

CITY OF BURLESON, TEXAS ROADWAY IMPACT FEE STUDY



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Prepared for the City of Burleson

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EXECUTIVE SUMMARY

Introduction

Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads, and utilities. In Texas, the legislature has allowed their use for water, wastewater, roadway, and drainage facilities. Historically, they have been used to fund public water and wastewater improvements in the City of Burleson. Since 2016, they have been used to fund transportation infrastructure.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs. In the case of roadway impact fees, the infrastructure need is the increased capacity on arterial and collector roadways that serve the overall transportation system. The purpose of the 2023 Roadway Impact Fee Study is to identify the fee per unit of new development necessary to fund these improvements in accordance with the enabling legislation, Chapter 395 of the Texas Local Government Code.

Impact Fee Basics

Roadway Impact Fees are determined by several key variables, each described below in greater detail.

Impact Fee Study

The primary purpose of the 2023 Roadway Impact Fee Study is to determine the maximum impact fee per unit of new development chargeable as allowed by the state law. This determination is not a recommendation; the actual fee amount ultimately assessed is at the discretion of the Burleson City Council, so long as it does not exceed the maximum assessable allowed by law. The study looks at a period of 10 years to project new growth and corresponding capacity needs, as required by state law. The study (and corresponding maximum fees) must be restudied at least every five years. However, the study can be updated at any time to accommodate significant changes in any of the key variables of the impact fee equation. This update was made to accommodate the updated Mobility and Thoroughfare Plans.

Service Areas

A Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Roadway Impact Fees, the Service Area may not exceed 6 miles. In Burleson, this restriction necessitated the creation of 4 separate Service Areas. A map of the Service Areas can be found on Page 6.

In defining the Service Area boundaries, the project team considered the corporate boundary, required size limit, adjacent land uses, and topography. Since each Service Area has a unique maximum impact fee, the per-unit maximum fee for an identical land use will vary from one Service Area to the next. For this reason, the team contained areas of uniform land use within the same Service Area boundary where possible.

Land Use Assumptions

The maximum Roadway Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a ten-year window. This study considers the years 2022-2032.

To project future development in the ten-year window, growth assumptions were made based on the demographic projections developed for the ongoing Burleson Mobility Plan. Research of historical building permits was performed to compare the projected ten-year growth against historical data. Acknowledging that the parameters of the study (the corporate boundaries, Master Thoroughfare Plan, Comprehensive Plan, zoning maps, platting history, etc.) are changing constantly, this study is based on conditions as they were on July 30, 2022.

One of the key elements in the determination of the impact fee is the amount of new development anticipated over 10 years. In order to arrive at a reasonable projection of growth, a travel demand model (TMD) utilizing the City's Future Land Use Plan projected total residential, non-residential, and other demographic information through the year 2045. With existing and future demographic and growth projections, the growth for the next 10-years or until the year 2032 was interpolated.

Roadway Impact Fee Capital Improvement Plan (CIP)

The Roadway Impact Fee CIP is distinct and separate from the City's traditional Capital Improvement Plan. The Roadway Impact Fee CIP is simply the list of projects eligible for funding through impact fees. Only those capacity improvements included in the City's Mobility Plan are

included in the Roadway Impact Fee CIP. Capacity improvements may include the addition of lanes, intersection improvements, or the extension of a new road. Resurfacing or other maintenance activities do not qualify as capacity improvements under impact fee law in Texas.

The cost of the CIP is one of the fundamental factors in the calculation of the per-unit maximum impact fee. The CIP's cost was calculated through systematic evaluation of each eligible project. The project team evaluated each project site to determine the project scope, the presence of any special conditions (such as the need for significant drainage improvements or railroad crossings) and whether various additional construction costs were applicable (such as construction phase traffic control). In determining project limits, the team identified roadway segments with uniform need. The team utilized a standard methodology for estimating construction costs once the project scope was defined. Referencing multiple arterial projects within Burleson and the immediate vicinity, uniform costs were determined for the major items of work, additional construction items, and project delivery costs. Section III provides a listing of the 10-Year Capital Improvement Program by service area in Tables 2.A – 2.D and maps of the CIP by service area in Exhibits 2.A – 2.D. Finally, detailed cost projections by project can be found in Appendix A. It should be noted that these cost projections are based on conceptual level planning and are subject to refinement upon final design. Also, note that on the detailed cost projections, where applicable, funds previously collected by the City for future improvements have been deducted from a project's eligible total.

Only the projects listed in the Roadway Impact Fee CIP are eligible to utilize impact fee funds. In order to optimize future flexibility, all capacity improvement projects included in the Master Mobility Plan are included in the Roadway Impact Fee CIP and will be eligible to utilize impact fee funds. Only the costs associated with providing the additional capacity necessitated by 10-years of growth can be used to calculate the maximum impact fee.

In order to calculate the maximum impact fee, the total cost of the Roadway Impact Fee CIP at build-out was reduced to account for:

- The portion of new capacity that will address existing needs, and
- The portion of new capacity that will not be necessitated until beyond the 10-year growth window.

A ratio that compares 10 years' demand for capacity to the net supply of capacity (total new capacity in the Roadway Impact Fee CIP minus existing needs) can be calculated. This ratio, which

may not exceed 100%, is then applied to the cost of the net capacity supplied. The result is a determination of the costs attributable to the next 10 years' growth, which is then used to calculate the maximum impact fee in accordance with state law. The result is known as the cost of the Total Roadway Impact Fee CIP Attributable to New Growth Between 2022-2032 (i.e. recoverable portion of the Roadway Impact Fee CIP):

Service Areas	A	B	C	D
Cost of Total Roadway Impact Fee CIP Attributable to New Growth Between 2022-2032	\$ 76,674,270	\$ 34,540,550	\$ 91,712,489	\$ 28,068,076

Service Units

The impact fee law defines a service unit as follows: "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."

The 2023 Roadway Impact Fee Study defines a *service unit* as the number of vehicle-miles. Based on the City's 10-year growth projections the associated demand (consumption) values for each service area are as follows in terms of vehicle-miles:

Service Areas	A	B	C	D
2022-2032 Vehicle-Miles of New Demand Based on Future Land Use Plan	23,495	24,566	23,465	10,283

Impact Fee Calculation

The maximum impact fee allowable in each of the four service areas is then calculated by dividing the Roadway Impact Fee CIP Attributable to Growth by the number of vehicle-miles in the corresponding Service Area in the above table. The resulting value is multiplied by 50% to account for ad valorem credits. This calculation is performed for each service area individually; each service area has a stand-alone Roadway Impact Fee CIP and 10-year growth projection.

Below are the listings of the 2017 and updated 2023 Roadway Impact Fee Study's Maximum Assessable Impact Fees Per Service Unit (Vehicle-Mile):

Original (2017) Maximum Fees

Service Areas	A	B	C	D
2018 Roadway Impact Fee Study Maximum Assessible Fee Per Vehicle-Mile	\$ 771	\$ 657	\$ 1,152	\$ 976

Updated (2023) Maximum Fees

Service Areas	A	B	C	D
2023 Roadway Impact Fee Study Maximum Assessible Fee Per Vehicle-Mile	\$ 1,632	\$ 703	\$ 1,954	\$ 1,365

Chapter 395 Required Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvement Program Advisory Committee (CIPAC) is required to review the Land Use Assumptions and Roadway Impact Fees CIP used in calculating the maximum fee, and to provide the Committee’s findings for consideration by the City Council. This CIPAC also reviews the Roadway Impact Fee ordinance and provides its findings to the City Council. The composition of the CIPAC is required to adequately represent the building and development communities. The City Council then conducts a first public hearing on the Land Use Assumptions and Roadway Impact Fee CIP and a second public hearing on the Roadway Impact Fee Ordinance.

Following policy adoption, the CIPAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Roadway Impact Fees CIP at any time within five years of adoption. Finally, the CIPAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

Collection and Use of Transportation Impact Fees

Roadway Impact fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway Impact Fees are collected when a building permit is issued. Therefore, funds are not collected until development-impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.

I. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure political subdivisions must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in 2001 to define an Impact Fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

The City retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2023 Roadway Impact Fee Study. This report includes details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the Roadway Impact Fee Capital Improvement Program, and the Land Use Equivalency Table.

This report references two of the basic inputs to the Roadway Impact Fee:

- 1) Land Use Assumptions (Pg. 3)
- 2) Roadway Impact Fee Capital Improvement Program (CIP) (Pg. 8)

Information from these Land Use Assumptions and Roadway Impact Fee CIP is used extensively throughout the remainder of the report.

There is a detailed discussion of the methodology for the computation of impact fees. This discussion is broken into two components:

- 1) Computation Method for Roadway Impact Fees (Pg. 17)
- 2) Roadway Impact Fee Calculation (Pg. 33)

The components of the Computation Method for Roadway Impact Fee include development of:

- Service Areas (Pg. 17)
- Service Units (Pg. 17)
- Cost Per Service Unit (Pg. 19)
- Roadway Impact Fee CIP Costing Methodology (Pg. 19)
- Summary of Roadway Impact Fee CIP Costs (Pg. 23)
- Service Unit Calculation (Pg. 28)

The Roadway Impact Fee is then calculated as:

- Maximum Assessable Impact Fee Per Service Unit (Pg. 33)
- Service Unit Demand Per Unit of Development (Pg. 38)

This report also includes a section concerning the Plan for Awarding the Transportation Impact Fee Credit. This plan details the maximum assessable impact fee per service unit the City of Burleson may apply under Chapter 395 of the Texas Local Government Code.

The final section of the report is the Conclusion, which presents the findings of the update analysis and summarizes the report.

II. LAND USE ASSUMPTIONS

A. Purpose and Overview

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for residential and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and development in the service area. The land use assumptions are then used in determining the need and timing of transportation improvements to serve future development.

Information from the following sources was compiled to complete the land use assumptions:

- City of Burleson 2017 Roadway Impact Fee Study
- The ongoing City of Burleson Mobility Plan
- Travel Demand Model
- Johnson County Appraisal District (JCAD)
- Tarrant County Appraisal District (TCAD)
- City of Burleson staff
- Historic Building Permit Data

The Land Use Assumptions include the following components:

- Land Use Assumptions Methodology – An overview of the general methodology used to generate the land use assumptions.
- Roadway Impact Fee Service Areas – Explanation of the division of Burleson into service areas for transportation facilities.
- Residential and Employment– Data on residential and employment growth within the service area over the next ten years (2022 – 2032).
- Land Use Assumptions Summary – A synopsis of the land use assumptions.

The residential and employment estimates and projections were compiled in accordance with the following categories:

Units: Number of dwelling units, both single and multi-family.

Employment: Square feet of building area based on three (3) different classifications. Each classification has unique trip making characteristics.

Retail: Land use activities which provide for the retail sale of goods which primarily serve households and whose location choice is oriented toward the household sector, such as grocery stores and restaurants.

Service: Land use activities which provide personal and professional services, such as government and other professional offices.

Basic: Land use activities that produce goods and services such as those which are exported outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

These broader categories are used in the development of the assumptions for impact fees; however, expanded classifications used in the assessment of impact fees are found in the Land Use / Vehicle-Mile Equivalency Table (Pg. 40).

B. Land Use Assumptions Methodology

The residential and non-residential growth projections formulated in this report were performed using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

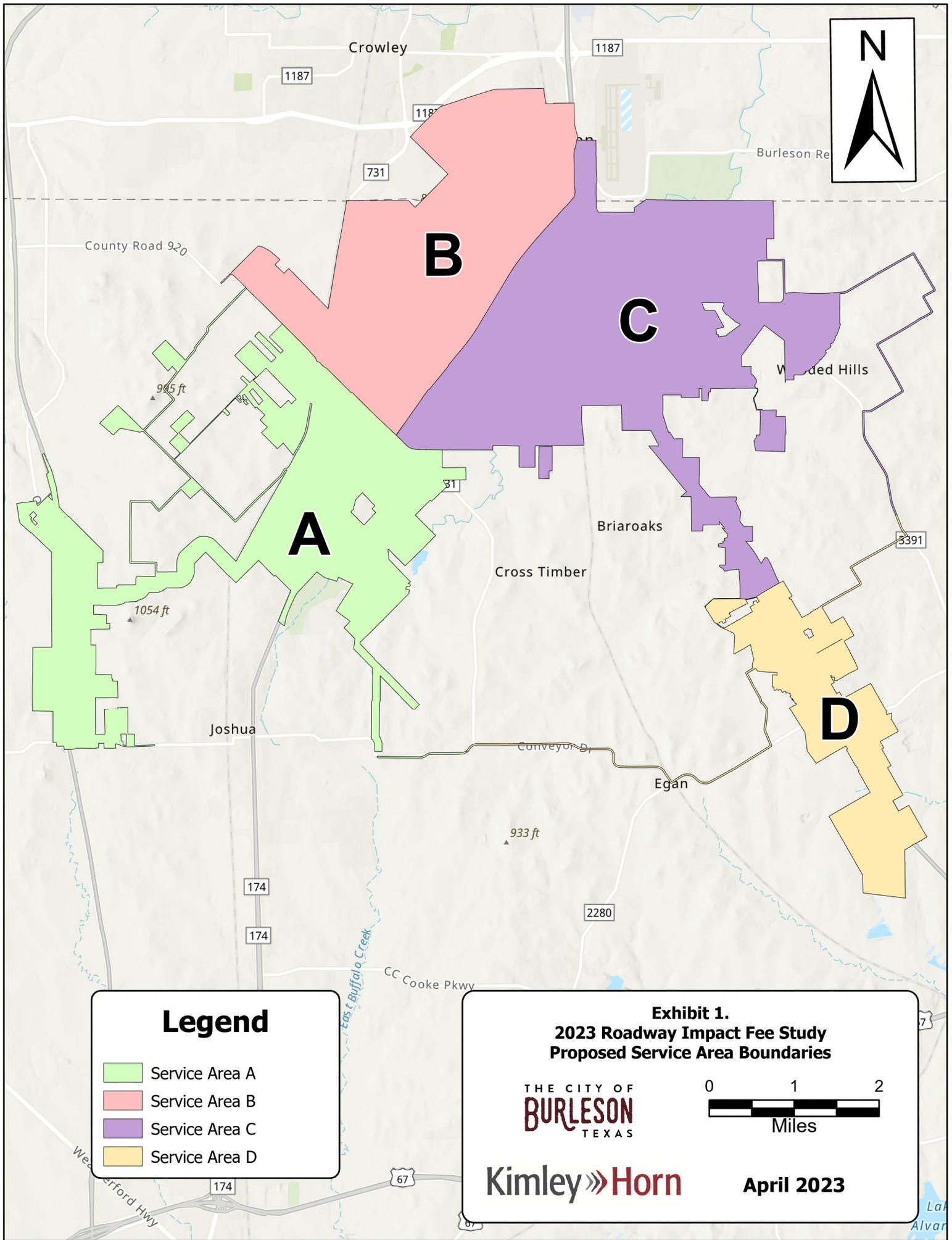
- Character, type, density, and quantity of existing development;
- Current zoning;
- Growth trends;
- Location of vacant land;
- Physical restrictions (i.e. flood plains, railroads); and
- Physical development capacity of Burleson.

Existing residential and employment estimates were obtained using Burleson parcel data and an aerial survey of existing development. Existing demographic data was inputted into a TDM based on the City's Future Land Use Plan and projected to the year 2045. With the existing and future growth projections for each TAZ within the model, the 2032 year was interpolated based on percent growth. Many times, TAZs are located across multiple service areas so each TAZ was assigned proportionally to each service area it intersected. Finally, each proportional TAZ was combined to find the total households, basic, service, and retail 10-year growth projections.

C. Roadway Impact Fee Service Areas

The geographic boundary of the proposed impact fee service areas for transportation facilities is shown in Exhibit 1. The City of Burleson is currently divided into four (4) service areas, each based upon the six (6) mile limit, as required in Chapter 395 (explained on Pg. 17). For roadway facilities, the service areas as required by state law are limited to areas within the current corporate limits. Therefore, areas within the extraterritorial jurisdiction (ETJ) are excluded from this study.

It should be noted that at locations where service area boundaries follow a City thoroughfare facility, the proposed boundary is intended to follow the centerline of the roadway, unless otherwise noted. In cases where a service area boundary follows the City Limits, only those portions of the transportation facility within the City Limits are included in the service area.



Legend

- Service Area A
- Service Area B
- Service Area C
- Service Area D

Exhibit 1.
2023 Roadway Impact Fee Study
Proposed Service Area Boundaries

THE CITY OF
BURLESON
 TEXAS



Kimley»Horn

April 2023

D. Residential and Employment

Exhibit 1 presents the existing City limits and the proposed service areas, combined with the Future Land Use Plan (as currently adopted). Table 1 summarizes the residential and employment projections within the City of Burleson for 2022-2032.

Table 1. Residential and Employment 10-Year Growth Projections

Service Area	Residential (Units)	Employment (Square Feet)		
		Basic	Retail	Service
A	2,429	-	552,500	809,400
B	2,249	-	1,088,500	433,800
C	2,408	-	1,072,500	239,400
D	706	786,000	199,000	237,600
Sub-Total	7,792	786,000	2,912,500	1,720,200
Total	7,792	5,418,700		

III. ROADWAY IMPACT FEE CAPITAL IMPROVEMENT PROGRAM

Development of a 10-year Roadway Impact Fee Capital Improvement Plan is required per Chapter 395 of the Texas local Government Code. The ongoing Burleson Master Mobility Plan was used as the basis for this Roadway Impact Fee CIP. The Roadway Impact Fee CIP includes arterial and collector class roadway facilities that serve the overall transportation system, as well as major intersection improvements. All of the facilities identified are included in the current mobility plan map.

The proposed Roadway Impact Fee CIP is listed in Tables 2.A – 2.D and mapped in Exhibits 2.A – 2.D. The tables show the length of each project as well as the facility's Mobility Plan classification. The Roadway Impact Fee CIP was developed in conjunction with input from City of Burleson staff and represents those projects that will be needed to accommodate the growth projected in the Land Use Assumptions section of this report.

Table 2.A. 10-Year Roadway Impact Fee Capital Improvement Program – Service Area A

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
SA A	A-1, B-15	MiA-100	Hulen (3)	775' W of Alsbury to Alsbury	0.15	50%
	A-2, B-16	MiA-100	Hulen (4)	Alsbury to Candler	0.87	50%
	A-3, B-17	MiA-100	Hulen (5)	Candler to Wilshire	0.84	50%
	A-4, C-19	PA-120	Hulen (6)	Wilshire to Fairfield	0.32	50%
	A-5, C-20	PA-120	Hulen (7)	Fairfield to FM 731	0.28	50%
	A-6	MaC-70	Major Collector C (1)	Greenridge to Wilshire	0.41	100%
	A-7	MaC-70	Major Collector C (2)	Wilshire to Wicker Hill	0.77	100%
	A-8	MaC-70	Major Collector A	2050' E of Alsbury to 2740' E of Alsbury	0.13	100%
	A-9	MaC-70	Wicker Hill (1)	2685' N of Wilshire to Wilshire	0.51	100%
	A-10	MiA-100	Wicker Hill (2)	Wilshire to 2155' SE of Wilshire	0.41	100%
	A-11	MiA-100	Wicker Hill (3)	2155' SE of Wilshire to 55' S of FM 731	0.87	100%
	A-12	MaC-70	County Road 919 (1)	CR 1016 to 870' SE of CR 1016	0.16	100%
	A-13	MaC-70	County Road 919 (2)	1565' NW of CR 1020 to 900' W of CR 1020	0.13	100%
	A-14	MaA-120	Lakewood (1)	2110' W of CR 1016 to CR 1016	0.40	100%
	A-15	MaA-120	Lakewood (2)	CR 1016 to 2610' SE of Alsbury	0.98	100%
	A-16	MaA-120 (1/2)	Lakewood (3)	400' N of Buffalo Run to 430' S of CR 1021	0.50	100%
	A-17	MiA-100	County Road 913	Chisholm Trail SBFR to Old Granbury	0.36	100%
	A-18	MiA-100	Old Granbury (1)	Whispering Meadows to CR 913	1.19	100%
	A-19	MiA-100	Old Granbury (2)	CR 913 to FM 917	1.73	100%
	A-20	MiA-100	County Road 1022 (1)	FM 917 to CR 1022	0.04	100%
	A-21	MiA-100	County Road 1022 (2)	140' S of FM 917 to 365' S of FM 917	0.04	100%
	A-22	MaA-120	County Road 1016 (3)	Hulen to CR 916	1.54	100%
	A-23	MaA-120	County Road 1016 (4)	CR 914 to 875' S of CR 914	0.17	100%
	A-24	MaA-120	County Road 1016 (5)	1415' S of CR 914 to 875' S of CR 914	0.10	100%
	A-25	MaA-120	Alsbury (3)	Hulen to 1445' S of Hulen	0.27	100%
	A-26	MaA-120	Alsbury (4)	1445' SW of Hulen to CR 914	1.78	100%
	A-27	MaC-70	Major Collector B	525' SW of Bonnard Peak to 2255' SW of Bonnard Peak	0.33	100%
	A-28	MaC-70	Greenridge	Hulen to Lakewood	1.30	100%
	A-29	PA-120	Wilshire (4)	Hulen to CR 1021	2.18	100%
	A-30	MaC-70	Fairfield (2)	Hulen to Wicker Hill	0.87	100%
	A-31	PA-120	John Jones (8)	Hulen (Future) to 1915' S of Hulen (Future)	0.36	100%
	A-32	MaC-70	Forest (1)	885' N of Lakeview to 180' N of Lakeview	0.13	100%
	A-33	MaC-70	Forest (2)	180' N of Lakeview to FM 917	0.85	50%
Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	
	Intersection Improvements	Hulen	Candler	Rebuild	50%	
	Intersection Improvements	Hulen	Greenridge	Rebuild	50%	
	Intersection Improvements	Hulen	Fairfield	New	50%	
	Roundabout	Hulen	Alsbury	Retrofit	50%	
	Intersection Improvements	Wilshire	Major Collector C	New	100%	
	Intersection Improvements	Wicker Hill	Wilshire	Retrofit	100%	
	Intersection Improvements	Lakewood	Greenridge	New	100%	
	Intersection Improvements	Lakewood	Wilshire	Rebuild	100%	
	Roundabout	Lakewood	Alsbury	Retrofit	100%	
	Roundabout	County Road 1016	Lakewood	New	100%	
Intersection Improvements	County Road 913	Old Granbury	Rebuild	100%		
Intersection Improvements	FM 917	Old Granbury	Rebuild	100%		

Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.

Table 2.B. 10-Year Roadway Impact Fee Capital Improvement Program – Service Area B

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
SA B	B-1	MaC-70	Hemphill (1)	Alsbury to 920' N of Easy	0.61	100%
	B-2	MaC-70	Hemphill (2)	330' S of Easy to Hillery	0.19	100%
	B-3	MiC-60	Hillside	Hillside to Sundown	0.10	100%
	B-4	MiC-60	McNair (1)	Wintercrest to McNair	0.10	100%
	B-5	MiC-60	McNair (2)	350' W of Wilshire to Wilshire	0.07	100%
	B-6	PA-120 (1/3)	John Jones (1)	CR 1016 to Summercrest	0.17	100%
	B-7	PA-120 (1/3)	John Jones (2)	Summercrest to Alsbury	0.89	100%
	B-8	PA-120 (1/3)	John Jones (3)	Alsbury to Hillside	0.83	100%
	B-9	PA-120 (1/3)	John Jones (4)	Hillside to Greenridge	0.40	100%
	B-10	PA-120 (1/3)	John Jones (5)	Greenridge to Wilshire	0.32	100%
	B-11	MaC-70	Major Collector D (1)	CR 1016 to 915' N of CR 1016	0.17	100%
	B-12	MaC-70	Major Collector D (2)	CR 1016 to Alsbury	0.73	100%
	B-13	MiA-100	Hulen (1)	1050' W of CR 1016 to CR 1016	0.20	50%
	B-14	MiA-100	Hulen (2)	CR 1016 to 765' W of Alsbury	0.56	100%
	A-1, B-15	MiA-100	Hulen (3)	775' W of Alsbury to Alsbury	0.15	50%
	A-2, B-16	MiA-100	Hulen (4)	Alsbury to Candler	0.87	50%
	A-3, B-17	MiA-100	Hulen (5)	Candler to Wilshire	0.84	50%
	B-18	MaA-120	County Road 1016 (1)	720' N of CR 920 to 2740' N of CR 920	0.38	100%
	B-19	MaA-120	County Road 1016 (2)	CR 920 to 720' N of CR 920	0.14	100%
	B-20	MiA-100	Alsbury (1)	John Jones to 600' SW of Renfro	1.63	100%
	B-21	MaA-120 (1/2)	Alsbury (2)	Hulen to Candler	0.68	100%
	B-22, C-27	PA-120 (1/3)	Wilshire (1)	John Jones to Elk	0.36	50%
	B-23, C-28	PA-120	Wilshire (2)	John Jones to Greenridge	0.33	50%
	B-24, C-29	PA-120	Wilshire (3)	Commons to Hulen	0.34	50%
Intersection Improvements		Type	Road A	Road B	Status	% In Service Area
		Intersection Improvements	Hulen	Candler	Rebuild	50%
		Intersection Improvements	Alsbury	Hemphill	Retrofit	100%
		Intersection Improvements	Hulen	Greenridge	Rebuild	50%
		Roundabout	Hulen	Alsbury	Retrofit	50%
		Intersection Improvements	Hulen	County Road 1016	Rebuild	50%
		Intersection Improvements	County Road 1016	Major Collector D	New	100%
	Intersection Improvements	John Jones	Greenridge	Retrofit	100%	

Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.

Table 2.C. 10-Year Roadway Impact Fee Capital Improvement Program – Service Area C

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
SA C	C-1	MiC-60	McCall	IH-35W NBFR to Stone	0.25	100%
	C-2	MaC-70	Major Collector F	Abner Lee to 995' SW of Abner Lee	0.19	100%
	C-3	PA-120	Renfro (1)	Village Parkway to Beard	0.52	100%
	C-4	PA-120	Renfro (2)	Beard to Hurst	0.20	100%
	C-5	MaA-120	Renfro (3)	Hurst to Hidden Creek	1.33	100%
	C-6	MaA-120	Renfro (4)	Hidden Creek to CR 602	0.49	100%
	C-7	MiA-100	Renfro (5)	CR 602 to 200' NW of Christopher Ln	0.38	100%
	C-8	MiC-60	Gregory (1)	Johnson to Wilshire	0.06	100%
	C-9	MaC-70	Hollow Creek	Burleson to Hurst	0.47	100%
	C-10	MaC-70	Hidden Creek	Renfro to Laredo	0.34	100%
	C-11	MaC-70	Houston (1)	Laredo to Brooks	0.11	100%
	C-12	MaC-70	Houston (2)	Brooks to 550' E of Paint Brush Trail	1.53	100%
	C-13	MaC-70	County Road 805 (1)	CR 805 to Tarver	0.17	100%
	C-14	MaC-70	County Road 805 (2)	Tarver to IH-35W SBFR	0.06	100%
	C-15	MiC-60	Cardinal Ridge	Hurst to IH-35W NBFR	0.33	100%
	C-16	MaC-70	Commons (2)	Wilshire to Fairfield	0.21	100%
	C-17	MaC-70	Commons (3)	Fairfield to FM 731	0.21	100%
	C-18	MiC-60	Minor Collector B	Wilshire to Fairfield	0.30	100%
	A-4, C-19	PA-120	Hulen (6)	Wilshire to Fairfield	0.32	50%
	A-5, C-20	PA-120	Hulen (7)	Fairfield to FM 731	0.28	50%
	C-21	PA-120	Hulen (8)	John Jones to CR 714	0.61	100%
	C-22	PA-120	Hulen (9)	265' E of Broad Valley to 1265' E of Broad Valley	0.19	100%
	C-23	PA-120	Hulen (10)	850' W of Cozby to 205' W of Cozby	0.12	100%
	C-24	MaC-70	Hulen (11)	CR 601 to 370' E of CR 601	0.07	100%
	C-25, D-1	MiA-100	Bethesda (1)	Briar Oaks to IH-35W SBFR	0.81	50%
	C-26, D-2	MiA-100	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	50%
	B-23, C-27	PA-120 (1/3)	Wilshire (1)	John Jones to Elk	0.36	50%
	B-24, C-28	PA-120	Wilshire (2)	John Jones to Greenridge	0.33	50%
	B-25, C-29	PA-120	Wilshire (3)	Commons to Hulen	0.34	50%
	C-30	MaC-70	Fairfield (1)	200' SW of Minor Collector to Hulen	0.15	100%
	C-31	PA-120	John Jones (6)	Wilshire to CR 714	0.39	100%
	C-32	PA-120	John Jones (7)	CR 714 to CR 920	0.38	100%
	C-33	MiC-60	Gregory (2)	Miller to Tinker	0.17	100%
	C-34	MiA-100	Hidden Vista (1)	Hidden Creek to 190' S of Landmark	0.74	100%
	C-35	MiA-100	Hidden Vista (2)	905' S of Landmark to CR 714	0.48	100%
	C-36	MiC-60	Dobson (1)	Miller to Hidden Creek	0.97	100%
	C-37	MiC-60	Dobson (2)	Hidden Creek to CR 715	0.55	100%
	C-38	MiC-60	Dobson (3)	CR 715 to CR 714	0.48	50%
	C-39	MaC-70	Stone (1)	Alsbury to McCall	0.43	100%
	C-40	MaC-70	Stone (2)	McCall to Stampede	1.05	100%
	C-41	MiC-60	Tarver (1)	Hidden Creek to CR 715	0.58	100%
	C-42	MaC-70	Tarver (2)	CR 715 to 1555' S of CR 716	0.29	100%
	C-43	MaC-70	Beard	Renfro to Hidden Creek	0.93	100%
	C-44	MaC-70	Hurst (1)	Wildcat Way to Hurst	0.50	100%
	C-45	MaC-70	Hurst (2)	Wyche Ct to Renfro	0.36	100%
	C-46	MaC-70	Hurst (3)	Hidden Creek to Cardinal Ridge	0.28	100%
	C-47	MaC-70	Hurst (4)	Cardinal Ridge to 1615' S of Cardinal Ridge	0.31	100%
	C-48	MaC-70	County Road 601	CR 601 to Hulen	0.29	50%
	C-49	MiA-100	Briar Oaks	IH-35W SBFR to 990' S of IH-35W SBFR	0.19	100%
	C-50	MaC-70	County Road 503B (1)	Hidden Creek to 905' S of Hidden Creek	0.17	100%
	C-51	MaC-70	County Road 503B (2)	1750' S of Hidden Creek to 3105' S of Hidden Creek	0.26	100%
	C-52	MaC-70	Brooks (1)	50' N of CR 532 to 50' N of Houston	0.40	100%
	C-53	MaC-70	Brooks (2)	Houston to 110' N of Houston	0.02	100%
	C-54	MaC-70	County Road 602 (1)	Renfro to CR 602	0.15	100%
	C-55	MaC-70	County Road 602 (2)	960' N of Cindy Ct to 720' S of Cindy Ct	0.32	50%
	C-56	MaC-70	County Road 602 (3)	250' N of Taylor Bridge to 835' S of Taylor Bridge	0.21	50%
	C-57	MiA-100	Renfro (6)	CR 529 to Ryan	1.31	100%
	C-58	MaC-70	County Road 715	Dobson to Tarver	0.47	50%
Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	
	Intersection Improvements	Alsbury	Stone	Rebuild	25%	
	Intersection Improvements	Renfro	Hurst	Rebuild	100%	
	Roundabout	Houston	Brooks	New	100%	
	Intersection Improvements	Houston	Hidden Creek	Rebuild	100%	
	Intersection Improvements	CR 602	Renfro	New	100%	
	Intersection Improvements	CR 601	Hulen	New	100%	
	Intersection Improvements	John Jones	Commons	New	100%	
	Intersection Improvements	Hulen	John Jones	New	50%	
	Intersection Improvements	Hulen	Fairfield	New	50%	
Intersection Improvements	Hulen	Hidden Vista	New	100%		
Intersection Improvements	Bethesda	Briar Oaks	Rebuild	25%		

Notes: The 10-Year Roadway Impact Fee CIP is not in a prioritized order

Table 2.D. 10-Year Roadway Impact Fee Capital Improvement Program – Service Area D

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
SAD	C-25, D-1	MiA-100	Bethesda (1)	Briarocks to IH-35W SBFR	0.81	50%
	C-26, D-2	MiA-100	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	50%
	D-3	PA-120	FM 917 (1)	565' W of Vantage to Vantage	0.11	100%
	D-4	PA-120	FM 917 (2)	IH-35W NBFR to Vantage	0.45	100%
	D-5	PA-120	FM 917 (3)	IH-35W NBFR to 2520' E of IH-35W NBFR	0.48	100%
	D-6	MaC-70	County Road 810	1450' W of Spring St to IH-35W SBFR	0.51	100%
	D-7	MiA-100	Asher	CR 707 to 730' W of IH-35W NBFR	1.10	100%
	D-8	MiA-100	Briarocks (2)	Bethesda to 510' S of Bethesda	0.10	50%
	D-9	MiA-100	County Road 809	Conveyor to 3985' N of Conveyor	0.75	100%
	D-10	MaC-70	Vantage (1)	CR 711 to Conveyor	0.91	100%
	D-11	MaC-70	Vantage (2)	FM 917 to CR 810	0.48	100%
	D-12	MiA-100	Renfro (9)	Ryan to Bethesda	0.28	100%
Intersection Improvements		Type	Road A	Road B	Status	% In Service Area
		Intersection Improvements	Bethesda	Briarocks	Rebuild	25%
		Intersection Improvements	Vantage	FM 917	Rebuild	100%

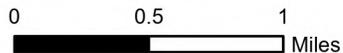
Note: The 10-Year Roadway Impact Fee CIP is not in a prioritized order.

2023 Roadway Impact Fee Study
Roadway Impact Fee CIP -
Service Area A



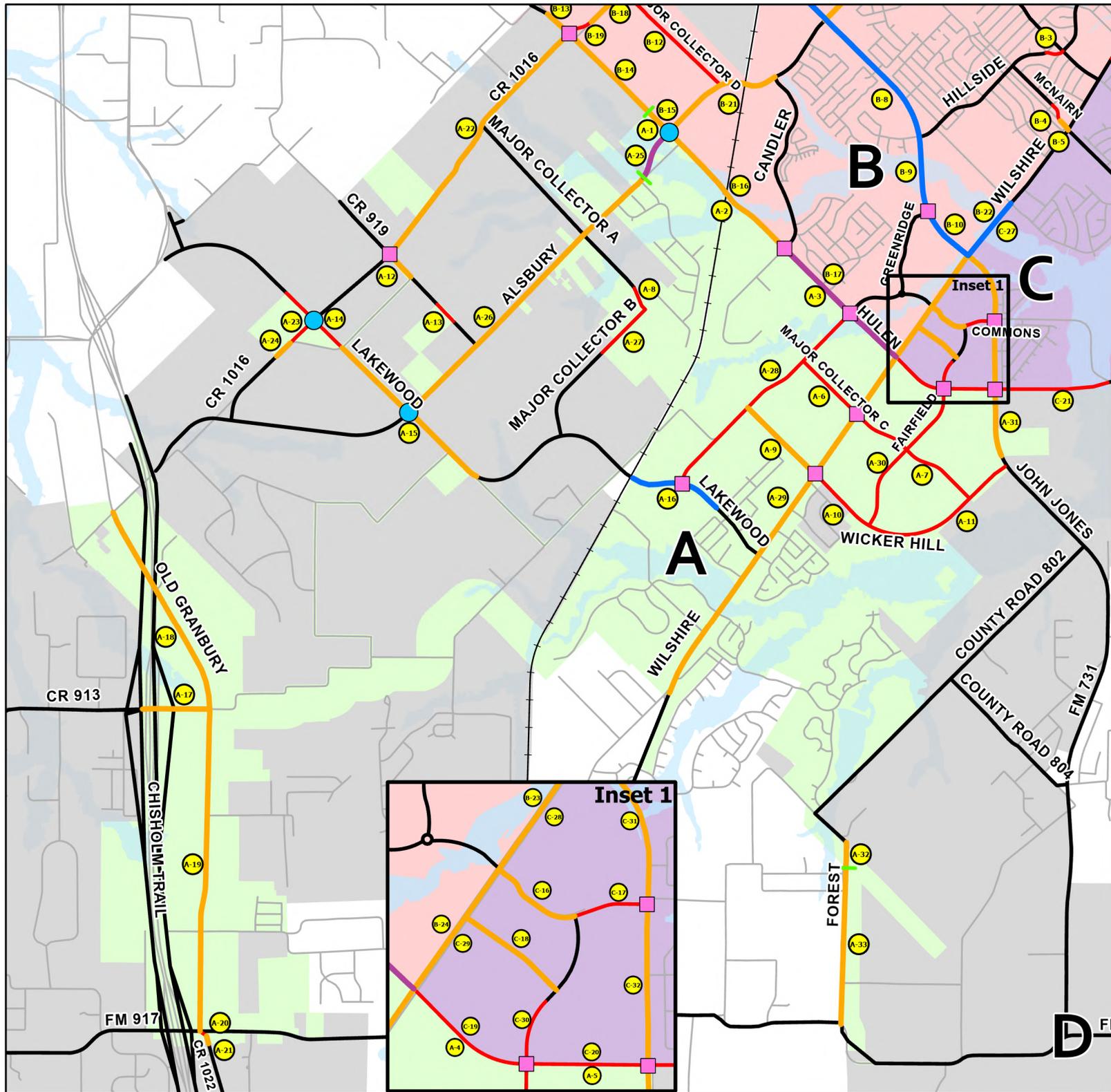
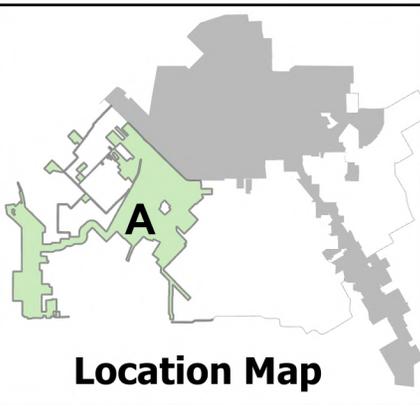
Kimley **Horn**

May 2023



Legend

- Non-Impact Fee Eligible
- Impact Fee Eligible (New)
- Impact Fee Eligible (Widening)
- Impact Fee Eligible (Median)
- Impact Fee Eligible (Funded)
- Impact Fee Eligible (Completed)
- Local Streets
- Project Limits
- Roundabout
- Intersection Improvements
- Service Area A
- Service Area B
- Service Area C
- Service Area D
- ETJ



2023 Roadway Impact Fee Study
Roadway Impact Fee CIP -
Service Area B



Kimley»Horn

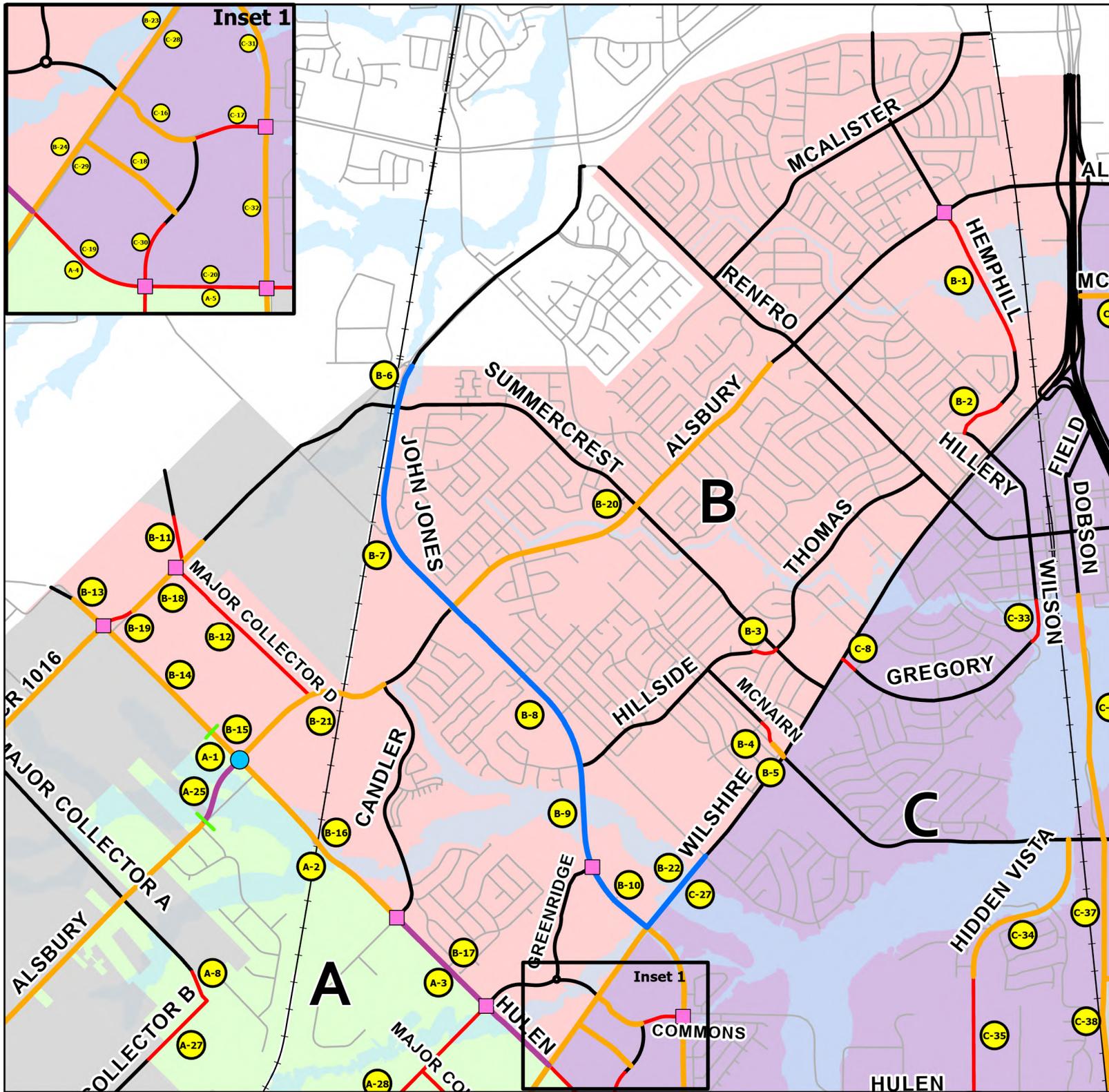
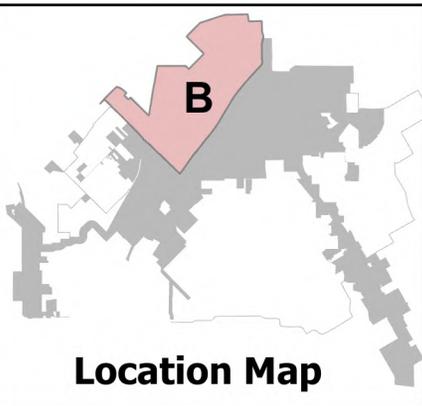
May 2023

N



Legend

- Non-Impact Fee Eligible
- Impact Fee Eligible (New)
- Impact Fee Eligible (Widening)
- Impact Fee Eligible (Median)
- Impact Fee Eligible (Funded)
- Impact Fee Eligible (Completed)
- Local Streets
- Project Limits
- Roundabout
- Intersection Improvements
- Service Area A
- Service Area B
- Service Area C
- Service Area D
- ETJ

