Hospital	610	Bed	1.31	0%		1.31	7.45	50%	3.73	3.70	4.85
Nursing Home	620	Bed	0.22	0%		0.22	7.45	50%	3.73	3.70	0.81
Clinic	630	1,000 SF GFA	5.18	0%		5.18	7.45	50%	3.73	3.70	19.17
OFFICE											
General Office Building	710	1,000 SF GFA	1.49	0%		1.49	7.45	50%	3.73	3.70	5.51
Corporate Headquarters Building	714	1,000 SF GFA	1.40	0%		1.40	7.45	50%	3.73	3.70	5.18
Single Tenant Office Building	715	1,000 SF GFA	1.73	0%		1.73	7.45	50%	3.73	3.70	6.40
Medical/Dental Office	720	1,000 SF GFA	3.46	0%		3.46	7.45	50%	3.73	3.70	12.80
Office/Business Park	750	1,000 SF GFA	1.48	0%		1.48	7.45	50%	3.73	3.70	5.48
COMMERCIAL											
Automobile-Related											
New Car Sales	841	1,000 SF GFA	2.59	0%	B	2.59	7.45	50%	3.73	3.70	9.58
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	7.45	50%	3.73	3.70	12.61
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	7.45	50%	3.73	3.70	11.06
Convenience Market with Gasoline Pumps	853	1,000 SF GFA	13.38	66%	A	4.55	7.45	50%	3.73	3.70	16.83
Quick Lubrication Vehicle Shop	941	Service Station	4.60	0%	B	4.60	7.45	50%	3.73	3.70	17.02
Automobile Care Center	942	1,000 SF GFA	3.38	0%	B	3.38	7.45	50%	3.73	3.70	12.51
Gasoline/Service Station	944	Fueling Position	13.87	42%	A	8.04	7.45	50%	3.73	3.70	29.77
Self-Service Car Wash	947	Stall	5.54	0%	B	5.54	7.45	50%	3.73	3.70	20.50
Dining											
Quality Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	6.74	50%	3.37	3.37	14.14
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	11.15	43%	A	6.36	6.74	50%	3.37	3.37	21.42
Fast Food Restaurant without Drive-Thru	933	1,000 SF GFA	26.15	0%	B	26.15	6.74	50%	3.37	3.37	88.13

Fast Food Restaurant with Drive-Thru	934	1,000 SF GFA	33.48	50%	A	16.74	6.74	50%	3.37	3.37	56.41
Other Retail											
Free-Standing Discount Superstore	813	1,000 SF GFA	4.61	28%	A	3.32	6.74	50%	3.37	3.37	11.19
Free-Standing Discount Store	815	1,000 SF GFA	5.00	17%	A	4.15	6.74	50%	3.37	3.37	13.99
Shopping Center	820	1,000 SF GFA	3.73	34%	A	2.46	6.74	50%	3.37	3.37	8.30
Supermarket	850	1,000 SF GFA	10.50	36%	A	6.72	6.74	50%	3.37	3.37	22.65
Home Improvement Superstore	862	1,000 SF GFA	2.37	0%	B	2.37	6.74	50%	3.37	3.37	7.99
Electronic Superstore	863	1,000 SF GFA	4.50	0%	B	4.50	6.74	50%	3.37	3.37	15.17
Pharmacy/Drugstore	881	1,000 SF GFA	10.35	49%	A	5.28	6.74	50%	3.37	3.37	17.79
Video Rental Store	896	1,000 SF GFA	13.60	0%	B	13.60	6.74	50%	3.37	3.37	45.83
Wholesale											
Wholesale Market	860	1,000 SF GFA	0.88	0%	B	0.88	6.74	50%	3.37	3.37	2.97
SERVICES											
Bank (Drive-in)	912	1,000 SF GFA	25.82	47%	A	13.68	7.45	50%	3.73	3.70	50.63

Pass-By Source A is referenced from the ITE Trip Generation Handbook

Pass-By Source B is based on assumptions made by BWR

For Land Uses not listed in the Land Use Category, refer to the ITE Trip Generation Manual to determine the trip rate. Apply trip length from similar land use listed above.

(Ord. No. 10-17, adopted 8-24-10, Sec. 2)

WATER IMPACT FEE SCHEDULE PER SERVICE UNIT EXHIBIT C

The maximum cost per water service unit per Chapter 395 = \$2,790.00.

The City of Melissa City Council has adopted one hundred percent (100%) of the maximum allowable cost.

Water Service Unit Table

TABLE INSET:

Water Meter Size	Maximum Flow (gpm)	Service Units
3/4" Simple	25	1.0
1" Simple	40	1.6
1 1/2" Simple	50	2.0
2" Simple	100	4.0
2" Compound	115	4.6
3" Compound	165	6.6
4" Compound	215	8.6
6" Compound	515	20.6

If the meter size is not listed, then the City of Melissa will determine the appropriate impact fee.
(Ord. No. 10-17, adopted 8-24-10, Sec. 2)

WASTEWATER IMPACT FEE SCHEDULE PER SERVICE UNIT
EXHIBIT D

The maximum cost per wastewater service unit per Chapter 395 = \$715.00.

The City of Melissa City Council has adopted one hundred percent (100%) of the maximum allowable cost.

Wastewater Service Unit Table

TABLE INSET:

Water Meter Size	Service Units	Estimated Peak Sewer Flow (gpd)
3/4" Simple	1.0	715
1" Simple	1.6	1,140
1 1/2" Simple	2.0	1,430
2" Simple	4.0	2,860
2" Compound	4.6	3,290
3" Compound	6.6	4,720
4" Compound	8.6	6,150
6" Compound	20.6	14,700

If the meter size is not listed, then the City of Melissa will determine the appropriate impact fee.
(Ord. No. 10-17, adopted 8-24-10, Sec. 2)