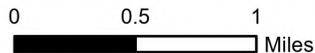


2023 Roadway Impact Fee Study
Roadway Impact Fee CIP -
Service Area C



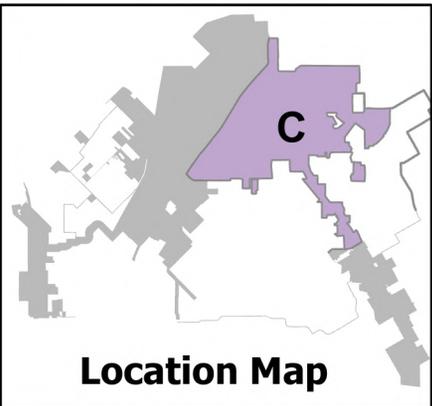
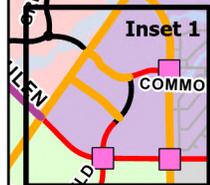
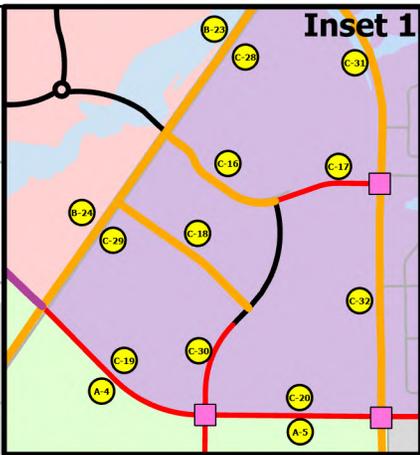
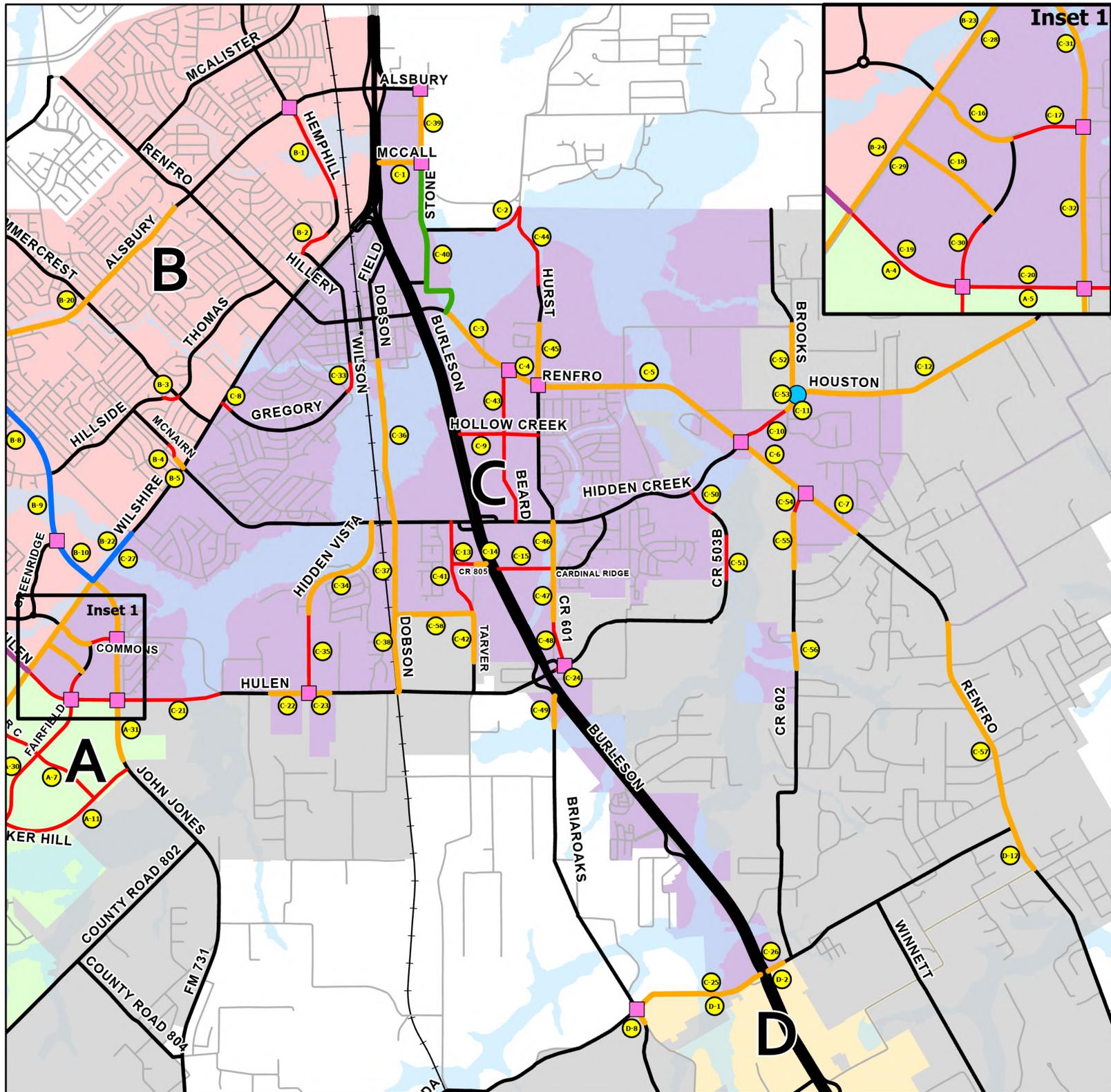
Kimley»Horn

May 2023



Legend

- Non-Impact Fee Eligible
- Impact Fee Eligible (New)
- Impact Fee Eligible (Widening)
- Impact Fee Eligible (Median)
- Impact Fee Eligible (Funded)
- Impact Fee Eligible (Completed)
- Local Streets
- Roundabout
- Intersection Improvements
- Service Area A
- Service Area B
- Service Area C
- Service Area D
- ETJ



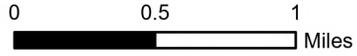
Location Map

2023 Roadway Impact Fee Study
Roadway Impact Fee CIP -
Service Area D



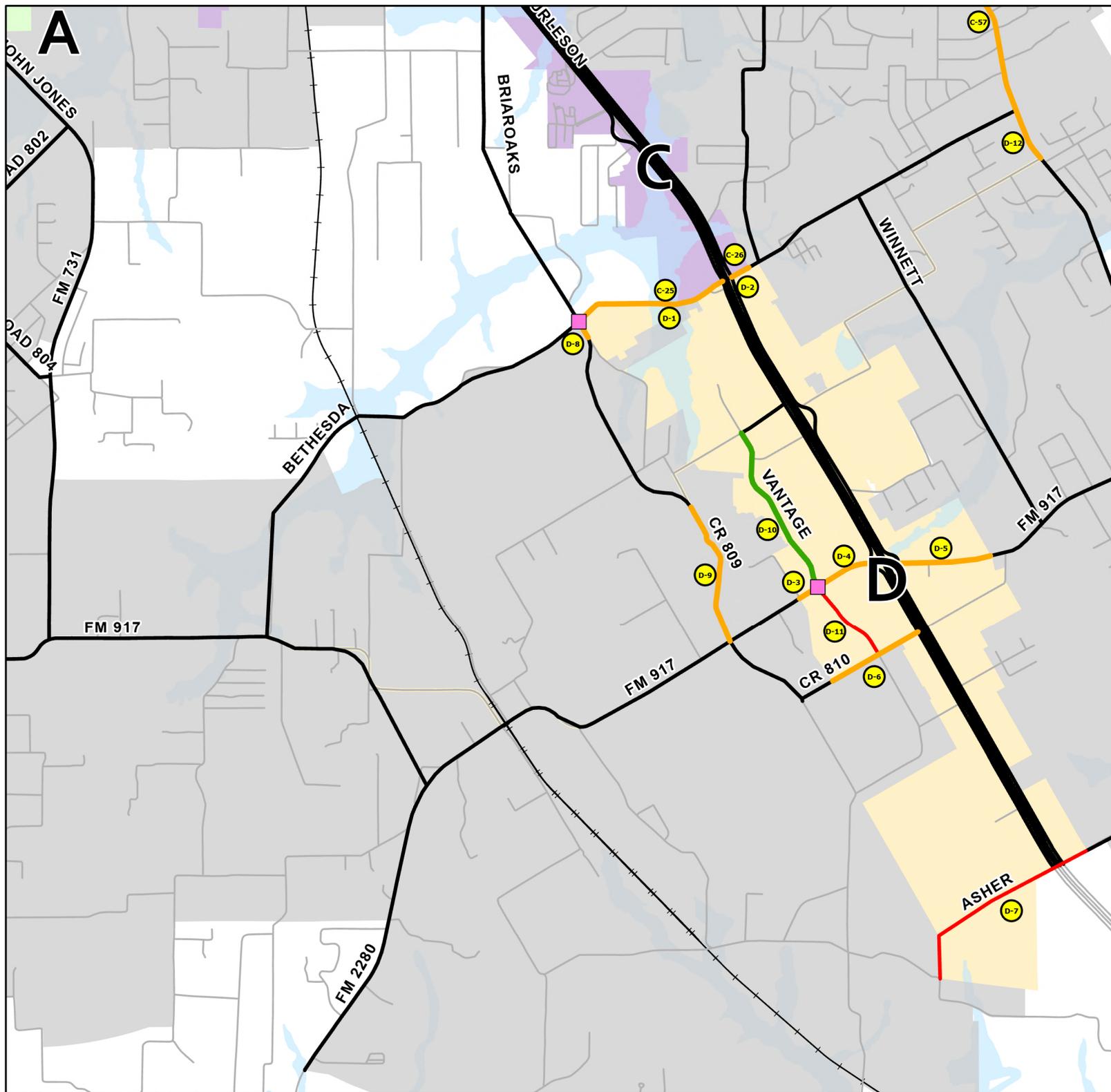
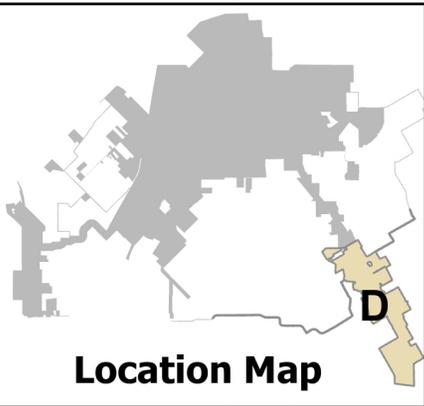
Kimley»Horn

May 2023



Legend

- Non-Impact Fee Eligible
- Impact Fee Eligible (New)
- Impact Fee Eligible (Widening)
- Impact Fee Eligible (Median)
- Impact Fee Eligible (Funded)
- Impact Fee Eligible (Completed)
- Local Streets
- Project Limits
- Roundabout
- Intersection Improvements
- Service Area A
- Service Area B
- Service Area C
- Service Area D
- ETJ



IV. COMPUTATION METHOD FOR ROADWAY IMPACT FEES

A. Service Areas

The four (4) service areas used in the 2023 Roadway Impact Fee Study are shown in Exhibit 1. These service areas cover the entire corporate area of the City of Burleson. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” Service areas A, C, and D were updated from the original version as a result of recent annexations into the City of Burleson.

B. Service Units

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used in the 2023 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. Below is the definition for vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM Peak is used as the basis for transportation planning and the estimation of trips caused by new development.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Burleson Mobility Plan (see Appendix B).

Total Vehicle-Miles of Demand: Based on the 10-year growth projections (Pg. 32). The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The capacity values used in the 2023 Roadway Impact Fee Study are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG) and applied to City of Burleson thoroughfare standards. Tables 3A and 3B show the service volumes as a function of the facility classification and type.

Table 3A. Service Volumes for Proposed Facilities
(used in Appendix B – Roadway Impact Fee CIP Service Units of Supply)

Facility Classification	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
Primary Arterial (PA-120)	Divided	850
Minor Arterial (MiA-90)	Divided	750
Major Collector (MaC-70)	Undivided	550
Minor Collector (MiC-60)	Undivided	425

Table 3B. Service Volumes for Existing Facilities
(used in Appendix C – Existing Roadway Facilities Inventory)

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-R	Rural Cross-Section (i.e., gravel, dirt, etc.)	150
2U-TX	Two lane undivided – TxDOT	725
2U	Two lane undivided	425
3U	Three lane undivided (two-way, left-turn lane)	550
4U	Four lane undivided	550
4D	Four lane divided	750
6D	Six lane divided	850

C. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. Thus, it is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel. The cost per service unit is calculated for each service area based on the roadway projects within that service area.

The second component of the cost per service unit is the determination of the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period.

D. Roadway Impact Fee CIP Costing Methodology

All of the project costs for an arterial or collector facility which serves the overall transportation system are eligible to be included in the Roadway Impact Fee Capital Improvement Program. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "...including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvement Program who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the Roadway Impact Fee CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The cost for location specific items such as bridges, highway ramps, drainage structures, and any other

special components are added to each project, as appropriate. The following is a detailed description of the costing worksheet/methodology for the Roadway Impact Fee CIP.

1. Overview of Roadway Impact Fee CIP Costing Worksheets

For each project a specific costing worksheet was developed (see Appendix A). Each worksheet contained the following four (4) main components:

- Project Information,
- Construction Pay Items,
- Construction Component Allowances and
- Summary of Costs and Allowances

City of Burleson		Kimley-Horn and Associates, Inc.				
2022 Roadway Impact Fee Study		updated: 9/22/2022				
Conceptual Level Project Cost Projection						
Project Information:		Description:	Project No. A-1, B-16			
Name:	Hulen (3)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial				
Limits:	775' W of Alsbury to Alsbury					
Impact Fee Class:	MA-100					
Ultimate Class:	Minor Arterial					
Length (ft):	775					
Service Area(s):	A, B					
Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
103	Unclassified Street Excavation	2,239	cy	\$ 20.00	\$ 44,779	
203	Lime Stabilization (with Lime @ 50 lb/sy)	4,306	sy	\$ 8.00	\$ 34,444	
302	11" Concrete Pavement and Curb	3,961	sy	\$ 95.00	\$ 376,306	
403	8" Lime Stabilized Subgrade	4,306	sy	\$ 3.75	\$ 16,148	
503	10" Concrete Sidewalk (2)	15,600	sf	\$ 10.00	\$ 156,000	
603	Turn Lanes and Median Openings	548	sy	\$ 128.00	\$ 70,173	
Paving Construction Cost Subtotal:					\$ 696,846	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	20,905		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	13,937		
√ Roadway Drainage	Standard Internal System	20%	\$	139,369		
√ Illumination		6%	\$	41,811		
Special Drainage Structures	None Anticipated		\$	-		
√ Water	Minor Adjustments	4%	\$	24,390		
√ Sewer	Minor Adjustments	4%	\$	24,390		
√ Landscaping and Irrigation		6%	\$	41,811		
Intersection Improvements			\$	-		
Miscellaneous:			\$0	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 306,612
Paving and Allowance Subtotal:					\$ 1,003,458	
Construction Contingency:					15%	\$ 150,519
Mobilization:					5%	\$ 50,173
Prep ROW:					4%	\$ 40,138
Construction Cost TOTAL:					\$ 1,245,000	
Impact Fee Project Cost Summary						
Item Description	Notes:	Allowance	Item Cost			
Construction:			\$	1,245,000		
Engineering/Survey/Testing:		18%	\$	224,100		
Previous City contribution			\$	-		
Other			\$	-		
ROW/Easement Acquisition:	Existing Alignment	10%	\$	124,500		
Impact Fee Project Cost TOTAL:					\$ 1,594,000	
NOTE: The planning level cost projections listed in this appendix have been developed for impact fee calculations only and should not be used for any future Capital Improvement Planning within the City of Burleson.						
The planning level cost projections shall not supersede the City's design standards contained or the determination of the Director of Engineering for a specific project.						

Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies which Service Area the project is in with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects. For example, Project A-26 is in Service Area A and is the 26th project on the list.
- Name – A unique identifier for each project. In some cases, future unnamed roads are assigned an alphabetic name for purposes of the impact fee CIP. For example, Major Collector C (1) is a future east-west collector planned to span from Greenridge Drive to Wilshire Boulevard.
- Limits – Represents the beginning and ending location for each project.
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the proposed Mobility Plan classification of the roadway. For example, PA stands for Primary Arterial. A PA Impact Fee Class means the entire roadway is to be constructed. Additional classifications are utilized in cases where a portion of the facility currently exists and the road is only to be widened. The following notations are used for these projects:
 - “(1/2)” for facilities where half the facility still needs to be constructed;
 - “(1/3)” for future six-lane principal arterials facilities where two additional median lanes are needed
- Ultimate Class – The functional classification on Burleson’s Master Mobility Plan.
- Length (ft) – The distance measured in feet that is used to cost out the project.
- Service Area(s) – Represents the service area(s) where the project is located. In some cases the project is partially located in the ETJ.
- Description – Used to describe the project type assumed in the costing such as a widening or reconstruction.

2. Construction Pay Items

A typical roadway project consists of a number of costs, including the following: planning, survey, design engineering, permitting, right-of way acquisition, and construction and

inspection. While the construction cost component of a project may actually consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. The pay items for both City and TxDOT roads are shown in Table 4.

Table 4. Construction Cost Pay Items

City Pay Items	TxDOT Pay Items
<ul style="list-style-type: none"> • Unclassified street excavation • Lime Stabilization • Concrete pavement and curb • Lime Stabilized Subgrade • Sidewalk • Turn lanes and median openings 	<ul style="list-style-type: none"> • Unclassified street excavation • Lime Stabilization • Type C asphalt top layer • Type B asphalt base layers • Sidewalk • Curb and gutter • Turn lanes and median openings

3. Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings and signage, roadway drainage, illumination, minor water and sewer adjustments, landscaping and irrigation. These allowance percentages are also based on historical data.

In addition, lump sum dollar allowances are provided for special drainage structures, railroad crossings, and intersection improvements where needs are anticipated. The paving and allowance subtotal is given a fifteen percent (15%) contingency, five percent (5%) mobilizations, and two percent (4%) preparation of right-of-way to determine the construction cost total.

4. Summary of Cost and Allowances

To determine the total Impact Fee Project Cost, eighteen percent (18%) of the construction cost total is added for engineering, surveying, and testing.

Percentages are also allotted ROW/easement acquisition. ROW/easement acquisition was based on whether the project was an existing alignment or future alignment. For an existing alignment, the ROW/easement acquisition cost was provided an allotment equal to 10% of

the construction cost total. For a new alignment, the ROW/easement acquisition cost was equal to 20% of the construction cost total. The value for ROW/easement acquisition is an estimated contribution allocation and does not represent actual ROW/easement acquisition needs. For TxDOT facilities assumed no ROW/easement acquisition was allotted.

The Impact Fee Project Cost Total is then the Construction Cost Total plus engineering, surveying, testing, and inspection; plus ROW/easement acquisition; and minus roadway escrow agreements. Based upon discussions with City of Burleson staff, state highway projects were included with a projected contribution of twenty percent (20%) of the total project.

E. Summary of Roadway Impact Fee CIP Costs

Tables 5.A – 5.D are the 10-Year Roadway Impact Fee CIP project lists for each service area with planning level project costs. Individual project cost worksheets can be seen in Appendix A, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are recoverable through impact fees. Actual project costs are likely to change with time and are dependent on market and economic conditions that cannot be predicted.

The Roadway Impact Fee CIP establishes the list of projects for which Impact Fees may be utilized. Projects not included in the Roadway Impact Fee CIP are not eligible to receive impact fee funding. The cost projections utilized in this study should not be utilized for the City's construction CIP.

Table 5.A – 10-Year Roadway Impact Fee CIP
with Conceptual Level Cost Projections – Service Area A

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA A	A-1, B-15	MiA-100	Hulen (3)	775' W of Alsbury to Alsbury	0.15	50%	\$ 1,594,000	\$ 797,000
	A-2, B-16	MiA-100	Hulen (4)	Alsbury to Candler	0.87	50%	\$ 17,000,000	\$ 8,500,000
	A-3, B-17	MiA-100	Hulen (5)	Candler to Wilshire	0.84	50%	\$ 7,803,653	\$ 3,901,827
	A-4, C-19	PA-120	Hulen (6)	Wilshire to Fairfield	0.32	50%	\$ 5,205,000	\$ 2,602,500
	A-5, C-20	PA-120	Hulen (7)	Fairfield to FM 731	0.28	50%	\$ 4,593,000	\$ 2,296,500
	A-6	MaC-70	Major Collector C (1)	Greendridge to Wilshire	0.41	100%	\$ 3,529,000	\$ 3,529,000
	A-7	MaC-70	Major Collector C (2)	Wilshire to Wicker Hill	0.77	100%	\$ 6,737,000	\$ 6,737,000
	A-8	MaC-70	Major Collector A	2050' E of Alsbury to 2740' E of Alsbury	0.13	100%	\$ 1,002,000	\$ 1,002,000
	A-9	MaC-70	Wicker Hill (1)	2685' N of Wilshire to Wilshire	0.51	100%	\$ 4,512,000	\$ 4,512,000
	A-10	MiA-100	Wicker Hill (2)	Wilshire to 2155' SE of Wilshire	0.41	100%	\$ 5,063,000	\$ 5,063,000
	A-11	MiA-100	Wicker Hill (3)	2155' SE of Wilshire to 55' S of FM 731	0.87	100%	\$ 10,738,000	\$ 10,738,000
	A-12	MaC-70	County Road 919 (1)	CR 1016 to 870' SE of CR 1016	0.16	100%	\$ 1,206,000	\$ 1,206,000
	A-13	MaC-70	County Road 919 (2)	1565' NW of CR 1020 to 900' W of CR 1020	0.13	100%	\$ 965,000	\$ 965,000
	A-14	MaA-120	Lakewood (1)	2110' W of CR 1016 to CR 1016	0.40	100%	\$ 4,673,000	\$ 4,673,000
	A-15	MaA-120	Lakewood (2)	CR 1016 to 2610' SE of Alsbury	0.98	100%	\$ 10,781,000	\$ 10,781,000
	A-16	MaA-120 (1/2)	Lakewood (3)	400' N of Buffalo Run to 430' S of CR 1021	0.50	100%	\$ 2,105,000	\$ 2,105,000
	A-17	MiA-100	County Road 913	Chisholm Trail SBFR to Old Granbury	0.36	100%	\$ 4,323,000	\$ 4,323,000
	A-18	MiA-100	Old Granbury (1)	Whispering Meadows to CR 913	1.19	100%	\$ 13,731,000	\$ 13,731,000
	A-19	MiA-100	Old Granbury (2)	CR 913 to FM 917	1.73	100%	\$ 19,619,000	\$ 19,619,000
	A-20	MiA-100	County Road 1022 (1)	FM 917 to CR 1022	0.04	100%	\$ 495,000	\$ 495,000
	A-21	MiA-100	County Road 1022 (2)	140' S of FM 917 to 365' S of FM 917	0.04	100%	\$ 463,000	\$ 463,000
	A-22	MaA-120	County Road 1016 (3)	Hulen to CR 916	1.54	100%	\$ 16,444,000	\$ 16,444,000
	A-23	MaA-120	County Road 1016 (4)	CR 914 to 875' S of CR 914	0.17	100%	\$ 1,762,000	\$ 1,762,000
	A-24	MaA-120	County Road 1016 (5)	1415' S of CR 914 to 875' S of CR 914	0.10	100%	\$ 1,039,000	\$ 1,039,000
	A-25	MaA-120	Alsbury (3)	Hulen to 1445' S of Hulen	0.27	100%	\$ 7,382,496	\$ 7,382,496
	A-26	MaA-120	Alsbury (4)	1445' SW of Hulen to CR 914	1.78	100%	\$ 18,689,000	\$ 18,689,000
	A-27	MaC-70	Major Collector B	525' SW of Bonnard Peak to 2255' SW of Bonnard Peak	0.33	100%	\$ 2,934,000	\$ 2,934,000
	A-28	MaC-70	Greenridge	Hulen to Lakewood	1.30	100%	\$ 13,191,000	\$ 13,191,000
	A-29	PA-120	Wilshire (4)	Hulen to CR 1021	2.18	100%	\$ 2,584,000	\$ 2,584,000
	A-30	MaC-70	Fairfield (2)	Hulen to Wicker Hill	0.87	100%	\$ 7,527,000	\$ 7,527,000
	A-31	PA-120	John Jones (8)	Hulen (Future) to 1915' S of Hulen (Future)	0.36	100%	\$ 478,000	\$ 478,000
	A-32	MaC-70	Forest (1)	885' N of Lakeview to 180' N of Lakeview	0.13	100%	\$ 977,000	\$ 977,000
	A-33	MaC-70	Forest (2)	180' N of Lakeview to FM 917	0.85	50%	\$ 6,977,000	\$ 3,488,500
Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	Total Cost	Cost in Service Area	
	Intersection Improvements	Hulen	Candler	Rebuild	50%	\$ 500,000	\$ 250,000	
	Intersection Improvements	Hulen	Greenridge	Rebuild	50%	\$ 500,000	\$ 250,000	
	Intersection Improvements	Hulen	Fairfield	New	50%	\$ 500,000	\$ 250,000	
	Roundabout	Hulen	Alsbury	Retrofit	50%	\$ 750,000	\$ 375,000	
	Intersection Improvements	Wilshire	Major Collector C	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	Wicker Hill	Wilshire	Retrofit	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	Lakewood	Greenridge	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	Lakewood	Wilshire	Rebuild	100%	\$ 500,000	\$ 500,000	
	Roundabout	Lakewood	Alsbury	Retrofit	100%	\$ 1,650,000	\$ 1,650,000	
	Roundabout	County Road 1016	Lakewood	New	100%	\$ 750,000	\$ 750,000	
	Intersection Improvements	County Road 913	Old Granbury	Rebuild	100%	\$ 500,000	\$ 500,000	
Intersection Improvements	FM 917	Old Granbury	Rebuild	100%	\$ 500,000	\$ 500,000		
Service Area Roadway Project Cost Subtotal							\$ 184,535,823	
Service Area Intersection Project Cost Subtotal							\$ 6,525,000	
2027 Roadway Impact Fee Study Cost Per Service Area							\$ 20,000	
Total Cost in SERVICE AREA							\$ 191,080,823	

- a. These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Burleson.
- b. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Table 5.B – 10-Year Roadway Impact Fee CIP
with Conceptual Level Cost Projections – Service Area B

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA B	B-1	MaC-70	Hemphill (1)	Alsbury to 920' N of Easy	0.61	100%	\$ 7,311,000	\$ 7,311,000
	B-2	MaC-70	Hemphill (2)	330' S of Easy to Hillery	0.19	100%	\$ 1,488,000	\$ 1,488,000
	B-3	MiC-60	Hillside	Hillside to Sundown	0.10	100%	\$ 633,000	\$ 633,000
	B-4	MiC-60	McNaim (1)	Wintercrest to McNaim	0.10	100%	\$ 639,000	\$ 639,000
	B-5	MiC-60	McNaim (2)	350' W of Wilshire to Wilshire	0.07	100%	\$ 415,000	\$ 415,000
	B-6	PA-120 (1/3)	John Jones (1)	CR 1016 to Summercrest	0.17	100%	\$ 178,400	\$ 178,400
	B-7	PA-120 (1/3)	John Jones (2)	Summercrest to Alsbury	0.89	100%	\$ 414,400	\$ 414,400
	B-8	PA-120 (1/3)	John Jones (3)	Alsbury to Hillside	0.83	100%	\$ 395,400	\$ 395,400
	B-9	PA-120 (1/3)	John Jones (4)	Hillside to Greenridge	0.40	100%	\$ 244,200	\$ 244,200
	B-10	PA-120 (1/3)	John Jones (5)	Greenridge to Wilshire	0.32	100%	\$ 170,400	\$ 170,400
	B-11	MaC-70	Major Collector D (1)	CR 1016 to 915' N of CR 1016	0.17	100%	\$ 1,328,000	\$ 1,328,000
	B-12	MaC-70	Major Collector D (2)	CR 1016 to Alsbury	0.73	100%	\$ 6,461,000	\$ 6,461,000
	B-13	MiA-100	Hulen (1)	1050' W of CR 1016 to CR 1016	0.20	50%	\$ 2,158,000	\$ 1,079,000
	B-14	MiA-100	Hulen (2)	CR 1016 to 765' W of Alsbury	0.56	100%	\$ 6,847,000	\$ 6,847,000
	A-1, B-15	MiA-100	Hulen (3)	775' W of Alsbury to Alsbury	0.15	50%	\$ 1,594,000	\$ 797,000
	A-2, B-16	MiA-100	Hulen (4)	Alsbury to Candler	0.87	50%	\$ 17,000,000	\$ 8,500,000
	A-3, B-17	MiA-100	Hulen (5)	Candler to Wilshire	0.84	50%	\$ 7,803,653	\$ 3,901,827
	B-18	MaA-120	County Road 1016 (1)	720' N of CR 920 to 2740' N of CR 920	0.38	100%	\$ 4,282,000	\$ 4,282,000
	B-19	MaA-120	County Road 1016 (2)	CR 920 to 720' N of CR 920	0.14	100%	\$ 1,450,000	\$ 1,450,000
	B-20	MiA-100	Alsbury (1)	John Jones to 600' SW of Renfro	1.63	100%	\$ 3,000,000	\$ 3,000,000
	B-21	MaA-120 (1/2)	Alsbury (2)	Hulen to Candler	0.68	100%	\$ 3,388,000	\$ 3,388,000
	B-22, C-27	PA-120 (1/3)	Wilshire (1)	John Jones to Elk	0.36	50%	\$ 478,200	\$ 239,100
	B-23, C-28	PA-120	Wilshire (2)	John Jones to Greenridge	0.33	50%	\$ 640,800	\$ 320,400
	B-24, C-29	PA-120	Wilshire (3)	Commons to Hulen	0.34	50%	\$ 452,600	\$ 226,300
	Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	Total Project Cost	Cost in Service Area
		Intersection Improvements	Hulen	Candler	Rebuild	50%	\$ 500,000	\$ 250,000
		Intersection Improvements	Alsbury	Hemphill	Retrofit	100%	\$ 500,000	\$ 500,000
		Intersection Improvements	Hulen	Greenridge	Rebuild	50%	\$ 500,000	\$ 250,000
		Roundabout	Hulen	Alsbury	Retrofit	50%	\$ 1,650,000	\$ 825,000
Intersection Improvements		Hulen	County Road 1016	Rebuild	50%	\$ 500,000	\$ 250,000	
Intersection Improvements		County Road 1016	Major Collector D	New	100%	\$ 500,000	\$ 500,000	
Intersection Improvements	John Jones	Greenridge	Retrofit	100%	\$ 500,000	\$ 500,000		
Service Area Roadway Project Cost Subtotal							\$ 53,708,427	
Service Area Intersection Project Cost Subtotal							\$ 3,075,000	
2027 Roadway Impact Fee Study Cost Per Service Area							\$ 20,000	
Total Cost in SERVICE AREA							\$ 56,803,427	

- a. These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Burleson.
- b. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Table 5.C – 10-Year Roadway Impact Fee CIP
with Conceptual Level Cost Projections – Service Area C

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA C	C-1	MIC-60	McCall	IH-35W NBFR to Stone	0.25	100%	\$ 3,377,000	\$ 3,377,000
	C-2	Mac-70	Major Collector F	Abner Lee to 995' SW of Abner Lee	0.19	100%	\$ 3,678,000	\$ 3,678,000
	C-3	PA-120	Renfro (1)	Village Parkway to Beard	0.52	100%	\$ 8,425,000	\$ 8,425,000
	C-4	PA-120	Renfro (2)	Beard to Hurst	0.20	100%	\$ 2,417,000	\$ 2,417,000
	C-5	MaA-120	Renfro (3)	Hurst to Hidden Creek	1.33	100%	\$ 16,058,000	\$ 16,058,000
	C-6	MaA-120	Renfro (4)	Hidden Creek to CR 602	0.49	100%	\$ 4,912,000	\$ 4,912,000
	C-7	MIa-100	Renfro (5)	CR 602 to 200' NW of Christopher Ln	0.38	100%	\$ 3,857,000	\$ 3,857,000
	C-8	MIC-60	Gregory (1)	Johnson to Wilshire	0.06	100%	\$ 352,000	\$ 352,000
	C-9	Mac-70	Hollow Creek	Burleson to Hurst	0.47	100%	\$ 3,509,000	\$ 3,509,000
	C-10	Mac-70	Hidden Creek	Renfro to Laredo	0.34	100%	\$ 2,639,000	\$ 2,639,000
	C-11	Mac-70	Houston (1)	Laredo to Brooks	0.11	100%	\$ 685,000	\$ 685,000
	C-12	Mac-70	Houston (2)	Brooks to 550' E of Paint Brush Trail	1.53	100%	\$ 10,292,000	\$ 10,292,000
	C-13	Mac-70	County Road 805 (1)	CR 805 to Tarver	0.17	100%	\$ 1,116,000	\$ 1,116,000
	C-14	Mac-70	County Road 805 (2)	Tarver to IH-35W SBFR	0.06	100%	\$ 382,000	\$ 382,000
	C-15	MIC-60	Cardinal Ridge	Hurst to IH-35W NBFR	0.33	100%	\$ 3,022,000	\$ 3,022,000
	C-16	Mac-70	Commons (2)	Wilshire to Fairfield	0.21	100%	\$ 1,351,000	\$ 1,351,000
	C-17	Mac-70	Commons (3)	Fairfield to FM 731	0.21	100%	\$ 1,394,000	\$ 1,394,000
	C-18	MIC-60	Minor Collector B	Wilshire to Fairfield	0.30	100%	\$ 1,981,000	\$ 1,981,000
	A-4, C-19	PA-120	Hulen (6)	Wilshire to Fairfield	0.32	50%	\$ 5,205,000	\$ 2,602,500
	A-5, C-20	PA-120	Hulen (7)	Fairfield to FM 731	0.28	50%	\$ 4,593,000	\$ 2,296,500
	C-21	PA-120	Hulen (8)	John Jones to CR 714	0.61	100%	\$ 12,821,000	\$ 12,821,000
	C-22	PA-120	Hulen (9)	265' E of Broad Valley to 1265' E of Broad Valley	0.19	100%	\$ 2,335,000	\$ 2,335,000
	C-23	PA-120	Hulen (10)	850' W of Cozby to 205' W of Cozby	0.12	100%	\$ 1,507,000	\$ 1,507,000
	C-24	Mac-70	Hulen (11)	CR 601 to 370' E of CR 601	0.07	100%	\$ 467,000	\$ 467,000
	C-25, D-1	MIa-100	Bethesda (1)	Briar Oaks to IH-35W SBFR	0.81	50%	\$ 10,375,000	\$ 5,187,500
	C-26, D-2	MIa-100	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	50%	\$ 954,000	\$ 477,000
	B-23, C-27	PA-120 (1/3)	Wilshire (1)	John Jones to Elk	0.36	50%	\$ 478,200	\$ 239,100
	B-24, C-28	PA-120	Wilshire (2)	John Jones to Greenidge	0.33	50%	\$ 640,800	\$ 320,400
	B-25, C-29	PA-120	Wilshire (3)	Commons to Hulen	0.34	50%	\$ 452,600	\$ 226,300
	C-30	Mac-70	Fairfield (1)	200' SW of Minor Collector to Hulen	0.15	100%	\$ 1,015,000	\$ 1,015,000
	C-31	PA-120	John Jones (6)	Wilshire to CR 714	0.39	100%	\$ 1,011,400	\$ 1,011,400
	C-32	PA-120	John Jones (7)	CR 714 to CR 920	0.38	100%	\$ 419,400	\$ 419,400
	C-33	MIC-60	Gregory (2)	Miller to Tinker	0.17	100%	\$ 3,106,000	\$ 3,106,000
	C-34	MIa-100	Hidden Vista (1)	Hidden Creek to 190' S of Landmark	0.74	100%	\$ 13,875,000	\$ 13,875,000
	C-35	MIa-100	Hidden Vista (2)	905' S of Landmark to CR 714	0.48	100%	\$ 5,141,000	\$ 5,141,000
	C-36	MIC-60	Dobson (1)	Miller to Hidden Creek	0.97	100%	\$ 13,068,000	\$ 13,068,000
	C-37	MIC-60	Dobson (2)	Hidden Creek to CR 715	0.55	100%	\$ 3,640,000	\$ 3,640,000
	C-38	MIC-60	Dobson (3)	CR 715 to CR 714	0.48	50%	\$ 2,907,000	\$ 1,453,500
	C-39	Mac-70	Stone (1)	Alsbury to McCall	0.43	100%	\$ 3,060,000	\$ 3,060,000
	C-40	Mac-70	Stone (2)	McCall to Stampede	1.05	100%	\$ 11,754,349	\$ 11,754,349
	C-41	MIC-60	Tarver (1)	Hidden Creek to CR 715	0.58	100%	\$ 4,050,000	\$ 4,050,000
	C-42	Mac-70	Tarver (2)	CR 715 to 1555' S of CR 716	0.29	100%	\$ 2,192,000	\$ 2,192,000
	C-43	Mac-70	Beard	Renfro to Hidden Creek	0.93	100%	\$ 6,955,000	\$ 6,955,000
	C-44	Mac-70	Hurst (1)	Wildcat Way to Hurst	0.50	100%	\$ 9,755,000	\$ 9,755,000
	C-45	Mac-70	Hurst (2)	Wyche Ct to Renfro	0.36	100%	\$ 2,632,000	\$ 2,632,000
	C-46	Mac-70	Hurst (3)	Hidden Creek to Cardinal Ridge	0.28	100%	\$ 4,189,000	\$ 4,189,000
	C-47	Mac-70	Hurst (4)	Cardinal Ridge to 1615' S of Cardinal Ridge	0.31	100%	\$ 2,770,000	\$ 2,770,000
	C-48	Mac-70	County Road 601	CR 601 to Hulen	0.29	50%	\$ 2,292,000	\$ 1,146,000
	C-49	MIa-100	Briar Oaks	IH-35W SBFR to 990' S of IH-35W SBFR	0.19	100%	\$ 1,749,000	\$ 1,749,000
	C-50	Mac-70	County Road 503B (1)	Hidden Creek to 905' S of Hidden Creek	0.17	100%	\$ 1,141,000	\$ 1,141,000
	C-51	Mac-70	County Road 503B (2)	1750' S of Hidden Creek to 3105' S of Hidden Creek	0.26	100%	\$ 3,929,000	\$ 3,929,000
	C-52	Mac-70	Brooks (1)	50' N of CR 532 to 50' N of Houston	0.40	100%	\$ 2,882,000	\$ 2,882,000
	C-53	Mac-70	Brooks (2)	Houston to 110' N of Houston	0.02	100%	\$ 139,000	\$ 139,000
	C-54	Mac-70	County Road 602 (1)	Renfro to CR 602	0.15	100%	\$ 978,000	\$ 978,000
	C-55	Mac-70	County Road 602 (2)	960' N of Cindy Ct to 720' S of Cindy Ct	0.32	50%	\$ 2,341,000	\$ 1,170,500
	C-56	Mac-70	County Road 602 (3)	250' N of Taylor Bridge to 835' S of Taylor Bridge	0.21	50%	\$ 2,372,000	\$ 1,186,000
	C-57	MIa-100	Renfro (6)	CR 529 to Ryan	1.31	100%	\$ 12,895,000	\$ 12,895,000
	C-58	Mac-70	County Road 715	Dobson to Tarver	0.47	50%	\$ 3,269,000	\$ 1,634,500
Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	Total Project Cost	Cost in Service Area	
	Intersection Improvements	Alsbury	Stone	Rebuild	25%	\$ 500,000	\$ 125,000	
	Intersection Improvements	Renfro	Hurst	Rebuild	100%	\$ 500,000	\$ 500,000	
	Roundabout	Houston	Brooks	New	100%	\$ 750,000	\$ 750,000	
	Intersection Improvements	Houston	Hidden Creek	Rebuild	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	CR 602	Renfro	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	CR 601	Hulen	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	John Jones	Commons	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	Hulen	John Jones	New	50%	\$ 500,000	\$ 250,000	
	Intersection Improvements	Hulen	Fairfield	New	50%	\$ 500,000	\$ 250,000	
	Intersection Improvements	Hulen	Hidden Vista	New	100%	\$ 500,000	\$ 500,000	
	Intersection Improvements	Bethesda	Briar Oaks	Rebuild	25%	\$ 500,000	\$ 125,000	
Service Area Roadway Project Cost Subtotal							\$ 216,862,949	
Service Area Intersection Project Cost Subtotal							\$ 4,500,000	
2027 Roadway Impact Fee Study Cost Per Service Area							\$ 20,000	
Total Cost in SERVICE AREA							\$ 221,382,949	

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Burleson.
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Table 5.D – 10-Year Roadway Impact Fee CIP
with Conceptual Level Cost Projections – Service Area D

Service Area	Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
S A D	C-25, D-1	MiA-100	Bethesda (1)	Briaroaks to IH-35W SBFR	0.81	50%	\$ 10,375,000	\$ 5,187,500
	C-26, D-2	MiA-100	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	50%	\$ 954,000	\$ 477,000
	D-3	PA-120	FM 917 (1)	565' W of Vantage to Vantage	0.11	100%	\$ 119,400	\$ 119,400
	D-4	PA-120	FM 917 (2)	IH-35W NBFR to Vantage	0.45	100%	\$ 574,200	\$ 574,200
	D-5	PA-120	FM 917 (3)	IH-35W NBFR to 2520' E of IH-35W NBFR	0.48	100%	\$ 606,800	\$ 606,800
	D-6	MaC-70	County Road 810	1450' W of Spring St to IH-35W SBFR	0.51	100%	\$ 4,498,000	\$ 4,498,000
	D-7	MiA-100	Asher	CR 707 to 730' W of IH-35W NBFR	1.10	100%	\$ 13,309,000	\$ 13,309,000
	D-8	MiA-100	Briaroaks (2)	Bethesda to 510' S of Bethesda	0.10	50%	\$ 1,048,000	\$ 524,000
	D-9	MiA-100	County Road 809	Conveyor to 3985' N of Conveyor	0.75	100%	\$ 8,984,000	\$ 8,984,000
	D-10	MaC-70	Vantage (1)	CR 711 to Conveyor	0.91	100%	\$ 4,887,795	\$ 4,887,795
	D-11	MaC-70	Vantage (2)	FM 917 to CR 810	0.48	100%	\$ 4,072,000	\$ 4,072,000
	D-12	MiA-100	Renfro (9)	Ryan to Bethesda	0.28	100%	\$ 3,439,000	\$ 3,439,000
	Intersection Improvements	Type	Road A	Road B	Status	% In Service Area	Total Project Cost	Cost in Service Area
		Intersection Improvements	Bethesda	Briaroaks	Rebuild	25%	\$ 500,000	\$ 125,000
Intersection Improvements		Vantage	FM 917	Rebuild	100%	\$ 500,000	\$ 500,000	
Service Area Roadway Project Cost Subtotal							\$ 46,678,695	
Service Area Intersection Project Cost Subtotal							\$ 625,000	
2027 Roadway Impact Fee Study Cost Per Service Area							\$ 20,000	
Total Cost in SERVICE AREA							\$ 47,323,695	

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Burleson.
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

F. Service Unit Calculation

The basic service unit for the computation of Burleson's Roadway Impact Fees is the vehicle-mile of travel during the afternoon peak-hour (as explained on Pg. 17). To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2022 to 2032 is based upon projected changes in residential units and employment for the period. In order to determine this growth, estimates of residential units, basic employment, service employment, and retail employment for 2022 were made, along with growth projections for each of these demographic statistics through 2032. The Land Use Assumptions section of this report details the growth estimates used for impact fee determination.

For the purposes of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected number of dwelling units are estimated. The number of dwelling units in each service area is multiplied by a *transportation demand factor* (discussed in more detail below) to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor indicates the average amount of demand created by the residential land uses in the service area.

For non-residential land uses, the process is similar. The Land Use Assumptions section of this report provides existing and projected number of building square footages for three (3) categories of employment – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. This characteristic is more appropriate than the number of employees, because building square footage is tied more closely to trip generation and is known at the time of application for any development that would require the assessment of an impact fee.

The existing and projected land use assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from three sources – the *ITE Trip Generation Manual, 11th Edition*, the National Household Travel Survey performed by the FHWA, and NCTCOG. The *ITE Trip Generation Manual, 11th Edition* provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. For example, a stop at a nearby supermarket on the way home from work does not create a new trip onto the roadway network. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail trip generation rates to avoid double counting trips.

The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the National Household Travel Survey (NHTS) conducted by the Federal Highway Administration (FHWA). A dataset for the Dallas-Fort Worth (DFW) area was pulled from the NHTS to estimate trip lengths in Burleson. Trip lengths for some land uses were adjusted based on trip length information obtained from NCTCOG.

The computation of the *transportation demand factor* is based on the following equation:

$$TDF = T * (1 - P_b) * L_{max}$$

where... $L_{max} = \min(L * OD \text{ or } 6)$

Variables:

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips / unit),
- P_b = Pass-By Discount (% of trips),
- L_{max} = Maximum Trip Length (miles),
- L = Average Trip Length (miles), and
- OD = Origin-Destination Reduction (50%)

The maximum trip length was limited to six (6) miles based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles, and the service areas within Burleson are closely approximated with a six (6) mile distance.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the Roadway Impact Fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Burleson to both residential and non-residential land uses. To avoid counting these trips twice as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use, and the total trip is only counted once.

Table 6 shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land use categories. The values utilized for all variables shown in the *transportation demand factor* equation are also shown in the table.

Table 6. Transportation Demand Factor Calculations

Variable	Residential	Basic	Service	Retail
T	0.94	0.65	1.44	5.19
P _b	0%	0%	0%	34%
L	9.79	14.65	14.65	5.60
L _{max} *	4.90	6.00	6.00	2.80
TDF	4.61	3.90	8.64	9.60

* L_{max} is less than 6 miles for residential and retail land uses; therefore this lower trip length is used for calculating the TDF for these land uses.

Variables:

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips / unit),
- P_b = Pass-By Discount (% of trips),
- L_{max} = Maximum Trip Length (miles),
- L = Average Trip Length (miles), and
- OD = Origin-Destination Reduction (50%)

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in Table 7. This table shows the total vehicle-miles by service area for the years 2022 and 2032. These estimates and projections lead to the Vehicle-Miles of Travel for both 2022 and 2032.

Table 7. 10-Year Growth Projections

SERVICE AREA	RESIDENTIAL VEHICLE-MILES		NON-RESIDENTIAL SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵		NON-RESIDENTIAL VEHICLE-MILES ⁹			TOTAL VEHICLE MILES ¹⁰			
	Dwelling Units	Trip Rate TDF ²	VEHICLE MILES ³	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC		SERVICE	RETAIL	TOTAL
A	2,429	0.94	11,198	0	809,400	552,500	0.65	1.44	5.79	0	6,993	5,304	12,297	23,495
B	2,249	4.61	10,368	0	433,800	1,088,500	3.90	8.64	9.60	0	3,748	10,450	14,198	24,566
C	2,408		11,101	0	239,400	1,072,500				0	2,068	10,296	12,364	23,465
D	706		3,255	786,000	237,600	199,000				3,065	2,053	1,910	7,028	10,283
Totals	7,792		35,921	786,000	1,720,200	2,912,500				3,065	14,862	27,960	45,887	81,808

VEHICLE-MILES OF INCREASE (2022 - 2032)

SERVICE AREA	VEH-MILES
A	23,495
B	24,566
C	23,465
D	10,283

Notes:

- From City of Burleson 2022 Land Use Assumptions for Roadway Impact Fees
- Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and trip generation rate
- Calculated by multiplying TDF by the number of dwelling units
- From City of Burleson 2022 Land Use Assumptions for Roadway Impact Fees
- Trip generation rate and Transportation Demand Factors from LUVMET for each land use
- 'Basic' corresponds to General Light Industrial land use and trip generation rate
- 'Service' corresponds to General Office land use and trip generation rate
- 'Retail' corresponds to Shopping Plaza (40-150k) land use and trip generation rate
- Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use
- Residential plus non-residential vehicle-mile totals for each Service Area

V. ROADWAY IMPACT FEE CALCULATION

A. Maximum Assessable Impact Fee Per Service Unit

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Roadway Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. Table 8 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation. The calculation of the maximum assessable impact fee is shown in Table 9.

Table 8. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	<i>Total Vehicle-Miles of Capacity to be Added by the Roadway Impact Fee CIP</i>	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – CIP Units of Supply)

Each project identified in the CIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	<i>Total Vehicle-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – CIP Units of Supply)
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A number of facilities identified in the CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic and applies only to roadways on the CIP.

3	<i>Total Vehicle-Miles of Existing Deficiencies</i>	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)
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In order to ensure that existing deficiencies on the City's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Transportation Impact Fee CIP – will have these additional trips removed from the calculation.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the amount of vehicle-miles added by the Transportation Impact Fee CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)
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This calculation identifies the portion of the Transportation Impact Fee CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	<i>2022-2032 Vehicle-Miles of New Demand Based on Future Land Use Plan</i>	Based upon the growth projection provided in the Land Use Assumptions, an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 7)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years

6	<i>Total Cost of the Roadway Impact Fee CIP and Study within the Service Area</i>	The total cost of the roadway projects within each service area (from Table 5: 10-Year Transportation Impact Fee Transportation Improvements Plan with Conceptual Level Cost Opinions)
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This line simply identifies the total cost of all the roadway projects identified in each service area.

7	<i>Percent of Roadway Capacity Added Attributable to New Growth</i>	The result of dividing the net amount of vehicle-miles to be added (Line 4) by the total amount of vehicle-miles to be added the by Roadway Impact Fee CIP (Line 1). (Line 4 / Line 1)
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In order to ensure that the capacity added by the Roadway Impact Fee CIP does not exceed the amount needed to accommodate growth to Buildout, the anticipated capacity supplied in each service area to support new growth is calculated as a percentage of the total capacity to be added.

8	<i>Cost of Roadway Impact Fee TIP Attributable to New Growth</i>	The result of multiplying the Total Cost of the Roadway Impact Fee CIP (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 7).
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This value is the total Roadway Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees that is attributable to Buildout growth. This line is determined considering the limitations to impact fees required by the Texas legislature.

9	<i>Chapter 395 Check</i>	The result of multiplying the Total Cost of the Roadway Impact Fee CIP (Line 5) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 4).
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In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is further reduced accordingly.

10	<i>Percent of Roadway Capacity Added Attributable to New Growth Between 2022-2032</i>	The result of dividing the 2022-2032 Vehicle-Miles of New Demand Based on Future Land Use Plan (Line 5) by the net amount of vehicle-miles of capacity to be added (Line 4). (Line 5 / Line 4 or 100% if Line 9 = YES)
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In order to ensure that the capacity added by the Roadway Impact Fee CIP does not exceed the amount needed to accommodate growth beyond the ten-year window, the anticipated capacity supplied in each service area to support new growth is calculated as a percentage of the total capacity to be added.

11	<i>Cost of Roadway Impact Fee CIP Attributable to New Growth Between 2022-2032</i>	The result of multiplying the Cost of Roadway Capacity Added Attributable to New Growth (Line 8) by the Percent of Capacity Added Attributable to New Growth Between 2022-2032, limited to 100% (Line 10).
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This value is the total Roadway Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

12	<i>Cost to Meet Demand Not Attributable to Growth</i>	The difference between the Total Cost of the Roadway Impact Fee CIP (Line 6) and the Cost of the <i>Roadway Impact Fee CIP Attributable to New Growth</i> (Line 11). (Line 6 – Line 11)
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This line is provided for information purposes only – it is to present the portion of the total cost of the Transportation Impact Fee CIP that is required to meet existing demand.

13	<i>Total Cost of the Intersection Impact Fee CIP within the Service Area</i>	The total cost of the intersection projects within each service area (from Table 5: 10-Year Transportation Impact Fee Transportation Improvements Plan with Conceptual Level Cost Opinions)
----	--	---

This line simply identifies the total cost of all the intersection projects identified in each service area.

14	<i>Percent of Intersection Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 5) by the 10-Year increase in vehicle-miles capacity in each service area (Table 7).
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In order to ensure that the capacity added by the Intersection Impact Fee CIP does not exceed the amount needed to accommodate growth beyond the ten-year window, the anticipated vehicle mile growth in each service area is calculated as a percentage of the projected 2032 vehicle-mile demand.

15	<i>Cost of Intersection Impact Fee CIP Attributable to New Growth</i>	The result of multiplying the Total Cost of the Intersection CIP (Line 13) by the Percent of Intersection Capacity Added Attributable to New Growth (Line 14). (Line 13 * Line 14)
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This value is the total Intersection Impact Fee CIP project cost (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

16	<i>Cost of Transportation Impact Fee CIP Attributable to New Growth</i>	The result of adding the Cost of the Roadway Impact Fee CIP Attributable to new growth (Line 11) to the Cost of the Intersection Impact Fee CIP Attributable to new growth (Line 15). (Line 11 + Line 15)
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This value is the total Transportation Impact Fee CIP project cost (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

B. Plan for Awarding the Transportation Impact Fee Credit

Chapter 395 of the Texas Local Government Code requires the Roadway Impact Fee Capital Improvement Program to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the Capital Improvement Program; or
- (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the Capital Improvement Program...”

The following table summarizes the portions of Table 8 that utilize this credit calculation, based on awarding a 50 percent credit.

Line	Title	Description
17	<i>Credit for Ad Valorem Taxes</i>	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (50% of Line 16)
18	<i>Maximum Assessable Fee Per Service Unit</i>	Found by dividing the Recoverable Cost of the CIP and Financing (Line 17) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 5). (Line 17 / Line 5)

Table 9. Maximum Assessable Roadway Impact Fee

	SERVICE AREA:	A	B	C	D
1	TOTAL VEH-MI OF CAPACITY TO BE ADDED BY THE ROADWAY IMPACT FEE CIP (FROM ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	59,842	33,176	55,983	17,352
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	10,975	11,247	9,746	1,797
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING ROADWAY FACILITIES INVENTORY, APPENDIX C)	788	996	1,568	416
4	NET AMOUNT OF VEH-MI OF CAPACITY TO BE ADDED (LINE 1 - LINE 2 - LINE 3)	48,079	20,933	44,669	15,139
5	2022-2032 VEH-MI OF NEW DEMAND BASED ON FUTURE LAND USE PLAN (FROM TABLE 7 AND LAND USE ASSUMPTIONS)	23,495	24,566	23,465	10,283
6	TOTAL COST OF THE ROADWAY IMPACT FEE CIP AND STUDY WITHIN SERVICE AREA (FROM TABLES 5A TO 5D)	\$ 184,535,823	\$ 53,708,427	\$ 216,862,949	\$ 46,678,695
7	PERCENT OF ROADWAY CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH (LINE 4 / LINE 1)	80.3%	63.1%	79.8%	87.2%
8	COST OF ROADWAY CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH (LINE 6 * LINE 7)	\$ 148,262,054	\$ 33,888,308	\$ 173,035,583	\$ 40,725,494
9	CHAPTER 395 CHECK: DOES THE 2022-2032 VEH-MI DEMAND EXCEED ROADWAY CAPACITY TO BE PROVIDED BY THE CIP? "YES" IF LINE 5 > LINE 4	NO	YES	NO	NO
10	PERCENT OF ROADWAY CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH BETWEEN 2022-2032 (LINE 5 / LINE 4 OR 100% IF LINE 9 = "YES")	48.8%	100%	52.5%	67.9%
11	COST OF ROADWAY IMPACT FEE CIP ATTRIBUTABLE TO NEW GROWTH BETWEEN 2022-2032 (LINE 8 * LINE 10)	\$ 72,351,882	\$ 33,888,308	\$ 90,843,681	\$ 27,652,610
12	COST TO MEET DEMAND NOT ATTRIBUTABLE TO NEW GROWTH (LINE 6 - LINE 11)	\$ 112,183,941	\$ 19,820,119	\$ 126,019,268	\$ 19,026,085
13	TOTAL COST OF THE INTERSECTION IMPACT FEE CIP AND STUDY WITHIN SERVICE AREA (FROM TABLES 5A TO 5D)	\$ 6,525,000	\$ 3,075,000	\$ 4,500,000	\$ 625,000
14	PERCENT OF INTERSECTION CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH BETWEEN 2022-2032 (FROM TABLE 7 AND LAND USE ASSUMPTIONS)	66.2%	21.2%	19.3%	66.5%
15	COST OF INTERSECTION IMPACT FEE CIP ATTRIBUTABLE TO NEW GROWTH BETWEEN 2022-2032 (LINE 13 * LINE 14)	\$ 4,322,388	\$ 652,242	\$ 868,808	\$ 415,466
16	COST OF TOTAL ROADWAY IMPACT FEE CIP ATTRIBUTABLE TO NEW GROWTH BETWEEN 2022-2032 (LINE 11 + LINE 15)	\$ 76,674,270	\$ 34,540,550	\$ 91,712,489	\$ 28,068,076
17	CREDIT FOR AD VALOREM TAXES (50% OF LINE 16)	\$ 38,337,135	\$ 17,270,275	\$ 45,856,245	\$ 14,034,038
18	MAXIMUM ASSESSABLE FEE PER SERVICE UNIT (LINE 17 / LINE 5)	\$ 1,632	\$ 703	\$ 1,954	\$ 1,365

C. Service Unit Demand Per Unit of Development

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City will utilize the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in Table 10. This table lists the predominant land uses that may occur within the City of Burleson. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of local uses are found in this table. The descriptions for each land use are presented in Table 11. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column in Table 10, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The definitive source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 11th Edition*. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning. However, for land uses not contained within the 11th Edition of the *ITE Trip Generation Manual*, an alternative service unit demand could be calculated by completing a trip generation study based on the procedure identified in the *ITE Trip Generation Handbook*.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The trip length values are based on a DFW subset of the NHTS performed by the FHWA, and on trip length information from NCTCOG. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above six (6) miles, the maximum trip length used for calculation is

reduced to six (6) miles. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 10 - 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
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.87			1.87	14.65	50%	7.32	6.00	11.22
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	14.65	50%	7.33	6.00	3.90
Industrial Park	130	1,000 SF GFA	0.34			0.34	14.65	50%	7.33	6.00	2.04
Warehousing	150	1,000 SF GFA	0.18			0.18	14.65	50%	7.33	6.00	1.08
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	14.65	50%	7.33	6.00	0.90
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.61
Apartment/Multi-family	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Residential Condominium/Townhome	230	Dwelling Unit	0.36			0.36	9.79	50%	4.90	4.90	1.76
Senior Adult Housing-Single-Family	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing-Multifamily	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.23
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.18
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel/ Other Lodging Facilities	320	Room	0.36			0.36	6.43	50%	3.22	3.22	1.16
RECREATIONAL											
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.83
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.23
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Movie Theater	445	Screens	13.96			13.96	7.86	50%	3.93	3.93	54.86
Racquet/ Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.04
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.90
Elementary School	520	Students	0.16			0.16	3.49	50%	1.75	1.75	0.28
Middle School/Junior High School	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School	525	Students	0.14			0.14	3.49	50%	1.75	1.75	0.25
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.22	0.57
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.22	0.78
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.19
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.18
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	6.00	7.80
General Office Building	710	1,000 SF GFA	1.44			1.44	14.65	50%	7.33	6.00	8.64
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.37
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.65	50%	7.33	6.00	10.56
Office Park	750	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	6.00	7.80

Table 10 (Cont'd). 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
COMMERCIAL											
Automobile Related											
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	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.22
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	B	8.10	1.20	50%	0.60	0.60	4.86
Automobile Sales (New)	840	1,000 SF GFA	2.42	20%	B	1.94	4.45	50%	2.23	2.23	4.33
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.49
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	3.75	28%	A	2.70	4.45	50%	2.23	2.23	6.02
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	A	16.52	5.64	50%	2.82	2.82	46.59
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	5.64	50%	2.82	2.82	46.84
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	6.07	50%	3.04	3.04	15.69
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	6.07	50%	3.04	3.04	13.28
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	A	11.70	4.53	50%	2.27	2.27	26.56
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.86	30%	C	3.40	5.60	50%	2.80	2.80	9.52
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	2.29	48%	A	1.19	5.60	50%	2.80	2.80	3.33
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center (>150k)	820	1,000 SF GLA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.27
Shopping Plaza (40-150k)	821	1,000 SF GLA	5.19	34%	A	3.43	5.60	50%	2.80	2.80	9.60
Strip Retail Plaza (<40k)	822	1,000 SF GLA	6.59	34%	A	4.35	5.60	50%	2.80	2.80	12.18
Supermarket	850	1,000 SF GFA	8.95	36%	A	5.73	5.60	50%	2.80	2.80	16.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.84
SERVICES											
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	27.07	47%	A	14.35	4.45	50%	2.23	2.23	32.00
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

Table 11 - Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Intermodal Truck Terminal	030	Point of good transfer between trucks or between trucks and rail
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers
General Heavy Industrial	120	Primary activity is conversion of raw materials or parts into finished products
Industrial Park	130	Area containing a number of industries or related facilities
Warehousing	150	Devoted to storage of materials but may include office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Apartment/Multi-family	220	At least 4 rental dwelling units per building
Residential Condominium/Townhome	230	Single-family ownership units that have at least one other single-family owned unit within the same building
Senior Adult Housing-Detached	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools
Senior Adult Housing-Attached	252	Consists of attached independent living developments that include limited social or recreation services
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities.
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Golf Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have pro shop and/or refreshment facilities
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities
Recreational Community Center	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's
Ice Skating Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities
Miniature Golf Course	431	One or more individual putting courses; category should not be used when part of a larger entertainment center(with batting cages, video game centers, etc)
Multiplex Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area.
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
INSTITUTIONAL		
Church	560	Churches and houses of worship
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds
Elementary School	520	Serves students who have not yet entered middle/junior high school
Middle School / Junior High School	522	Serves students who have completed elementary school
High School	525	Serves students who have completed middle or junior high school
Junior / Community College	540	Two-year junior, community, or technical colleges
University / College	550	Four-year universities or colleges that may or may not offer graduate programs
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Animal Hospital/Veterinary Clinic	640	Rest and convalescent homes with residents who do little or no driving
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical-Dental Office Building	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system

Table 11 (Cont'd). Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstery
Automobile Parts Sales	843	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station	944	Gasoline sales without convenience store or car wash; may include repair
Gasoline/Service Station w/ Conv Market	945	Gasoline sales with convenience store where the primary business is gasoline sales
Gasoline/Service Station w/ Conv Market and Car Wash	946	Gasoline sales with convenience store and car washes where the primary business is gasoline sales
New Car Sales	841	New car dealerships, typically with automobile servicing, part sales, and used car sales
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided
Self-Service Car Wash	947	Has stalls for driver to park and wash the vehicle
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Food Restaurant with Drive-Thru Window	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
Fast Food Restaurant without Drive-Thru Window	933	High-turnover fast food restaurant for carry-out and eat-in customers, but without a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Quality Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Coffee/Donut Shop with Drive-Thru Window	937	Coffee and Donut restaurants with drive-through windows, hold long store hours and have limited indoor seating
Other Retail		
Free-Standing Discount Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Nursery (Garden Center)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.
Pharmacy/Drugstore w/o Drive-Thru Window	880	Facilities that primarily sell prescription and non-prescription drugs without a drive-through window
Pharmacy/Drugstore w/ Drive-Thru Window	881	Facilities that primarily sell prescription and non-prescription drugs with a drive-through window
Shopping Center (>150k)	820	Integrated group of commercial establishments; planning, owned, and managed as a unit (>150k)
Shopping Plaza (40-150k)	821	Integrated group of commercial establishments; planning, owned, and managed as a unit (40-150k)
Strip Retail Plaza (<40k)	822	Integrated group of commercial establishments; planning, owned, and managed as a unit (<40k)
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
Department Store	875	Free-standing stores that specialize in the sale of apparel, footwear, bedding, home products, jewelry, etc.
SERVICES		
Walk-In Bank	911	Banks with their own parking lots, no drive-in lanes but contain non-drive-through ATMs
Drive-In Bank	912	Banking facilities to conduct financial transactions from the vehicle; also usually apart of walk-in bank
Hair Salon	918	Facilities that specialize in cosmetic and beauty services including hair cutting and styling

VI. SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable Roadway Impact Fee calculations.

Example 1:
Development Type - One (1) Unit of Single-Family Housing in Service Area A

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 10 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.61
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 9, Line 14 [Maximum Assessable Fee Per Service Unit]</i> Service Area A: \$1,632
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit
	Impact Fee = 1 * 4.61 * \$1,632 Maximum Assessable Impact Fee = \$7,524

Example 2:
Development Type – 125,000 square foot Home Improvement Superstore in Service Area D

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 10 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.90
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 9, Line 14 [Maximum Assessable Fee Per Service Unit]</i> Service Area D: \$1,365
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit
	Impact Fee = 125 * 3.90 * \$1,365 Maximum Assessable Impact Fee = \$665,438

VII. ADOPTION AND ADMINISTRATION OF ROADWAY IMPACT FEES

A. Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvement Advisory Committee (CIPAC) is required to review the Land Use Assumptions and Roadway Impact Fees CIP used in calculating the maximum fee, and to provide the Committee’s findings for consideration by the City Council. This CIPAC also reviews the Roadway Impact Fee ordinance and provides its findings to the City Council. The composition of the CIPAC is required to adequately represent the building and development communities. The City Council then conducts a first public hearing on the Land Use Assumptions and Roadway Impact Fee CIP and a second public hearing on the Roadway Impact Fee Ordinance.

Following policy adoption, the CIPAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Roadway Impact Fees CIP at any time within five years of adoption. Finally, the CIPAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

B. Collection and Use of Transportation Impact Fees

Roadway Impact fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway Impact Fees are collected when a building permit is issued. Therefore, funds are not collected until development-impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.

VIII. CONCLUSIONS

The City of Burleson has established a process to implement the assessment and collection of Roadway Impact Fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable Roadway Impact Fee that could be assessed by the City of Burleson, as shown in the previously referenced Table 9.

This document serves as a guide to the assessment of Roadway Impact Fees pertaining to future development, and the City’s need for transportation improvements to accommodate that growth. Following the public hearing process, the City Council may establish an impact fee amount to be collected, up to the calculated maximum and establish the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this analysis are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Roadway Impact Fee Capital Improvement Program are appropriately incorporated into the development of the maximum assessable Roadway Impact Fee.

Below are the listings of the original 2017 and updated 2023 Roadway Impact Fee Study’s Maximum Assessable Impact Fees Per Service Unit (Vehicle-Mile):

Original (2017) Maximum Fees

Service Areas	A	B	C	D
2018 Roadway Impact Fee Study Maximum Assessable Fee Per Vehicle-Mile	\$ 771	\$ 657	\$ 1,152	\$ 976

Updated (2023) Maximum Fees

Service Areas	A	B	C	D
2023 Roadway Impact Fee Study Maximum Assessable Fee Per Vehicle-Mile	\$ 1,632	\$ 703	\$ 1,954	\$ 1,365

APPENDICES

A. Conceptual Level Project Cost Projections

SERVICE AREA A

SERVICE AREA B

SERVICE AREA C

SERVICE AREA D

B. Roadway Impact Fee CIP Service Units of Supply

C. Existing Roadway Facilities Inventory

Appendix A – Conceptual Level Project Cost Projections

City of Burleson - 2023 Roadway Impact Fee Study

Capital Improvement Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area A

#	IF Class	Project	Limits		Percent in Service Area	Project Cost	Total Cost in Service Area
			From	To			
A-1, B-15	MiA-100	Hulen (3)	775' W of Alsbury	Alsbury	50%	\$ 1,594,000	\$ 797,000
A-2, B-16	MiA-100	Hulen (4)	Alsbury	Candler	50%	\$ 17,000,000	\$ 8,500,000
A-3, B-17	MiA-100	Hulen (5)	Candler	Wilshire	50%	\$ 7,803,653	\$ 3,901,827
A-4, C-19	PA-120	Hulen (6)	Wilshire	Fairfield	50%	\$ 5,205,000	\$ 2,602,500
A-5, C-20	PA-120	Hulen (7)	Fairfield	FM 731	50%	\$ 4,593,000	\$ 2,296,500
A-6	MaC-70	Major Collector C (1)	Greendridge	Wilshire	100%	\$ 3,529,000	\$ 3,529,000
A-7	MaC-70	Major Collector C (2)	Wilshire	Wicker Hill	100%	\$ 6,737,000	\$ 6,737,000
A-8	MaC-70	Major Collector A	2050' E of Alsbury	2740' E of Alsbury	100%	\$ 1,002,000	\$ 1,002,000
A-9	MaC-70	Wicker Hill (1)	2685' N of Wilshire	Wilshire	100%	\$ 4,512,000	\$ 4,512,000
A-10	MiA-100	Wicker Hill (2)	Wilshire	2155' SE of Wilshire	100%	\$ 5,063,000	\$ 5,063,000
A-11	MiA-100	Wicker Hill (3)	2155' SE of Wilshire	55' S of FM 731	100%	\$ 10,738,000	\$ 10,738,000
A-12	MaC-70	County Road 919 (1)	CR 1016	870' SE of CR 1016	100%	\$ 1,206,000	\$ 1,206,000
A-13	MaC-70	County Road 919 (2)	1565' NW of CR 1020	900' W of CR 1020	100%	\$ 965,000	\$ 965,000
A-14	MaA-120	Lakewood (1)	2110' W of CR 1016	CR 1016	100%	\$ 4,673,000	\$ 4,673,000
A-15	MaA-120	Lakewood (2)	CR 1016	2610' SE of Alsbury	100%	\$ 10,781,000	\$ 10,781,000
A-16	MaA-120 (1/2)	Lakewood (3)	400' N of Buffalo Run	430' S of CR 1021	100%	\$ 2,105,000	\$ 2,105,000
A-17	MiA-100	County Road 913	Chisholm Trail SBFR	Old Granbury	100%	\$ 4,323,000	\$ 4,323,000
A-18	MiA-100	Old Granbury (1)	Whispering Meadows	CR 913	100%	\$ 13,731,000	\$ 13,731,000
A-19	MiA-100	Old Granbury (2)	CR 913	FM 917	100%	\$ 19,619,000	\$ 19,619,000
A-20	MiA-100	County Road 1022 (1)	FM 917	CR 1022	100%	\$ 495,000	\$ 495,000
A-21	MiA-100	County Road 1022 (2)	140' S of FM 917	365' S of FM 917	100%	\$ 463,000	\$ 463,000
A-22	MaA-120	County Road 1016 (3)	Hulen	CR 916	100%	\$ 16,444,000	\$ 16,444,000
A-23	MaA-120	County Road 1016 (4)	CR 914	875' S of CR 914	100%	\$ 1,762,000	\$ 1,762,000
A-24	MaA-120	County Road 1016 (5)	1415' S of CR 914	875' S of CR 914	100%	\$ 1,039,000	\$ 1,039,000
A-25	MaA-120	Alsbury (3)	Hulen	1445' S of Hulen	100%	\$ 7,382,496	\$ 7,382,496
A-26	MaA-120	Alsbury (4)	1445' SW of Hulen	CR 914	100%	\$ 16,189,000	\$ 16,189,000
A-27	MaC-70	Major Collector B	525' SW of Bonnard Peak	2255' SW of Bonnard Peak	100%	\$ 2,934,000	\$ 2,934,000
A-28	MaC-70	Greenridge	Hulen	Lakewood	100%	\$ 13,191,000	\$ 13,191,000
A-29	PA-120	Wilshire (4)	Hulen	CR 1021	100%	\$ 2,584,000	\$ 2,584,000
A-30	MaC-70	Fairfield (2)	Hulen	Wicker Hill	100%	\$ 7,527,000	\$ 7,527,000
A-31	PA-120	John Jones (8)	Hulen (Future)	1915' S of Hulen (Future)	100%	\$ 478,000	\$ 478,000
A-32	MaC-70	Forest (1)	885' N of Lakeview	180' N of Lakeview	100%	\$ 977,000	\$ 977,000
A-33	MaC-70	Forest (2)	180' N of Lakeview	FM 917	50%	\$ 6,977,000	\$ 3,488,500
Intersection Improvements	Status	Type	Road A	Road B	Percent in Service Area	Total Cost	Cost in Service Area
	Rebuild	Intersection Improvements	Hulen	Candler	50%	\$ 500,000	\$ 250,000
	Rebuild	Intersection Improvements	Hulen	Greenridge	50%	\$ 500,000	\$ 250,000
	New	Intersection Improvements	Hulen	Fairfield	50%	\$ 500,000	\$ 250,000
	Retrofit	Roundabout	Hulen	Alsbury	50%	\$ 750,000	\$ 375,000
	New	Intersection Improvements	Wilshire	Major Collector C	100%	\$ 500,000	\$ 500,000
	Retrofit	Intersection Improvements	Wicker Hill	Wilshire	100%	\$ 500,000	\$ 500,000
	New	Intersection Improvements	Lakewood	Greenridge	100%	\$ 500,000	\$ 500,000
	Rebuild	Intersection Improvements	Lakewood	Wilshire	100%	\$ 500,000	\$ 500,000
	Retrofit	Roundabout	Lakewood	Alsbury	100%	\$ 1,650,000	\$ 1,650,000
	New	Roundabout	County Road 1016	Lakewood	100%	\$ 750,000	\$ 750,000
	Rebuild	Intersection Improvements	County Road 913	Old Granbury	100%	\$ 500,000	\$ 500,000
Rebuild	Intersection Improvements	FM 917	Old Granbury	100%	\$ 500,000	\$ 500,000	
TOTAL						\$ 211,272,149	\$ 188,560,823

NOTE: These planning level cost projections listed in this Appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Burleson. These planning level cost projections shall not supersede the City's design standards or the determination of the Director of Engineering for a specific project.

City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (3)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	A-1, B-15
Limits:	775' W of Alsbury to Alsbury		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	775		
Service Area(s):	A, B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	2,239	cy	\$ 20.00	\$ 44,778
203	Lime Stabilization (with Lime @ 50 lb/sy)	4,306	sy	\$ 8.00	\$ 34,444
302	11" Concrete Pavement and Curb	3,961	sy	\$ 95.00	\$ 376,306
403	8" Lime Stabilized Subgrade	4,306	sy	\$ 3.75	\$ 16,146
503	10' Concrete Sidepath (2)	15,500	sf	\$ 10.00	\$ 155,000
603	Turn Lanes and Median Openings	548	sy	\$ 128.00	\$ 70,173
Paving Construction Cost Subtotal:					\$ 696,846
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	20,905	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	13,937	
√ Roadway Drainage	Standard Internal System	20%	\$	139,369	
√ Illumination		6%	\$	41,811	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	24,390	
√ Sewer	Minor Adjustments	4%	\$	24,390	
√ Landscaping and Irrigation		6%	\$	41,811	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 306,612
Paving and Allowance Subtotal:					\$ 1,003,459
Construction Contingency:					15% \$ 150,519
Mobilization					5% \$ 50,173
Prep ROW					4% \$ 40,138
Construction Cost TOTAL:					\$ 1,245,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,245,000
Engineering/Survey/Testing:		18%	\$ 224,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 124,500
Impact Fee Project Cost TOTAL:			\$ 1,594,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Burleson

The planning level cost projections shall not supersede the City's design standards contained or the determination of the Director of Engineering for a specific project.

City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-2, B-16
Name:	Hulen (4)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial		
Limits:	Alsbury to Candler			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	4,590			
Service Area(s):	A, B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	13,260	cy	\$ 20.00	\$ 265,200
203	Lime Stabilization (with Lime @ 50 lb/sy)	25,500	sy	\$ 8.00	\$ 204,000
302	11" Concrete Pavement and Curb	23,460	sy	\$ 95.00	\$ 2,228,700
403	8" Lime Stabilized Subgrade	25,500	sy	\$ 3.75	\$ 95,625
503	10' Concrete Sidepath (2)	91,800	sf	\$ 10.00	\$ 918,000
603	Turn Lanes and Median Openings	3,247	sy	\$ 128.00	\$ 415,604
Paving Construction Cost Subtotal:					\$ 4,127,129
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	123,814	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	82,543	
√ Roadway Drainage	Standard Internal System	20%	\$	825,426	
√ Illumination		6%	\$	247,628	
√ Special Drainage Structures	Major Drainage Crossing	-	\$	3,267,000	
√ Water	Minor Adjustments	4%	\$	144,450	
√ Sewer	Minor Adjustments	4%	\$	144,450	
√ Landscaping and Irrigation		6%	\$	247,628	
√ Intersection Improvements		-	\$	500,000	
√ Miscellaneous:	RR Crossing	-	\$	1,000,000	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 6,582,937
Paving and Allowance Subtotal:					\$ 10,710,065
Construction Contingency:					15% \$ 1,606,510
Mobilization					5% \$ 535,503
Prep ROW					4% \$ 428,403
Construction Cost TOTAL:					\$ 13,281,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 13,281,000
Engineering/Survey/Testing:		18%	\$ 2,390,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,328,100
Impact Fee Project Cost TOTAL:			\$ 17,000,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (5)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial. The cost of this project as projected in the City's 2022 Bond Program is \$7,803,653.	A-3, B-17
Limits:	Candler to Wilshire		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	4,420		
Service Area(s):	A, B		

Impact Fee Project Cost Summary	
Impact Fee Project Cost TOTAL:	\$ 7,803,653

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (6)	This project consists of the construction of a new 6 lane divided concrete principal arterial	A-4, C-19
Limits:	Wilshire to Fairfield		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	1,680		
Service Area(s):	A, C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,907	cy	\$ 20.00	\$ 138,133
201	Lime Stabilization (with Lime @ 50 lb/sy)	13,440	sy	\$ 8.00	\$ 107,520
301	11" Concrete Pavement and Curb	12,693	sy	\$ 95.00	\$ 1,205,867
401	8" Lime Stabilized Subgrade	13,440	sy	\$ 3.75	\$ 50,400
501	10' Concrete Sidepath (2)	33,600	sf	\$ 10.00	\$ 336,000
601	Turn Lanes and Median Openings	1,244	sy	\$ 128.00	\$ 159,244
Paving Construction Cost Subtotal:					\$ 1,997,164
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 39,943		
√ Roadway Drainage	Standard Internal System	20%	\$ 399,433		
√ Illumination		6%	\$ 119,830		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 69,901		
√ Sewer	Minor Adjustments	4%	\$ 69,901		
√ Landscaping and Irrigation		6%	\$ 119,830		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,068,837
Paving and Allowance Subtotal:					\$ 3,066,001
Construction Contingency:					15% \$ 459,900
Mobilization					5% \$ 153,300
Prep ROW					3% \$ 91,980
Construction Cost TOTAL:					\$ 3,772,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,772,000
Engineering/Survey/Testing:		18%	\$ 678,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 754,400
Impact Fee Project Cost TOTAL:			\$ 5,205,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-5, C-20
Name:	Hulen (7)	This project consists of the construction of a new 6 lane divided concrete principal arterial		
Limits:	Fairfield to FM 731			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	1,465			
Service Area(s):	A, B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,023	cy	\$ 20.00	\$ 120,456
201	Lime Stabilization (with Lime @ 50 lb/sy)	11,720	sy	\$ 8.00	\$ 93,760
301	11" Concrete Pavement and Curb	11,069	sy	\$ 95.00	\$ 1,051,544
401	8" Lime Stabilized Subgrade	11,720	sy	\$ 3.75	\$ 43,950
501	10' Concrete Sidepath (2)	29,300	sf	\$ 10.00	\$ 293,000
601	Turn Lanes and Median Openings	1,085	sy	\$ 128.00	\$ 138,864
Paving Construction Cost Subtotal:					\$ 1,741,574
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 34,831		
√ Roadway Drainage	Standard Internal System	20%	\$ 348,315		
√ Illumination		6%	\$ 104,494		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 60,955		
√ Sewer	Minor Adjustments	4%	\$ 60,955		
√ Landscaping and Irrigation		6%	\$ 104,494		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 964,045		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 2,705,620
Construction Contingency:					15% \$ 405,843
Mobilization					5% \$ 135,281
Prep ROW					3% \$ 81,169
Construction Cost TOTAL:					\$ 3,328,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,328,000
Engineering/Survey/Testing:		18%	\$ 599,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 665,600
Impact Fee Project Cost TOTAL:			\$ 4,593,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-6
Name:	Major Collector C (1)	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	Greendridge to Wilshire			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	2,140			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,707	cy	\$ 20.00	\$ 114,133
205	Lime Stabilization (with Lime @ 50 lb/sy)	11,176	sy	\$ 8.00	\$ 89,404
304	8" Concrete Pavement and Curb	10,700	sy	\$ 75.00	\$ 802,500
405	8" Lime Stabilized Subgrade	11,176	sy	\$ 3.75	\$ 41,908
505	5' Concrete Sidewalk (2)	21,400	sf	\$ 10.00	\$ 214,000
605	Right Turn Lanes	270	sy	\$ 128.00	\$ 34,603
Paving Construction Cost Subtotal:					\$ 1,296,549
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 25,931		
√ Roadway Drainage	Standard Internal System	20%	\$ 259,310		
√ Illumination		6%	\$ 77,793		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 45,379		
√ Sewer	Minor Adjustments	4%	\$ 45,379		
√ Landscaping and Irrigation		6%	\$ 77,793		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 781,585
Paving and Allowance Subtotal:					\$ 2,078,134
Construction Contingency:					15% \$ 311,720
Mobilization					5% \$ 103,907
Prep ROW					3% \$ 62,344
Construction Cost TOTAL:					\$ 2,557,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,557,000
Engineering/Survey/Testing:		18%	\$ 460,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 511,400
Impact Fee Project Cost TOTAL:			\$ 3,529,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector C (2)	This project consists of the construction of a new 4 lane undivided concrete major collector	A-7
Limits:	Wilshire to Wicker Hill		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	4,060		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,827	cy	\$ 20.00	\$ 216,533
205	Lime Stabilization (with Lime @ 50 lb/sy)	21,202	sy	\$ 8.00	\$ 169,618
304	8" Concrete Pavement and Curb	20,300	sy	\$ 75.00	\$ 1,522,500
405	8" Lime Stabilized Subgrade	21,202	sy	\$ 3.75	\$ 79,508
505	5' Concrete Sidewalk (2)	40,600	sf	\$ 10.00	\$ 406,000
605	Right Turn Lanes	513	sy	\$ 128.00	\$ 65,649
Paving Construction Cost Subtotal:					\$ 2,459,808
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 49,196		
√ Roadway Drainage	Standard Internal System	20%	\$ 491,962		
√ Illumination		6%	\$ 147,589		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 86,093		
√ Sewer	Minor Adjustments	4%	\$ 86,093		
√ Landscaping and Irrigation		6%	\$ 147,589		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,508,521
Paving and Allowance Subtotal:					\$ 3,968,330
Construction Contingency:					15% \$ 595,249
Mobilization					5% \$ 198,416
Prep ROW					3% \$ 119,050
Construction Cost TOTAL:					\$ 4,882,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,882,000
Engineering/Survey/Testing:		18%	\$ 878,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 976,400
Impact Fee Project Cost TOTAL:			\$ 6,737,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector A	This project consists of the construction of a new 4 lane undivided concrete major collector	A-8
Limits:	2050' E of Alsbury to 2740' E of Alsbury		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	690		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,840	cy	\$ 20.00	\$ 36,800
205	Lime Stabilization (with Lime @ 50 lb/sy)	3,603	sy	\$ 8.00	\$ 28,827
304	8" Concrete Pavement and Curb	3,450	sy	\$ 75.00	\$ 258,750
405	8" Lime Stabilized Subgrade	3,603	sy	\$ 3.75	\$ 13,513
505	5' Concrete Sidewalk (2)	6,900	sf	\$ 10.00	\$ 69,000
605	Right Turn Lanes	87	sy	\$ 128.00	\$ 11,157
Paving Construction Cost Subtotal:					\$ 418,046
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 8,361		
√ Roadway Drainage	Standard Internal System	20%	\$ 83,609		
√ Illumination		6%	\$ 25,083		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 14,632		
√ Sewer	Minor Adjustments	4%	\$ 14,632		
√ Landscaping and Irrigation		6%	\$ 25,083		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 171,399		
Paving and Allowance Subtotal:					\$ 589,445
Construction Contingency:				15%	\$ 88,417
Mobilization				5%	\$ 29,472
Prep ROW				3%	\$ 17,683
Construction Cost TOTAL:					\$ 726,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 726,000
Engineering/Survey/Testing:		18%	\$ 130,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 145,200
Impact Fee Project Cost TOTAL:			\$ 1,002,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Wicker Hill (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	A-9
Limits:	2685' N of Wilshire to Wilshire		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	2,685		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,160	cy	\$ 20.00	\$ 143,200
205	Lime Stabilization (with Lime @ 50 lb/sy)	14,022	sy	\$ 8.00	\$ 112,173
304	8" Concrete Pavement and Curb	13,425	sy	\$ 75.00	\$ 1,006,875
405	8" Lime Stabilized Subgrade	14,022	sy	\$ 3.75	\$ 52,581
505	5' Concrete Sidewalk (2)	26,850	sf	\$ 10.00	\$ 268,500
605	Right Turn Lanes	339	sy	\$ 128.00	\$ 43,416
Paving Construction Cost Subtotal:					\$ 1,626,745
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	48,802
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	32,535
√	Roadway Drainage	Standard Internal System	20%	\$	325,349
√	Illumination		6%	\$	97,605
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	56,936
√	Sewer	Minor Adjustments	4%	\$	56,936
√	Landscaping and Irrigation		6%	\$	97,605
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,215,768
Paving and Allowance Subtotal:				\$	2,842,513
Construction Contingency:				15%	\$ 426,377
Mobilization				5%	\$ 142,126
Prep ROW				4%	\$ 113,701
Construction Cost TOTAL:				\$	3,525,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,525,000
Engineering/Survey/Testing:		18%	\$ 634,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 352,500
Impact Fee Project Cost TOTAL:			\$ 4,512,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-10
Name:	Wicker Hill (2)	This project consists of the construction of a new 4 lane divided concrete minor arterial		
Limits:	Wilshire to 2155' SE of Wilshire			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	2,155			
Service Area(s):	A			

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
103	Unclassified Street Excavation	6,226	cy	\$ 20.00	\$ 124,511	
203	Lime Stabilization (with Lime @ 50 lb/sy)	11,972	sy	\$ 8.00	\$ 95,778	
302	11" Concrete Pavement and Curb	11,014	sy	\$ 95.00	\$ 1,046,372	
403	8" Lime Stabilized Subgrade	11,972	sy	\$ 3.75	\$ 44,896	
503	10' Concrete Sidepath (2)	43,100	sf	\$ 10.00	\$ 431,000	
603	Turn Lanes and Median Openings	1,524	sy	\$ 128.00	\$ 195,125	
Paving Construction Cost Subtotal:					\$ 1,937,682	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
Traffic Control	None Anticipated	0%	\$ -			
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 38,754			
√ Roadway Drainage	Standard Internal System	20%	\$ 387,536			
√ Illumination		6%	\$ 116,261			
Special Drainage Structures	None Anticipated	-	\$ -			
√ Water	Minor Adjustments	4%	\$ 67,819			
√ Sewer	Minor Adjustments	4%	\$ 67,819			
√ Landscaping and Irrigation		6%	\$ 116,261			
√ Intersection Improvements		-	\$ 250,000			
Miscellaneous:		\$0	\$ -			
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 1,044,450
Paving and Allowance Subtotal:					\$ 2,982,132	
Construction Contingency:					15%	\$ 447,320
Mobilization					5%	\$ 149,107
Prep ROW					3%	\$ 89,464
Construction Cost TOTAL:					\$ 3,669,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,669,000
Engineering/Survey/Testing:		18%	\$ 660,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 733,800
Impact Fee Project Cost TOTAL:			\$ 5,063,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-11
Name:	Wicker Hill (3)	This project consists of the construction of a new 4 lane divided concrete minor arterial		
Limits:	2155' SE of Wilshire to 55' S of FM 731			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	4,595			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	13,274	cy	\$ 20.00	\$ 265,489
203	Lime Stabilization (with Lime @ 50 lb/sy)	25,528	sy	\$ 8.00	\$ 204,222
302	11" Concrete Pavement and Curb	23,486	sy	\$ 95.00	\$ 2,231,128
403	8" Lime Stabilized Subgrade	25,528	sy	\$ 3.75	\$ 95,729
503	10' Concrete Sidepath (2)	91,900	sf	\$ 10.00	\$ 919,000
603	Turn Lanes and Median Openings	3,250	sy	\$ 128.00	\$ 416,056
Paving Construction Cost Subtotal:					\$ 4,131,624
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 82,632		
√ Roadway Drainage	Standard Internal System	20%	\$ 826,325		
√ Illumination		6%	\$ 247,897		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 144,607		
√ Sewer	Minor Adjustments	4%	\$ 144,607		
√ Landscaping and Irrigation		6%	\$ 247,897		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,193,966
Paving and Allowance Subtotal:					\$ 6,325,590
Construction Contingency:					15% \$ 948,839
Mobilization					5% \$ 316,280
Prep ROW					3% \$ 189,768
Construction Cost TOTAL:					\$ 7,781,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 7,781,000
Engineering/Survey/Testing:		18%	\$ 1,400,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,556,200
Impact Fee Project Cost TOTAL:			\$ 10,738,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 919 (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	A-12
Limits:	CR 1016 to 870' SE of CR 1016		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	870		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,320	cy	\$ 20.00	\$ 46,400
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,543	sy	\$ 8.00	\$ 36,347
304	8" Concrete Pavement and Curb	4,350	sy	\$ 75.00	\$ 326,250
405	8" Lime Stabilized Subgrade	4,543	sy	\$ 3.75	\$ 17,038
505	5' Concrete Sidewalk (2)	8,700	sf	\$ 10.00	\$ 87,000
605	Right Turn Lanes	110	sy	\$ 128.00	\$ 14,068
Paving Construction Cost Subtotal:					\$ 527,102
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	15,813	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	10,542	
√ Roadway Drainage	Standard Internal System	20%	\$	105,420	
√ Illumination		6%	\$	31,626	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	18,449	
√ Sewer	Minor Adjustments	4%	\$	18,449	
√ Landscaping and Irrigation		6%	\$	31,626	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
		Allowance Subtotal:	\$	231,925	
Paving and Allowance Subtotal:					\$ 759,027
Construction Contingency:					15% \$ 113,854
Mobilization					5% \$ 37,951
Prep ROW					4% \$ 30,361
Construction Cost TOTAL:					\$ 942,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 942,000
Engineering/Survey/Testing:		18%	\$ 169,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 94,200
Impact Fee Project Cost TOTAL:			\$ 1,206,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-13
Name:	County Road 919 (2)	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	1565' NW of CR 1020 to 900' W of CR 102			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	665			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,773	cy	\$ 20.00	\$ 35,467
205	Lime Stabilization (with Lime @ 50 lb/sy)	3,473	sy	\$ 8.00	\$ 27,782
304	8" Concrete Pavement and Curb	3,325	sy	\$ 75.00	\$ 249,375
405	8" Lime Stabilized Subgrade	3,473	sy	\$ 3.75	\$ 13,023
505	5' Concrete Sidewalk (2)	6,650	sf	\$ 10.00	\$ 66,500
605	Right Turn Lanes	84	sy	\$ 128.00	\$ 10,753
Paving Construction Cost Subtotal:					\$ 402,900
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 8,058		
√ Roadway Drainage	Standard Internal System	20%	\$ 80,580		
√ Illumination		6%	\$ 24,174		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 14,101		
√ Sewer	Minor Adjustments	4%	\$ 14,101		
√ Landscaping and Irrigation		6%	\$ 24,174		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 165,189
Paving and Allowance Subtotal:					\$ 568,089
Construction Contingency:					15% \$ 85,213
Mobilization					5% \$ 28,404
Prep ROW					3% \$ 17,043
Construction Cost TOTAL:					\$ 699,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 699,000
Engineering/Survey/Testing:		18%	\$ 125,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 139,800
Impact Fee Project Cost TOTAL:			\$ 965,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Lakewood (1)	This project consists of the construction of a new 4 lane divided concrete major arterial	A-14
Limits:	2110' W of CR 1016 to CR 1016		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	2,110		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,096	cy	\$ 20.00	\$ 121,911
207	Lime Stabilization (with Lime @ 50 lb/sy)	11,722	sy	\$ 8.00	\$ 93,778
306	8" Concrete Pavement and Curb	10,784	sy	\$ 75.00	\$ 808,833
407	8" Lime Stabilized Subgrade	11,722	sy	\$ 3.75	\$ 43,958
507	12' Concrete Sidepath (2)	50,640	sf	\$ 10.00	\$ 506,400
607	Turn Lanes and Median Openings	1,563	sy	\$ 128.00	\$ 200,002
Paving Construction Cost Subtotal:					\$ 1,774,883
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 35,498		
√ Roadway Drainage	Standard Internal System	20%	\$ 354,977		
√ Illumination		6%	\$ 106,493		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 62,121		
√ Sewer	Minor Adjustments	4%	\$ 62,121		
√ Landscaping and Irrigation		6%	\$ 106,493		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 977,702
Paving and Allowance Subtotal:					\$ 2,752,585
Construction Contingency:					15% \$ 412,888
Mobilization					5% \$ 137,629
Prep ROW					3% \$ 82,578
Construction Cost TOTAL:					\$ 3,386,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,386,000
Engineering/Survey/Testing:		18%	\$ 609,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 677,200
Impact Fee Project Cost TOTAL:			\$ 4,673,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Lakewood (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial	A-15
Limits:	CR 1016 to 2610' SE of Alsbury		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	5,195		
Service Area(s):	A		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
107	Unclassified Street Excavation	15,008	cy	\$ 20.00	\$ 300,156	
207	Lime Stabilization (with Lime @ 50 lb/sy)	28,861	sy	\$ 8.00	\$ 230,889	
306	8" Concrete Pavement and Curb	26,552	sy	\$ 75.00	\$ 1,991,417	
407	8" Lime Stabilized Subgrade	28,861	sy	\$ 3.75	\$ 108,229	
507	12' Concrete Sidepath (2)	124,680	sf	\$ 10.00	\$ 1,246,800	
607	Turn Lanes and Median Openings	3,847	sy	\$ 128.00	\$ 492,423	
Paving Construction Cost Subtotal:					\$ 4,369,913	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	131,097		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	87,398		
√ Roadway Drainage	Standard Internal System	20%	\$	873,983		
√ Illumination		6%	\$	262,195		
Special Drainage Structures	None Anticipated	-	\$	-		
√ Water	Minor Adjustments	4%	\$	152,947		
√ Sewer	Minor Adjustments	4%	\$	152,947		
√ Landscaping and Irrigation		6%	\$	262,195		
√ Intersection Improvements		-	\$	500,000		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 2,422,762
Paving and Allowance Subtotal:					\$ 6,792,675	
Construction Contingency:					15%	\$ 1,018,901
Mobilization					5%	\$ 339,634
Prep ROW					4%	\$ 271,707
Construction Cost TOTAL:					\$ 8,423,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 8,423,000
Engineering/Survey/Testing:		18%	\$ 1,516,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 842,300
Impact Fee Project Cost TOTAL:			\$ 10,781,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Lakewood (3)	This project consists of the construction of the inside median lanes to complete the 4 lane divided concrete major arterial	A-16
Limits:	400' N of Buffalo Run to 430' S of CR 1021		
Impact Fee Class:	MaA-120 (1/2)		
Ultimate Class:	Major Arterial		
Length (lf):	2,660		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	3,842	cy	\$ 20.00	\$ 76,844
208	Lime Stabilization (with Lime @ 50 lb/sy)	7,389	sy	\$ 8.00	\$ 59,111
307	8" Concrete Pavement and Curb	6,798	sy	\$ 75.00	\$ 509,833
408	8" Lime Stabilized Subgrade	7,389	sy	\$ 3.75	\$ 27,708
508	Concrete Sidewalk	0	sf	\$ 10.00	\$ -
608	Turn Lanes and Median Openings	1,344	sy	\$ 128.00	\$ 171,981
Paving Construction Cost Subtotal:					\$ 845,478
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	25,364	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	16,910	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination	None Anticipated	0%	\$	-	
Special Drainage Structures	None Anticipated	-	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Landscaping and Irrigation		6%	\$	50,729	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:			\$	-	
		Allowance Subtotal:	\$	593,003	
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 1,438,481
Construction Contingency:					15% \$ 215,772
Mobilization					5% \$ 71,924
Prep ROW					4% \$ 57,539
Construction Cost TOTAL:					\$ 1,784,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,784,000
Engineering/Survey/Testing:		18%	\$ 321,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 2,105,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 913	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	A-17
Limits:	Chisholm Trail SBFR to Old Granbury		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	1,910		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	5,518	cy	\$ 20.00	\$ 110,356
203	Lime Stabilization (with Lime @ 50 lb/sy)	10,611	sy	\$ 8.00	\$ 84,889
302	11" Concrete Pavement and Curb	9,762	sy	\$ 95.00	\$ 927,411
403	8" Lime Stabilized Subgrade	10,611	sy	\$ 3.75	\$ 39,792
503	10' Concrete Sidepath (2)	38,200	sf	\$ 10.00	\$ 382,000
603	Turn Lanes and Median Openings	1,351	sy	\$ 128.00	\$ 172,942
Paving Construction Cost Subtotal:					\$ 1,717,389
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	51,522	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	34,348	
√ Roadway Drainage	Standard Internal System	20%	\$	343,478	
√ Illumination		6%	\$	103,043	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	60,109	
√ Sewer	Minor Adjustments	4%	\$	60,109	
√ Landscaping and Irrigation		6%	\$	103,043	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,005,651
Paving and Allowance Subtotal:					\$ 2,723,040
Construction Contingency:					15% \$ 408,456
Mobilization					5% \$ 136,152
Prep ROW					4% \$ 108,922
Construction Cost TOTAL:					\$ 3,377,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,377,000
Engineering/Survey/Testing:		18%	\$ 607,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 337,700
Impact Fee Project Cost TOTAL:			\$ 4,323,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Old Granbury (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	A-18
Limits:	Whispering Meadows to CR 913		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	6,295		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	18,186	cy	\$ 20.00	\$ 363,711
203	Lime Stabilization (with Lime @ 50 lb/sy)	34,972	sy	\$ 8.00	\$ 279,778
302	11" Concrete Pavement and Curb	32,174	sy	\$ 95.00	\$ 3,056,572
403	8" Lime Stabilized Subgrade	34,972	sy	\$ 3.75	\$ 131,146
503	10' Concrete Sidepath (2)	125,900	sf	\$ 10.00	\$ 1,259,000
603	Turn Lanes and Median Openings	4,453	sy	\$ 128.00	\$ 569,984
Paving Construction Cost Subtotal:					\$ 5,660,191
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	169,806	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	113,204	
√ Roadway Drainage	Standard Internal System	20%	\$	1,132,038	
√ Illumination		6%	\$	339,611	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	198,107	
√ Sewer	Minor Adjustments	4%	\$	198,107	
√ Landscaping and Irrigation		6%	\$	339,611	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,990,484
Paving and Allowance Subtotal:					\$ 8,650,674
Construction Contingency:					15% \$ 1,297,601
Mobilization					5% \$ 432,534
Prep ROW					4% \$ 346,027
Construction Cost TOTAL:					\$ 10,727,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 10,727,000
Engineering/Survey/Testing:		18%	\$ 1,930,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,072,700
Impact Fee Project Cost TOTAL:			\$ 13,731,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-19
Name:	Old Granbury (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial		
Limits:	CR 913 to FM 917			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	9,160			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	26,462	cy	\$ 20.00	\$ 529,244
203	Lime Stabilization (with Lime @ 50 lb/sy)	50,889	sy	\$ 8.00	\$ 407,111
302	11" Concrete Pavement and Curb	46,818	sy	\$ 95.00	\$ 4,447,689
403	8" Lime Stabilized Subgrade	50,889	sy	\$ 3.75	\$ 190,833
503	10' Concrete Sidepath (2)	183,200	sf	\$ 10.00	\$ 1,832,000
603	Turn Lanes and Median Openings	6,480	sy	\$ 128.00	\$ 829,396
Paving Construction Cost Subtotal:					\$ 8,236,274
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	247,088	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	164,725	
√ Roadway Drainage	Standard Internal System	20%	\$	1,647,255	
√ Illumination		6%	\$	494,176	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	288,270	
√ Sewer	Minor Adjustments	4%	\$	288,270	
√ Landscaping and Irrigation		6%	\$	494,176	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 4,123,961
Paving and Allowance Subtotal:					\$ 12,360,235
Construction Contingency:					15% \$ 1,854,035
Mobilization					5% \$ 618,012
Prep ROW					4% \$ 494,409
Construction Cost TOTAL:					\$ 15,327,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 15,327,000
Engineering/Survey/Testing:		18%	\$ 2,758,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,532,700
Impact Fee Project Cost TOTAL:			\$ 19,619,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1022 (1)	This project consists of the construction of a new 4 lane divided concrete minor arterial	A-20
Limits:	FM 917 to CR 1022		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	230		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	664	cy	\$ 20.00	\$ 13,289
203	Lime Stabilization (with Lime @ 50 lb/sy)	1,278	sy	\$ 8.00	\$ 10,222
302	11" Concrete Pavement and Curb	1,176	sy	\$ 95.00	\$ 111,678
403	8" Lime Stabilized Subgrade	1,278	sy	\$ 3.75	\$ 4,792
503	10' Concrete Sidepath (2)	4,600	sf	\$ 10.00	\$ 46,000
603	Turn Lanes and Median Openings	163	sy	\$ 128.00	\$ 20,825
Paving Construction Cost Subtotal:					\$ 206,806
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 4,136		
√ Roadway Drainage	Standard Internal System	20%	\$ 41,361		
√ Illumination		6%	\$ 12,408		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 7,238		
√ Sewer	Minor Adjustments	4%	\$ 7,238		
√ Landscaping and Irrigation		6%	\$ 12,408		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 84,790
Paving and Allowance Subtotal:					\$ 291,596
Construction Contingency:					15% \$ 43,739
Mobilization					5% \$ 14,580
Prep ROW					3% \$ 8,748
Construction Cost TOTAL:					\$ 359,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 359,000
Engineering/Survey/Testing:		18%	\$ 64,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 71,800
Impact Fee Project Cost TOTAL:			\$ 495,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-21
Name:	County Road 1022 (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial		
Limits:	140' S of FM 917 to 365' S of FM 917			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	225			
Service Area(s):	A			

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
103	Unclassified Street Excavation	650	cy	\$ 20.00	\$ 13,000	
203	Lime Stabilization (with Lime @ 50 lb/sy)	1,250	sy	\$ 8.00	\$ 10,000	
302	11" Concrete Pavement and Curb	1,150	sy	\$ 95.00	\$ 109,250	
403	8" Lime Stabilized Subgrade	1,250	sy	\$ 3.75	\$ 4,688	
503	10' Concrete Sidepath (2)	4,500	sf	\$ 10.00	\$ 45,000	
603	Turn Lanes and Median Openings	159	sy	\$ 128.00	\$ 20,373	
Paving Construction Cost Subtotal:					\$ 202,310	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	6,069		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	4,046		
√ Roadway Drainage	Standard Internal System	20%	\$	40,462		
√ Illumination		6%	\$	12,139		
Special Drainage Structures	None Anticipated	-	\$	-		
√ Water	Minor Adjustments	4%	\$	7,081		
√ Sewer	Minor Adjustments	4%	\$	7,081		
√ Landscaping and Irrigation		6%	\$	12,139		
Intersection Improvements		-	\$	-		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 89,017
Paving and Allowance Subtotal:					\$ 291,327	
Construction Contingency:					15%	\$ 43,699
Mobilization					5%	\$ 14,566
Prep ROW					4%	\$ 11,653
Construction Cost TOTAL:					\$ 362,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 362,000
Engineering/Survey/Testing:		18%	\$ 65,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 36,200
Impact Fee Project Cost TOTAL:			\$ 463,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1016 (3)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial	A-22
Limits:	Hulen to CR 916		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	8,140		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	23,516	cy	\$ 20.00	\$ 470,311
207	Lime Stabilization (with Lime @ 50 lb/sy)	45,222	sy	\$ 8.00	\$ 361,778
306	8" Concrete Pavement and Curb	41,604	sy	\$ 75.00	\$ 3,120,333
407	8" Lime Stabilized Subgrade	45,222	sy	\$ 3.75	\$ 169,583
507	12' Concrete Sidepath (2)	195,360	sf	\$ 10.00	\$ 1,953,600
607	Turn Lanes and Median Openings	6,028	sy	\$ 128.00	\$ 771,573
Paving Construction Cost Subtotal:					\$ 6,847,179
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	205,415	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	136,944	
√ Roadway Drainage	Standard Internal System	20%	\$	1,369,436	
√ Illumination		6%	\$	410,831	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	239,651	
√ Sewer	Minor Adjustments	4%	\$	239,651	
√ Landscaping and Irrigation		6%	\$	410,831	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 3,512,759
Paving and Allowance Subtotal:					\$ 10,359,938
Construction Contingency:					15% \$ 1,553,991
Mobilization					5% \$ 517,997
Prep ROW					4% \$ 414,398
Construction Cost TOTAL:					\$ 12,847,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 12,847,000
Engineering/Survey/Testing:		18%	\$ 2,312,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,284,700
Impact Fee Project Cost TOTAL:			\$ 16,444,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1016 (4)	This project consists of the construction of a new 4 lane divided concrete major arterial	A-23
Limits:	CR 914 to 875' S of CR 914		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	875		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,528	cy	\$ 20.00	\$ 50,556
207	Lime Stabilization (with Lime @ 50 lb/sy)	4,861	sy	\$ 8.00	\$ 38,889
306	8" Concrete Pavement and Curb	4,472	sy	\$ 75.00	\$ 335,417
407	8" Lime Stabilized Subgrade	4,861	sy	\$ 3.75	\$ 18,229
507	12' Concrete Sidepath (2)	21,000	sf	\$ 10.00	\$ 210,000
607	Turn Lanes and Median Openings	648	sy	\$ 128.00	\$ 82,939
Paving Construction Cost Subtotal:					\$ 736,030
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 14,721		
√ Roadway Drainage	Standard Internal System	20%	\$ 147,206		
√ Illumination		6%	\$ 44,162		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 25,761		
√ Sewer	Minor Adjustments	4%	\$ 25,761		
√ Landscaping and Irrigation		6%	\$ 44,162		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 301,772		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 1,037,802
Construction Contingency:					15% \$ 155,670
Mobilization					5% \$ 51,890
Prep ROW					3% \$ 31,134
Construction Cost TOTAL:					\$ 1,277,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,277,000
Engineering/Survey/Testing:		18%	\$ 229,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 255,400
Impact Fee Project Cost TOTAL:			\$ 1,762,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1016 (5)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial	A-24
Limits:	1415' S of CR 914 to 875' S of CR 914		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	540		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,560	cy	\$ 20.00	\$ 31,200
207	Lime Stabilization (with Lime @ 50 lb/sy)	3,000	sy	\$ 8.00	\$ 24,000
306	8" Concrete Pavement and Curb	2,760	sy	\$ 75.00	\$ 207,000
407	8" Lime Stabilized Subgrade	3,000	sy	\$ 3.75	\$ 11,250
507	12' Concrete Sidepath (2)	12,960	sf	\$ 10.00	\$ 129,600
607	Turn Lanes and Median Openings	400	sy	\$ 128.00	\$ 51,185
Paving Construction Cost Subtotal:					\$ 454,235
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	13,627
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	9,085
√	Roadway Drainage	Standard Internal System	20%	\$	90,847
√	Illumination		6%	\$	27,254
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	15,898
√	Sewer	Minor Adjustments	4%	\$	15,898
√	Landscaping and Irrigation		6%	\$	27,254
	Intersection Improvements		-	\$	-
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	199,864
				Paving and Allowance Subtotal:	\$ 654,099
				Construction Contingency:	15% \$ 98,115
				Mobilization	5% \$ 32,705
				Prep ROW	4% \$ 26,164
				Construction Cost TOTAL:	\$ 812,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 812,000
Engineering/Survey/Testing:		18%	\$ 146,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 81,200
Impact Fee Project Cost TOTAL:			\$ 1,039,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Alsbury (3)	This project consists of the construction of a new 4 lane divided concrete major arterial. The cost of this project as projected in the City's 2022 Bond Program is \$7,382,496.	A-25
Limits:	Hulen to 1445' S of Hulen		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	1,445		
Service Area(s):	A		

Impact Fee Project Cost Summary	
Impact Fee Project Cost TOTAL:	\$ 7,382,496

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 5/16/2023

Project Information:		Description:	Project No.	A-26
Name:	Alsbury (4)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial The design is funded in the 2022 Bond Program for a total of \$2,500,000.		
Limits:	1445' SW of Hulen to CR 914			
Impact Fee Class:	MaA-120			
Ultimate Class:	Major Arterial			
Length (lf):	9,385			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	27,112	cy	\$ 20.00	\$ 542,244
207	Lime Stabilization (with Lime @ 50 lb/sy)	52,139	sy	\$ 8.00	\$ 417,111
306	8" Concrete Pavement and Curb	47,968	sy	\$ 75.00	\$ 3,597,583
407	8" Lime Stabilized Subgrade	52,139	sy	\$ 3.75	\$ 195,521
507	12' Concrete Sidepath (2)	225,240	sf	\$ 10.00	\$ 2,252,400
607	Turn Lanes and Median Openings	6,950	sy	\$ 128.00	\$ 889,584
Paving Construction Cost Subtotal:					\$ 7,894,444
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	236,833
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	157,889
√	Roadway Drainage	Standard Internal System	20%	\$	1,578,889
√	Illumination		6%	\$	473,667
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	276,306
√	Sewer	Minor Adjustments	4%	\$	276,306
√	Landscaping and Irrigation		6%	\$	473,667
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	3,973,555
				Paving and Allowance Subtotal:	\$ 11,867,999
				Construction Contingency:	15% \$ 1,780,200
				Mobilization	5% \$ 593,400
				Prep ROW	4% \$ 474,720
				Construction Cost TOTAL:	\$ 14,717,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 14,717,000
Engineering/Survey/Testing:	Design funded in 2022 Bond Program		\$ 2,500,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,471,700
Impact Fee Project Cost TOTAL:			\$ 18,689,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector B	This project consists of the construction of a new 4 lane undivided concrete major collector	A-27
Limits:	525' SW of Bonnard Peak to 2255' SW of Bonnard Peak		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1,730		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,613	cy	\$ 20.00	\$ 92,267
205	Lime Stabilization (with Lime @ 50 lb/sy)	9,034	sy	\$ 8.00	\$ 72,276
304	8" Concrete Pavement and Curb	8,650	sy	\$ 75.00	\$ 648,750
405	8" Lime Stabilized Subgrade	9,034	sy	\$ 3.75	\$ 33,879
505	5' Concrete Sidewalk (2)	17,300	sf	\$ 10.00	\$ 173,000
605	Right Turn Lanes	219	sy	\$ 128.00	\$ 27,974
Paving Construction Cost Subtotal:					\$ 1,048,145
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 20,963		
√ Roadway Drainage	Standard Internal System	20%	\$ 209,629		
√ Illumination		6%	\$ 62,889		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 36,685		
√ Sewer	Minor Adjustments	4%	\$ 36,685		
√ Landscaping and Irrigation		6%	\$ 62,889		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					
Allowance Subtotal:					\$ 679,739
Paving and Allowance Subtotal:					\$ 1,727,884
Construction Contingency:					15% \$ 259,183
Mobilization					5% \$ 86,394
Prep ROW					3% \$ 51,837
Construction Cost TOTAL:					\$ 2,126,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,126,000
Engineering/Survey/Testing:		18%	\$ 382,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 425,200
Impact Fee Project Cost TOTAL:			\$ 2,934,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-28
Name:	Greenridge	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	Hulen to Lakewood			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	6,870			
Service Area(s):	A			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	18,320	cy	\$ 20.00	\$ 366,400
205	Lime Stabilization (with Lime @ 50 lb/sy)	35,877	sy	\$ 8.00	\$ 287,013
304	8" Concrete Pavement and Curb	34,350	sy	\$ 75.00	\$ 2,576,250
405	8" Lime Stabilized Subgrade	35,877	sy	\$ 3.75	\$ 134,538
505	5' Concrete Sidewalk (2)	68,700	sf	\$ 10.00	\$ 687,000
605	Right Turn Lanes	868	sy	\$ 128.00	\$ 111,086
Paving Construction Cost Subtotal:					\$ 4,162,287
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 83,246		
√ Roadway Drainage	Standard Internal System	20%	\$ 832,457		
√ Illumination		6%	\$ 249,737		
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 1,402,500		
√ Water	Minor Adjustments	4%	\$ 145,680		
√ Sewer	Minor Adjustments	4%	\$ 145,680		
√ Landscaping and Irrigation		6%	\$ 249,737		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 3,609,038
Paving and Allowance Subtotal:					\$ 7,771,324
Construction Contingency:					15% \$ 1,165,699
Mobilization					5% \$ 388,566
Prep ROW					3% \$ 233,140
Construction Cost TOTAL:					\$ 9,559,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 9,559,000
Engineering/Survey/Testing:		18%	\$ 1,720,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,911,800
Impact Fee Project Cost TOTAL:			\$ 13,191,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	A-29
Name:	Wilshire (4)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	Hulen to CR 1021			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	11,535			
Service Area(s):	A	Updated OPCC pending.		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 10,949,000
Engineering/Survey/Testing:		18%	\$ 1,970,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 2,584,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Fairfield (2)	This project consists of the construction of a new 4 lane undivided concrete major collector	A-30
Limits:	Hulen to Wicker Hill		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	4,605		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	12,280	cy	\$ 20.00	\$ 245,600
205	Lime Stabilization (with Lime @ 50 lb/sy)	24,048	sy	\$ 8.00	\$ 192,387
304	8" Concrete Pavement and Curb	23,025	sy	\$ 75.00	\$ 1,726,875
405	8" Lime Stabilized Subgrade	24,048	sy	\$ 3.75	\$ 90,181
505	5' Concrete Sidewalk (2)	46,050	sf	\$ 10.00	\$ 460,500
605	Right Turn Lanes	582	sy	\$ 128.00	\$ 74,461
Paving Construction Cost Subtotal:					\$ 2,790,004
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 55,800		
√ Roadway Drainage	Standard Internal System	20%	\$ 558,001		
√ Illumination		6%	\$ 167,400		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 97,650		
√ Sewer	Minor Adjustments	4%	\$ 97,650		
√ Landscaping and Irrigation		6%	\$ 167,400		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 1,643,902		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 4,433,906
Construction Contingency:					15% \$ 665,086
Mobilization					5% \$ 221,695
Prep ROW					3% \$ 133,017
Construction Cost TOTAL:					\$ 5,454,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,454,000
Engineering/Survey/Testing:		18%	\$ 981,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,090,800
Impact Fee Project Cost TOTAL:			\$ 7,527,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

4/5/2023

Project Information:		Description:	Project No.
Name:	John Jones (8)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial	A-31
Limits:	Hulen (Future) to 1915' S of Hulen (Future)		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	1,915		
Service Area(s):	A		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
101	Unclassified Street Excavation	8,511	cy	\$ 6.00	\$ 51,067	
201	2" Asphalt (Type C)	15,320	sy	\$ 7.75	\$ 118,730	
301	4" Asphalt Base (Type B)	15,320	sy	\$ 11.50	\$ 176,180	
401	6" Asphalt Base (Type B)	16,171	sy	\$ 21.00	\$ 339,593	
501	12" Lime Stabilization (with Lime @ 50#/sy)	16,597	sy	\$ 4.00	\$ 66,387	
601	4' Concrete Sidewalk	15,320	sf	\$ 4.50	\$ 68,940	
701	Machine Laid Curb & Gutter	7,660	lf	\$ 10.00	\$ 76,600	
801	Turn Lanes and Median Openings	1,418	sy	\$ 44.25	\$ 62,752	
Paving Construction Cost Subtotal:					\$ 960,248	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
✓ Traffic Control	Construction Phase Traffic Control	3%	\$	28,807		
✓ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	19,205		
✓ Roadway Drainage	Standard Internal System	20%	\$	192,050		
✓ Illumination		6%	\$	57,615		
Special Drainage Structures	None Anticipated	-	\$	-		
✓ Water	Minor Adjustments	4%	\$	33,609		
✓ Sewer	Minor Adjustments	4%	\$	33,609		
✓ Landscaping and Irrigation		6%	\$	57,615		
✓ Intersection Improvements		-	\$	250,000		
Miscellaneous:			\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 672,509
Paving and Allowance Subtotal:					\$ 1,632,758	
Construction Contingency:					15%	\$ 244,914
Mobilization					5%	\$ 81,638
Prep ROW					4%	\$ 65,310
Construction Cost TOTAL:					\$ 2,025,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,025,000
Engineering/Survey/Testing:		18%	\$ 364,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 478,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

4/5/2023

Project Information:		Description:	Project No.
Name:	Forest (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	A-32
Limits:	885' N of Lakeview to 180' N of Lakeview		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	705		
Service Area(s):	A		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,880	cy	\$ 20.00	\$ 37,600
205	Lime Stabilization (with Lime @ 50 lb/sy)	3,682	sy	\$ 8.00	\$ 29,453
304	8" Concrete Pavement and Curb	3,525	sy	\$ 75.00	\$ 264,375
405	8" Lime Stabilized Subgrade	3,682	sy	\$ 3.75	\$ 13,806
505	5' Concrete Sidewalk (2)	7,050	sf	\$ 10.00	\$ 70,500
605	Right Turn Lanes	89	sy	\$ 128.00	\$ 11,400
Paving Construction Cost Subtotal:					\$ 427,134
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	12,814	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	8,543	
√ Roadway Drainage	Standard Internal System	20%	\$	85,427	
√ Illumination		6%	\$	25,628	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	14,950	
√ Sewer	Minor Adjustments	4%	\$	14,950	
√ Landscaping and Irrigation		6%	\$	25,628	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 187,939
Paving and Allowance Subtotal:					\$ 615,073
Construction Contingency:					15% \$ 92,261
Mobilization					5% \$ 30,754
Prep ROW					4% \$ 24,603
Construction Cost TOTAL:					\$ 763,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 763,000
Engineering/Survey/Testing:		18%	\$ 137,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 76,300
Impact Fee Project Cost TOTAL:			\$ 977,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

4/5/2023

Project Information:		Description:	Project No.	A-33
Name:	Forest (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector		
Limits:	180' N of Lakeview to FM 917			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	4,465			
Service Area(s):	A, ETJ			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	11,907	cy	\$ 20.00	\$ 238,133
205	Lime Stabilization (with Lime @ 50 lb/sy)	23,317	sy	\$ 8.00	\$ 186,538
304	8" Concrete Pavement and Curb	22,325	sy	\$ 75.00	\$ 1,674,375
405	8" Lime Stabilized Subgrade	23,317	sy	\$ 3.75	\$ 87,440
505	5' Concrete Sidewalk (2)	44,650	sf	\$ 10.00	\$ 446,500
605	Right Turn Lanes	564	sy	\$ 128.00	\$ 72,198
Paving Construction Cost Subtotal:					\$ 2,705,183
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
✓ Traffic Control	Construction Phase Traffic Control	3%	\$	81,156	
✓ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	54,104	
✓ Roadway Drainage	Standard Internal System	20%	\$	541,037	
✓ Illumination		6%	\$	162,311	
Special Drainage Structures	None Anticipated	-	\$	-	
✓ Water	Minor Adjustments	4%	\$	94,681	
✓ Sewer	Minor Adjustments	4%	\$	94,681	
✓ Landscaping and Irrigation		6%	\$	162,311	
✓ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
		Allowance Subtotal:	\$	1,690,281	
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 4,395,464
Construction Contingency:					15% \$ 659,320
Mobilization					5% \$ 219,773
Prep ROW					4% \$ 175,819
Construction Cost TOTAL:					\$ 5,451,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,451,000
Engineering/Survey/Testing:		18%	\$ 981,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 545,100
Impact Fee Project Cost TOTAL:			\$ 6,977,000

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City of Burleson - 2023 Roadway Impact Fee Study
 Capital Improvement Plan for Roadway Impact Fees
 Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area B

#	IF Class	Project	Limits		Percent in Service Area	Project Cost	Total Cost in Service Area
			From	To			
B-1	MaC-70	Hemphill (1)	Alsburly	920' N of Easy	100%	\$ 7,311,000	\$ 7,311,000
B-2	MaC-70	Hemphill (2)	330' S of Easy	Hillery	100%	\$ 1,488,000	\$ 1,488,000
B-3	MiC-60	Hillside	Hillside	Sundown	100%	\$ 633,000	\$ 633,000
B-4	MiC-60	McNaim (1)	Wintercrest	McNaim	100%	\$ 639,000	\$ 639,000
B-5	MiC-60	McNaim (2)	350' W of Wilshire	Wilshire	100%	\$ 415,000	\$ 415,000
B-6	PA-120 (1/3)	John Jones (1)	CR 1016	Summercrest	100%	\$ 178,400	\$ 178,400
B-7	PA-120 (1/3)	John Jones (2)	Summercrest	Alsburly	100%	\$ 414,400	\$ 414,400
B-8	PA-120 (1/3)	John Jones (3)	Alsburly	Hillside	100%	\$ 395,400	\$ 395,400
B-9	PA-120 (1/3)	John Jones (4)	Hillside	Greenridge	100%	\$ 244,200	\$ 244,200
B-10	PA-120 (1/3)	John Jones (5)	Greendridge	Wilshire	100%	\$ 170,400	\$ 170,400
B-11	MaC-70	Major Collector D (1)	CR 1016	915' N of CR 1016	100%	\$ 1,328,000	\$ 1,328,000
B-12	MaC-70	Major Collector D (2)	CR 1016	Alsburly	100%	\$ 6,461,000	\$ 6,461,000
B-13	MiA-100	Hulen (1)	1050' W of CR 1016	CR 1016	50%	\$ 2,158,000	\$ 1,079,000
B-14	MiA-100	Hulen (2)	CR 1016	765' W of Alsburly	100%	\$ 6,847,000	\$ 6,847,000
A-1, B-15	MiA-100	Hulen (3)	775' W of Alsburly	Alsburly	50%	\$ 1,594,000	\$ 797,000
A-2, B-16	MiA-100	Hulen (4)	Alsburly	Candler	50%	\$ 17,000,000	\$ 8,500,000
A-3, B-17	MiA-100	Hulen (5)	Candler	Wilshire	50%	\$ 7,803,653	\$ 3,901,827
B-18	MaA-120	County Road 1016 (1)	720' N of CR 920	2740' N of CR 920	100%	\$ 4,282,000	\$ 4,282,000
B-19	MaA-120	County Road 1016 (2)	CR 920	720' N of CR 920	100%	\$ 1,450,000	\$ 1,450,000
B-20	MiA-100	Alsburly (1)	John Jones	600' SW of Renfro	100%	\$ 3,000,000	\$ 3,000,000
B-21	MaA-120 (1/2)	Alsburly (2)	Hulen	Candler	100%	\$ 3,388,000	\$ 3,388,000
B-22, C-27	PA-120 (1/3)	Wilshire (1)	John Jones	Elk	50%	\$ 478,200	\$ 239,100
B-23, C-28	PA-120	Wilshire (2)	John Jones	Greenridge	50%	\$ 640,800	\$ 320,400
B-24, C-29	PA-120	Wilshire (3)	Commons	Hulen	50%	\$ 452,600	\$ 226,300
Intersection Improvements	Status	Type	Road A	Road B	Percent in Service Area	Total Cost	Cost in Service Area
	Rebuild	Intersection Improvements	Hulen	Candler	50%	\$ 500,000	\$ 250,000
	Retrofit	Intersection Improvements	Alsburly	Hemphill	100%	\$ 500,000	\$ 500,000
	Rebuild	Intersection Improvements	Hulen	Greenridge	50%	\$ 500,000	\$ 250,000
	Retrofit	Roundabout	Hulen	Alsburly	50%	\$ 1,650,000	\$ 825,000
	Rebuild	Intersection Improvements	Hulen	County Road 1016	50%	\$ 500,000	\$ 250,000
	New	Intersection Improvements	County Road 1016	Major Collector D	100%	\$ 500,000	\$ 500,000
	Retrofit	Intersection Improvements	John Jones	Greenridge	100%	\$ 500,000	\$ 500,000
TOTAL						\$ 61,703,653	\$ 56,783,427

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-1
Name:	Hemphill (1)	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	Alsbury to 920' N of Easy			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	3,220			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	8,587	cy	\$ 20.00	\$ 171,733
205	Lime Stabilization (with Lime @ 50 lb/sy)	16,816	sy	\$ 8.00	\$ 134,524
304	8" Concrete Pavement and Curb	16,100	sy	\$ 75.00	\$ 1,207,500
405	8" Lime Stabilized Subgrade	16,816	sy	\$ 3.75	\$ 63,058
505	5' Concrete Sidewalk (2)	32,200	sf	\$ 10.00	\$ 322,000
605	Right Turn Lanes	407	sy	\$ 128.00	\$ 52,066
Paving Construction Cost Subtotal:					\$ 1,950,883
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 39,018		
√ Roadway Drainage	Standard Internal System	20%	\$ 390,177		
√ Illumination		6%	\$ 117,053		
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 1,056,000		
√ Water	Minor Adjustments	4%	\$ 68,281		
√ Sewer	Minor Adjustments	4%	\$ 68,281		
√ Landscaping and Irrigation		6%	\$ 117,053		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,355,862
Paving and Allowance Subtotal:					\$ 4,306,744
Construction Contingency:					15% \$ 646,012
Mobilization					5% \$ 215,337
Prep ROW					3% \$ 129,202
Construction Cost TOTAL:					\$ 5,298,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,298,000
Engineering/Survey/Testing:		18%	\$ 953,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,059,600
Impact Fee Project Cost TOTAL:			\$ 7,311,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hemphill (2)	This project consists of the construction of a new 4 lane undivided concrete major collector	B-2
Limits:	330' S of Easy to Hillery		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1,025		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,733	cy	\$ 20.00	\$ 54,667
205	Lime Stabilization (with Lime @ 50 lb/sy)	5,353	sy	\$ 8.00	\$ 42,822
304	8" Concrete Pavement and Curb	5,125	sy	\$ 75.00	\$ 384,375
405	8" Lime Stabilized Subgrade	5,353	sy	\$ 3.75	\$ 20,073
505	5' Concrete Sidewalk (2)	10,250	sf	\$ 10.00	\$ 102,500
605	Right Turn Lanes	129	sy	\$ 128.00	\$ 16,574
Paving Construction Cost Subtotal:					\$ 621,011
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 12,420		
√ Roadway Drainage	Standard Internal System	20%	\$ 124,202		
√ Illumination		6%	\$ 37,261		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 21,735		
√ Sewer	Minor Adjustments	4%	\$ 21,735		
√ Landscaping and Irrigation		6%	\$ 37,261		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 254,614		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 875,625
Construction Contingency:					15% \$ 131,344
Mobilization					5% \$ 43,781
Prep ROW					3% \$ 26,269
Construction Cost TOTAL:					\$ 1,078,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,078,000
Engineering/Survey/Testing:		18%	\$ 194,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 215,600
Impact Fee Project Cost TOTAL:			\$ 1,488,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-3
Name:	Hillside	This project consists of the construction of a new 2 lane undivided concrete minor collector		
Limits:	Hillside to Sundown			
Impact Fee Class:	MiC-60			
Ultimate Class:	Minor Collector			
Length (lf):	510			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,077	cy	\$ 20.00	\$ 21,533
206	Lime Stabilization (with Lime @ 50 lb/sy)	2,097	sy	\$ 8.00	\$ 16,773
305	8" Concrete Pavement and Curb	1,983	sy	\$ 75.00	\$ 148,750
406	8" Lime Stabilized Subgrade	2,097	sy	\$ 3.75	\$ 7,863
506	6 Concrete Sidewalk (2)	6,120	sf	\$ 10.00	\$ 61,200
606	Right Turn Lanes	64	sy	\$ 128.00	\$ 8,247
Paving Construction Cost Subtotal:					\$ 264,366
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 5,287		
√ Roadway Drainage	Standard Internal System	20%	\$ 52,873		
√ Illumination		6%	\$ 15,862		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 9,253		
√ Sewer	Minor Adjustments	4%	\$ 9,253		
√ Landscaping and Irrigation		6%	\$ 15,862		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 108,390
Paving and Allowance Subtotal:					\$ 372,756
Construction Contingency:					15% \$ 55,913
Mobilization					5% \$ 18,638
Prep ROW					3% \$ 11,183
Construction Cost TOTAL:					\$ 459,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 459,000
Engineering/Survey/Testing:		18%	\$ 82,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 91,800
Impact Fee Project Cost TOTAL:			\$ 633,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-4
Name:	McNair (1)	This project consists of the construction of a new 2 lane undivided concrete minor collector		
Limits:	Wintercrest to McNair			
Impact Fee Class:	MiC-60			
Ultimate Class:	Minor Collector			
Length (lf):	515			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,087	cy	\$ 20.00	\$ 21,744
206	Lime Stabilization (with Lime @ 50 lb/sy)	2,117	sy	\$ 8.00	\$ 16,938
305	8" Concrete Pavement and Curb	2,003	sy	\$ 75.00	\$ 150,208
406	8" Lime Stabilized Subgrade	2,117	sy	\$ 3.75	\$ 7,940
506	6 Concrete Sidewalk (2)	6,180	sf	\$ 10.00	\$ 61,800
606	Right Turn Lanes	65	sy	\$ 128.00	\$ 8,327
Paving Construction Cost Subtotal:					\$ 266,958
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 5,339		
√ Roadway Drainage	Standard Internal System	20%	\$ 53,392		
√ Illumination		6%	\$ 16,017		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 9,344		
√ Sewer	Minor Adjustments	4%	\$ 9,344		
√ Landscaping and Irrigation		6%	\$ 16,017		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 109,453
Paving and Allowance Subtotal:					\$ 376,410
Construction Contingency:					15% \$ 56,462
Mobilization					5% \$ 18,821
Prep ROW					3% \$ 11,292
Construction Cost TOTAL:					\$ 463,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 463,000
Engineering/Survey/Testing:		18%	\$ 83,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 92,600
Impact Fee Project Cost TOTAL:			\$ 639,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	McNairn (2)	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector	B-5
Limits:	350' W of Wilshire to Wilshire		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	350		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	739	cy	\$ 20.00	\$ 14,778
206	Lime Stabilization (with Lime @ 50 lb/sy)	1,439	sy	\$ 8.00	\$ 11,511
305	8" Concrete Pavement and Curb	1,361	sy	\$ 75.00	\$ 102,083
406	8" Lime Stabilized Subgrade	1,439	sy	\$ 3.75	\$ 5,396
506	6 Concrete Sidewalk (2)	4,200	sf	\$ 10.00	\$ 42,000
606	Right Turn Lanes	44	sy	\$ 128.00	\$ 5,659
Paving Construction Cost Subtotal:					\$ 181,427
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	5,443	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	3,629	
√ Roadway Drainage	Standard Internal System	20%	\$	36,285	
√ Illumination		6%	\$	10,886	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	6,350	
√ Sewer	Minor Adjustments	4%	\$	6,350	
√ Landscaping and Irrigation		6%	\$	10,886	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 79,828
Paving and Allowance Subtotal:					\$ 261,256
Construction Contingency:					15% \$ 39,188
Mobilization					5% \$ 13,063
Prep ROW					4% \$ 10,450
Construction Cost TOTAL:					\$ 324,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 324,000
Engineering/Survey/Testing:		18%	\$ 58,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 32,400
Impact Fee Project Cost TOTAL:			\$ 415,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-6
Name:	John Jones (1)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial		
Limits:	CR 1016 to Summercrest			
Impact Fee Class:	PA-120 (1/3)			
Ultimate Class:	Principal Arterial			
Length (lf):	910			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	1,416	cy	\$ 6.00	\$ 8,493
202	2" Asphalt (Type C)	2,427	sy	\$ 7.75	\$ 18,807
302	4" Asphalt Base (Type B)	2,427	sy	\$ 11.50	\$ 27,907
402	6" Asphalt Base (Type B)	2,629	sy	\$ 21.00	\$ 55,207
502	12" Lime Stabilization (with Lime @ 50#/sy)	2,730	sy	\$ 4.00	\$ 10,920
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -
702	Machine Laid Curb & Gutter	1,820	lf	\$ 10.00	\$ 18,200
802	Turn Lanes and Median Openings	460	sy	\$ 44.25	\$ 20,340
Paving Construction Cost Subtotal:					\$ 159,873
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	4,796
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	3,197
	Roadway Drainage	None Anticipated	0%	\$	-
	Illumination	None Anticipated	0%	\$	-
√	Special Drainage Structures	Major Drainage Crossing	-	\$	432,000
	Water	None Anticipated	0%	\$	-
	Sewer	None Anticipated	0%	\$	-
√	Landscaping and Irrigation		6%	\$	9,592
	Intersection Improvements		-	\$	-
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	449,586
				Paving and Allowance Subtotal:	\$ 609,459
				Construction Contingency:	15% \$ 91,419
				Mobilization	5% \$ 30,473
				Prep ROW	4% \$ 24,378
				Construction Cost TOTAL:	\$ 756,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 756,000
Engineering/Survey/Testing:		18%	\$ 136,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 178,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-7
Name:	John Jones (2)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial		
Limits:	Summercrest to Alsbury			
Impact Fee Class:	PA-120 (1/3)			
Ultimate Class:	Principal Arterial			
Length (lf):	4,695			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,303	cy	\$ 6.00	\$ 43,820
202	2" Asphalt (Type C)	12,520	sy	\$ 7.75	\$ 97,030
302	4" Asphalt Base (Type B)	12,520	sy	\$ 11.50	\$ 143,980
402	6" Asphalt Base (Type B)	13,563	sy	\$ 21.00	\$ 284,830
502	12" Lime Stabilization (with Lime @ 50#/sy)	14,085	sy	\$ 4.00	\$ 56,340
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -
702	Machine Laid Curb & Gutter	9,390	lf	\$ 10.00	\$ 93,900
802	Turn Lanes and Median Openings	2,372	sy	\$ 44.25	\$ 104,939
Paving Construction Cost Subtotal:					\$ 824,839
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	24,745
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	16,497
	Roadway Drainage	None Anticipated	0%	\$	-
	Illumination	None Anticipated	0%	\$	-
	Special Drainage Structures	None Anticipated	-	\$	-
	Water	None Anticipated	0%	\$	-
	Sewer	None Anticipated	0%	\$	-
√	Landscaping and Irrigation		6%	\$	49,490
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	590,732
Paving and Allowance Subtotal:				\$	1,415,572
Construction Contingency:				15%	\$ 212,336
Mobilization				5%	\$ 70,779
Prep ROW				4%	\$ 56,623
Construction Cost TOTAL:					\$ 1,756,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,756,000
Engineering/Survey/Testing:		18%	\$ 316,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 414,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-8
Name:	John Jones (3)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial		
Limits:	Alsbury to Hillside			
Impact Fee Class:	PA-120 (1/3)			
Ultimate Class:	Principal Arterial			
Length (lf):	4,360			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,782	cy	\$ 6.00	\$ 40,693
202	2" Asphalt (Type C)	11,627	sy	\$ 7.75	\$ 90,107
302	4" Asphalt Base (Type B)	11,627	sy	\$ 11.50	\$ 133,707
402	6" Asphalt Base (Type B)	12,596	sy	\$ 21.00	\$ 264,507
502	12" Lime Stabilization (with Lime @ 50#/sy)	13,080	sy	\$ 4.00	\$ 52,320
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -
702	Machine Laid Curb & Gutter	8,720	lf	\$ 10.00	\$ 87,200
802	Turn Lanes and Median Openings	2,202	sy	\$ 44.25	\$ 97,452
Paving Construction Cost Subtotal:					\$ 765,985
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	22,980
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	15,320
	Roadway Drainage	None Anticipated	0%	\$	-
	Illumination	None Anticipated	0%	\$	-
	Special Drainage Structures	None Anticipated	-	\$	-
	Water	None Anticipated	0%	\$	-
	Sewer	None Anticipated	0%	\$	-
√	Landscaping and Irrigation		6%	\$	45,959
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	584,258
Paving and Allowance Subtotal:				\$	1,350,243
Construction Contingency:				15%	\$ 202,536
Mobilization				5%	\$ 67,512
Prep ROW				4%	\$ 54,010
Construction Cost TOTAL:					\$ 1,675,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,675,000
Engineering/Survey/Testing:		18%	\$ 301,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 395,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-9
Name:	John Jones (4)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial		
Limits:	Hillside to Greenridge			
Impact Fee Class:	PA-120 (1/3)			
Ultimate Class:	Principal Arterial			
Length (lf):	2,130			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,313	cy	\$ 6.00	\$ 19,880
202	2" Asphalt (Type C)	5,680	sy	\$ 7.75	\$ 44,020
302	4" Asphalt Base (Type B)	5,680	sy	\$ 11.50	\$ 65,320
402	6" Asphalt Base (Type B)	6,153	sy	\$ 21.00	\$ 129,220
502	12" Lime Stabilization (with Lime @ 50#/sy)	6,390	sy	\$ 4.00	\$ 25,560
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -
702	Machine Laid Curb & Gutter	4,260	lf	\$ 10.00	\$ 42,600
802	Turn Lanes and Median Openings	1,076	sy	\$ 44.25	\$ 47,608
Paving Construction Cost Subtotal:					\$ 374,208
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	11,226	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	7,484	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination	None Anticipated	0%	\$	-	
√ Special Drainage Structures	Minor Stream Crossing	-	\$	169,200	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Landscaping and Irrigation		6%	\$	22,452	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 460,363
Paving and Allowance Subtotal:					\$ 834,571
Construction Contingency:					15% \$ 125,186
Mobilization					5% \$ 41,729
Prep ROW					4% \$ 33,383
Construction Cost TOTAL:					\$ 1,035,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,035,000
Engineering/Survey/Testing:		18%	\$ 186,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 244,200

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-10
Name:	John Jones (5)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial		
Limits:	Greendridge to Wilshire			
Impact Fee Class:	PA-120 (1/3)			
Ultimate Class:	Principal Arterial			
Length (lf):	1,700			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,644	cy	\$ 6.00	\$ 15,867
202	2" Asphalt (Type C)	4,533	sy	\$ 7.75	\$ 35,133
302	4" Asphalt Base (Type B)	4,533	sy	\$ 11.50	\$ 52,133
402	6" Asphalt Base (Type B)	4,911	sy	\$ 21.00	\$ 103,133
502	12" Lime Stabilization (with Lime @ 50#/sy)	5,100	sy	\$ 4.00	\$ 20,400
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -
702	Machine Laid Curb & Gutter	3,400	lf	\$ 10.00	\$ 34,000
802	Turn Lanes and Median Openings	859	sy	\$ 44.25	\$ 37,997
Paving Construction Cost Subtotal:					\$ 298,664
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	8,960	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	5,973	
Roadway Drainage	None Anticipated	0%	\$	-	
Illumination	None Anticipated	0%	\$	-	
Special Drainage Structures	None Anticipated	-	\$	-	
Water	None Anticipated	0%	\$	-	
Sewer	None Anticipated	0%	\$	-	
√ Landscaping and Irrigation		6%	\$	17,920	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 282,853
Paving and Allowance Subtotal:					\$ 581,517
Construction Contingency:					15% \$ 87,228
Mobilization					5% \$ 29,076
Prep ROW					4% \$ 23,261
Construction Cost TOTAL:					\$ 722,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 722,000
Engineering/Survey/Testing:		18%	\$ 129,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 170,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector D (1)	This project consists of the construction of a new 4 lane undivided concrete major collector	B-11
Limits:	CR 1016 to 915' N of CR 1016		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	915		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,440	cy	\$ 20.00	\$ 48,800
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,778	sy	\$ 8.00	\$ 38,227
304	8" Concrete Pavement and Curb	4,575	sy	\$ 75.00	\$ 343,125
405	8" Lime Stabilized Subgrade	4,778	sy	\$ 3.75	\$ 17,919
505	5' Concrete Sidewalk (2)	9,150	sf	\$ 10.00	\$ 91,500
605	Right Turn Lanes	116	sy	\$ 128.00	\$ 14,795
Paving Construction Cost Subtotal:					\$ 554,366
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 11,087		
√ Roadway Drainage	Standard Internal System	20%	\$ 110,873		
√ Illumination		6%	\$ 33,262		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 19,403		
√ Sewer	Minor Adjustments	4%	\$ 19,403		
√ Landscaping and Irrigation		6%	\$ 33,262		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 227,290		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 781,656
Construction Contingency:					15% \$ 117,248
Mobilization					5% \$ 39,083
Prep ROW					3% \$ 23,450
Construction Cost TOTAL:					\$ 962,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 962,000
Engineering/Survey/Testing:		18%	\$ 173,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 192,400
Impact Fee Project Cost TOTAL:			\$ 1,328,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector D (2)	This project consists of the construction of a new 4 lane undivided concrete major collector	B-12
Limits:	CR 1016 to Alsbury		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	3,870		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,320	cy	\$ 20.00	\$ 206,400
205	Lime Stabilization (with Lime @ 50 lb/sy)	20,210	sy	\$ 8.00	\$ 161,680
304	8" Concrete Pavement and Curb	19,350	sy	\$ 75.00	\$ 1,451,250
405	8" Lime Stabilized Subgrade	20,210	sy	\$ 3.75	\$ 75,788
505	5' Concrete Sidewalk (2)	38,700	sf	\$ 10.00	\$ 387,000
605	Right Turn Lanes	489	sy	\$ 128.00	\$ 62,577
Paving Construction Cost Subtotal:					\$ 2,344,694
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 46,894		
√ Roadway Drainage	Standard Internal System	20%	\$ 468,939		
√ Illumination		6%	\$ 140,682		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 82,064		
√ Sewer	Minor Adjustments	4%	\$ 82,064		
√ Landscaping and Irrigation		6%	\$ 140,682		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,461,325
Paving and Allowance Subtotal:					\$ 3,806,019
Construction Contingency:					15% \$ 570,903
Mobilization					5% \$ 190,301
Prep ROW					3% \$ 114,181
Construction Cost TOTAL:					\$ 4,682,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,682,000
Engineering/Survey/Testing:		18%	\$ 842,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 936,400
Impact Fee Project Cost TOTAL:			\$ 6,461,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	B-13
Limits:	1050' W of CR 1016 to CR 1016		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	1,050		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,033	cy	\$ 20.00	\$ 60,667
203	Lime Stabilization (with Lime @ 50 lb/sy)	5,833	sy	\$ 8.00	\$ 46,667
302	11" Concrete Pavement and Curb	5,367	sy	\$ 95.00	\$ 509,833
403	8" Lime Stabilized Subgrade	5,833	sy	\$ 3.75	\$ 21,875
503	10' Concrete Sidepath (2)	21,000	sf	\$ 10.00	\$ 210,000
603	Turn Lanes and Median Openings	743	sy	\$ 128.00	\$ 95,073
Paving Construction Cost Subtotal:					\$ 944,114
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	28,323	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	18,882	
√ Roadway Drainage	Standard Internal System	20%	\$	188,823	
√ Illumination		6%	\$	56,647	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	33,044	
√ Sewer	Minor Adjustments	4%	\$	33,044	
√ Landscaping and Irrigation		6%	\$	56,647	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 415,410
Paving and Allowance Subtotal:					\$ 1,359,525
Construction Contingency:					15% \$ 203,929
Mobilization					5% \$ 67,976
Prep ROW					4% \$ 54,381
Construction Cost TOTAL:					\$ 1,686,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,686,000
Engineering/Survey/Testing:		18%	\$ 303,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 168,600
Impact Fee Project Cost TOTAL:			\$ 2,158,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	B-14
Limits:	CR 1016 to 765' W of Alsbury		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	2,945		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	8,508	cy	\$ 20.00	\$ 170,156
203	Lime Stabilization (with Lime @ 50 lb/sy)	16,361	sy	\$ 8.00	\$ 130,889
302	11" Concrete Pavement and Curb	15,052	sy	\$ 95.00	\$ 1,429,961
403	8" Lime Stabilized Subgrade	16,361	sy	\$ 3.75	\$ 61,354
503	10' Concrete Sidepath (2)	58,900	sf	\$ 10.00	\$ 589,000
603	Turn Lanes and Median Openings	2,083	sy	\$ 128.00	\$ 266,656
Paving Construction Cost Subtotal:					\$ 2,648,016
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	79,440
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	52,960
√	Roadway Drainage	Standard Internal System	20%	\$	529,603
√	Illumination		6%	\$	158,881
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	92,681
√	Sewer	Minor Adjustments	4%	\$	92,681
√	Landscaping and Irrigation		6%	\$	158,881
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,665,127
Paving and Allowance Subtotal:				\$	4,313,143
Construction Contingency:				15%	\$ 646,971
Mobilization				5%	\$ 215,657
Prep ROW				4%	\$ 172,526
Construction Cost TOTAL:				\$	5,349,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,349,000
Engineering/Survey/Testing:		18%	\$ 962,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 534,900
Impact Fee Project Cost TOTAL:			\$ 6,847,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1016 (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial	B-18
Limits:	720' N of CR 920 to 2740' N of CR 920		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	2,020		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,836	cy	\$ 20.00	\$ 116,711
207	Lime Stabilization (with Lime @ 50 lb/sy)	11,222	sy	\$ 8.00	\$ 89,778
306	8" Concrete Pavement and Curb	10,324	sy	\$ 75.00	\$ 774,333
407	8" Lime Stabilized Subgrade	11,222	sy	\$ 3.75	\$ 42,083
507	12' Concrete Sidepath (2)	48,480	sf	\$ 10.00	\$ 484,800
607	Turn Lanes and Median Openings	1,496	sy	\$ 128.00	\$ 191,472
Paving Construction Cost Subtotal:					\$ 1,699,177
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	50,975
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	33,984
√	Roadway Drainage	Standard Internal System	20%	\$	339,835
√	Illumination		6%	\$	101,951
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	59,471
√	Sewer	Minor Adjustments	4%	\$	59,471
√	Landscaping and Irrigation		6%	\$	101,951
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	997,638
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 2,696,815
Construction Contingency:					15% \$ 404,522
Mobilization					5% \$ 134,841
Prep ROW					4% \$ 107,873
Construction Cost TOTAL:					\$ 3,345,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,345,000
Engineering/Survey/Testing:		18%	\$ 602,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 334,500
Impact Fee Project Cost TOTAL:			\$ 4,282,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 1016 (2)	This project consists of the construction of a new 4 lane divided concrete major arterial	B-19
Limits:	CR 920 to 720' N of CR 920		
Impact Fee Class:	MaA-120		
Ultimate Class:	Major Arterial		
Length (lf):	720		
Service Area(s):	B		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,080	cy	\$ 20.00	\$ 41,600
207	Lime Stabilization (with Lime @ 50 lb/sy)	4,000	sy	\$ 8.00	\$ 32,000
306	8" Concrete Pavement and Curb	3,680	sy	\$ 75.00	\$ 276,000
407	8" Lime Stabilized Subgrade	4,000	sy	\$ 3.75	\$ 15,000
507	12' Concrete Sidepath (2)	17,280	sf	\$ 10.00	\$ 172,800
607	Turn Lanes and Median Openings	533	sy	\$ 128.00	\$ 68,247
Paving Construction Cost Subtotal:					\$ 605,647
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 12,113		
√ Roadway Drainage	Standard Internal System	20%	\$ 121,129		
√ Illumination		6%	\$ 36,339		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 21,198		
√ Sewer	Minor Adjustments	4%	\$ 21,198		
√ Landscaping and Irrigation		6%	\$ 36,339		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 248,315
Paving and Allowance Subtotal:					\$ 853,963
Construction Contingency:					15% \$ 128,094
Mobilization					5% \$ 42,698
Prep ROW					3% \$ 25,619
Construction Cost TOTAL:					\$ 1,051,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,051,000
Engineering/Survey/Testing:		18%	\$ 189,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 210,200
Impact Fee Project Cost TOTAL:			\$ 1,450,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-20
Name:	Alsbury (1)	Widen & reconfigure existing 4-lane undivided with on-street parking section to a 4-lane divided section with raised median. New signalized intersections at Morgan Street & Sierra Vista Drive.		
Limits:	John Jones to 600' SW of Renfro			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	8,610			
Service Area(s):	B			
Impact Fee Project Cost Summary				
			Impact Fee Project Cost TOTAL:	\$ 3,000,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-21
Name:	Alsbury (2)	This project consists of the construction of two additional lanes to complete the 4 lane divided concrete major arterial		
Limits:	Hulen to Candler			
Impact Fee Class:	MaA-120 (1/2)			
Ultimate Class:	Major Arterial			
Length (lf):	3,570			
Service Area(s):	B			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	5,157	cy	\$ 20.00	\$ 103,133
208	Lime Stabilization (with Lime @ 50 lb/sy)	9,917	sy	\$ 8.00	\$ 79,333
307	8" Concrete Pavement and Curb	9,123	sy	\$ 75.00	\$ 684,250
408	8" Lime Stabilized Subgrade	9,917	sy	\$ 3.75	\$ 37,188
508	Concrete Sidewalk	0	sf	\$ 10.00	\$ -
608	Turn Lanes and Median Openings	1,803	sy	\$ 128.00	\$ 230,817
Paving Construction Cost Subtotal:					\$ 1,134,721
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	34,042
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	22,694
√	Roadway Drainage	Standard Internal System	20%	\$	226,944
√	Illumination		6%	\$	68,083
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	39,715
√	Sewer	Minor Adjustments	4%	\$	39,715
√	Landscaping and Irrigation		6%	\$	68,083
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	999,277
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:				\$	2,133,998
Construction Contingency:				15%	\$ 320,100
Mobilization				5%	\$ 106,700
Prep ROW				4%	\$ 85,360
Construction Cost TOTAL:				\$	2,647,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,647,000
Engineering/Survey/Testing:		18%	\$ 476,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 264,700
Impact Fee Project Cost TOTAL:			\$ 3,388,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Wilshire (1)	This project consists of the construction of the inside median lanes to complete the 6 lane divided TxDOT principal arterial	B-22, C-27
Limits:	John Jones to Elk		
Impact Fee Class:	PA-120 (1/3)		
Ultimate Class:	Principal Arterial		
Length (lf):	1,925		
Service Area(s):	B, C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
102	Unclassified Street Excavation	2,994	cy	\$ 6.00	\$ 17,967	
202	2" Asphalt (Type C)	5,133	sy	\$ 7.75	\$ 39,783	
302	4" Asphalt Base (Type B)	5,133	sy	\$ 11.50	\$ 59,033	
402	6" Asphalt Base (Type B)	5,561	sy	\$ 21.00	\$ 116,783	
502	12" Lime Stabilization (with Lime @ 50#/sy)	5,775	sy	\$ 4.00	\$ 23,100	
602	4' Concrete Sidewalk	0	sf	\$ 4.50	\$ -	
702	Machine Laid Curb & Gutter	3,850	lf	\$ 10.00	\$ 38,500	
802	Turn Lanes and Median Openings	972	sy	\$ 44.25	\$ 43,026	
Paving Construction Cost Subtotal:					\$ 338,193	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	10,146		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	6,764		
Roadway Drainage	None Anticipated	0%	\$	-		
Illumination	None Anticipated	0%	\$	-		
√ Special Drainage Structures	Major Drainage Crossing	-	\$	1,008,000		
Water	None Anticipated	0%	\$	-		
Sewer	None Anticipated	0%	\$	-		
√ Landscaping and Irrigation		6%	\$	20,292		
√ Intersection Improvements		-	\$	250,000		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 1,295,201
Paving and Allowance Subtotal:					\$ 1,633,394	
Construction Contingency:					15%	\$ 245,009
Mobilization					5%	\$ 81,670
Prep ROW					4%	\$ 65,336
Construction Cost TOTAL:					\$ 2,026,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,026,000
Engineering/Survey/Testing:		18%	\$ 364,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 478,200

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	B-23, C-28
Name:	Wilshire (2)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	John Jones to Greenridge			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	1,735			
Service Area(s):	B, C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,711	cy	\$ 6.00	\$ 46,267
201	2" Asphalt (Type C)	13,880	sy	\$ 7.75	\$ 107,570
301	4" Asphalt Base (Type B)	13,880	sy	\$ 11.50	\$ 159,620
401	6" Asphalt Base (Type B)	14,651	sy	\$ 21.00	\$ 307,673
501	12" Lime Stabilization (with Lime @ 50#/sy)	15,037	sy	\$ 4.00	\$ 60,147
601	4' Concrete Sidewalk	13,880	sf	\$ 4.50	\$ 62,460
701	Machine Laid Curb & Gutter	6,940	lf	\$ 10.00	\$ 69,400
801	Turn Lanes and Median Openings	1,285	sy	\$ 44.25	\$ 56,853
Paving Construction Cost Subtotal:					\$ 869,990
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	26,100
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	17,400
√	Roadway Drainage	Standard Internal System	20%	\$	173,998
√	Illumination		6%	\$	52,199
√	Special Drainage Structures	Major Drainage Crossing	-	\$	686,400
√	Water	Minor Adjustments	4%	\$	30,450
√	Sewer	Minor Adjustments	4%	\$	30,450
√	Landscaping and Irrigation		6%	\$	52,199
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	1,319,196
Paving and Allowance Subtotal:				\$	2,189,186
Construction Contingency:				15%	\$ 328,378
Mobilization				5%	\$ 109,459
Prep ROW				4%	\$ 87,567
Construction Cost TOTAL:				\$	2,715,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,715,000
Engineering/Survey/Testing:		18%	\$ 488,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 640,800

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No. B-24, C-29
Name:	Wilshire (3)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial	
Limits:	Commons to Hulen		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	1,795		
Service Area(s):	B, C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,978	cy	\$ 6.00	\$ 47,867
201	2" Asphalt (Type C)	14,360	sy	\$ 7.75	\$ 111,290
301	4" Asphalt Base (Type B)	14,360	sy	\$ 11.50	\$ 165,140
401	6" Asphalt Base (Type B)	15,158	sy	\$ 21.00	\$ 318,313
501	12" Lime Stabilization (with Lime @ 50#/sy)	15,557	sy	\$ 4.00	\$ 62,227
601	4' Concrete Sidewalk	14,360	sf	\$ 4.50	\$ 64,620
701	Machine Laid Curb & Gutter	7,180	lf	\$ 10.00	\$ 71,800
801	Turn Lanes and Median Openings	1,329	sy	\$ 44.25	\$ 58,819
Paving Construction Cost Subtotal:					\$ 900,076
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	27,002
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	18,002
√	Roadway Drainage	Standard Internal System	20%	\$	180,015
√	Illumination		6%	\$	54,005
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	31,503
√	Sewer	Minor Adjustments	4%	\$	31,503
√	Landscaping and Irrigation		6%	\$	54,005
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	646,033
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 1,546,110
Construction Contingency: 15%					\$ 231,916
Mobilization: 5%					\$ 77,305
Prep ROW: 4%					\$ 61,844
Construction Cost TOTAL:					\$ 1,918,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,918,000
Engineering/Survey/Testing:		18%	\$ 345,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 452,600

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City of Burleson - 2023 Roadway Impact Fee Study

Capital Improvement Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area C

#	IF Class	Project	Limits		Percent in Service Area	Project Cost	Total Cost in Service Area
			From	To			
C-1	MiC-60	McCall	IH-35W NBFR	Stone	100%	\$ 3,930,000	\$ 3,930,000
C-2	MaC-70	Major Collector F	Abner Lee	995' SW of Abner Lee	100%	\$ 4,230,000	\$ 4,230,000
C-3	PA-120	Renfro (1)	Village Parkway	Beard	100%	\$ 9,804,000	\$ 9,804,000
C-4	PA-120	Renfro (2)	Beard	Hurst	100%	\$ 2,812,000	\$ 2,812,000
C-5	MaA-120	Renfro (3)	Hurst	Hidden Creek	100%	\$ 18,685,000	\$ 18,685,000
C-6	MaA-120	Renfro (4)	Hidden Creek	CR 602	100%	\$ 5,715,000	\$ 5,715,000
C-7	MiA-100	Renfro (5)	CR 602	200' NW of Christopher Ln	100%	\$ 4,488,000	\$ 4,488,000
C-8	MiC-60	Gregory (1)	Johnson	Wilshire	100%	\$ 404,000	\$ 404,000
C-9	MaC-70	Hollow Creek	Burleson	Hurst	100%	\$ 4,035,000	\$ 4,035,000
C-10	MaC-70	Hidden Creek	Renfro	Laredo	100%	\$ 3,035,000	\$ 3,035,000
C-11	MaC-70	Houston (1)	Laredo	Brooks	100%	\$ 797,000	\$ 797,000
C-12	MaC-70	Houston (2)	Brooks	550' E of Paint Brush Trail	100%	\$ 11,976,000	\$ 11,976,000
C-13	MaC-70	County Road 805 (1)	CR 805	Tarver	100%	\$ 1,283,000	\$ 1,283,000
C-14	MaC-70	County Road 805 (2)	Tarver	IH-35W SBFR	100%	\$ 444,000	\$ 444,000
C-15	MiC-60	Cardinal Ridge	Hurst	IH-35W NBFR	100%	\$ 3,475,000	\$ 3,475,000
C-16	MaC-70	Commons (2)	Wilshire	Fairfield	100%	\$ 1,572,000	\$ 1,572,000
C-17	MaC-70	Commons (3)	Fairfield	FM 731	100%	\$ 1,604,000	\$ 1,604,000
C-18	MiC-60	Minor Collector B	Wilshire	Fairfield	100%	\$ 2,305,000	\$ 2,305,000
A-4, C-19	PA-120	Hulen (6)	Wilshire	Fairfield	50%	\$ 5,205,000	\$ 2,602,500
A-5, C-20	PA-120	Hulen (7)	Fairfield	FM 731	50%	\$ 4,593,000	\$ 2,296,500
C-21	PA-120	Hulen (8)	John Jones	CR 714	100%	\$ 14,744,000	\$ 14,744,000
C-22	PA-120	Hulen (9)	265' E of Broad Valley	1265' E of Broad Valley	100%	\$ 2,717,000	\$ 2,717,000
C-23	PA-120	Hulen (10)	850' W of Cozby	205' W of Cozby	100%	\$ 1,754,000	\$ 1,754,000
C-24	MaC-70	Hulen (11)	CR 601	370' E of CR 601	100%	\$ 537,000	\$ 537,000
C-25, D-1	MiA-100	Bethesda (1)	Briaroaks	IH-35W SBFR	50%	\$ 12,073,000	\$ 6,036,500
C-26, D-2	MiA-100	Bethesda (2)	IH-35W NBFR	555' E of IH-35W NBFR	50%	\$ 1,110,000	\$ 555,000
B-23, C-27	PA-120 (1/3)	Wilshire (1)	John Jones	Elk	50%	\$ 478,200	\$ 239,100
B-24, C-28	PA-120	Wilshire (2)	John Jones	Greenridge	50%	\$ 640,800	\$ 320,400
B-25, C-29	PA-120	Wilshire (3)	Commons	Hulen	50%	\$ 452,600	\$ 226,300
C-30	MaC-70	Fairfield (1)	200' SW of Minor Collector	Hulen	100%	\$ 1,167,000	\$ 1,167,000
C-31	PA-120	John Jones (6)	Wilshire	CR 714	100%	\$ 1,193,400	\$ 1,193,400
C-32	PA-120	John Jones (7)	CR 714	CR 920	100%	\$ 494,800	\$ 494,800
C-33	MiC-60	Gregory (2)	Miller	Tinker	100%	\$ 3,571,000	\$ 3,571,000
C-34	MiA-100	Hidden Vista (1)	Hidden Creek	190' S of Landmark	100%	\$ 16,146,000	\$ 16,146,000
C-35	MiA-100	Hidden Vista (2)	905' S of Landmark	CR 714	100%	\$ 5,912,000	\$ 5,912,000
C-36	MiC-60	Dobson (1)	Miller	Hidden Creek	100%	\$ 15,206,000	\$ 15,206,000
C-37	MiC-60	Dobson (2)	Hidden Creek	CR 715	100%	\$ 4,236,000	\$ 4,236,000
C-38	MiC-60	Dobson (3)	CR 715	CR 714	50%	\$ 3,383,000	\$ 1,691,500
C-39	MaC-70	Stone (1)	Alsbury	McCall	100%	\$ 3,561,000	\$ 3,561,000
C-40	MaC-70	Stone (2)	McCall	Stampede	100%	\$ -	\$ -
C-41	MiC-60	Tarver (1)	Hidden Creek	CR 715	100%	\$ 4,658,000	\$ 4,658,000
C-42	MaC-70	Tarver (2)	CR 715	1555' S of CR 716	100%	\$ 2,551,000	\$ 2,551,000
C-43	MaC-70	Beard	Renfro	Hidden Creek	100%	\$ 7,998,000	\$ 7,998,000
C-44	MaC-70	Hurst (1)	Wildcat Way	Hurst	100%	\$ 11,218,000	\$ 11,218,000
C-45	MaC-70	Hurst (2)	Wyche Ct	Renfro	100%	\$ 3,063,000	\$ 3,063,000
C-46	MaC-70	Hurst (3)	Hidden Creek	Cardinal Ridge	100%	\$ 4,874,000	\$ 4,874,000
C-47	MaC-70	Hurst (4)	Cardinal Ridge	1615' S of Cardinal Ridge	100%	\$ 3,223,000	\$ 3,223,000
C-48	MaC-70	County Road 601	CR 601	Hulen	50%	\$ 2,636,000	\$ 1,318,000
C-49	MiA-100	Briaroaks	IH-35W SBFR	990' S of IH-35W SBFR	100%	\$ 2,035,000	\$ 2,035,000
C-50	MaC-70	County Road 503B (1)	Hidden Creek	905' S of Hidden Creek	100%	\$ 1,312,000	\$ 1,312,000
C-51	MaC-70	County Road 503B (2)	1750' S of Hidden Creek	3105' S of Hidden Creek	100%	\$ 4,518,000	\$ 4,518,000
C-52	MaC-70	Brooks (1)	50' N of CR 532	50' N of Houston	100%	\$ 3,354,000	\$ 3,354,000
C-53	MaC-70	Brooks (2)	Houston	110' N of Houston	100%	\$ 160,000	\$ 160,000
C-54	MaC-70	County Road 602 (1)	Renfro	CR 602	100%	\$ 1,125,000	\$ 1,125,000
C-55	MaC-70	County Road 602 (2)	960' N of Cindy Ct	720' S of Cindy Ct	50%	\$ 2,724,000	\$ 1,362,000
C-56	MaC-70	County Road 602 (3)	250' N of Taylor Bridge	835' S of Taylor Bridge	50%	\$ 2,760,000	\$ 1,380,000
C-57	MiA-100	Renfro (6)	CR 529	Ryan	100%	\$ 15,005,000	\$ 15,005,000
C-58	MaC-70	County Road 715	Dobson	Tarver	50%	\$ 3,804,000	\$ 1,902,000
Intersection Improvements	Status	Type	Road A	Road B	Percent in Service Area	Total Cost	Cost in Service Area
	Rebuild	Intersection Improvements	Alsbury	Stone	25%	\$ 500,000	\$ 125,000
	Rebuild	Intersection Improvements	Renfro	Hurst	100%	\$ 500,000	\$ 500,000
	New	Roundabout	Houston	Brooks	100%	\$ 750,000	\$ 750,000
	Rebuild	Intersection Improvements	Houston	Hidden Creek	100%	\$ 500,000	\$ 500,000
	New	Intersection Improvements	CR 602	Renfro	100%	\$ 500,000	\$ 500,000
	New	Intersection Improvements	CR 601	Hulen	100%	\$ 500,000	\$ 500,000
	New	Intersection Improvements	John Jones	Commons	100%	\$ 500,000	\$ 500,000
	New	Intersection Improvements	Hulen	John Jones	50%	\$ 500,000	\$ 250,000
	New	Intersection Improvements	Hulen	Fairfield	50%	\$ 500,000	\$ 250,000
New	Intersection Improvements	Hulen	Hidden Vista	100%	\$ 500,000	\$ 500,000	
Rebuild	Intersection Improvements	Bethesda	Briaroaks	25%	\$ 500,000	\$ 125,000	
TOTAL						\$ 208,433,800	\$ 241,357,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-1
Name:	McCall	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector		
Limits:	IH-35W NBFR to Stone			
Impact Fee Class:	MiC-60			
Ultimate Class:	Minor Collector			
Length (lf):	1330			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,808	cy	\$ 20.00	\$ 56,156
206	Lime Stabilization (with Lime @ 50 lb/sy)	5,468	sy	\$ 8.00	\$ 43,742
305	8" Concrete Pavement and Curb	5,172	sy	\$ 75.00	\$ 387,917
406	8" Lime Stabilized Subgrade	5,468	sy	\$ 3.75	\$ 20,504
506	6 Concrete Sidewalk (2)	15,960	sf	\$ 10.00	\$ 159,600
606	Right Turn Lanes	168	sy	\$ 128.00	\$ 21,506
Paving Construction Cost Subtotal:					\$ 689,424
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	20,683
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	13,788
√	Roadway Drainage	Standard Internal System	20%	\$	137,885
√	Illumination		6%	\$	41,365
√	Special Drainage Structures	Major Drainage Crossing	-	\$	1,232,250
√	Water	Minor Adjustments	4%	\$	24,130
√	Sewer	Minor Adjustments	4%	\$	24,130
√	Landscaping and Irrigation		6%	\$	41,365
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,785,597
				Paving and Allowance Subtotal:	\$ 2,475,021
				Construction Contingency:	15% \$ 371,253
				Mobilization	5% \$ 123,751
				Prep ROW	4% \$ 99,001
				Construction Cost TOTAL:	\$ 3,070,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,070,000
Engineering/Survey/Testing:		18%	\$ 552,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 307,000
Impact Fee Project Cost TOTAL:			\$ 3,930,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Major Collector F	This project consists of the construction of a new 4 lane undivided concrete major collector	C-2
Limits:	Abner Lee to 995' SW of Abner Lee		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	995		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,653	cy	\$ 20.00	\$ 53,067
205	Lime Stabilization (with Lime @ 50 lb/sy)	5,196	sy	\$ 8.00	\$ 41,569
304	8" Concrete Pavement and Curb	4,975	sy	\$ 75.00	\$ 373,125
405	8" Lime Stabilized Subgrade	5,196	sy	\$ 3.75	\$ 19,485
505	5' Concrete Sidewalk (2)	9,950	sf	\$ 10.00	\$ 99,500
605	Right Turn Lanes	126	sy	\$ 128.00	\$ 16,089
Paving Construction Cost Subtotal:					\$ 602,835
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 12,057		
√ Roadway Drainage	Standard Internal System	20%	\$ 120,567		
√ Illumination		6%	\$ 36,170		
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 1,641,750		
√ Water	Minor Adjustments	4%	\$ 21,099		
√ Sewer	Minor Adjustments	4%	\$ 21,099		
√ Landscaping and Irrigation		6%	\$ 36,170		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,888,912
Paving and Allowance Subtotal:					\$ 2,491,747
Construction Contingency:					15% \$ 373,762
Mobilization					5% \$ 124,587
Prep ROW					3% \$ 74,752
Construction Cost TOTAL:					\$ 3,065,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,065,000
Engineering/Survey/Testing:		18%	\$ 551,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 613,000
Impact Fee Project Cost TOTAL:			\$ 4,230,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Renfro (1)	This project consists of the reconstruction of the existing facility as a 6 lane divided concrete principal arterial	C-3
Limits:	Village Parkway to Beard		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	2730		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	11,223	cy	\$ 20.00	\$ 224,467
201	Lime Stabilization (with Lime @ 50 lb/sy)	21,840	sy	\$ 8.00	\$ 174,720
301	11" Concrete Pavement and Curb	20,627	sy	\$ 95.00	\$ 1,959,533
401	8" Lime Stabilized Subgrade	21,840	sy	\$ 3.75	\$ 81,900
501	10' Concrete Sidepath (2)	54,600	sf	\$ 10.00	\$ 546,000
601	Turn Lanes and Median Openings	2,022	sy	\$ 128.00	\$ 258,771
Paving Construction Cost Subtotal:					\$ 3,245,391
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	97,362	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	64,908	
√ Roadway Drainage	Standard Internal System	20%	\$	649,078	
√ Illumination		6%	\$	194,723	
√ Special Drainage Structures	Major Drainage Crossing	-	\$	1,003,200	
√ Water	Minor Adjustments	4%	\$	113,589	
√ Sewer	Minor Adjustments	4%	\$	113,589	
√ Landscaping and Irrigation		6%	\$	194,723	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,931,172
Paving and Allowance Subtotal:					\$ 6,176,563
Construction Contingency:					15% \$ 926,484
Mobilization					5% \$ 308,828
Prep ROW					4% \$ 247,063
Construction Cost TOTAL:					\$ 7,659,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 7,659,000
Engineering/Survey/Testing:		18%	\$ 1,378,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 765,900
Impact Fee Project Cost TOTAL:			\$ 9,804,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-4
Name:	Renfro (2)	This project consists of the reconstruction of the existing facility as a 6 lane divided concrete principal arterial		
Limits:	Beard to Hurst			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	1035			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,255	cy	\$ 20.00	\$ 85,100
201	Lime Stabilization (with Lime @ 50 lb/sy)	8,280	sy	\$ 8.00	\$ 66,240
301	11" Concrete Pavement and Curb	7,820	sy	\$ 95.00	\$ 742,900
401	8" Lime Stabilized Subgrade	8,280	sy	\$ 3.75	\$ 31,050
501	10' Concrete Sidepath (2)	20,700	sf	\$ 10.00	\$ 207,000
601	Turn Lanes and Median Openings	766	sy	\$ 128.00	\$ 98,105
Paving Construction Cost Subtotal:					\$ 1,230,395
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	36,912
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	24,608
√	Roadway Drainage	Standard Internal System	20%	\$	246,079
√	Illumination		6%	\$	73,824
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	43,064
√	Sewer	Minor Adjustments	4%	\$	43,064
√	Landscaping and Irrigation		6%	\$	73,824
	Intersection Improvements		-	\$	-
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	541,374
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 1,771,769
Construction Contingency:					15% \$ 265,765
Mobilization					5% \$ 88,588
Prep ROW					4% \$ 70,871
Construction Cost TOTAL:					\$ 2,197,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,197,000
Engineering/Survey/Testing:		18%	\$ 395,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 219,700
Impact Fee Project Cost TOTAL:			\$ 2,812,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-5
Name:	Renfro (3)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial		
Limits:	Hurst to Hidden Creek			
Impact Fee Class:	MaA-120			
Ultimate Class:	Major Arterial			
Length (lf):	7000			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	20,222	cy	\$ 20.00	\$ 404,444
207	Lime Stabilization (with Lime @ 50 lb/sy)	38,889	sy	\$ 8.00	\$ 311,111
306	8" Concrete Pavement and Curb	35,778	sy	\$ 75.00	\$ 2,683,333
407	8" Lime Stabilized Subgrade	38,889	sy	\$ 3.75	\$ 145,833
507	12' Concrete Sidepath (2)	168,000	sf	\$ 10.00	\$ 1,680,000
607	Turn Lanes and Median Openings	5,184	sy	\$ 128.00	\$ 663,515
Paving Construction Cost Subtotal:					\$ 5,888,237
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	176,647	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	117,765	
√ Roadway Drainage	Standard Internal System	20%	\$	1,177,647	
√ Illumination		6%	\$	353,294	
√ Special Drainage Structures	Major Drainage Crossing	-	\$	2,793,000	
√ Water	Minor Adjustments	4%	\$	206,088	
√ Sewer	Minor Adjustments	4%	\$	206,088	
√ Landscaping and Irrigation		6%	\$	353,294	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 5,883,824
Paving and Allowance Subtotal:					\$ 11,772,062
Construction Contingency:					15% \$ 1,765,809
Mobilization					5% \$ 588,603
Prep ROW					4% \$ 470,882
Construction Cost TOTAL:					\$ 14,598,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 14,598,000
Engineering/Survey/Testing:		18%	\$ 2,627,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,459,800
Impact Fee Project Cost TOTAL:			\$ 18,685,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-6
Name:	Renfro (4)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete major arterial		
Limits:	Hidden Creek to CR 602			
Impact Fee Class:	MaA-120			
Ultimate Class:	Major Arterial			
Length (lf):	2610			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	7,540	cy	\$ 20.00	\$ 150,800
207	Lime Stabilization (with Lime @ 50 lb/sy)	14,500	sy	\$ 8.00	\$ 116,000
306	8" Concrete Pavement and Curb	13,340	sy	\$ 75.00	\$ 1,000,500
407	8" Lime Stabilized Subgrade	14,500	sy	\$ 3.75	\$ 54,375
507	12' Concrete Sidepath (2)	62,640	sf	\$ 10.00	\$ 626,400
607	Turn Lanes and Median Openings	1,933	sy	\$ 128.00	\$ 247,396
Paving Construction Cost Subtotal:					\$ 2,195,471
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	65,864	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	43,909	
√ Roadway Drainage	Standard Internal System	20%	\$	439,094	
√ Illumination		6%	\$	131,728	
√ Special Drainage Structures	Minor Stream Crossing	-	\$	189,000	
√ Water	Minor Adjustments	4%	\$	76,841	
√ Sewer	Minor Adjustments	4%	\$	76,841	
√ Landscaping and Irrigation		6%	\$	131,728	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,405,007
Paving and Allowance Subtotal:					\$ 3,600,479
Construction Contingency:					15% \$ 540,072
Mobilization					5% \$ 180,024
Prep ROW					4% \$ 144,019
Construction Cost TOTAL:					\$ 4,465,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,465,000
Engineering/Survey/Testing:		18%	\$ 803,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 446,500
Impact Fee Project Cost TOTAL:			\$ 5,715,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No. C-7
Name:	Renfro (5)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	
Limits:	CR 602 to 200' NW of Christopher Ln		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	1990		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	5,749	cy	\$ 20.00	\$ 114,978
203	Lime Stabilization (with Lime @ 50 lb/sy)	11,056	sy	\$ 8.00	\$ 88,444
302	11" Concrete Pavement and Curb	10,171	sy	\$ 95.00	\$ 966,256
403	8" Lime Stabilized Subgrade	11,056	sy	\$ 3.75	\$ 41,458
503	10' Concrete Sidepath (2)	39,800	sf	\$ 10.00	\$ 398,000
603	Turn Lanes and Median Openings	1,408	sy	\$ 128.00	\$ 180,185
Paving Construction Cost Subtotal:					\$ 1,789,322
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	53,680
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	35,786
√	Roadway Drainage	Standard Internal System	20%	\$	357,864
√	Illumination		6%	\$	107,359
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	62,626
√	Sewer	Minor Adjustments	4%	\$	62,626
√	Landscaping and Irrigation		6%	\$	107,359
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,037,301
				Paving and Allowance Subtotal:	\$ 2,826,623
				Construction Contingency:	15% \$ 423,993
				Mobilization	5% \$ 141,331
				Prep ROW	4% \$ 113,065
				Construction Cost TOTAL:	\$ 3,506,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,506,000
Engineering/Survey/Testing:		18%	\$ 631,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 350,600
Impact Fee Project Cost TOTAL:			\$ 4,488,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Gregory (1)	This project consists of the construction of a new 2 lane undivided concrete minor collector	C-8
Limits:	Johnson to Wilshire		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	325		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	686	cy	\$ 20.00	\$ 13,722
206	Lime Stabilization (with Lime @ 50 lb/sy)	1,336	sy	\$ 8.00	\$ 10,689
305	8" Concrete Pavement and Curb	1,264	sy	\$ 75.00	\$ 94,792
406	8" Lime Stabilized Subgrade	1,336	sy	\$ 3.75	\$ 5,010
506	6 Concrete Sidewalk (2)	3,900	sf	\$ 10.00	\$ 39,000
606	Right Turn Lanes	41	sy	\$ 128.00	\$ 5,255
Paving Construction Cost Subtotal:					\$ 168,468
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 3,369		
√ Roadway Drainage	Standard Internal System	20%	\$ 33,694		
√ Illumination		6%	\$ 10,108		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 5,896		
√ Sewer	Minor Adjustments	4%	\$ 5,896		
√ Landscaping and Irrigation		6%	\$ 10,108		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 69,072
Paving and Allowance Subtotal:					\$ 237,540
Construction Contingency:					15% \$ 35,631
Mobilization					5% \$ 11,877
Prep ROW					3% \$ 7,126
Construction Cost TOTAL:					\$ 293,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 293,000
Engineering/Survey/Testing:		18%	\$ 52,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 58,600
Impact Fee Project Cost TOTAL:			\$ 404,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hollow Creek	This project consists of the construction of a new 4 lane undivided concrete major collector	C-9
Limits:	Burleson to Hurst		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	2490		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,640	cy	\$ 20.00	\$ 132,800
205	Lime Stabilization (with Lime @ 50 lb/sy)	13,003	sy	\$ 8.00	\$ 104,027
304	8" Concrete Pavement and Curb	12,450	sy	\$ 75.00	\$ 933,750
405	8" Lime Stabilized Subgrade	13,003	sy	\$ 3.75	\$ 48,763
505	5' Concrete Sidewalk (2)	24,900	sf	\$ 10.00	\$ 249,000
605	Right Turn Lanes	315	sy	\$ 128.00	\$ 40,263
Paving Construction Cost Subtotal:					\$ 1,508,602
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 30,172		
√ Roadway Drainage	Standard Internal System	20%	\$ 301,720		
√ Illumination		6%	\$ 90,516		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 52,801		
√ Sewer	Minor Adjustments	4%	\$ 52,801		
√ Landscaping and Irrigation		6%	\$ 90,516		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 868,527		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 2,377,128
Construction Contingency:					15% \$ 356,569
Mobilization					5% \$ 118,856
Prep ROW					3% \$ 71,314
Construction Cost TOTAL:					\$ 2,924,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,924,000
Engineering/Survey/Testing:		18%	\$ 526,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 584,800
Impact Fee Project Cost TOTAL:			\$ 4,035,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-10
Name:	Hidden Creek	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	Renfro to Laredo			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	1800			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,800	cy	\$ 20.00	\$ 96,000
205	Lime Stabilization (with Lime @ 50 lb/sy)	9,400	sy	\$ 8.00	\$ 75,200
304	8" Concrete Pavement and Curb	9,000	sy	\$ 75.00	\$ 675,000
405	8" Lime Stabilized Subgrade	9,400	sy	\$ 3.75	\$ 35,250
505	5' Concrete Sidewalk (2)	18,000	sf	\$ 10.00	\$ 180,000
605	Right Turn Lanes	227	sy	\$ 128.00	\$ 29,105
Paving Construction Cost Subtotal:					\$ 1,090,555
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 21,811		
√ Roadway Drainage	Standard Internal System	20%	\$ 218,111		
√ Illumination		6%	\$ 65,433		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 38,169		
√ Sewer	Minor Adjustments	4%	\$ 38,169		
√ Landscaping and Irrigation		6%	\$ 65,433		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 697,128
Paving and Allowance Subtotal:					\$ 1,787,683
Construction Contingency:					15% \$ 268,152
Mobilization					5% \$ 89,384
Prep ROW					3% \$ 53,630
Construction Cost TOTAL:					\$ 2,199,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,199,000
Engineering/Survey/Testing:		18%	\$ 395,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 439,800
Impact Fee Project Cost TOTAL:			\$ 3,035,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Houston (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-11
Limits:	Laredo to Brooks		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	575		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,533	cy	\$ 20.00	\$ 30,667
205	Lime Stabilization (with Lime @ 50 lb/sy)	3,003	sy	\$ 8.00	\$ 24,022
304	8" Concrete Pavement and Curb	2,875	sy	\$ 75.00	\$ 215,625
405	8" Lime Stabilized Subgrade	3,003	sy	\$ 3.75	\$ 11,260
505	5' Concrete Sidewalk (2)	5,750	sf	\$ 10.00	\$ 57,500
605	Right Turn Lanes	73	sy	\$ 128.00	\$ 9,298
Paving Construction Cost Subtotal:					\$ 348,372
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	10,451	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	6,967	
√ Roadway Drainage	Standard Internal System	20%	\$	69,674	
√ Illumination		6%	\$	20,902	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	12,193	
√ Sewer	Minor Adjustments	4%	\$	12,193	
√ Landscaping and Irrigation		6%	\$	20,902	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 153,284
Paving and Allowance Subtotal:					\$ 501,656
Construction Contingency:					15% \$ 75,248
Mobilization					5% \$ 25,083
Prep ROW					4% \$ 20,066
Construction Cost TOTAL:					\$ 623,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 623,000
Engineering/Survey/Testing:		18%	\$ 112,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 62,300
Impact Fee Project Cost TOTAL:			\$ 797,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Houston (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-12
Limits:	Brooks to 550' E of Paint Brush Trail		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	8075		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	21,533	cy	\$ 20.00	\$ 430,667
205	Lime Stabilization (with Lime @ 50 lb/sy)	42,169	sy	\$ 8.00	\$ 337,356
304	8" Concrete Pavement and Curb	40,375	sy	\$ 75.00	\$ 3,028,125
405	8" Lime Stabilized Subgrade	42,169	sy	\$ 3.75	\$ 158,135
505	5' Concrete Sidewalk (2)	80,750	sf	\$ 10.00	\$ 807,500
605	Right Turn Lanes	1,020	sy	\$ 128.00	\$ 130,570
Paving Construction Cost Subtotal:					\$ 4,892,353
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	146,771	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	97,847	
√ Roadway Drainage	Standard Internal System	20%	\$	978,471	
√ Illumination		6%	\$	293,541	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	171,232	
√ Sewer	Minor Adjustments	4%	\$	171,232	
√ Landscaping and Irrigation		6%	\$	293,541	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,652,635
Paving and Allowance Subtotal:					\$ 7,544,988
Construction Contingency:					15% \$ 1,131,748
Mobilization					5% \$ 377,249
Prep ROW					4% \$ 301,800
Construction Cost TOTAL:					\$ 9,356,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 9,356,000
Engineering/Survey/Testing:		18%	\$ 1,684,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 935,600
Impact Fee Project Cost TOTAL:			\$ 11,976,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 805 (1)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-13
Limits:	CR 805 to Tarver		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	885		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,360	cy	\$ 20.00	\$ 47,200
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,622	sy	\$ 8.00	\$ 36,973
304	8" Concrete Pavement and Curb	4,425	sy	\$ 75.00	\$ 331,875
405	8" Lime Stabilized Subgrade	4,622	sy	\$ 3.75	\$ 17,331
505	5' Concrete Sidewalk (2)	8,850	sf	\$ 10.00	\$ 88,500
605	Right Turn Lanes	112	sy	\$ 128.00	\$ 14,310
Paving Construction Cost Subtotal:					\$ 536,190
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 10,724		
√ Roadway Drainage	Standard Internal System	20%	\$ 107,238		
√ Illumination		6%	\$ 32,171		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 18,767		
√ Sewer	Minor Adjustments	4%	\$ 18,767		
√ Landscaping and Irrigation		6%	\$ 32,171		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 219,838		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 756,028
Construction Contingency:					15% \$ 113,404
Mobilization					5% \$ 37,801
Prep ROW					3% \$ 22,681
Construction Cost TOTAL:					\$ 930,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 930,000
Engineering/Survey/Testing:		18%	\$ 167,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 186,000
Impact Fee Project Cost TOTAL:			\$ 1,283,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 805 (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-14
Limits:	Tarver to IH-35W SBFR		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	320		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	853	cy	\$ 20.00	\$ 17,067
205	Lime Stabilization (with Lime @ 50 lb/sy)	1,671	sy	\$ 8.00	\$ 13,369
304	8" Concrete Pavement and Curb	1,600	sy	\$ 75.00	\$ 120,000
405	8" Lime Stabilized Subgrade	1,671	sy	\$ 3.75	\$ 6,267
505	5' Concrete Sidewalk (2)	3,200	sf	\$ 10.00	\$ 32,000
605	Right Turn Lanes	40	sy	\$ 128.00	\$ 5,174
Paving Construction Cost Subtotal:					\$ 193,877
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	5,816	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	3,878	
√ Roadway Drainage	Standard Internal System	20%	\$	38,775	
√ Illumination		6%	\$	11,633	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	6,786	
√ Sewer	Minor Adjustments	4%	\$	6,786	
√ Landscaping and Irrigation		6%	\$	11,633	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
		Allowance Subtotal:		\$	85,306
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 279,182
Construction Contingency:					15%
Mobilization					5%
Prep ROW					4%
Construction Cost TOTAL:					\$ 347,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 347,000
Engineering/Survey/Testing:		18%	\$ 62,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 34,700
Impact Fee Project Cost TOTAL:			\$ 444,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Cardinal Ridge	This project consists of the construction of a new 2 lane undivided concrete minor collector	C-15
Limits:	Hurst to IH-35W NBFR		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	1740		
Service Area(s):	C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
106	Unclassified Street Excavation	3,673	cy	\$ 20.00	\$ 73,467	
206	Lime Stabilization (with Lime @ 50 lb/sy)	7,153	sy	\$ 8.00	\$ 57,227	
305	8" Concrete Pavement and Curb	6,767	sy	\$ 75.00	\$ 507,500	
406	8" Lime Stabilized Subgrade	7,153	sy	\$ 3.75	\$ 26,825	
506	6 Concrete Sidewalk (2)	20,880	sf	\$ 10.00	\$ 208,800	
606	Right Turn Lanes	220	sy	\$ 128.00	\$ 28,135	
Paving Construction Cost Subtotal:					\$ 901,954	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
Traffic Control	None Anticipated	0%	\$ -			
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 18,039			
√ Roadway Drainage	Standard Internal System	20%	\$ 180,391			
√ Illumination		6%	\$ 54,117			
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 524,700			
√ Water	Minor Adjustments	4%	\$ 31,568			
√ Sewer	Minor Adjustments	4%	\$ 31,568			
√ Landscaping and Irrigation		6%	\$ 54,117			
√ Intersection Improvements		-	\$ 250,000			
Miscellaneous:		\$0	\$ -			
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 1,144,501
Paving and Allowance Subtotal:					\$ 2,046,455	
Construction Contingency:					15%	\$ 306,968
Mobilization					5%	\$ 102,323
Prep ROW					3%	\$ 61,394
Construction Cost TOTAL:					\$ 2,518,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,518,000
Engineering/Survey/Testing:		18%	\$ 453,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 503,600
Impact Fee Project Cost TOTAL:			\$ 3,475,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Commons (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-16
Limits:	Wilshire to Fairfield		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1135		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,027	cy	\$ 20.00	\$ 60,533
205	Lime Stabilization (with Lime @ 50 lb/sy)	5,927	sy	\$ 8.00	\$ 47,418
304	8" Concrete Pavement and Curb	5,675	sy	\$ 75.00	\$ 425,625
405	8" Lime Stabilized Subgrade	5,927	sy	\$ 3.75	\$ 22,227
505	5' Concrete Sidewalk (2)	11,350	sf	\$ 10.00	\$ 113,500
605	Right Turn Lanes	143	sy	\$ 128.00	\$ 18,353
Paving Construction Cost Subtotal:					\$ 687,656
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	20,630	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	13,753	
√ Roadway Drainage	Standard Internal System	20%	\$	137,531	
√ Illumination		6%	\$	41,259	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	24,068	
√ Sewer	Minor Adjustments	4%	\$	24,068	
√ Landscaping and Irrigation		6%	\$	41,259	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
		Allowance Subtotal:	\$	302,569	
Paving and Allowance Subtotal:					\$ 990,224
Construction Contingency:					15% \$ 148,534
Mobilization					5% \$ 49,511
Prep ROW					4% \$ 39,609
Construction Cost TOTAL:					\$ 1,228,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,228,000
Engineering/Survey/Testing:		18%	\$ 221,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 122,800
Impact Fee Project Cost TOTAL:			\$ 1,572,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Commons (3)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-17
Limits:	Fairfield to FM 731		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1105		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,947	cy	\$ 20.00	\$ 58,933
205	Lime Stabilization (with Lime @ 50 lb/sy)	5,771	sy	\$ 8.00	\$ 46,164
304	8" Concrete Pavement and Curb	5,525	sy	\$ 75.00	\$ 414,375
405	8" Lime Stabilized Subgrade	5,771	sy	\$ 3.75	\$ 21,640
505	5' Concrete Sidewalk (2)	11,050	sf	\$ 10.00	\$ 110,500
605	Right Turn Lanes	140	sy	\$ 128.00	\$ 17,868
Paving Construction Cost Subtotal:					\$ 669,480
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 13,390		
√ Roadway Drainage	Standard Internal System	20%	\$ 133,896		
√ Illumination		6%	\$ 40,169		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 23,432		
√ Sewer	Minor Adjustments	4%	\$ 23,432		
√ Landscaping and Irrigation		6%	\$ 40,169		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 274,487
Paving and Allowance Subtotal:					\$ 943,967
Construction Contingency:					15% \$ 141,595
Mobilization					5% \$ 47,198
Prep ROW					3% \$ 28,319
Construction Cost TOTAL:					\$ 1,162,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,162,000
Engineering/Survey/Testing:		18%	\$ 209,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 232,400
Impact Fee Project Cost TOTAL:			\$ 1,604,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No. C-18
Name:	Minor Collector B	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector	
Limits:	Wilshire to Fairfield		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	1610		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,399	cy	\$ 20.00	\$ 67,978
206	Lime Stabilization (with Lime @ 50 lb/sy)	6,619	sy	\$ 8.00	\$ 52,951
305	8" Concrete Pavement and Curb	6,261	sy	\$ 75.00	\$ 469,583
406	8" Lime Stabilized Subgrade	6,619	sy	\$ 3.75	\$ 24,821
506	6 Concrete Sidewalk (2)	19,320	sf	\$ 10.00	\$ 193,200
606	Right Turn Lanes	203	sy	\$ 128.00	\$ 26,033
Paving Construction Cost Subtotal:					\$ 834,566
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	25,037
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	16,691
√	Roadway Drainage	Standard Internal System	20%	\$	166,913
√	Illumination		6%	\$	50,074
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	29,210
√	Sewer	Minor Adjustments	4%	\$	29,210
√	Landscaping and Irrigation		6%	\$	50,074
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	617,209
Paving and Allowance Subtotal:				\$	1,451,775
Construction Contingency:				15%	\$ 217,766
Mobilization				5%	\$ 72,589
Prep ROW				4%	\$ 58,071
Construction Cost TOTAL:				\$	1,801,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,801,000
Engineering/Survey/Testing:		18%	\$ 324,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 180,100
Impact Fee Project Cost TOTAL:			\$ 2,305,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (8)	This project consists of the construction of a new 6 lane divided concrete principal arterial	C-21
Limits:	John Jones to CR 714		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	3230		
Service Area(s):	C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
101	Unclassified Street Excavation	13,279	cy	\$ 20.00	\$ 265,578	
201	Lime Stabilization (with Lime @ 50 lb/sy)	25,840	sy	\$ 8.00	\$ 206,720	
301	11" Concrete Pavement and Curb	24,404	sy	\$ 95.00	\$ 2,318,422	
401	8" Lime Stabilized Subgrade	25,840	sy	\$ 3.75	\$ 96,900	
501	10' Concrete Sidepath (2)	64,600	sf	\$ 10.00	\$ 646,000	
601	Turn Lanes and Median Openings	2,392	sy	\$ 128.00	\$ 306,165	
Paving Construction Cost Subtotal:					\$ 3,839,785	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
Traffic Control	None Anticipated	0%	\$ -			
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 76,796			
√ Roadway Drainage	Standard Internal System	20%	\$ 767,957			
√ Illumination		6%	\$ 230,387			
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 2,772,000			
√ Water	Minor Adjustments	4%	\$ 134,392			
√ Sewer	Minor Adjustments	4%	\$ 134,392			
√ Landscaping and Irrigation		6%	\$ 230,387			
√ Intersection Improvements		-	\$ 500,000			
Miscellaneous:		\$0	\$ -			
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 4,846,312
Paving and Allowance Subtotal:					\$ 8,686,097	
Construction Contingency:					15%	\$ 1,302,914
Mobilization					5%	\$ 434,305
Prep ROW					3%	\$ 260,583
Construction Cost TOTAL:					\$ 10,684,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 10,684,000
Engineering/Survey/Testing:		18%	\$ 1,923,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 2,136,800
Impact Fee Project Cost TOTAL:			\$ 14,744,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (9)	This project consists of the reconstruction of the existing facility as a 6 lane divided concrete principal arterial	C-22
Limits:	265' E of Broad Valley to 1265' E of Broad		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	1000		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,111	cy	\$ 20.00	\$ 82,222
201	Lime Stabilization (with Lime @ 50 lb/sy)	8,000	sy	\$ 8.00	\$ 64,000
301	11" Concrete Pavement and Curb	7,556	sy	\$ 95.00	\$ 717,778
401	8" Lime Stabilized Subgrade	8,000	sy	\$ 3.75	\$ 30,000
501	10' Concrete Sidepath (2)	20,000	sf	\$ 10.00	\$ 200,000
601	Turn Lanes and Median Openings	741	sy	\$ 128.00	\$ 94,788
Paving Construction Cost Subtotal:					\$ 1,188,788
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	35,664	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	23,776	
√ Roadway Drainage	Standard Internal System	20%	\$	237,758	
√ Illumination		6%	\$	71,327	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	41,608	
√ Sewer	Minor Adjustments	4%	\$	41,608	
√ Landscaping and Irrigation		6%	\$	71,327	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 523,067
Paving and Allowance Subtotal:					\$ 1,711,855
Construction Contingency:					15% \$ 256,778
Mobilization					5% \$ 85,593
Prep ROW					4% \$ 68,474
Construction Cost TOTAL:					\$ 2,123,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,123,000
Engineering/Survey/Testing:		18%	\$ 382,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 212,300
Impact Fee Project Cost TOTAL:			\$ 2,717,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (10)	This project consists of the reconstruction of the existing facility as a 6 lane divided concrete principal arterial	C-23
Limits:	850' W of Cozby to 205' W of Cozby		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	645		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,652	cy	\$ 20.00	\$ 53,033
201	Lime Stabilization (with Lime @ 50 lb/sy)	5,160	sy	\$ 8.00	\$ 41,280
301	11" Concrete Pavement and Curb	4,873	sy	\$ 95.00	\$ 462,967
401	8" Lime Stabilized Subgrade	5,160	sy	\$ 3.75	\$ 19,350
501	10' Concrete Sidepath (2)	12,900	sf	\$ 10.00	\$ 129,000
601	Turn Lanes and Median Openings	478	sy	\$ 128.00	\$ 61,138
Paving Construction Cost Subtotal:					\$ 766,768
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	23,003	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	15,335	
√ Roadway Drainage	Standard Internal System	20%	\$	153,354	
√ Illumination		6%	\$	46,006	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	26,837	
√ Sewer	Minor Adjustments	4%	\$	26,837	
√ Landscaping and Irrigation		6%	\$	46,006	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 337,378
Paving and Allowance Subtotal:					\$ 1,104,146
Construction Contingency:					15% \$ 165,622
Mobilization					5% \$ 55,207
Prep ROW					4% \$ 44,166
Construction Cost TOTAL:					\$ 1,370,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,370,000
Engineering/Survey/Testing:		18%	\$ 246,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 137,000
Impact Fee Project Cost TOTAL:			\$ 1,754,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hulen (11)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-24
Limits:	CR 601 to 370' E of CR 601		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	370		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	987	cy	\$ 20.00	\$ 19,733
205	Lime Stabilization (with Lime @ 50 lb/sy)	1,932	sy	\$ 8.00	\$ 15,458
304	8" Concrete Pavement and Curb	1,850	sy	\$ 75.00	\$ 138,750
405	8" Lime Stabilized Subgrade	1,932	sy	\$ 3.75	\$ 7,246
505	5' Concrete Sidewalk (2)	3,700	sf	\$ 10.00	\$ 37,000
605	Right Turn Lanes	47	sy	\$ 128.00	\$ 5,983
Paving Construction Cost Subtotal:					\$ 224,170
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 4,483		
√ Roadway Drainage	Standard Internal System	20%	\$ 44,834		
√ Illumination		6%	\$ 13,450		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 7,846		
√ Sewer	Minor Adjustments	4%	\$ 7,846		
√ Landscaping and Irrigation		6%	\$ 13,450		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 91,910		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 316,079
Construction Contingency:					15%
Mobilization					5%
Prep ROW					3%
Construction Cost TOTAL:					\$ 389,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 389,000
Engineering/Survey/Testing:		18%	\$ 70,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 77,800
Impact Fee Project Cost TOTAL:			\$ 537,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Bethesda (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	C-25, D-1
Limits:	Briaroaks to IH-35W SBFR		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	4265		
Service Area(s):	C, D		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	12,321	cy	\$ 20.00	\$ 246,422
203	Lime Stabilization (with Lime @ 50 lb/sy)	23,694	sy	\$ 8.00	\$ 189,556
302	11" Concrete Pavement and Curb	21,799	sy	\$ 95.00	\$ 2,070,894
403	8" Lime Stabilized Subgrade	23,694	sy	\$ 3.75	\$ 88,854
503	10' Concrete Sidepath (2)	85,300	sf	\$ 10.00	\$ 853,000
603	Turn Lanes and Median Openings	3,017	sy	\$ 128.00	\$ 386,176
Paving Construction Cost Subtotal:					\$ 3,834,903
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	115,047
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	76,698
√	Roadway Drainage	Standard Internal System	20%	\$	766,981
√	Illumination		6%	\$	230,094
√	Special Drainage Structures	Major Drainage Crossing	-	\$	1,584,000
√	Water	Minor Adjustments	4%	\$	134,222
√	Sewer	Minor Adjustments	4%	\$	134,222
√	Landscaping and Irrigation		6%	\$	230,094
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	3,771,357
Paving and Allowance Subtotal:				\$	7,606,260
Construction Contingency:				15%	\$ 1,140,939
Mobilization				5%	\$ 380,313
Prep ROW				4%	\$ 304,250
Construction Cost TOTAL:				\$	9,432,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 9,432,000
Engineering/Survey/Testing:		18%	\$ 1,697,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 943,200
Impact Fee Project Cost TOTAL:			\$ 12,073,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Bethesda (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	C-26, D-2
Limits:	IH-35W NBFR to 555' E of IH-35W NBFR		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	540		
Service Area(s):	C, D		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	1,560	cy	\$ 20.00	\$ 31,200
203	Lime Stabilization (with Lime @ 50 lb/sy)	3,000	sy	\$ 8.00	\$ 24,000
302	11" Concrete Pavement and Curb	2,760	sy	\$ 95.00	\$ 262,200
403	8" Lime Stabilized Subgrade	3,000	sy	\$ 3.75	\$ 11,250
503	10' Concrete Sidepath (2)	10,800	sf	\$ 10.00	\$ 108,000
603	Turn Lanes and Median Openings	382	sy	\$ 128.00	\$ 48,895
Paving Construction Cost Subtotal:					\$ 485,545
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	14,566	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	9,711	
√ Roadway Drainage	Standard Internal System	20%	\$	97,109	
√ Illumination		6%	\$	29,133	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	16,994	
√ Sewer	Minor Adjustments	4%	\$	16,994	
√ Landscaping and Irrigation		6%	\$	29,133	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 213,640
Paving and Allowance Subtotal:					\$ 699,184
Construction Contingency:					15% \$ 104,878
Mobilization					5% \$ 34,959
Prep ROW					4% \$ 27,967
Construction Cost TOTAL:					\$ 867,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 867,000
Engineering/Survey/Testing:		18%	\$ 156,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 86,700
Impact Fee Project Cost TOTAL:			\$ 1,110,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Fairfield (1)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-30
Limits:	200' SW of Minor Collector to Hulen		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	805		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,147	cy	\$ 20.00	\$ 42,933
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,204	sy	\$ 8.00	\$ 33,631
304	8" Concrete Pavement and Curb	4,025	sy	\$ 75.00	\$ 301,875
405	8" Lime Stabilized Subgrade	4,204	sy	\$ 3.75	\$ 15,765
505	5' Concrete Sidewalk (2)	8,050	sf	\$ 10.00	\$ 80,500
605	Right Turn Lanes	102	sy	\$ 128.00	\$ 13,017
Paving Construction Cost Subtotal:					\$ 487,721
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 9,754		
√ Roadway Drainage	Standard Internal System	20%	\$ 97,544		
√ Illumination		6%	\$ 29,263		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 17,070		
√ Sewer	Minor Adjustments	4%	\$ 17,070		
√ Landscaping and Irrigation		6%	\$ 29,263		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 199,965		
Paving and Allowance Subtotal:					\$ 687,686
Construction Contingency:					15% \$ 103,153
Mobilization					5% \$ 34,384
Prep ROW					3% \$ 20,631
Construction Cost TOTAL:					\$ 846,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 846,000
Engineering/Survey/Testing:		18%	\$ 152,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 169,200
Impact Fee Project Cost TOTAL:			\$ 1,167,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-31
Name:	John Jones (6)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	Wilshire to CR 714			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	2065			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,178	cy	\$ 6.00	\$ 55,067
201	2" Asphalt (Type C)	16,520	sy	\$ 7.75	\$ 128,030
301	4" Asphalt Base (Type B)	16,520	sy	\$ 11.50	\$ 189,980
401	6" Asphalt Base (Type B)	17,438	sy	\$ 21.00	\$ 366,193
501	12" Lime Stabilization (with Lime @ 50#/sy)	17,897	sy	\$ 4.00	\$ 71,587
601	4' Concrete Sidewalk	16,520	sf	\$ 4.50	\$ 74,340
701	Machine Laid Curb & Gutter	8,260	lf	\$ 10.00	\$ 82,600
801	Turn Lanes and Median Openings	1,529	sy	\$ 44.25	\$ 67,667
Paving Construction Cost Subtotal:					\$ 1,035,464
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	31,064
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	20,709
√	Roadway Drainage	Standard Internal System	20%	\$	207,093
√	Illumination		6%	\$	62,128
√	Special Drainage Structures	Major Drainage Crossing	-	\$	2,336,400
√	Water	Minor Adjustments	4%	\$	36,241
√	Sewer	Minor Adjustments	4%	\$	36,241
√	Landscaping and Irrigation		6%	\$	62,128
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	3,042,004
				Paving and Allowance Subtotal:	\$ 4,077,468
				Construction Contingency:	15% \$ 611,620
				Mobilization	5% \$ 203,873
				Prep ROW	4% \$ 163,099
				Construction Cost TOTAL:	\$ 5,057,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,057,000
Engineering/Survey/Testing:		18%	\$ 910,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 1,193,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-32
Name:	John Jones (7)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	CR 714 to CR 920			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	1995			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	8,867	cy	\$ 6.00	\$ 53,200
201	2" Asphalt (Type C)	15,960	sy	\$ 7.75	\$ 123,690
301	4" Asphalt Base (Type B)	15,960	sy	\$ 11.50	\$ 183,540
401	6" Asphalt Base (Type B)	16,847	sy	\$ 21.00	\$ 353,780
501	12" Lime Stabilization (with Lime @ 50#/sy)	17,290	sy	\$ 4.00	\$ 69,160
601	4' Concrete Sidewalk	15,960	sf	\$ 4.50	\$ 71,820
701	Machine Laid Curb & Gutter	7,980	lf	\$ 10.00	\$ 79,800
801	Turn Lanes and Median Openings	1,477	sy	\$ 44.25	\$ 65,373
Paving Construction Cost Subtotal:					\$ 1,000,363
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	30,011	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	20,007	
√ Roadway Drainage	Standard Internal System	20%	\$	200,073	
√ Illumination		6%	\$	60,022	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	35,013	
√ Sewer	Minor Adjustments	4%	\$	35,013	
√ Landscaping and Irrigation		6%	\$	60,022	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 690,160
Paving and Allowance Subtotal:					\$ 1,690,523
Construction Contingency:					15% \$ 253,578
Mobilization					5% \$ 84,526
Prep ROW					4% \$ 67,621
Construction Cost TOTAL:					\$ 2,097,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,097,000
Engineering/Survey/Testing:		18%	\$ 377,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 494,800

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Gregory (2)	This project consists of the construction of a new 2 lane undivided concrete minor collector	C-33
Limits:	Miller to Tinker		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	920		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,942	cy	\$ 20.00	\$ 38,844
206	Lime Stabilization (with Lime @ 50 lb/sy)	3,782	sy	\$ 8.00	\$ 30,258
305	8" Concrete Pavement and Curb	3,578	sy	\$ 75.00	\$ 268,333
406	8" Lime Stabilized Subgrade	3,782	sy	\$ 3.75	\$ 14,183
506	6 Concrete Sidewalk (2)	11,040	sf	\$ 10.00	\$ 110,400
606	Right Turn Lanes	116	sy	\$ 128.00	\$ 14,876
Paving Construction Cost Subtotal:					\$ 476,895
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 9,538		
√ Roadway Drainage	Standard Internal System	20%	\$ 95,379		
√ Illumination		6%	\$ 28,614		
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 1,431,000		
√ Water	Minor Adjustments	4%	\$ 16,691		
√ Sewer	Minor Adjustments	4%	\$ 16,691		
√ Landscaping and Irrigation		6%	\$ 28,614		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,626,527
Paving and Allowance Subtotal:					\$ 2,103,422
Construction Contingency:					15% \$ 315,513
Mobilization					5% \$ 105,171
Prep ROW					3% \$ 63,103
Construction Cost TOTAL:					\$ 2,588,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,588,000
Engineering/Survey/Testing:		18%	\$ 465,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 517,600
Impact Fee Project Cost TOTAL:			\$ 3,571,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hidden Vista (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	C-34
Limits:	Hidden Creek to 190' S of Landmark		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	3930		
Service Area(s):	C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
103	Unclassified Street Excavation	11,353	cy	\$ 20.00	\$ 227,067	
203	Lime Stabilization (with Lime @ 50 lb/sy)	21,833	sy	\$ 8.00	\$ 174,667	
302	11" Concrete Pavement and Curb	20,087	sy	\$ 95.00	\$ 1,908,233	
403	8" Lime Stabilized Subgrade	21,833	sy	\$ 3.75	\$ 81,875	
503	10' Concrete Sidepath (2)	78,600	sf	\$ 10.00	\$ 786,000	
603	Turn Lanes and Median Openings	2,780	sy	\$ 128.00	\$ 355,844	
Paving Construction Cost Subtotal:					\$ 3,533,685	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	106,011		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	70,674		
√ Roadway Drainage	Standard Internal System	20%	\$	706,737		
√ Illumination		6%	\$	212,021		
√ Special Drainage Structures	Major Drainage Crossing	-	\$	4,583,700		
√ Water	Minor Adjustments	4%	\$	123,679		
√ Sewer	Minor Adjustments	4%	\$	123,679		
√ Landscaping and Irrigation		6%	\$	212,021		
√ Intersection Improvements		-	\$	500,000		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 6,638,522
Paving and Allowance Subtotal:					\$ 10,172,207	
Construction Contingency:					15%	\$ 1,525,831
Mobilization					5%	\$ 508,610
Prep ROW					4%	\$ 406,888
Construction Cost TOTAL:					\$ 12,614,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 12,614,000
Engineering/Survey/Testing:		18%	\$ 2,270,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,261,400
Impact Fee Project Cost TOTAL:			\$ 16,146,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hidden Vista (2)	This project consists of the construction of a new 4 lane divided concrete minor arterial	C-35
Limits:	905' S of Landmark to CR 714		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	2550		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	7,367	cy	\$ 20.00	\$ 147,333
203	Lime Stabilization (with Lime @ 50 lb/sy)	14,167	sy	\$ 8.00	\$ 113,333
302	11" Concrete Pavement and Curb	13,033	sy	\$ 95.00	\$ 1,238,167
403	8" Lime Stabilized Subgrade	14,167	sy	\$ 3.75	\$ 53,125
503	10' Concrete Sidepath (2)	51,000	sf	\$ 10.00	\$ 510,000
603	Turn Lanes and Median Openings	1,804	sy	\$ 128.00	\$ 230,891
Paving Construction Cost Subtotal:					\$ 2,292,849
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 45,857		
√ Roadway Drainage	Standard Internal System	20%	\$ 458,570		
√ Illumination		6%	\$ 137,571		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 80,250		
√ Sewer	Minor Adjustments	4%	\$ 80,250		
√ Landscaping and Irrigation		6%	\$ 137,571		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,190,068
Paving and Allowance Subtotal:					\$ 3,482,917
Construction Contingency:					15% \$ 522,438
Mobilization					5% \$ 174,146
Prep ROW					3% \$ 104,488
Construction Cost TOTAL:					\$ 4,284,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,284,000
Engineering/Survey/Testing:		18%	\$ 771,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 856,800
Impact Fee Project Cost TOTAL:			\$ 5,912,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Dobson (1)	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector	C-36
Limits:	Miller to Hidden Creek		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	5135		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	10,841	cy	\$ 20.00	\$ 216,811
206	Lime Stabilization (with Lime @ 50 lb/sy)	21,111	sy	\$ 8.00	\$ 168,884
305	8" Concrete Pavement and Curb	19,969	sy	\$ 75.00	\$ 1,497,708
406	8" Lime Stabilized Subgrade	21,111	sy	\$ 3.75	\$ 79,165
506	6 Concrete Sidewalk (2)	61,620	sf	\$ 10.00	\$ 616,200
606	Right Turn Lanes	649	sy	\$ 128.00	\$ 83,031
Paving Construction Cost Subtotal:					\$ 2,661,800
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	79,854
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	53,236
√	Roadway Drainage	Standard Internal System	20%	\$	532,360
√	Illumination		6%	\$	159,708
√	Special Drainage Structures	Major Drainage Crossing	-	\$	5,247,000
√	Water	Minor Adjustments	4%	\$	93,163
√	Sewer	Minor Adjustments	4%	\$	93,163
√	Landscaping and Irrigation		6%	\$	159,708
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	6,918,192
				Paving and Allowance Subtotal:	\$ 9,579,992
				Construction Contingency:	15% \$ 1,436,999
				Mobilization	5% \$ 479,000
				Prep ROW	4% \$ 383,200
				Construction Cost TOTAL:	\$ 11,880,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 11,880,000
Engineering/Survey/Testing:		18%	\$ 2,138,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,188,000
Impact Fee Project Cost TOTAL:			\$ 15,206,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-37
Name:	Dobson (2)	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector		
Limits:	Hidden Creek to CR 715			
Impact Fee Class:	MiC-60			
Ultimate Class:	Minor Collector			
Length (lf):	2905			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,133	cy	\$ 20.00	\$ 122,656
206	Lime Stabilization (with Lime @ 50 lb/sy)	11,943	sy	\$ 8.00	\$ 95,542
305	8" Concrete Pavement and Curb	11,297	sy	\$ 75.00	\$ 847,292
406	8" Lime Stabilized Subgrade	11,943	sy	\$ 3.75	\$ 44,785
506	6 Concrete Sidewalk (2)	34,860	sf	\$ 10.00	\$ 348,600
606	Right Turn Lanes	367	sy	\$ 128.00	\$ 46,973
Paving Construction Cost Subtotal:					\$ 1,505,848
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	45,175
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	30,117
√	Roadway Drainage	Standard Internal System	20%	\$	301,170
√	Illumination		6%	\$	90,351
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	52,705
√	Sewer	Minor Adjustments	4%	\$	52,705
√	Landscaping and Irrigation		6%	\$	90,351
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,162,573
Paving and Allowance Subtotal:				\$	2,668,421
Construction Contingency:				15%	\$ 400,263
Mobilization				5%	\$ 133,421
Prep ROW				4%	\$ 106,737
Construction Cost TOTAL:				\$	3,309,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,309,000
Engineering/Survey/Testing:		18%	\$ 595,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 330,900
Impact Fee Project Cost TOTAL:			\$ 4,236,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Dobson (3)	This project consists of the reconstruction and widening of the existing facility as a 2 lane undivided concrete minor collector	C-38
Limits:	CR 715 to CR 714		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	2520		
Service Area(s):	C, ETJ		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,320	cy	\$ 20.00	\$ 106,400
206	Lime Stabilization (with Lime @ 50 lb/sy)	10,360	sy	\$ 8.00	\$ 82,880
305	8" Concrete Pavement and Curb	9,800	sy	\$ 75.00	\$ 735,000
406	8" Lime Stabilized Subgrade	10,360	sy	\$ 3.75	\$ 38,850
506	6 Concrete Sidewalk (2)	30,240	sf	\$ 10.00	\$ 302,400
606	Right Turn Lanes	318	sy	\$ 128.00	\$ 40,748
Paving Construction Cost Subtotal:					\$ 1,306,278
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	39,188	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	26,126	
√ Roadway Drainage	Standard Internal System	20%	\$	261,256	
√ Illumination		6%	\$	78,377	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	45,720	
√ Sewer	Minor Adjustments	4%	\$	45,720	
√ Landscaping and Irrigation		6%	\$	78,377	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 824,762
Paving and Allowance Subtotal:					\$ 2,131,040
Construction Contingency:					15% \$ 319,656
Mobilization					5% \$ 106,552
Prep ROW					4% \$ 85,242
Construction Cost TOTAL:					\$ 2,643,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,643,000
Engineering/Survey/Testing:		18%	\$ 475,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 264,300
Impact Fee Project Cost TOTAL:			\$ 3,383,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-39
Name:	Stone (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector		
Limits:	Alsbury to McCall			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	2285			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,093	cy	\$ 20.00	\$ 121,867
205	Lime Stabilization (with Lime @ 50 lb/sy)	11,933	sy	\$ 8.00	\$ 95,462
304	8" Concrete Pavement and Curb	11,425	sy	\$ 75.00	\$ 856,875
405	8" Lime Stabilized Subgrade	11,933	sy	\$ 3.75	\$ 44,748
505	5' Concrete Sidewalk (2)	22,850	sf	\$ 10.00	\$ 228,500
605	Right Turn Lanes	289	sy	\$ 128.00	\$ 36,948
Paving Construction Cost Subtotal:					\$ 1,384,400
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	41,532	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	27,688	
√ Roadway Drainage	Standard Internal System	20%	\$	276,880	
√ Illumination		6%	\$	83,064	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	48,454	
√ Sewer	Minor Adjustments	4%	\$	48,454	
√ Landscaping and Irrigation		6%	\$	83,064	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 859,136
Paving and Allowance Subtotal:					\$ 2,243,535
Construction Contingency:					15% \$ 336,530
Mobilization					5% \$ 112,177
Prep ROW					4% \$ 89,741
Construction Cost TOTAL:					\$ 2,782,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,782,000
Engineering/Survey/Testing:		18%	\$ 500,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 278,200
Impact Fee Project Cost TOTAL:			\$ 3,561,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/10/2023

Project Information:		Description:	Project No.
Name:	Stone (2)	This project consists of the completed major collector. The City contributed a total of \$11,754,349 to the completion of this project.	C-40
Limits:	McCall to Stampede		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	5560		
Service Area(s):	C		

Impact Fee Project Cost Summary	
	Impact Fee Project Cost TOTAL: \$ 11,754,349

NOTE: The impact fee project cost for this completed project is based on actual or budgeted construction costs provided by the City.

City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Tarver (1)	This project consists of the construction of a new 2 lane undivided concrete minor collector	C-41
Limits:	Hidden Creek to CR 715		
Impact Fee Class:	MiC-60		
Ultimate Class:	Minor Collector		
Length (lf):	3070		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,481	cy	\$ 20.00	\$ 129,622
206	Lime Stabilization (with Lime @ 50 lb/sy)	12,621	sy	\$ 8.00	\$ 100,969
305	8" Concrete Pavement and Curb	11,939	sy	\$ 75.00	\$ 895,417
406	8" Lime Stabilized Subgrade	12,621	sy	\$ 3.75	\$ 47,329
506	6 Concrete Sidewalk (2)	36,840	sf	\$ 10.00	\$ 368,400
606	Right Turn Lanes	388	sy	\$ 128.00	\$ 49,641
Paving Construction Cost Subtotal:					\$ 1,591,378
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 31,828		
√ Roadway Drainage	Standard Internal System	20%	\$ 318,276		
√ Illumination		6%	\$ 95,483		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 55,698		
√ Sewer	Minor Adjustments	4%	\$ 55,698		
√ Landscaping and Irrigation		6%	\$ 95,483		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 1,152,465		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 2,743,843
Construction Contingency:					15% \$ 411,576
Mobilization					5% \$ 137,192
Prep ROW					3% \$ 82,315
Construction Cost TOTAL:					\$ 3,375,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,375,000
Engineering/Survey/Testing:		18%	\$ 607,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 675,000
Impact Fee Project Cost TOTAL:			\$ 4,658,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Tarver (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-42
Limits:	CR 715 to 1555' S of CR 716		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1555		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,147	cy	\$ 20.00	\$ 82,933
205	Lime Stabilization (with Lime @ 50 lb/sy)	8,121	sy	\$ 8.00	\$ 64,964
304	8" Concrete Pavement and Curb	7,775	sy	\$ 75.00	\$ 583,125
405	8" Lime Stabilized Subgrade	8,121	sy	\$ 3.75	\$ 30,452
505	5' Concrete Sidewalk (2)	15,550	sf	\$ 10.00	\$ 155,500
605	Right Turn Lanes	196	sy	\$ 128.00	\$ 25,144
Paving Construction Cost Subtotal:					\$ 942,119
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	28,264	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	18,842	
√ Roadway Drainage	Standard Internal System	20%	\$	188,424	
√ Illumination		6%	\$	56,527	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	32,974	
√ Sewer	Minor Adjustments	4%	\$	32,974	
√ Landscaping and Irrigation		6%	\$	56,527	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 664,532
Paving and Allowance Subtotal:					\$ 1,606,651
Construction Contingency:					15% \$ 240,998
Mobilization					5% \$ 80,333
Prep ROW					4% \$ 64,266
Construction Cost TOTAL:					\$ 1,993,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,993,000
Engineering/Survey/Testing:		18%	\$ 358,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 199,300
Impact Fee Project Cost TOTAL:			\$ 2,551,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No. C-43
Name:	Beard	This project consists of the construction of a new 4 lane undivided concrete major collector	
Limits:	Renfro to Hidden Creek		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	4930		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	13,147	cy	\$ 20.00	\$ 262,933
205	Lime Stabilization (with Lime @ 50 lb/sy)	25,746	sy	\$ 8.00	\$ 205,964
304	8" Concrete Pavement and Curb	24,650	sy	\$ 75.00	\$ 1,848,750
405	8" Lime Stabilized Subgrade	25,746	sy	\$ 3.75	\$ 96,546
505	5' Concrete Sidewalk (2)	49,300	sf	\$ 10.00	\$ 493,000
605	Right Turn Lanes	623	sy	\$ 128.00	\$ 79,717
Paving Construction Cost Subtotal:					\$ 2,986,910
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 59,738		
√ Roadway Drainage	Standard Internal System	20%	\$ 597,382		
√ Illumination		6%	\$ 179,215		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 104,542		
√ Sewer	Minor Adjustments	4%	\$ 104,542		
√ Landscaping and Irrigation		6%	\$ 179,215		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,724,633
Paving and Allowance Subtotal:					\$ 4,711,543
Construction Contingency:					15% \$ 706,732
Mobilization					5% \$ 235,577
Prep ROW					3% \$ 141,346
Construction Cost TOTAL:					\$ 5,796,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,796,000
Engineering/Survey/Testing:		18%	\$ 1,043,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,159,200
Impact Fee Project Cost TOTAL:			\$ 7,998,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hurst (1)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-44
Limits:	Wildcat Way to Hurst		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	2615		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,973	cy	\$ 20.00	\$ 139,467
205	Lime Stabilization (with Lime @ 50 lb/sy)	13,656	sy	\$ 8.00	\$ 109,249
304	8" Concrete Pavement and Curb	13,075	sy	\$ 75.00	\$ 980,625
405	8" Lime Stabilized Subgrade	13,656	sy	\$ 3.75	\$ 51,210
505	5' Concrete Sidewalk (2)	26,150	sf	\$ 10.00	\$ 261,500
605	Right Turn Lanes	330	sy	\$ 128.00	\$ 42,284
Paving Construction Cost Subtotal:					\$ 1,584,335
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 31,687		
√ Roadway Drainage	Standard Internal System	20%	\$ 316,867		
√ Illumination		6%	\$ 95,060		
√ Special Drainage Structures	Major Drainage Crossing	-	\$ 4,125,000		
√ Water	Minor Adjustments	4%	\$ 55,452		
√ Sewer	Minor Adjustments	4%	\$ 55,452		
√ Landscaping and Irrigation		6%	\$ 95,060		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 5,024,577
Paving and Allowance Subtotal:					\$ 6,608,912
Construction Contingency:					15% \$ 991,337
Mobilization					5% \$ 330,446
Prep ROW					3% \$ 198,267
Construction Cost TOTAL:					\$ 8,129,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 8,129,000
Engineering/Survey/Testing:		18%	\$ 1,463,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,625,800
Impact Fee Project Cost TOTAL:			\$ 11,218,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hurst (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-45
Limits:	Wyche Ct to Renfro		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1925		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,133	cy	\$ 20.00	\$ 102,667
205	Lime Stabilization (with Lime @ 50 lb/sy)	10,053	sy	\$ 8.00	\$ 80,422
304	8" Concrete Pavement and Curb	9,625	sy	\$ 75.00	\$ 721,875
405	8" Lime Stabilized Subgrade	10,053	sy	\$ 3.75	\$ 37,698
505	5' Concrete Sidewalk (2)	19,250	sf	\$ 10.00	\$ 192,500
605	Right Turn Lanes	243	sy	\$ 128.00	\$ 31,127
Paving Construction Cost Subtotal:					\$ 1,166,288
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	34,989
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	23,326
√	Roadway Drainage	Standard Internal System	20%	\$	233,258
√	Illumination		6%	\$	69,977
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	40,820
√	Sewer	Minor Adjustments	4%	\$	40,820
√	Landscaping and Irrigation		6%	\$	69,977
√	Intersection Improvements		-	\$	250,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	763,167
				Paving and Allowance Subtotal:	\$ 1,929,455
				Construction Contingency:	15% \$ 289,418
				Mobilization	5% \$ 96,473
				Prep ROW	4% \$ 77,178
				Construction Cost TOTAL:	\$ 2,393,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,393,000
Engineering/Survey/Testing:		18%	\$ 430,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 239,300
Impact Fee Project Cost TOTAL:			\$ 3,063,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hurst (3)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-46
Limits:	Hidden Creek to Cardinal Ridge		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1465		
Service Area(s):	C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
105	Unclassified Street Excavation	3,907	cy	\$ 20.00	\$ 78,133	
205	Lime Stabilization (with Lime @ 50 lb/sy)	7,651	sy	\$ 8.00	\$ 61,204	
304	8" Concrete Pavement and Curb	7,325	sy	\$ 75.00	\$ 549,375	
405	8" Lime Stabilized Subgrade	7,651	sy	\$ 3.75	\$ 28,690	
505	5' Concrete Sidewalk (2)	14,650	sf	\$ 10.00	\$ 146,500	
605	Right Turn Lanes	185	sy	\$ 128.00	\$ 23,689	
Paving Construction Cost Subtotal:					\$ 887,591	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	26,628		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	17,752		
√ Roadway Drainage	Standard Internal System	20%	\$	177,518		
√ Illumination		6%	\$	53,255		
√ Special Drainage Structures	Major Drainage Crossing	-	\$	1,542,750		
√ Water	Minor Adjustments	4%	\$	31,066		
√ Sewer	Minor Adjustments	4%	\$	31,066		
√ Landscaping and Irrigation		6%	\$	53,255		
√ Intersection Improvements		-	\$	250,000		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 2,183,290
Paving and Allowance Subtotal:					\$ 3,070,881	
Construction Contingency:					15%	\$ 460,632
Mobilization					5%	\$ 153,544
Prep ROW					4%	\$ 122,835
Construction Cost TOTAL:					\$ 3,808,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,808,000
Engineering/Survey/Testing:		18%	\$ 685,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 380,800
Impact Fee Project Cost TOTAL:			\$ 4,874,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Hurst (4)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-47
Limits:	Cardinal Ridge to 1615' S of Cardinal Ridge		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1615		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,307	cy	\$ 20.00	\$ 86,133
205	Lime Stabilization (with Lime @ 50 lb/sy)	8,434	sy	\$ 8.00	\$ 67,471
304	8" Concrete Pavement and Curb	8,075	sy	\$ 75.00	\$ 605,625
405	8" Lime Stabilized Subgrade	8,434	sy	\$ 3.75	\$ 31,627
505	5' Concrete Sidewalk (2)	16,150	sf	\$ 10.00	\$ 161,500
605	Right Turn Lanes	204	sy	\$ 128.00	\$ 26,114
Paving Construction Cost Subtotal:					\$ 978,471
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	29,354	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	19,569	
√ Roadway Drainage	Standard Internal System	20%	\$	195,694	
√ Illumination		6%	\$	58,708	
√ Special Drainage Structures	Major Drainage Crossing	-	\$	371,250	
√ Water	Minor Adjustments	4%	\$	34,246	
√ Sewer	Minor Adjustments	4%	\$	34,246	
√ Landscaping and Irrigation		6%	\$	58,708	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:			\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 1,051,777
Paving and Allowance Subtotal:					\$ 2,030,248
Construction Contingency:					15% \$ 304,537
Mobilization					5% \$ 101,512
Prep ROW					4% \$ 81,210
Construction Cost TOTAL:					\$ 2,518,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,518,000
Engineering/Survey/Testing:		18%	\$ 453,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 251,800
Impact Fee Project Cost TOTAL:			\$ 3,223,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 601	This project consists of the construction of a new 4 lane undivided concrete major collector	C-48
Limits:	CR 601 to Hulen		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1525		
Service Area(s):	C, ETJ		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,067	cy	\$ 20.00	\$ 81,333
205	Lime Stabilization (with Lime @ 50 lb/sy)	7,964	sy	\$ 8.00	\$ 63,711
304	8" Concrete Pavement and Curb	7,625	sy	\$ 75.00	\$ 571,875
405	8" Lime Stabilized Subgrade	7,964	sy	\$ 3.75	\$ 29,865
505	5' Concrete Sidewalk (2)	15,250	sf	\$ 10.00	\$ 152,500
605	Right Turn Lanes	193	sy	\$ 128.00	\$ 24,659
Paving Construction Cost Subtotal:					\$ 923,943
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 18,479		
√ Roadway Drainage	Standard Internal System	20%	\$ 184,789		
√ Illumination		6%	\$ 55,437		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 32,338		
√ Sewer	Minor Adjustments	4%	\$ 32,338		
√ Landscaping and Irrigation		6%	\$ 55,437		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 628,817		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 1,552,759
Construction Contingency:					15% \$ 232,914
Mobilization					5% \$ 77,638
Prep ROW					3% \$ 46,583
Construction Cost TOTAL:					\$ 1,910,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,910,000
Engineering/Survey/Testing:		18%	\$ 343,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 382,000
Impact Fee Project Cost TOTAL:			\$ 2,636,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Briaroaks	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	C-49
Limits:	IH-35W SBFR to 990' S of IH-35W SBFR		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	990		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	2,860	cy	\$ 20.00	\$ 57,200
203	Lime Stabilization (with Lime @ 50 lb/sy)	5,500	sy	\$ 8.00	\$ 44,000
302	11" Concrete Pavement and Curb	5,060	sy	\$ 95.00	\$ 480,700
403	8" Lime Stabilized Subgrade	5,500	sy	\$ 3.75	\$ 20,625
503	10' Concrete Sidepath (2)	19,800	sf	\$ 10.00	\$ 198,000
603	Turn Lanes and Median Openings	700	sy	\$ 128.00	\$ 89,640
Paving Construction Cost Subtotal:					\$ 890,165
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	26,705	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	17,803	
√ Roadway Drainage	Standard Internal System	20%	\$	178,033	
√ Illumination		6%	\$	53,410	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	31,156	
√ Sewer	Minor Adjustments	4%	\$	31,156	
√ Landscaping and Irrigation		6%	\$	53,410	
Intersection Improvements		-	\$	-	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 391,673
Paving and Allowance Subtotal:					\$ 1,281,838
Construction Contingency:					15% \$ 192,276
Mobilization					5% \$ 64,092
Prep ROW					4% \$ 51,274
Construction Cost TOTAL:					\$ 1,590,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,590,000
Engineering/Survey/Testing:		18%	\$ 286,200
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 159,000
Impact Fee Project Cost TOTAL:			\$ 2,035,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-50
Name:	County Road 503B (1)	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	Hidden Creek to 905' S of Hidden Creek			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	905			
Service Area(s):	C			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,413	cy	\$ 20.00	\$ 48,267
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,726	sy	\$ 8.00	\$ 37,809
304	8" Concrete Pavement and Curb	4,525	sy	\$ 75.00	\$ 339,375
405	8" Lime Stabilized Subgrade	4,726	sy	\$ 3.75	\$ 17,723
505	5' Concrete Sidewalk (2)	9,050	sf	\$ 10.00	\$ 90,500
605	Right Turn Lanes	114	sy	\$ 128.00	\$ 14,634
Paving Construction Cost Subtotal:					\$ 548,307
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 10,966		
√ Roadway Drainage	Standard Internal System	20%	\$ 109,661		
√ Illumination		6%	\$ 32,898		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 19,191		
√ Sewer	Minor Adjustments	4%	\$ 19,191		
√ Landscaping and Irrigation		6%	\$ 32,898		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 224,806		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 773,113
Construction Contingency:					15% \$ 115,967
Mobilization					5% \$ 38,656
Prep ROW					3% \$ 23,193
Construction Cost TOTAL:					\$ 951,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 951,000
Engineering/Survey/Testing:		18%	\$ 171,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 190,200
Impact Fee Project Cost TOTAL:			\$ 1,312,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn & Associates
 updated:

Project Information:		Description:	Project No.:
Name:	County Road 503B (2)	This project consists of the construction of a two-lane undivided concrete major collector road.	
Limits:	1750' S of Hidden Creek to 3105' S of Hidden Creek		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1355		
Service Area(s):	C		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price
105	Unclassified Street Excavation	3,613	cy	\$ 20.00
205	Lime Stabilization (with Lime @ 50 lb/sy)	7,076	sy	\$ 8.00
304	8" Concrete Pavement and Curb	6,775	sy	\$ 75.00
405	8" Lime Stabilized Subgrade	7,076	sy	\$ 3.75
505	5' Concrete Sidewalk (2)	13,550	sf	\$ 10.00
605	Right Turn Lanes	171	sy	\$ 128.00

Paving Construction Cost Subtotal:

Major Construction Component Allowances:**

Item Description	Notes	Allowance
Traffic Control	None Anticipated	0%
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%
√ Roadway Drainage	Standard Internal System	20%
√ Illumination		6%
√ Special Drainage Structures	Major Drainage Crossing	-
√ Water	Minor Adjustments	4%
√ Sewer	Minor Adjustments	4%
√ Landscaping and Irrigation		6%
√ Intersection Improvements		-
Miscellaneous:		\$0

**Allowances based on % of Paving Construction Cost Subtotal

Allowance Subtotal:

Paving and Allowance Subtotal:

Construction Contingency:	15%
Mobilization	5%
Prep ROW	3%

Construction Cost TOTAL:

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance
Construction:		-
Engineering/Survey/Testing:		18%
Previous City contribution		
Other		
ROW/Easement Acquisition:	New Roadway Alignment	20%

Impact Fee Project Cost TOTAL:

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C-51

**uction of a new 4
ector**

Item Cost	
\$	72,267
\$	56,609
\$	508,125
\$	26,535
\$	135,500
\$	21,910
\$	820,946

Item Cost	
\$	-
\$	16,419
\$	164,189
\$	49,257
\$	1,254,000
\$	28,733
\$	28,733
\$	49,257
\$	250,000
\$	-
\$	1,840,588
\$	2,661,534
\$	399,230
\$	133,077
\$	79,846
\$	3,274,000

Item Cost	
\$	3,274,000
\$	589,320
\$	654,800
\$	4,518,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Brooks (1)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-52
Limits:	50' N of CR 532 to 50' N of Houston		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	2135		
Service Area(s):	C		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
105	Unclassified Street Excavation	5,693	cy	\$ 20.00	\$ 113,867	
205	Lime Stabilization (with Lime @ 50 lb/sy)	11,149	sy	\$ 8.00	\$ 89,196	
304	8" Concrete Pavement and Curb	10,675	sy	\$ 75.00	\$ 800,625	
405	8" Lime Stabilized Subgrade	11,149	sy	\$ 3.75	\$ 41,810	
505	5' Concrete Sidewalk (2)	21,350	sf	\$ 10.00	\$ 213,500	
605	Right Turn Lanes	270	sy	\$ 128.00	\$ 34,522	
Paving Construction Cost Subtotal:					\$ 1,293,520	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	38,806		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	25,870		
√ Roadway Drainage	Standard Internal System	20%	\$	258,704		
√ Illumination		6%	\$	77,611		
Special Drainage Structures	None Anticipated	-	\$	-		
√ Water	Minor Adjustments	4%	\$	45,273		
√ Sewer	Minor Adjustments	4%	\$	45,273		
√ Landscaping and Irrigation		6%	\$	77,611		
√ Intersection Improvements		-	\$	250,000		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 819,149
Paving and Allowance Subtotal:					\$ 2,112,669	
Construction Contingency:					15%	\$ 316,900
Mobilization					5%	\$ 105,633
Prep ROW					4%	\$ 84,507
Construction Cost TOTAL:					\$ 2,620,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,620,000
Engineering/Survey/Testing:		18%	\$ 471,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 262,000
Impact Fee Project Cost TOTAL:			\$ 3,354,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Brooks (2)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-53
Limits:	Houston to 110' N of Houston		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	110		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	293	cy	\$ 20.00	\$ 5,867
205	Lime Stabilization (with Lime @ 50 lb/sy)	574	sy	\$ 8.00	\$ 4,596
304	8" Concrete Pavement and Curb	550	sy	\$ 75.00	\$ 41,250
405	8" Lime Stabilized Subgrade	574	sy	\$ 3.75	\$ 2,154
505	5' Concrete Sidewalk (2)	1,100	sf	\$ 10.00	\$ 11,000
605	Right Turn Lanes	14	sy	\$ 128.00	\$ 1,779
Paving Construction Cost Subtotal:					\$ 66,645
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 1,333		
√ Roadway Drainage	Standard Internal System	20%	\$ 13,329		
√ Illumination		6%	\$ 3,999		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 2,333		
√ Sewer	Minor Adjustments	4%	\$ 2,333		
√ Landscaping and Irrigation		6%	\$ 3,999		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 27,324		
Paving and Allowance Subtotal:					\$ 93,970
Construction Contingency:					15% \$ 14,095
Mobilization					5% \$ 4,698
Prep ROW					3% \$ 2,819
Construction Cost TOTAL:					\$ 116,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 116,000
Engineering/Survey/Testing:		18%	\$ 20,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 23,200
Impact Fee Project Cost TOTAL:			\$ 160,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 602 (1)	This project consists of the construction of a new 4 lane undivided concrete major collector	C-54
Limits:	Renfro to CR 602		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	775		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,067	cy	\$ 20.00	\$ 41,333
205	Lime Stabilization (with Lime @ 50 lb/sy)	4,047	sy	\$ 8.00	\$ 32,378
304	8" Concrete Pavement and Curb	3,875	sy	\$ 75.00	\$ 290,625
405	8" Lime Stabilized Subgrade	4,047	sy	\$ 3.75	\$ 15,177
505	5' Concrete Sidewalk (2)	7,750	sf	\$ 10.00	\$ 77,500
605	Right Turn Lanes	98	sy	\$ 128.00	\$ 12,532
Paving Construction Cost Subtotal:					\$ 469,545
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 9,391		
√ Roadway Drainage	Standard Internal System	20%	\$ 93,909		
√ Illumination		6%	\$ 28,173		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 16,434		
√ Sewer	Minor Adjustments	4%	\$ 16,434		
√ Landscaping and Irrigation		6%	\$ 28,173		
Intersection Improvements		-	\$ -		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 192,513		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 662,058
Construction Contingency:					15% \$ 99,309
Mobilization					5% \$ 33,103
Prep ROW					3% \$ 19,862
Construction Cost TOTAL:					\$ 815,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 815,000
Engineering/Survey/Testing:		18%	\$ 146,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 163,000
Impact Fee Project Cost TOTAL:			\$ 1,125,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	C-55
Name:	County Road 602 (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector		
Limits:	960' N of Cindy Ct to 720' S of Cindy Ct			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	1680			
Service Area(s):	C, ETJ			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,480	cy	\$ 20.00	\$ 89,600
205	Lime Stabilization (with Lime @ 50 lb/sy)	8,773	sy	\$ 8.00	\$ 70,187
304	8" Concrete Pavement and Curb	8,400	sy	\$ 75.00	\$ 630,000
405	8" Lime Stabilized Subgrade	8,773	sy	\$ 3.75	\$ 32,900
505	5' Concrete Sidewalk (2)	16,800	sf	\$ 10.00	\$ 168,000
605	Right Turn Lanes	212	sy	\$ 128.00	\$ 27,165
Paving Construction Cost Subtotal:					\$ 1,017,852
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	30,536	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	20,357	
√ Roadway Drainage	Standard Internal System	20%	\$	203,570	
√ Illumination		6%	\$	61,071	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	35,625	
√ Sewer	Minor Adjustments	4%	\$	35,625	
√ Landscaping and Irrigation		6%	\$	61,071	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 697,855
Paving and Allowance Subtotal:					\$ 1,715,707
Construction Contingency:					15% \$ 257,356
Mobilization					5% \$ 85,785
Prep ROW					4% \$ 68,628
Construction Cost TOTAL:					\$ 2,128,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,128,000
Engineering/Survey/Testing:		18%	\$ 383,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 212,800
Impact Fee Project Cost TOTAL:			\$ 2,724,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn & Associates
 updated:

Project Information:		Description:	Project No.
Name:	County Road 602 (3)	This project consists of the reconstruction and widening of the existing facility as a concrete major collector	
Limits:	250' N of Taylor Bridge to 835' S of Taylor Bridge		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	1085		
Service Area(s):	C, ETJ		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price
105	Unclassified Street Excavation	2,893	cy	\$ 20.00
205	Lime Stabilization (with Lime @ 50 lb/sy)	5,666	sy	\$ 8.00
304	8" Concrete Pavement and Curb	5,425	sy	\$ 75.00
405	8" Lime Stabilized Subgrade	5,666	sy	\$ 3.75
505	5' Concrete Sidewalk (2)	10,850	sf	\$ 10.00
605	Right Turn Lanes	137	sy	\$ 128.00

Paving Construction Cost Subtotal:

Major Construction Component Allowances:**

Item Description	Notes	Allowance
√ Traffic Control	Construction Phase Traffic Control	3%
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%
√ Roadway Drainage	Standard Internal System	20%
√ Illumination		6%
√ Special Drainage Structures	Major Drainage Crossing	-
√ Water	Minor Adjustments	4%
√ Sewer	Minor Adjustments	4%
√ Landscaping and Irrigation		6%
Intersection Improvements		-
Miscellaneous:		\$0

**Allowances based on % of Paving Construction Cost Subtotal

Allowance Subtotal:

Paving and Allowance Subtotal:	
Construction Contingency:	15%
Mobilization	5%
Prep ROW	4%
Construction Cost TOTAL:	

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance
Construction:		-
Engineering/Survey/Testing:		18%
Previous City contribution		
Other		
ROW/Easement Acquisition:	Existing Alignment	10%

Impact Fee Project Cost TOTAL:

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and Associates, Inc.

4/5/2023

C-56

**struction and
a 4 lane undivided**

Item Cost	
\$	57,867
\$	45,329
\$	406,875
\$	21,248
\$	108,500
\$	17,544
\$	657,363

Item Cost	
\$	19,721
\$	13,147
\$	131,473
\$	39,442
\$	792,000
\$	23,008
\$	23,008
\$	39,442
\$	-
\$	-
\$	1,081,240

\$	1,738,602
\$	260,790
\$	86,930
\$	69,544
\$	2,156,000

Item Cost	
\$	2,156,000
\$	388,080
\$	215,600
\$	2,760,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Renfro (6)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	C-57
Limits:	CR 529 to Ryan		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	6915		
Service Area(s):	C		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	19,977	cy	\$ 20.00	\$ 399,533
203	Lime Stabilization (with Lime @ 50 lb/sy)	38,417	sy	\$ 8.00	\$ 307,333
302	11" Concrete Pavement and Curb	35,343	sy	\$ 95.00	\$ 3,357,617
403	8" Lime Stabilized Subgrade	38,417	sy	\$ 3.75	\$ 144,063
503	10' Concrete Sidepath (2)	138,300	sf	\$ 10.00	\$ 1,383,000
603	Turn Lanes and Median Openings	4,892	sy	\$ 128.00	\$ 626,122
Paving Construction Cost Subtotal:					\$ 6,217,668
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	186,530	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	124,353	
√ Roadway Drainage	Standard Internal System	20%	\$	1,243,534	
√ Illumination		6%	\$	373,060	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	217,618	
√ Sewer	Minor Adjustments	4%	\$	217,618	
√ Landscaping and Irrigation		6%	\$	373,060	
√ Intersection Improvements		-	\$	500,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 3,235,774
Paving and Allowance Subtotal:					\$ 9,453,441
Construction Contingency:					15% \$ 1,418,016
Mobilization					5% \$ 472,672
Prep ROW					4% \$ 378,138
Construction Cost TOTAL:					\$ 11,723,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 11,723,000
Engineering/Survey/Testing:		18%	\$ 2,110,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,172,300
Impact Fee Project Cost TOTAL:			\$ 15,005,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 715	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector	C-58
Limits:	Dobson to Tarver		
Impact Fee Class:	MaC-70		
Ultimate Class:	Major Collector		
Length (lf):	2460		
Service Area(s):	C, ETJ		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,560	cy	\$ 20.00	\$ 131,200
205	Lime Stabilization (with Lime @ 50 lb/sy)	12,847	sy	\$ 8.00	\$ 102,773
304	8" Concrete Pavement and Curb	12,300	sy	\$ 75.00	\$ 922,500
405	8" Lime Stabilized Subgrade	12,847	sy	\$ 3.75	\$ 48,175
505	5' Concrete Sidewalk (2)	24,600	sf	\$ 10.00	\$ 246,000
605	Right Turn Lanes	311	sy	\$ 128.00	\$ 39,777
Paving Construction Cost Subtotal:					\$ 1,490,426
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	44,713	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	29,809	
√ Roadway Drainage	Standard Internal System	20%	\$	298,085	
√ Illumination		6%	\$	89,426	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	52,165	
√ Sewer	Minor Adjustments	4%	\$	52,165	
√ Landscaping and Irrigation		6%	\$	89,426	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 905,787
Paving and Allowance Subtotal:					\$ 2,396,213
Construction Contingency:					15% \$ 359,432
Mobilization					5% \$ 119,811
Prep ROW					4% \$ 95,849
Construction Cost TOTAL:					\$ 2,972,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,972,000
Engineering/Survey/Testing:		18%	\$ 534,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 297,200
Impact Fee Project Cost TOTAL:			\$ 3,804,000

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City of Burleson - 2023 Roadway Impact Fee Study
 Capital Improvement Plan for Roadway Impact Fees
 Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area D

#	IF Class	Project	Limits		Percent in Service Area	Project Cost	Total Cost in Service Area
			From	To			
C-25, D-1	MiA-100	Bethesda (1)	Briarocks	IH-35W SBFR	50%	\$ 10,375,000	\$ 5,187,500
C-26, D-2	MiA-100	Bethesda (2)	IH-35W NBFR	555' E of IH-35W NBFR	50%	\$ 954,000	\$ 477,000
D-3	PA-120	FM 917 (1)	565' W of Vantage	Vantage	100%	\$ 119,400	\$ 119,400
D-4	PA-120	FM 917 (2)	IH-35W NBFR	Vantage	100%	\$ 574,200	\$ 574,200
D-5	PA-120	FM 917 (3)	IH-35W NBFR	2520' E of IH-35W NBFR	100%	\$ 606,800	\$ 606,800
D-6	MaC-70	County Road 810	1450' W of Spring St	IH-35W SBFR	100%	\$ 4,498,000	\$ 4,498,000
D-7	MiA-100	Asher	CR 707	730' W of IH-35W NBFR	100%	\$ 13,309,000	\$ 13,309,000
D-8	MiA-100	Briarocks (2)	Bethesda	510' S of Bethesda	50%	\$ 1,048,000	\$ 524,000
D-9	MiA-100	County Road 809	Conveyor	3985' N of Conveyor	100%	\$ 8,984,000	\$ 8,984,000
D-10	MaC-70	Vantage (1)	CR 711	Conveyor	100%	\$ 2,380,881	\$ 2,380,881
D-11	MaC-70	Vantage (2)	FM 917	CR 810	100%	\$ 4,072,000	\$ 4,072,000
D-12	MiA-100	Renfro (9)	Ryan	Bethesda	100%	\$ 3,439,000	\$ 3,439,000
Intersection Improvements	Status	Type	Road A	Road B	Percent in Service Area	Total Cost	Cost in Service Area
	Rebuild	Intersection Improvements	Bethesda	Briarocks	25%	\$ 500,000	\$ 125,000
	Rebuild	Intersection Improvements	Vantage	FM 917	100%	\$ 500,000	\$ 500,000
TOTAL						\$ 51,360,281	\$ 44,796,781

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	FM 917 (1)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial	D-3
Limits:	565' W of Vantage to Vantage		
Impact Fee Class:	PA-120		
Ultimate Class:	Principal Arterial		
Length (lf):	565		
Service Area(s):	D		

Roadway Construction Cost Projection						
No.	Item Description	Quantity	Unit	Unit Price	Item Cost	
101	Unclassified Street Excavation	2,511	cy	\$ 6.00	\$ 15,067	
201	2" Asphalt (Type C)	4,520	sy	\$ 7.75	\$ 35,030	
301	4" Asphalt Base (Type B)	4,520	sy	\$ 11.50	\$ 51,980	
401	6" Asphalt Base (Type B)	4,771	sy	\$ 21.00	\$ 100,193	
501	12" Lime Stabilization (with Lime @ 50#/sy)	4,897	sy	\$ 4.00	\$ 19,587	
601	4' Concrete Sidewalk	4,520	sf	\$ 4.50	\$ 20,340	
701	Machine Laid Curb & Gutter	2,260	lf	\$ 10.00	\$ 22,600	
801	Turn Lanes and Median Openings	418	sy	\$ 44.25	\$ 18,514	
Paving Construction Cost Subtotal:					\$ 283,311	
Major Construction Component Allowances**:						
Item Description	Notes	Allowance	Item Cost			
√ Traffic Control	Construction Phase Traffic Control	3%	\$	8,499		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	5,666		
√ Roadway Drainage	Standard Internal System	20%	\$	56,662		
√ Illumination		6%	\$	16,999		
Special Drainage Structures	None Anticipated	-	\$	-		
√ Water	Minor Adjustments	4%	\$	9,916		
√ Sewer	Minor Adjustments	4%	\$	9,916		
√ Landscaping and Irrigation		6%	\$	16,999		
Intersection Improvements		-	\$	-		
Miscellaneous:		\$0	\$	-		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal:	\$ 124,657
Paving and Allowance Subtotal:					\$ 407,968	
Construction Contingency:					15%	\$ 61,195
Mobilization					5%	\$ 20,398
Prep ROW					4%	\$ 16,319
Construction Cost TOTAL:					\$ 506,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 506,000
Engineering/Survey/Testing:		18%	\$ 91,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 119,400

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-4
Name:	FM 917 (2)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	IH-35W NBFR to Vantage			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	2,370			
Service Area(s):	D			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	10,533	cy	\$ 6.00	\$ 63,200
201	2" Asphalt (Type C)	18,960	sy	\$ 7.75	\$ 146,940
301	4" Asphalt Base (Type B)	18,960	sy	\$ 11.50	\$ 218,040
401	6" Asphalt Base (Type B)	20,013	sy	\$ 21.00	\$ 420,280
501	12" Lime Stabilization (with Lime @ 50#/sy)	20,540	sy	\$ 4.00	\$ 82,160
601	4' Concrete Sidewalk	18,960	sf	\$ 4.50	\$ 85,320
701	Machine Laid Curb & Gutter	9,480	lf	\$ 10.00	\$ 94,800
801	Turn Lanes and Median Openings	1,755	sy	\$ 44.25	\$ 77,661
Paving Construction Cost Subtotal:					\$ 1,188,401
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	35,652	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	23,768	
√ Roadway Drainage	Standard Internal System	20%	\$	237,680	
√ Illumination		6%	\$	71,304	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	41,594	
√ Sewer	Minor Adjustments	4%	\$	41,594	
√ Landscaping and Irrigation		6%	\$	71,304	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 772,897
Paving and Allowance Subtotal:					\$ 1,961,298
Construction Contingency:					15% \$ 294,195
Mobilization					5% \$ 98,065
Prep ROW					4% \$ 78,452
Construction Cost TOTAL:					\$ 2,433,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,433,000
Engineering/Survey/Testing:		18%	\$ 437,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 574,200

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-5
Name:	FM 917 (3)	This project consists of the reconstruction and widening of the existing facility as a 6 lane divided TxDOT principal arterial		
Limits:	IH-35W NBFR to 2520' E of IH-35W NBFR			
Impact Fee Class:	PA-120			
Ultimate Class:	Principal Arterial			
Length (lf):	2,525			
Service Area(s):	D			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	11,222	cy	\$ 6.00	\$ 67,333
201	2" Asphalt (Type C)	20,200	sy	\$ 7.75	\$ 156,550
301	4" Asphalt Base (Type B)	20,200	sy	\$ 11.50	\$ 232,300
401	6" Asphalt Base (Type B)	21,322	sy	\$ 21.00	\$ 447,767
501	12" Lime Stabilization (with Lime @ 50#/sy)	21,883	sy	\$ 4.00	\$ 87,533
601	4' Concrete Sidewalk	20,200	sf	\$ 4.50	\$ 90,900
701	Machine Laid Curb & Gutter	10,100	lf	\$ 10.00	\$ 101,000
801	Turn Lanes and Median Openings	1,870	sy	\$ 44.25	\$ 82,740
Paving Construction Cost Subtotal:					\$ 1,266,124
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	37,984	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	25,322	
√ Roadway Drainage	Standard Internal System	20%	\$	253,225	
√ Illumination		6%	\$	75,967	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	44,314	
√ Sewer	Minor Adjustments	4%	\$	44,314	
√ Landscaping and Irrigation		6%	\$	75,967	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 807,094
Paving and Allowance Subtotal:					\$ 2,073,218
Construction Contingency:					15% \$ 310,983
Mobilization:					5% \$ 103,661
Prep ROW:					4% \$ 82,929
Construction Cost TOTAL:					\$ 2,571,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,571,000
Engineering/Survey/Testing:		18%	\$ 462,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 606,800

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-6
Name:	County Road 810	This project consists of the reconstruction and widening of the existing facility as a 4 lane undivided concrete major collector		
Limits:	1450' W of Spring St to IH-35W SBFR			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	2,675			
Service Area(s):	D			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,133	cy	\$ 20.00	\$ 142,667
205	Lime Stabilization (with Lime @ 50 lb/sy)	13,969	sy	\$ 8.00	\$ 111,756
304	8" Concrete Pavement and Curb	13,375	sy	\$ 75.00	\$ 1,003,125
405	8" Lime Stabilized Subgrade	13,969	sy	\$ 3.75	\$ 52,385
505	5' Concrete Sidewalk (2)	26,750	sf	\$ 10.00	\$ 267,500
605	Right Turn Lanes	338	sy	\$ 128.00	\$ 43,254
Paving Construction Cost Subtotal:					\$ 1,620,687
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	48,621
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	32,414
√	Roadway Drainage	Standard Internal System	20%	\$	324,137
√	Illumination		6%	\$	97,241
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	56,724
√	Sewer	Minor Adjustments	4%	\$	56,724
√	Landscaping and Irrigation		6%	\$	97,241
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	1,213,102
Paving and Allowance Subtotal:				\$	2,833,789
Construction Contingency:				15%	\$ 425,068
Mobilization				5%	\$ 141,689
Prep ROW				4%	\$ 113,352
Construction Cost TOTAL:				\$	3,514,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,514,000
Engineering/Survey/Testing:		18%	\$ 632,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 351,400
Impact Fee Project Cost TOTAL:			\$ 4,498,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-7
Name:	Asher	This project consists of the construction of a new 4 lane divided concrete minor arterial		
Limits:	CR 707 to 730' W of IH-35W NBR			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	5,790			
Service Area(s):	D			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	16,727	cy	\$ 20.00	\$ 334,533
203	Lime Stabilization (with Lime @ 50 lb/sy)	32,167	sy	\$ 8.00	\$ 257,333
302	11" Concrete Pavement and Curb	29,593	sy	\$ 95.00	\$ 2,811,367
403	8" Lime Stabilized Subgrade	32,167	sy	\$ 3.75	\$ 120,625
503	10' Concrete Sidepath (2)	115,800	sf	\$ 10.00	\$ 1,158,000
603	Turn Lanes and Median Openings	4,096	sy	\$ 128.00	\$ 524,258
Paving Construction Cost Subtotal:					\$ 5,206,117
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 104,122		
√ Roadway Drainage	Standard Internal System	20%	\$ 1,041,223		
√ Illumination		6%	\$ 312,367		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 182,214		
√ Sewer	Minor Adjustments	4%	\$ 182,214		
√ Landscaping and Irrigation		6%	\$ 312,367		
√ Intersection Improvements		-	\$ 500,000		
Miscellaneous:		\$0	\$ -		
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 2,634,508
Paving and Allowance Subtotal:					\$ 7,840,624
Construction Contingency:					15% \$ 1,176,094
Mobilization					5% \$ 392,031
Prep ROW					3% \$ 235,219
Construction Cost TOTAL:					\$ 9,644,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 9,644,000
Engineering/Survey/Testing:		18%	\$ 1,735,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,928,800
Impact Fee Project Cost TOTAL:			\$ 13,309,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-8
Name:	Briaroaks (2)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial		
Limits:	Bethesda to 510' S of Bethesda			
Impact Fee Class:	MiA-100			
Ultimate Class:	Minor Arterial			
Length (lf):	510			
Service Area(s):	D, ETJ			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	1,473	cy	\$ 20.00	\$ 29,467
203	Lime Stabilization (with Lime @ 50 lb/sy)	2,833	sy	\$ 8.00	\$ 22,667
302	11" Concrete Pavement and Curb	2,607	sy	\$ 95.00	\$ 247,633
403	8" Lime Stabilized Subgrade	2,833	sy	\$ 3.75	\$ 10,625
503	10' Concrete Sidepath (2)	10,200	sf	\$ 10.00	\$ 102,000
603	Turn Lanes and Median Openings	361	sy	\$ 128.00	\$ 46,178
Paving Construction Cost Subtotal:					\$ 458,570
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	13,757
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	9,171
√	Roadway Drainage	Standard Internal System	20%	\$	91,714
√	Illumination		6%	\$	27,514
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	16,050
√	Sewer	Minor Adjustments	4%	\$	16,050
√	Landscaping and Irrigation		6%	\$	27,514
	Intersection Improvements		-	\$	-
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	201,771
Paving and Allowance Subtotal:				\$	660,341
Construction Contingency:				15%	\$ 99,051
Mobilization				5%	\$ 33,017
Prep ROW				4%	\$ 26,414
Construction Cost TOTAL:				\$	819,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 819,000
Engineering/Survey/Testing:		18%	\$ 147,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 81,900
Impact Fee Project Cost TOTAL:			\$ 1,048,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	County Road 809	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	D-9
Limits:	Conveyor to 3985' N of Conveyor		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	3,985		
Service Area(s):	D		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	11,512	cy	\$ 20.00	\$ 230,244
203	Lime Stabilization (with Lime @ 50 lb/sy)	22,139	sy	\$ 8.00	\$ 177,111
302	11" Concrete Pavement and Curb	20,368	sy	\$ 95.00	\$ 1,934,939
403	8" Lime Stabilized Subgrade	22,139	sy	\$ 3.75	\$ 83,021
503	10' Concrete Sidepath (2)	79,700	sf	\$ 10.00	\$ 797,000
603	Turn Lanes and Median Openings	2,819	sy	\$ 128.00	\$ 360,824
Paving Construction Cost Subtotal:					\$ 3,583,139
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Traffic Control	Construction Phase Traffic Control	3%	\$	107,494
√	Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	71,663
√	Roadway Drainage	Standard Internal System	20%	\$	716,628
√	Illumination		6%	\$	214,988
	Special Drainage Structures	None Anticipated	-	\$	-
√	Water	Minor Adjustments	4%	\$	125,410
√	Sewer	Minor Adjustments	4%	\$	125,410
√	Landscaping and Irrigation		6%	\$	214,988
√	Intersection Improvements		-	\$	500,000
	Miscellaneous:		\$0	\$	-
			Allowance Subtotal:	\$	2,076,581
Paving and Allowance Subtotal:				\$	5,659,720
Construction Contingency:				15%	\$ 848,958
Mobilization				5%	\$ 282,986
Prep ROW				4%	\$ 226,389
Construction Cost TOTAL:				\$	7,019,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 7,019,000
Engineering/Survey/Testing:		18%	\$ 1,263,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 701,900
Impact Fee Project Cost TOTAL:			\$ 8,984,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/10/2023

Project Information:		Description:	Project No.	D-10
Name:	Vantage (1)	This project consists of the completion of the major collector. The City provided \$4,887,795 to the construction and completion of the major collector.		
Limits:	CR 711 to Conveyor			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	4,820			
Service Area(s):	D			

Impact Fee Project Cost Summary	
	Impact Fee Project Cost TOTAL: \$ 4,887,795

NOTE: The impact fee project cost for this completed project is based on actual or budgeted construction costs provided by the City.

City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.	D-11
Name:	Vantage (2)	This project consists of the construction of a new 4 lane undivided concrete major collector		
Limits:	FM 917 to CR 810			
Impact Fee Class:	MaC-70			
Ultimate Class:	Major Collector			
Length (lf):	2,515			
Service Area(s):	D			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,707	cy	\$ 20.00	\$ 134,133
205	Lime Stabilization (with Lime @ 50 lb/sy)	13,134	sy	\$ 8.00	\$ 105,071
304	8" Concrete Pavement and Curb	12,575	sy	\$ 75.00	\$ 943,125
405	8" Lime Stabilized Subgrade	13,134	sy	\$ 3.75	\$ 49,252
505	5' Concrete Sidewalk (2)	25,150	sf	\$ 10.00	\$ 251,500
605	Right Turn Lanes	318	sy	\$ 128.00	\$ 40,667
Paving Construction Cost Subtotal:					\$ 1,523,748
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
Traffic Control	None Anticipated	0%	\$ -		
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$ 30,475		
√ Roadway Drainage	Standard Internal System	20%	\$ 304,750		
√ Illumination		6%	\$ 91,425		
Special Drainage Structures	None Anticipated	-	\$ -		
√ Water	Minor Adjustments	4%	\$ 53,331		
√ Sewer	Minor Adjustments	4%	\$ 53,331		
√ Landscaping and Irrigation		6%	\$ 91,425		
√ Intersection Improvements		-	\$ 250,000		
Miscellaneous:		\$0	\$ -		
		Allowance Subtotal:	\$ 874,737		
**Allowances based on % of Paving Construction Cost Subtotal					
Paving and Allowance Subtotal:					\$ 2,398,485
Construction Contingency:					15% \$ 359,773
Mobilization					5% \$ 119,924
Prep ROW					3% \$ 71,955
Construction Cost TOTAL:					\$ 2,951,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,951,000
Engineering/Survey/Testing:		18%	\$ 531,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 590,200
Impact Fee Project Cost TOTAL:			\$ 4,072,000

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City of Burleson
2023 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 4/5/2023

Project Information:		Description:	Project No.
Name:	Renfro (9)	This project consists of the reconstruction and widening of the existing facility as a 4 lane divided concrete minor arterial	D-12
Limits:	Ryan to Bethesda		
Impact Fee Class:	MiA-100		
Ultimate Class:	Minor Arterial		
Length (lf):	1,480		
Service Area(s):	D		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	4,276	cy	\$ 20.00	\$ 85,511
203	Lime Stabilization (with Lime @ 50 lb/sy)	8,222	sy	\$ 8.00	\$ 65,778
302	11" Concrete Pavement and Curb	7,564	sy	\$ 95.00	\$ 718,622
403	8" Lime Stabilized Subgrade	8,222	sy	\$ 3.75	\$ 30,833
503	10' Concrete Sidepath (2)	29,600	sf	\$ 10.00	\$ 296,000
603	Turn Lanes and Median Openings	1,047	sy	\$ 128.00	\$ 134,007
Paving Construction Cost Subtotal:					\$ 1,330,752
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
√ Traffic Control	Construction Phase Traffic Control	3%	\$	39,923	
√ Pavement Markings/Signs/Posts	Includes Striping/Signs for Bicycle Facilities	2%	\$	26,615	
√ Roadway Drainage	Standard Internal System	20%	\$	266,150	
√ Illumination		6%	\$	79,845	
Special Drainage Structures	None Anticipated	-	\$	-	
√ Water	Minor Adjustments	4%	\$	46,576	
√ Sewer	Minor Adjustments	4%	\$	46,576	
√ Landscaping and Irrigation		6%	\$	79,845	
√ Intersection Improvements		-	\$	250,000	
Miscellaneous:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 835,531
Paving and Allowance Subtotal:					\$ 2,166,282
Construction Contingency:					15% \$ 324,942
Mobilization					5% \$ 108,314
Prep ROW					4% \$ 86,651
Construction Cost TOTAL:					\$ 2,687,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,687,000
Engineering/Survey/Testing:		18%	\$ 483,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 268,700
Impact Fee Project Cost TOTAL:			\$ 3,439,000

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Appendix B – Roadway Impact Fee CIP Service Units of Supply

City of Burleson - 2023 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area A

4/10/2023

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL ¹	VEH-MI TOTAL DEMAND PK-HR ²	EXCESS CAPACITY PK-HR VEH-MI ³	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
A-1, B-15	Hulen (3)	775' W of Alsbury to Alsbury	0.15	4	MiA-100	268	50%	750	220	20	200	\$ 1,594,000	\$ 797,000
A-2, B-16	Hulen (4)	Alsbury to Candler	0.87	4	MiA-100	355	50%	750	1305	154	1,151	\$ 17,000,000	\$ 8,500,000
A-3, B-17	Hulen (5)	Candler to Wilshire	0.84	4	MiA-100	513	50%	750	1255	215	1,040	\$ 7,803,653	\$ 3,901,827
A-4, C-19	Hulen (6)	Wilshire to Fairfield	0.32	6	PA-120	New	50%	850	812	0	812	\$ 5,205,000	\$ 2,602,500
A-5, C-20	Hulen (7)	Fairfield to FM 731	0.28	6	PA-120	New	50%	850	707	0	707	\$ 4,593,000	\$ 2,296,500
A-6	Major Collector C (1)	Greenridge to Wilshire	0.41	4	MaC-70	New	100%	550	892	0	892	\$ 3,529,000	\$ 3,529,000
A-7	Major Collector C (2)	Wilshire to Wicker Hill	0.77	4	MaC-70	New	100%	550	1691	0	1,691	\$ 6,737,000	\$ 6,737,000
A-8	Major Collector A	2050' E of Alsbury to 2740' E of Alsbury	0.13	4	MaC-70	New	100%	550	287	0	287	\$ 1,002,000	\$ 1,002,000
A-9	Wicker Hill (1)	2685' N of Wilshire to Wilshire	0.51	4	MaC-70	142	100%	550	1118	72	1,046	\$ 4,512,000	\$ 4,512,000
A-10	Wicker Hill (2)	Wilshire to 2155' SE of Wilshire	0.41	4	MiA-100	New	100%	750	1225	0	1,225	\$ 5,063,000	\$ 5,063,000
A-11	Wicker Hill (3)	2155' SE of Wilshire to 55' S of FM 731	0.87	4	MiA-100	New	100%	750	2612	0	2,612	\$ 10,738,000	\$ 10,738,000
A-12	County Road 919 (1)	CR 1016 to 870' SE of CR 1016	0.16	4	MaC-70	154	100%	550	362	25	337	\$ 1,206,000	\$ 1,206,000
A-13	County Road 919 (2)	1565' NW of CR 1020 to 900' W of CR 1020	0.13	4	MaC-70	154	100%	550	277	19	258	\$ 965,000	\$ 965,000
A-14	Lakewood (1)	2110' W of CR 1016 to CR 1016	0.40	4	MaA-120	178	100%	750	1199	71	1,128	\$ 4,673,000	\$ 4,673,000
A-15	Lakewood (2)	CR 1016 to 2610' SE of Alsbury	0.98	4	MaA-120	178	100%	750	2950	175	2,775	\$ 10,781,000	\$ 10,781,000
A-16	Lakewood (3)	400' N of Buffalo Run to 430' S of CR 1021	0.50	4	MaA-120 (1/2)	New	100%	750	1511	0	1,511	\$ 2,105,000	\$ 2,105,000
A-17	County Road 913	Chisholm Trail SBFR to Old Granbury	0.36	4	MiA-100	392	100%	750	1084	142	942	\$ 4,323,000	\$ 4,323,000
A-18	Old Granbury (1)	Whispering Meadows to CR 913	1.19	4	MiA-100	464	100%	750	3577	553	3,024	\$ 13,731,000	\$ 13,731,000
A-19	Old Granbury (2)	CR 913 to FM 917	1.73	4	MiA-100	350	100%	750	5204	606	4,598	\$ 19,619,000	\$ 19,619,000
A-20	County Road 1022 (1)	FM 917 to CR 1022	0.04	4	MiA-100	New	100%	750	130	0	130	\$ 495,000	\$ 495,000
A-21	County Road 1022 (2)	140' S of FM 917 to 365' S of FM 917	0.04	4	MiA-100	122	100%	750	129	5	124	\$ 463,000	\$ 463,000
A-22	County Road 1016 (3)	Hulen to CR 916	1.54	4	MaA-120	143	100%	750	4624	220	4,404	\$ 16,444,000	\$ 16,444,000
A-23	County Road 1016 (4)	CR 914 to 875' S of CR 914	0.17	4	MaA-120	141	100%	750	497	23	474	\$ 1,762,000	\$ 1,762,000
A-24	County Road 1016 (5)	1415' S of CR 914 to 875' S of CR 914	0.10	4	MaA-120	141	100%	750	306	14	292	\$ 1,039,000	\$ 1,039,000
A-25	Alsbury (3)	Hulen to 1445' S of Hulen	0.27	4	MaA-120	208	100%	750	820	57	763	\$ 7,382,496	\$ 7,382,496
A-26	Alsbury (4)	1445' SW of Hulen to CR 914	1.78	4	MaA-120	208	100%	750	5332	370	4,962	\$ 16,189,000	\$ 16,189,000
A-27	Major Collector B	525' SW of Bonnard Peak to 2255' SW of Bonnard Peak	0.33	4	MaC-70	154	100%	550	720	50	670	\$ 2,934,000	\$ 2,934,000
A-28	Greenridge	Hulen to Lakewood	1.30	4	MaC-70	New	100%	550	2862	0	2,862	\$ 13,191,000	\$ 13,191,000
A-29	Wilshire (4)	Hulen to CR 1021	2.18	6	PA-120	3,548	100%	850	11140	7,750	3,390	\$ 2,584,000	\$ 2,584,000
A-30	Fairfield (2)	Hulen to Wicker Hill	0.87	4	MaC-70	New	100%	550	1920	0	1,920	\$ 7,527,000	\$ 7,527,000
A-31	John Jones (8)	Hulen (Future) to 1915' S of Hulen (Future)	0.36	6	PA-120	1,063	100%	850	1849	385	1,464	\$ 478,000	\$ 478,000
A-32	Forest (1)	885' N of Lakeview to 180' N of Lakeview	0.13	4	MaC-70	89	100%	550	294	12	282	\$ 977,000	\$ 977,000
A-33	Forest (2)	180' N of Lakeview to FM 917	0.85	4	MaC-70	89	50%	550	931	37	894	\$ 6,977,000	\$ 3,488,500
SUBTOTAL									59,842	10,975	48,867	\$ 211,272,149	\$ 188,560,823

2023 Roadway Impact Fee Study Cost Per Service Area \$ 20,000

TOTAL COST IN SERVICE AREA \$ 188,580,823

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]

2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]

3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280].

City of Burleson - 2023 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area B

4/10/2023

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL ¹	VEH-MI TOTAL DEMAND PK-HR ²	EXCESS CAPACITY PK-HR VEH-MI ³	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
B-1	Hemphill (1)	Alsbury to 920' N of Easy	0.61	4	MaC-70	New	100%	550	1342	0	1,342	\$ 7,311,000	\$ 7,311,000
B-2	Hemphill (2)	330' S of Easy to Hillery	0.19	4	MaC-70	New	100%	550	428	0	428	\$ 1,488,000	\$ 1,488,000
B-3	Hillside	Hillside to Sundown	0.10	2	MIC-60	768	100%	425	82	74	8	\$ 633,000	\$ 633,000
B-4	McNair (1)	Wintercrest to McNair	0.10	2	MIC-60	146	100%	425	83	14	69	\$ 639,000	\$ 639,000
B-5	McNair (2)	350' W of Wilshire to Wilshire	0.07	2	MIC-60	146	100%	425	56	10	46	\$ 415,000	\$ 415,000
B-6	John Jones (1)	CR 1016 to Summercrest	0.17	6	PA-120 (1/3)	1,672	100%	850	880	288	592	\$ 178,400	\$ 178,400
B-7	John Jones (2)	Summercrest to Alsbury	0.89	6	PA-120 (1/3)	1,672	100%	850	4537	1,487	3,050	\$ 414,400	\$ 414,400
B-8	John Jones (3)	Alsbury to Hillside	0.83	6	PA-120 (1/3)	2,319	100%	850	4209	1,914	2,295	\$ 395,400	\$ 395,400
B-9	John Jones (4)	Hillside to Greenridge	0.40	6	PA-120 (1/3)	2,128	100%	850	2059	859	1,200	\$ 244,200	\$ 244,200
B-10	John Jones (5)	Greenridge to Wilshire	0.32	6	PA-120 (1/3)	2,128	100%	850	1643	686	957	\$ 170,400	\$ 170,400
B-11	Major Collector D (1)	CR 1016 to 915' N of CR 1016	0.17	4	MaC-70	New	100%	550	382	0	382	\$ 1,328,000	\$ 1,328,000
B-12	Major Collector D (2)	CR 1016 to Alsbury	0.73	4	MaC-70	New	100%	550	1612	0	1,612	\$ 6,461,000	\$ 6,461,000
B-13	Hulen (1)	1050' W of CR 1016 to CR 1016	0.20	4	MiA-100	268	50%	750	298	27	271	\$ 2,158,000	\$ 1,079,000
B-14	Hulen (2)	CR 1016 to 765' W of Alsbury	0.56	4	MiA-100	268	100%	750	1674	149	1,525	\$ 6,847,000	\$ 6,847,000
A-1, B-15	Hulen (3)	775' W of Alsbury to Alsbury	0.15	4	MiA-100	268	50%	750	220	20	200	\$ 1,594,000	\$ 797,000
A-2, B-16	Hulen (4)	Alsbury to Candler	0.87	4	MiA-100	355	50%	750	1305	154	1,151	\$ 17,000,000	\$ 8,500,000
A-3, B-17	Hulen (5)	Candler to Wilshire	0.84	4	MiA-100	513	50%	750	1255	215	1,040	\$ 7,803,653	\$ 3,901,827
B-18	County Road 1016 (1)	720' N of CR 920 to 2740' N of CR 920	0.38	4	MaA-120	197	100%	750	1149	75	1,074	\$ 4,282,000	\$ 4,282,000
B-19	County Road 1016 (2)	CR 920 to 720' N of CR 920	0.14	4	MaA-120	New	100%	750	408	0	408	\$ 1,450,000	\$ 1,450,000
B-20	Alsbury (1)	John Jones to 600' SW of Renfro	1.63	4	MiA-100	1,688	100%	750	4891	2,752	2,139	\$ 3,000,000	\$ 3,000,000
B-21	Alsbury (2)	Hulen to Candler	0.68	4	MaA-120 (1/2)	430	100%	750	2030	291	1,739	\$ 3,388,000	\$ 3,388,000
B-22, C-27	Wilshire (1)	John Jones to Elk	0.36	6	PA-120 (1/3)	4,546	50%	850	929	828	101	\$ 478,200	\$ 239,100
B-23, C-28	Wilshire (2)	John Jones to Greenridge	0.33	6	PA-120	4,546	50%	850	837	746	91	\$ 640,800	\$ 320,400
B-24, C-29	Wilshire (3)	Commons to Hulen	0.34	6	PA-120	3,870	50%	850	867	658	209	\$ 452,600	\$ 226,300
SUBTOTAL									33,176	11,247	21,929	\$ 61,703,653	\$ 56,783,427

2027 Roadway Impact Fee Study Cost Per Service Area \$ 20,000

TOTAL COST IN SERVICE AREA \$ 56,803,427

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]

2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]

3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280].

City of Burleson - 2023 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area C

4/10/2023

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL ¹	VEH-MI TOTAL DEMAND PK-HR ²	EXCESS CAPACITY PK-HR VEH-MI ³	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
C-1	McCall	IH-35W NBFR to Stone	0.25	2	MiC-60	156	100%	425	214	39	175	\$ 3,377,000	\$ 3,377,000
C-2	Major Collector F	Abner Lee to 995' SW of Abner Lee	0.19	4	MaC-70	New	100%	550	415	0	415	\$ 3,678,000	\$ 3,678,000.00
C-3	Renfro (1)	Village Parkway to Beard	0.52	6	PA-120	1,690	100%	850	2639	874	1765	\$ 8,425,000	\$ 8,425,000.00
C-4	Renfro (2)	Beard to Hurst	0.20	6	PA-120	1,690	100%	850	1001	332	669	\$ 2,417,000	\$ 2,417,000
C-5	Renfro (3)	Hurst to Hidden Creek	1.33	4	MaA-120	1,260	100%	750	3978	1,671	2,307	\$ 16,058,000	\$ 16,058,000
C-6	Renfro (4)	Hidden Creek to CR 602	0.49	4	MaA-120	974	100%	750	1483	481	1,002	\$ 4,912,000	\$ 4,912,000
C-7	Renfro (5)	CR 602 to 200' NW of Christopher Ln	0.38	4	MiA-100	974	100%	750	1130	367	763	\$ 3,857,000	\$ 3,857,000
C-8	Gregory (1)	Johnson to Wilshire	0.06	2	MiC-60	183	100%	425	53	11	42	\$ 352,000	\$ 352,000
C-9	Hollow Creek	Burleson to Hurst	0.47	4	MaC-70	New	100%	550	1036	0	1,036	\$ 3,509,000	\$ 3,509,000
C-10	Hidden Creek	Renfro to Laredo	0.34	4	MaC-70	New	100%	550	750	0	750	\$ 2,639,000	\$ 2,639,000
C-11	Houston (1)	Laredo to Brooks	0.11	4	MaC-70	413	100%	550	239	45	194	\$ 685,000	\$ 685,000
C-12	Houston (2)	Brooks to 550' E of Paint Brush Trail	1.53	4	MaC-70	180	100%	550	3364	276	3,088	\$ 10,292,000	\$ 10,292,000
C-13	County Road 805 (1)	CR 805 to Tarver	0.17	4	MaC-70	New	100%	550	369	0	369	\$ 1,116,000	\$ 1,116,000
C-14	County Road 805 (2)	Tarver to IH-35W SBFR	0.06	4	MaC-70	115	100%	550	133	7	126	\$ 382,000	\$ 382,000
C-15	Cardinal Ridge	Hurst to IH-35W NBFR	0.33	2	MiC-60	New	100%	425	280	0	280	\$ 3,022,000	\$ 3,022,000
C-16	Commons (2)	Wilshire to Fairfield	0.21	4	MaC-70	129	100%	550	473	28	445	\$ 1,351,000	\$ 1,351,000
C-17	Commons (3)	Fairfield to FM 731	0.21	4	MaC-70	New	100%	550	460	0	460	\$ 1,394,000	\$ 1,394,000
C-18	Minor Collector B	Wilshire to Fairfield	0.30	2	MiC-60	New	100%	425	259	0	259	\$ 1,981,000	\$ 1,981,000
A-4, C-19	Hulen (6)	Wilshire to Fairfield	0.32	6	PA-120	New	50%	850	812	0	812	\$ 5,205,000	\$ 2,602,500
A-5, C-20	Hulen (7)	Fairfield to FM 731	0.28	6	PA-120	New	50%	850	707	0	707	\$ 4,593,000	\$ 2,296,500
C-21	Hulen (8)	John Jones to CR 714	0.61	6	PA-120	New	100%	850	3119	0	3,119	\$ 12,821,000	\$ 12,821,000
C-22	Hulen (9)	265' E of Broad Valley to 1265' E of Broad Valley	0.19	6	PA-120	336	100%	850	965	64	901	\$ 2,335,000	\$ 2,335,000
C-23	Hulen (10)	850' W of Cozby to 205' W of Cozby	0.12	6	PA-120	336	100%	850	622	41	581	\$ 1,507,000	\$ 1,507,000
C-24	Hulen (11)	CR 601 to 370' E of CR 601	0.07	4	MaC-70	New	100%	550	155	0	155	\$ 467,000	\$ 467,000
C-25, D-1	Bethesda (1)	Briar Oaks to IH-35W SBFR	0.81	4	MiA-100	510	50%	750	1211	206	1,005	\$ 10,375,000	\$ 5,187,500
C-26, D-2	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	4	MiA-100	261	50%	750	154	13	141	\$ 954,000	\$ 477,000
B-23, C-27	Wilshire (1)	John Jones to Elk	0.36	6	PA-120 (1/3)	4,546	50%	850	929	828	101	\$ 478,200	\$ 239,100
B-24, C-28	Wilshire (2)	John Jones to Greenridge	0.33	6	PA-120	4,546	50%	850	837	746	91	\$ 640,800	\$ 320,400
B-25, C-29	Wilshire (3)	Commons to Hulen	0.34	6	PA-120	3,870	50%	850	867	658	209	\$ 452,600	\$ 226,300
C-30	Fairfield (1)	200' SW of Minor Collector to Hulen	0.15	4	MaC-70	New	100%	550	336	0	336	\$ 1,015,000	\$ 1,015,000
C-31	John Jones (6)	Wilshire to CR 714	0.39	6	PA-120	1,063	100%	850	1995	416	1,579	\$ 1,011,400	\$ 1,011,400
C-32	John Jones (7)	CR 714 to CR 920	0.38	6	PA-120	1,063	100%	850	1929	402	1,527	\$ 419,400	\$ 419,400
C-33	Gregory (2)	Miller to Tinker	0.17	2	MiC-60	New	100%	425	148	0	148	\$ 3,106,000	\$ 3,106,000
C-34	Hidden Vista (1)	Hidden Creek to 190' S of Landmark	0.74	4	MiA-100	165	100%	750	2233	123	2,110	\$ 13,875,000	\$ 13,875,000
C-35	Hidden Vista (2)	905' S of Landmark to CR 714	0.48	4	MiA-100	New	100%	750	1448	0	1,448	\$ 5,141,000	\$ 5,141,000
C-36	Dobson (1)	Miller to Hidden Creek	0.97	2	MiC-60	253	100%	425	827	246	581	\$ 13,068,000	\$ 13,068,000
C-37	Dobson (2)	Hidden Creek to CR 715	0.55	2	MiC-60	350	100%	425	468	193	275	\$ 3,640,000	\$ 3,640,000
C-38	Dobson (3)	CR 715 to CR 714	0.48	2	MiC-60	301	50%	425	203	72	131	\$ 2,907,000	\$ 1,453,500

C-39	Stone (1)	Alsbury to McCall	0.43	4	MaC-70	778	100%	550	952	337	615	\$	3,060,000	\$	3,060,000
C-40	Stone (2)	McCall to Stampede	1.05	4	MaC-70	496	100%	550	2317	522	1,795	\$	11,754,349	\$	11,754,349
C-41	Tarver (1)	Hidden Creek to CR 715	0.58	2	MiC-60	New	100%	425	494	0	494	\$	4,050,000	\$	4,050,000
C-42	Tarver (2)	CR 715 to 1555' S of CR 716	0.29	4	MaC-70	New	100%	550	649	0	649	\$	2,192,000	\$	2,192,000
C-43	Beard	Renfro to Hidden Creek	0.93	4	MaC-70	New	100%	550	2053	0	2,053	\$	6,955,000	\$	6,955,000
C-44	Hurst (1)	Wildcat Way to Hurst	0.50	4	MaC-70	New	100%	550	1091	0	1,091	\$	9,755,000	\$	9,755,000
C-45	Hurst (2)	Wyche Ct to Renfro	0.36	4	MaC-70	161	100%	550	802	59	743	\$	2,632,000	\$	2,632,000
C-46	Hurst (3)	Hidden Creek to Cardinal Ridge	0.28	4	MaC-70	156	100%	550	611	43	568	\$	4,189,000	\$	4,189,000
C-47	Hurst (4)	Cardinal Ridge to 1615' S of Cardinal Ridge	0.31	4	MaC-70	156	100%	550	673	48	625	\$	2,770,000	\$	2,770,000
C-48	County Road 601	CR 601 to Hulen	0.29	4	MaC-70	New	50%	550	318	0	318	\$	2,292,000	\$	1,146,000
C-49	Briar Oaks	IH-35W SBFR to 990' S of IH-35W SBFR	0.19	4	MiA-100	71	100%	750	562	13	549	\$	1,749,000	\$	1,749,000
C-50	County Road 503B (1)	Hidden Creek to 905' S of Hidden Creek	0.17	4	MaC-70	New	100%	550	377	0	377	\$	1,141,000	\$	1,141,000
C-51	County Road 503B (2)	1750' S of Hidden Creek to 3105' S of Hidden Creek	0.26	4	MaC-70	New	100%	550	565	0	565	\$	3,929,000	\$	3,929,000
C-52	Brooks (1)	50' N of CR 532 to 50' N of Houston	0.40	4	MaC-70	153	100%	550	890	62	828	\$	2,882,000	\$	2,882,000
C-53	Brooks (2)	Houston to 110' N of Houston	0.02	4	MaC-70	153	100%	550	45	3	42	\$	139,000	\$	139,000
C-54	County Road 602 (1)	Renfro to CR 602	0.15	4	MaC-70	65	100%	550	324	10	314	\$	978,000	\$	978,000
C-55	County Road 602 (2)	960' N of Cindy Ct to 720' S of Cindy Ct	0.32	4	MaC-70	65	50%	550	350	10	340	\$	2,341,000	\$	1,170,500
C-56	County Road 602 (3)	250' N of Taylor Bridge to 835' S of Taylor Bridge	0.21	4	MaC-70	65	50%	550	226	7	219	\$	2,372,000	\$	1,186,000
C-57	Renfro (6)	CR 529 to Ryan	1.31	4	MiA-100	352	100%	750	3930	461	3,469	\$	12,895,000	\$	12,895,000
C-58	County Road 715	Dobson to Tarver	0.47	4	MaC-70	136	50%	550	513	32	481	\$	3,269,000	\$	1,634,500
SUBTOTAL									55,983	9,746	46,237	\$	193,967,749	\$	221,362,949

2027 Roadway Impact Fee Study Cost Per Service Area \$ 20,000

TOTAL COST IN SERVICE AREA \$ 221,382,949

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]

2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]

3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280].

City of Burleson - 2023 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area D

4/10/2023

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL ¹	VEH-MI TOTAL DEMAND PK-HR ²	EXCESS CAPACITY PK-HR VEH-MI ³	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
C-25, D-1	Bethesda (1)	Briar Oaks to IH-35W SBFR	0.81	4	MiA-100	510	50%	750	1211	206	1,005	\$ 10,375,000	\$ 5,187,500
C-26, D-2	Bethesda (2)	IH-35W NBFR to 555' E of IH-35W NBFR	0.10	4	MiA-100	261	50%	750	154	13	141	\$ 954,000	\$ 477,000.00
D-3	FM 917 (1)	565' W of Vantage to Vantage	0.11	6	PA-120	1,398	100%	850	548	150	398	\$ 119,400	\$ 119,400.00
D-4	FM 917 (2)	IH-35W NBFR to Vantage	0.45	6	PA-120	1,352	100%	850	2289	607	1682	\$ 574,200	\$ 574,200.00
D-5	FM 917 (3)	IH-35W NBFR to 2520' E of IH-35W NBFR	0.48	6	PA-120	1,126	100%	850	2438	538	1900	\$ 606,800	\$ 606,800.00
D-6	County Road 810	1450' W of Spring St to IH-35W SBFR	0.51	4	MaC-70	57	100%	550	1115	29	1086	\$ 4,498,000	\$ 4,498,000.00
D-7	Asher	CR 707 to 730' W of IH-35W NBFR	1.10	4	MiA-100	New	100%	750	3289	0	3289	\$ 13,309,000	\$ 13,309,000.00
D-8	Briar Oaks (2)	Bethesda to 510' S of Bethesda	0.10	4	MiA-100	62	50%	750	145	3	142	\$ 1,048,000	\$ 524,000.00
D-9	County Road 809	Conveyor to 3985' N of Conveyor	0.75	4	MiA-100	44	100%	750	2265	33	2232	\$ 8,984,000	\$ 8,984,000.00
D-10	Vantage (1)	CR 711 to Conveyor	0.91	4	MaC-70	130	100%	550	2008	119	1889	\$ 4,887,795	\$ 4,887,795.00
D-11	Vantage (2)	FM 917 to CR 810	0.48	4	MaC-70	New	100%	550	1049	0	1049	\$ 4,072,000	\$ 4,072,000.00
D-12	Renfro (9)	Ryan to Bethesda	0.28	4	MiA-100	352	100%	750	841	99	742	\$ 3,439,000	\$ 3,439,000.00
SUBTOTAL									17,352	1,797	15,555	\$ 53,867,195	\$ 47,303,695

2027 Roadway Impact Fee Study Cost Per Service Area \$ 20,000

TOTAL COST IN SERVICE AREA \$ 47,323,695

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]

2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]

3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280].

Appendix C – Existing Roadway Facilities Inventory

City of Burleson - 2023 Roadway Impact Fee Study Existing Roadway Facilities Inventory

Service Area A

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	Class Abrev.	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL ¹		VEH-MI DEMAND PK-HR TOTAL ²		EXCESS CAPACITY PK-HR VEH-MI ³		EXISTING DEFICIENCIES PK-HR VEH-MI ⁴			
					NB/EB	SB/WB					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Alsbury	1420' SW of Hulen	3800' SW of Hulen	2,380	0.45	1	1	2U	MaA-120	Major Arterial	4D	104	104	100%	425	425	192	192	47	47	145	145				
Alsbury	3800' SW of Hulen	CR 914	7,005	1.33	1	1	2U	MaA-120	Major Arterial	4D	104	104	100%	425	425	564	564	138	138	426	426				
County Road 1016	CR 1016	Future CR 1016	1,060	0.20	1	1	2U	MaA-120	Major Arterial	4D	89	89	100%	425	425	85	85	18	18	67	67				
County Road 1016	1415' S of CR 914	875' S of CR 914	540	0.10	1	1	2U	MaA-120	Major Arterial	4D	71	71	100%	425	425	43	43	7	7	36	36				
County Road 1022	140' S of FM 917	365' S of FM 917	225	0.04	1	1	2U	MaA-100	Minor Arterial	4D	61	61	100%	425	425	18	18	3	3	16	16				
County Road 913	Chisholm Trail	Chisholm Trail NBFR	885	0.17	1	1	2U	MaA-100	Minor Arterial	4D	196	196	100%	425	425	71	71	33	33	38	38				
County Road 913	Chisholm Trail NBFR	Old Granbury	1,020	0.19	1	1	2U	MaA-100	Minor Arterial	4D	196	196	100%	425	425	82	82	38	38	44	44				
John Jones	Hulen (Future)	1915' S of Hulen (Future)	1,915	0.36	1	1	2U	PA-120	Principal Arterial	6D	531	531	100%	425	425	154	154	193	193	-39	-39	39	39		
Forest	885' N of Lakeview	180' N of Lakeview	705	0.13	1	1	2U	MaC-70	Major Collector	4U	44	44	100%	425	425	57	57	6	6	51	51				
Forest	180' N of Lakeview	FM 917	4,465	0.85	1	1	2U	MaC-70	Major Collector	4U	44	44	50%	425	425	180	180	19	19	161	161				
Hulen	775' W of Alsbury	Alsbury	775	0.15	1	1	2U	MaA-100	Minor Arterial	4D	134	134	50%	425	425	31	31	10	10	21	21				
Hulen	Alsbury	1305' E of Alsbury	1,305	0.25	1	1	2U	MaA-100	Minor Arterial	4D	177	177	50%	425	425	53	53	22	22	31	31				
Hulen	1305' E of Alsbury	Candler	3,290	0.62	1	1	2U	MaA-100	Minor Arterial	4D	177	177	50%	425	425	132	132	55	55	77	77				
Hulen	Candler	Greenridge	2,620	0.50	1	1	2U	MaA-100	Minor Arterial	4D	257	257	50%	425	425	105	105	64	64	42	42				
Hulen	Greenridge	Wilshire	1,800	0.34	1	1	2U	PA-120	Principal Arterial	6D	257	257	50%	425	425	72	72	44	44	29	29				
Lakewood	Wilshire	1800' NW of Wilshire	1,805	0.34	1	1	2D	MaA-120	Major Arterial	4D	120	120	100%	550	550	188	188	41	41	147	147				
Lakewood	400' N of Buffalo Run	430' S of CR 1021	2,660	0.50	1	1	2D	MaA-120	Major Arterial	4D	120	120	100%	550	550	277	277	61	61	217	217				
Old Granbury	Whispering Meadows	CR 913	6,295	1.19	1	1	2U	MaA-100	Minor Arterial	4D	425	425	100%	425	425	507	507	507	507	0	0				
Old Granbury	Caddo Peak	CR 913	3,020	0.57	1	1	2U	MaA-100	Minor Arterial	4D	48	48	100%	425	425	243	243	27	27	216	216				
Old Granbury	CR 910	Caddo Peak	3,315	0.63	1	1	2U	MaA-100	Minor Arterial	4D	175	175	100%	425	425	267	267	110	110	157	157				
Old Granbury	FM 910	CR 910	2,825	0.54	1	1	2U	MaA-100	Minor Arterial	4D	175	175	100%	425	425	227	227	93	93	134	134				
Wicker Hill	2685' N of Wilshire	Wilshire	2,685	0.51	1	1	2U	MaC-70	Major Collector	4U	71	71	100%	425	425	216	216	36	36	180	180				
Wilshire	CR 920	Minor Collector	1,875	0.36	2	2	4D	PA-120	Principal Arterial	6D	1,774	1,774	100%	750	750	533	533	630	630	-97	-97	97	97		
Wilshire	Minor Collector	CR 1021	2,170	0.41	2	2	4D	PA-120	Principal Arterial	6D	1,774	1,774	100%	750	750	616	616	729	729	-113	-113	113	113		
Wilshire	CR 1021	Lakewood	2,795	0.53	2	2	4D	PA-120	Principal Arterial	6D	1,774	1,774	100%	750	750	794	794	939	939	-145	-145	145	145		
Wilshire	Lakewood	Main	4,695	0.89	2	2	4D	PA-120	Principal Arterial	6D	1,180	1,180	100%	750	750	1,334	1,334	1,050	1,050	284	284				
SUBTOTAL			64,130	12.15												7,042	7,042	4,918	4,918	2,125	2,125	394	394		
																	14,085	9,836	4,249			788			

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]
2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]
3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]
4. Existing Deficiencies Pk-Hr Veh-Mi = [Veh-Mi Demand Pk-Hr Total] - [Veh-Mi Supply Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280]. "N/A" are roadways that were not analyzed. Most of these roadways were 2 Lane Minor Collectors.

**City of Burleson - 2023 Roadway Impact Fee Study
Existing Roadway Facilities Inventory**

Service Area B

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	Class Abrev.	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL ¹		VEH-MI DEMAND PK-HR TOTAL ²		EXCESS CAPACITY PK-HR VEH-MI ³		EXISTING DEFICIENCIES PK-HR VEH-MI ⁴							
					NB/EB	SB/WB					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Alsbury	Renfro	Hemphill	4,175	0.79	2	2	4U	MIA-100	Minor Arterial	4D	1,123	1,123	100%	550	550	870	870	888	888	-18	-18	18	18						
Alsbury	John Jones	Summercrest	4,540	0.86	2	2	4U	MIA-100	Minor Arterial	4D	844	844	100%	550	550	946	946	726	726	220	220								
Alsbury	IH-35W SBFR	IH-35W NBFR	650	0.12	2	2	4U	MIA-100	Minor Arterial	4D	1,230	1,230	100%	550	550	135	135	151	151	-16	-16	16	16						
Alsbury	Hemphill	IH-35W SBFR	2,490	0.47	2	2	4D	MIA-100	Minor Arterial	4D	1,230	1,230	100%	750	750	707	707	580	580	128	128								
Alsbury	Summercrest	Renfro	4,720	0.89	3	3	6U	MIA-100	Minor Arterial	4D	252	252	100%	850	850	2,280	2,280	225	225	2,055	2,055								
Alsbury	Candler	Cathy	795	0.15	2	2	4U	MAA-120	Major Arterial	4D	332	332	100%	550	550	166	166	50	50	116	116								
Alsbury	Hulen	1960' N of Hulen	1,930	0.37	1	1	2D	MAA-120	Major Arterial	4D	215	215	100%	550	550	201	201	79	79	122	122								
Alsbury	1960' N of Hulen	Candler	1,640	0.31	1	1	2D	MAA-120	Major Arterial	4D	215	215	100%	550	550	171	171	67	67	104	104								
Alsbury	Candler	John Jones	1,385	0.26	2	2	4U	MAA-120	Major Arterial	4D	332	332	100%	550	550	289	289	87	87	201	201								
Candler	200' S of Joy	300' N of Stillwater	2,445	0.46	1	1	2D	MAc-70	Major Collector	4U	65	65	100%	550	550	255	255	30	30	225	225								
Candler	Alsbury	200' S of Joy	1,890	0.36	1	1	2D	MAc-70	Major Collector	4U	65	65	100%	550	550	197	197	23	23	174	174								
Candler	300' N of Stillwater	CR 920	1,085	0.21	1	1	2D	MAc-70	Major Collector	4U	257	257	100%	550	550	113	113	53	53	60	60								
Commons	Greendridge	Wilshire	1,010	0.19	1	1	2D	MAc-70	Major Collector	4U	65	65	100%	550	550	105	105	12	12	93	93								
County Road 1016	720' N of CR 920	2740' N of CR 920	2,020	0.38	1	1	2U	MAA-120	Major Arterial	4D	98	98	100%	425	425	163	163	38	38	125	125								
Greendridge	John Jones	1300' S of John Jones	1,300	0.25	1	1	2D	MAc-70	Major Collector	4U	50	50	100%	550	550	135	135	12	12	123	123								
Greendridge	Greenridge	1300' N of Greenridge	1,295	0.25	1	1	2D	MAc-70	Major Collector	4U	50	50	100%	550	550	135	135	12	12	123	123								
Greendridge	Hulen	Greenridge	1,770	0.34	1	1	2D	MAc-70	Major Collector	4U	65	65	100%	550	550	184	184	22	22	163	163								
Hemphill	160' N of Peach	McAlister	1,980	0.38	2	2	4U	MAc-70	Major Collector	4U	214	214	100%	550	550	413	413	80	80	332	332								
Hemphill	Alsbury	McAlister	2,155	0.41	2	2	4U	MAc-70	Major Collector	4U	68	68	100%	550	550	449	449	28	28	421	421								
Hemphill	920' N of Easy	330' S of Easy	1,250	0.24	1	1	2U	MAc-70	Major Collector	4U	88	88	100%	425	425	101	101	21	21	80	80								
Hillery	Wilshire	695' W of Wilshire	695	0.13	2	2	4U	MAc-70	Major Collector	4U	108	108	100%	550	550	145	145	14	14	131	131								
Hillside	Wintercrest	John Jones	3,420	0.65	1	1	2U	MIC-60	Minor Collector	2U	384	384	100%	425	425	275	275	249	249	27	27								
Hillside	Hillside Ct	Wintercrest	1,065	0.20	1	1	2U	MIC-60	Minor Collector	2U	384	384	100%	425	425	86	86	77	77	8	8								
Hulen	Candler	Greenridge	2,620	0.50	1	1	2U	MIA-100	Minor Arterial	4D	257	257	50%	425	425	105	105	64	64	42	42								
Hulen	CR 1016	765' W of Alsbury	2,945	0.56	1	1	2U	MIA-100	Minor Arterial	4D	134	134	100%	425	425	237	237	75	75	162	162								
Hulen	Alsbury	1305' E of Alsbury	1,305	0.25	1	1	2U	MIA-100	Minor Arterial	4D	177	177	50%	425	425	53	53	22	22	31	31								
Hulen	1050' W of CR 1016	CR 1016	1,050	0.20	1	1	2U	MIA-100	Minor Arterial	4D	134	134	50%	425	425	42	42	13	13	29	29								
Hulen	1305' E of Alsbury	Candler	3,290	0.62	1	1	2U	MIA-100	Minor Arterial	4D	177	177	50%	425	425	132	132	55	55	77	77								
Hulen	Greenridge	Wilshire	1,800	0.34	1	1	2U	PA-120	Principal Arterial	6D	257	257	50%	425	425	72	72	44	44	29	29								
Hulen	775' W of Alsbury	Alsbury	775	0.15	1	1	2U	MIA-100	Minor Arterial	4D	134	134	50%	425	425	31	31	10	10	21	21								
John Jones	Hillside	Greenridge	2,130	0.40	2	2	4D	PA-120	Principal Arterial	6D	1,064	1,064	100%	750	750	605	605	429	429	176	176								
John Jones	Summercrest	Alsbury	4,695	0.89	2	2	4D	PA-120	Principal Arterial	6D	836	836	100%	750	750	1,334	1,334	743	743	590	590								
John Jones	Greendridge	Wilshire	1,700	0.32	2	2	4D	PA-120	Principal Arterial	6D	1,064	1,064	100%	750	750	483	483	343	343	140	140								
John Jones	Alsbury	Hillside	4,360	0.83	2	2	4D	PA-120	Principal Arterial	6D	1,159	1,159	100%	750	750	1,239	1,239	957	957	281	281								
John Jones	CR 1016	Summercrest	910	0.17	2	2	4D	PA-120	Principal Arterial	6D	836	836	100%	750	750	259	259	144	144	114	114								
McAlister	McAlister	Hemphill	2,505	0.47	1	1	2U	MIC-60	Minor Collector	2U	142	142	100%	425	425	202	202	67	67	134	134								
McAlister	Hemphill	Renfro	5,030	0.95	1	1	2U	MIC-60	Minor Collector	2U	37	37	100%	425	425	405	405	35	35	370	370								
McNairn	350' W of Wilshire	Wilshire	350	0.07	1	1	2U	MIC-60	Minor Collector	2U	73	73	100%	425	425	28	28	5	5	23	23								
Renfro	McAlister	Alsbury	2,190	0.41	2	2	4D	MIA-100	Minor Arterial	4D	915	915	100%	750	750	622	622	380	380	243	243								
Renfro	Alsbury	Thomas	3,795	0.72	1	1	2U	MIA-100	Minor Arterial	4D	538	538	100%	425	425	305	305	387	387	-81	-81	81	81						
Renfro	300' E of Crowley	McAlister	3,335	0.63	2	2	4D	MIA-100	Minor Arterial	4D	915	915	100%	750	750	947	947	578	578	369	369								
Renfro	Thomas	Wilshire	795	0.15	1	1	2U	MIA-100	Minor Arterial	4D	632	632	100%	425	425	64	64	95	95	-31	-31	31	31						
Summercrest	Cedar Ridge	Alsbury	2,190	0.41	1	1	2U	MAc-70	Major Collector	4U	188	188	100%	425	425	176	176	78	78	98	98								
Summercrest	John Jones	Cedar Ridge	3,565	0.68	2	2	4U	MAc-70	Major Collector	4U	188	188	100%	550	550	743	743	127	127	616	616								
Summercrest	Alsbury	Thomas	4,195	0.79	1	1	2U	MAc-70	Major Collector	4U	401	401	50%	425	425	169	169	159	159	9	9								
Summercrest	Thomas	Wilshire	1,310	0.25	1	1	2U	MAc-70	Major Collector	4U	471	471	100%	425	425	105	105	117	117	-11	-11	11	11						
Thomas	Renfro	Summercrest	5,075	0.96	1	1	2U	MIC-60	Minor Collector	2U	226	226	100%	425	425	408	408	217	217	191	191								
Wilshire	John Jones	Elk	1,925	0.36	2	2	4D	PA-120	Principal Arterial	6D	2,273	2,273	50%	750	750	273	273	414	414	-141	-141	141	141						
Wilshire	Elk	IH-35W SBFR	12,210	2.31	3	3	6U	PA-120	Principal Arterial	6D	2,421	2,421	50%	850	850	2,948	2,948	2,799	2,799	149	149								
Wilshire	CR 920	1090' N of CR 920	1,080	0.20	2	2	4D	PA-120	Principal Arterial	6D	1,935	1,935	50%	750	750	153	153	198	198	-44	-44	44	44						
Wilshire	Commons	720' S of Commons	715	0.14	2	2	4D	PA-120	Principal Arterial	6D	1,935	1,935	50%	750	750	102	102	131	131	-29	-29	29	29						
Wilshire	John Jones	Greenridge	1,735	0.33	2	2	4D	PA-120	Principal Arterial	6D	2,273	2,273	50%	750	750	246	246	373	373	-127	-127	127	127						
Wintercrest	Hillside	Sunnybrook	1,590	0.30	1	1	2U	MIC-60	Minor Collector	2U	73	73	100%	425	425	128	128	22	22	106	106								
SUBTOTAL			126,875	24.03													21,138	21,138	12,605	12,605	8,533	8,533	498	498					
																	42,276	42,276	25,210	25,210	17,066	17,066	996	996					

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]
2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]
3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]
4. Existing Deficiencies Pk-Hr Veh-Mi = [Veh-Mi Demand Pk-Hr Total] - [Veh-Mi Supply Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280]. "N/A" are roadways that were not analyzed. Most of these roadways were 2 Lane Minor Collectors.

City of Burleson - 2023 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area C

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	Class Abbrev.	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL ¹		VEH-MI DEMAND PK-HR TOTAL ²		EXCESS CAPACITY PK-HR VEH-MI ³		EXISTING DEFICIENCIES PK-HR VEH-MI ⁴					
					NB/EB	SB/WB					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Alsbury	IH-35W NBFR	Stone	1,085	0.21	2	2	5U	MaC-70	Major Collector	4U	1,230	1,230	50%	725	725	149	149	126	126	23	23						
Bethesda	Briar Oaks	IH-35W SBFR	4,265	0.81	1	1	2U	MA-100	Minor Arterial	4D	255	255	50%	425	425	172	172	103	103	69	69						
Bethesda	IH-35W NBFR	555' E of IH-35W NBFR	540	0.10	1	1	2U	MA-100	Minor Arterial	4D	131	131	50%	425	425	22	22	7	7	15	15						
Briar Oaks	IH-35W SBFR	1000' S of IH-35W SBFR	990	0.19	1	1	2U	MA-100	Minor Arterial	4D	35	35	100%	425	425	80	80	7	7	73	73						
Brooks	50' N of CR 532	50' N of Houston	2,135	0.40	1	1	2U	MaC-70	Major Collector	4U	77	77	100%	425	425	172	172	31	31	141	141						
Burleson	IH-35W SBFR	IH-35W NBFR	880	0.17	1	1	2U	MA-100	Minor Arterial	4D	92	92	100%	425	425	71	71	15	15	56	56						
Commons	Wilshire	Fairfield	1,135	0.21	1	1	2D	MaC-70	Major Collector	4U	65	65	100%	550	550	118	118	14	14	104	104						
County Road 602	960' N of Cindy Ct	725' S of Cindy Ct	1,680	0.32	1	1	2U	MaC-70	Major Collector	4U	33	33	50%	425	425	68	68	5	5	62	62						
County Road 602	250' N of Taylor Bridge	840' S of Taylor Bridge	1,085	0.21	1	1	2U	MaC-70	Major Collector	4U	33	33	50%	425	425	44	44	3	3	40	40						
County Road 714	265' E of Broad Valley	2075' E of Broad Valley	1,000	0.19	1	1	2U	PA-120	Principal Arterial	6D	168	168	100%	425	425	80	80	32	32	49	49						
County Road 714	955' W of Cozby	205' W of Cozby	645	0.12	1	1	2U	PA-120	Principal Arterial	6D	168	168	100%	425	425	52	52	21	21	31	31						
County Road 715	Dobson	Tarver	2,460	0.47	1	1	2U	MaC-70	Major Collector	4U	68	68	50%	425	425	99	99	16	16	83	83						
Dobson	Field	Renfro	1,275	0.24	1	1	2U	MaC-60	Minor Collector	2U	7	7	100%	425	425	103	103	2	2	101	101						
Dobson	Renfro	Miller	1,350	0.26	1	1	2U	MaC-60	Minor Collector	2U	127	127	100%	425	425	109	109	32	32	76	76						
Dobson	Miller	Hidden Creek	5,135	0.97	1	1	2U	MaC-60	Minor Collector	2U	127	127	100%	425	425	413	413	123	123	290	290						
Dobson	Hidden Creek	CR 715	2,905	0.55	1	1	2U	MaC-60	Minor Collector	2U	175	175	100%	425	425	234	234	96	96	137	137						
Dobson	CR 715	CR 714	2,520	0.48	1	1	2U	MaC-60	Minor Collector	2U	150	150	50%	425	425	101	101	36	36	66	66						
Fairfield	Commons	Minor Collector	955	0.18	1	1	2U	MaC-70	Major Collector	4U	63	63	100%	425	425	77	77	11	11	66	66						
Fairfield	Minor Collector	200' SW of Minor Collector	190	0.04	1	1	2U	MaC-70	Major Collector	4U	63	63	100%	425	425	15	15	2	2	13	13						
Field	Burleson Blvd	Clark	1,055	0.20	1	1	2U	MaC-60	Minor Collector	2U	7	7	100%	425	425	85	85	1	1	83	83						
Gregory	Tinker	Wilshire	4,320	0.82	1	1	2U	MaC-60	Minor Collector	2U	91	91	100%	425	425	348	348	75	75	273	273						
Hidden Creek	Dobson	700' E of Hidden Lake	2,035	0.39	2	2	5U	MA-100	Minor Arterial	4D	918	918	100%	725	725	559	559	354	354	205	205						
Hidden Creek	700' E of Hidden Lake	Burleson Blvd	355	0.07	2	2	4D	MA-100	Minor Arterial	4D	918	918	100%	750	750	101	101	62	62	39	39						
Hidden Creek	IH-35W SBFR	IH-35W NBFR	325	0.06	2	2	4D	MA-100	Minor Arterial	4D	918	918	100%	750	750	92	92	57	57	36	36						
Hidden Creek	Cardinal Ridge	Monticello	1,155	0.22	1	1	2D	MA-100	Minor Arterial	4D	500	500	100%	550	550	120	120	109	109	11	11						
Hidden Creek	Wilshire	Deborah	4,645	0.88	2	2	4D	MA-100	Minor Arterial	4D	827	827	100%	750	750	1,320	1,320	728	728	592	592						
Hidden Creek	Deborah	Hidden Vista	2,055	0.39	2	2	4D	MA-100	Minor Arterial	4D	827	827	100%	750	750	584	584	322	322	262	262						
Hidden Creek	IH-35W NBFR	Hurst	2,280	0.43	2	2	4D	MA-100	Minor Arterial	4D	650	650	100%	750	750	648	648	281	281	367	367						
Hidden Creek	Monticello	Renfro	4,120	0.78	2	2	4D	MA-100	Minor Arterial	4D	275	275	100%	750	750	1,170	1,170	215	215	956	956						
Hidden Creek	Hidden Vista	Dobson	740	0.14	2	2	5U	MA-100	Minor Arterial	4D	918	918	100%	725	725	203	203	129	129	75	75						
Hidden Creek	Hurst	Cardinal Ridge	1,585	0.30	2	2	4D	MA-100	Minor Arterial	4D	500	500	100%	750	750	450	450	150	150	300	300						
Hidden Vista	Hidden Creek	190' S of Landmark	3,930	0.74	1	1	2U	MA-100	Minor Arterial	4D	83	83	100%	425	425	316	316	61	61	255	255						
Hillery	Wilshire	Wilson	1,010	0.19	1	1	2U	MaC-60	Minor Collector	2U	89	89	100%	425	425	81	81	17	17	64	64						
Houston	Laredo	Brooks	575	0.11	1	1	2U	MaC-70	Major Collector	4U	206	206	100%	425	425	46	46	22	22	24	24						
Houston	Brooks	550' E of Paint Brush Trail	8,075	1.53	1	1	2U	MaC-70	Major Collector	4U	90	90	100%	425	425	650	650	138	138	512	512						
Hurst	Hollow Creek	465' S of Evandale	1,685	0.32	2	2	5U	MaC-70	Major Collector	4U	228	228	100%	725	725	463	463	73	73	390	390						
Hurst	465' S of Evandale	Hidden Creek	1,175	0.22	2	2	5U	MaC-70	Major Collector	4U	228	228	100%	725	725	323	323	51	51	272	272						
Hurst	Renfro	Hollow Creek	1,575	0.30	2	2	5U	MaC-70	Major Collector	4U	228	228	100%	725	725	433	433	68	68	365	365						
Hurst	1250' N of Wyche Ct	Renfro	3,195	0.61	1	1	3U	MaC-70	Major Collector	4U	81	81	100%	550	550	333	333	49	49	284	284						
Hurst	Hidden Creek	Cardinal Ridge	1,465	0.28	1	1	2U	MaC-70	Major Collector	4U	78	78	100%	425	425	118	118	22	22	96	96						
Hurst	Cardinal Ridge	1640' S of Cardinal Ridge	1,615	0.31	1	1	2U	MaC-70	Major Collector	4U	78	78	100%	425	425	130	130	24	24	106	106						
John Jones	Wilshire	CR 714	2,065	0.39	1	1	2D	PA-120	Principal Arterial	6D	531	531	100%	550	550	215	215	208	208	7	7						
John Jones	CR 714	CR 920	1,995	0.38	1	1	3U	PA-120	Principal Arterial	6D	531	531	100%	550	550	208	208	201	201	7	7						
McCall	IH-35W NBFR	Stone	1,330	0.25	1	1	2U	MaC-60	Minor Collector	2U	78	78	100%	425	425	107	107	20	20	87	87						
Minor Collector B	Wilshire	Fairfield	1,610	0.30	1	1	2U	MaC-60	Minor Collector	2U	50	50	100%	425	425	130	130	15	15	114	114						
Renfro	Main	Wilson	320	0.06	2	2	4D	MA-100	Minor Arterial	4D	668	668	100%	750	750	91	91	41	41	50	50						
Renfro	Johnson	Wilson	815	0.15	2	2	5U	MA-100	Minor Arterial	4D	633	633	100%	725	725	224	224	98	98	126	126						
Renfro	Wilshire	Johnson	1,150	0.22	2	2	5U	MA-100	Minor Arterial	4D	633	633	100%	725	725	316	316	138	138	178	178						
Renfro	Dobson	IH-35W SBFR	1,255	0.24	2	2	4D	MA-100	Minor Arterial	4D	689	689	100%	750	750	357	357	164	164	193	193						
Renfro	Main	Dobson	565	0.11	2	2	4D	MA-100	Minor Arterial	4D	668	668	100%	750	750	161	161	72	72	89	89						
Renfro	IH-35W SBFR	Village Parkway	1,095	0.21	2	2	4D	PA-120	Principal Arterial	6D	852	852	100%	750	750	311	311	177	177	134	134						
Renfro	Village Parkway	Bear	2,730	0.52	1	1	3U	PA-120	Principal Arterial	6D	845	845	100%	550	550	284	284	437	437	-153	-153	153	153				
Renfro	Bear	Hurst	1,035	0.20	1	1	3U	PA-120	Principal Arterial	6D	845	845	100%	550	550	108	108	166	166	-58	-58	58	58				
Renfro	Hurst	Bowden	5,500	1.04	1	1	2U	MA-120	Major Arterial	4D	630	630	100%	425	425	443	443	656	656	-214	-214	214	214				
Renfro	CR 528	Ryan	6,915	1.31	1	1	2U	MA-100	Minor Arterial	4D	176	176	100%	425	425	557	557	230	230	326							

City of Burleson - 2023 Roadway Impact Fee Study Existing Roadway Facilities Inventory

Service Area D

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST LANES		EXIST LANES	Class Abrev.	CLASS	FUTURE LANES	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL ¹		VEH-MI DEMAND PK-HR TOTAL ²		EXCESS CAPACITY PK-HR VEH-MI ³		EXISTING DEFICIENCIES PK-HR VEH-MI ⁴	
					NB/EB	SB/WB					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Bethesda	Briar Oaks	IH-35W SBFR	4,265	0.81	1	1	2U	MIA-100	Minor Arterial	4D	255	255	50%	425	425	172	172	103	103	69	69		
Bethesda		IH-35W NBFR	540	0.10	1	1	2U	MIA-100	Minor Arterial	4D	131	131	50%	425	425	22	22	7	7	15	15		
Briar Oaks	Bethesda	525' S of Bethesda	510	0.10	1	1	2U	MIA-100	Minor Arterial	4D	31	31	50%	425	425	21	21	1	1	19	19		
County Road 711	Vantage	IH-35W SBFR	1,345	0.25	2	2	4D	MIA-100	Minor Arterial	4D	65	65	100%	750	750	382	382	17	17	366	366		
County Road 809	Conveyor	3985' N of Conveyor	3,985	0.75	1	1	2U	MIA-100	Minor Arterial	4D	22	22	100%	425	425	321	321	16	16	304	304		
CR 810	1450' W of Spring St	IH-35W SBFR	2,675	0.51	1	1	2U	Mac-70	Major Collector	4U	29	29	100%	425	425	215	215	15	15	201	201		
FM 917	550' W of Vantage	Vantage	565	0.11	1	1	2U	PA-120	Principal Arterial	6D	699	699	100%	425	425	45	45	75	75	-29	-29	29	29
FM 917	IH-35W NBFR	Vantage	2,370	0.45	1	1	2U	PA-120	Principal Arterial	6D	676	676	100%	425	425	191	191	303	303	-113	-113	113	113
FM 917	IH-35W NBFR	2520' E of IH-35W NBFR	2,525	0.48	1	1	2U	PA-120	Principal Arterial	6D	563	563	100%	425	425	203	203	269	269	-66	-66	66	66
Renfro	Ryan	50' N of CR 604	1,480	0.28	1	1	2U	MIA-100	Minor Arterial	4D	176	176	100%	425	425	119	119	49	49	70	70		
Vantage	CR 711	Conveyor	4,820	0.91	1	1	2U	Mac-70	Major Collector	4U	65	65	100%	425	425	388	388	59	59	329	329		
SUBTOTAL			25,080	4.75												2,079	2,079	915	915	1,164	1,164	208	208
																4,157	2,079	1,830	915	1,164	1,164	208	208

1. Veh-Mi Supply Pk-Hr Total = [Length (mi)] * [Exist Lanes] * [Veh-Mi Capacity Pk-Hr Per Ln] * [% in Service Area]

2. Veh-Mi Demand Pk-Hr Total = [Length (mi)] * [PM Peak Hour Vol] * [% In Service Area]

3. Excess Capacity Pk-Hr Veh-Mi = [Veh-Mi Supply Pk-Hr Total] - [Veh-Mi Demand Pk-Hr Total]

4. Existing Deficiencies Pk-Hr Veh-Mi = [Veh-Mi Demand Pk-Hr Total] - [Veh-Mi Supply Pk-Hr Total]

Note: Mileage lengths are shown as rounded to the nearest 0.01. Actual calculations were performed using exact mileage length [Length (ft) / 5,280]. "N/A" are roadways that were not analyzed. Most of these roadways were 2 Lane Minor Collectors.