February 26, 2020

Mr. Michael Ash  
JES Development Company, L.C.  
206 Peach Way  
Columbia, MO  65203

RE:  
Site Design & Feasibility Report  
Waco Texas Property  
South 11th Street  
Waco, Texas

Please note: All persons who have a property interest in this report hereby acknowledge that the Texas Department of Housing and Community Affairs may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

Mr. Ash:

As requested, we have performed a Site Design and Feasibility Report for the above referenced project. The 38-unit proposed senior housing project consists of one 38-unit four story residential building on a 0.9470-acre property on South 11th Street in Waco, McLennan County, Texas. The purpose of this report is to review site conditions and development requirements of the proposed site, including site topography, potential surface water impacts, potential grading considerations, utility availability, site access, site zoning and subdivision status, and overall site feasibility for development. As part of this report, a Conceptual Site Plan, Preliminary Opinion of Probable site Construction Costs (OPC), and permit and impact fee estimate has been prepared and enclosed with this report. For this purpose, an engineer from this firm performed a site visit on February 6, 2020, contacted utility providers, and has reviewed the following:

- Aerial Photos of the site
- USGS Topographic Map
- FEMA Flood Insurance Rate Map
- US Fish and Wildlife Wetland Map
- NRCS Web Soil Survey
- “Waco_AEP” Boundary Survey by Cole & Associates, Inc. dated February 5, 2020
- Millage Rates for McLennan County & City of Waco
- City of Waco Zoning and Subdivision Regulations
- Imagine Waco and University Overlay (Zone 1) Districts

Copies of these maps, survey, site plan, OPC, and fee estimate are enclosed with this report.
Existing Site Conditions

The 0.94-acre property is composed of four parcels located at the intersection of Ross Avenue and South 11th Street in Waco, Texas (Parcel Numbers 188646, 325592, 188647, and 188648). The property is rectangular in shape and previously contained single family homes. A single-family home exists on parcel 325592, but the other parcels surrounding it are currently vacant. Within the past few years a house and building have been demolished on parcels 18847 and 188648, respectively. Now, these parcels exists as green space consisting of grass and trees. The site is bounded to the north by single family residential, with the exception to the lot across Burnett Avenue which is currently vacant. The west and east are bounded by residential housing, and the south side is bounded by some single-family housing and commercial development.

Site Topography: The site is located in an area that is predominately flat. Nearly a third of site drains to the northwest side of the site and the rest of the drains towards the south corner of the site. Existing curb inlets were found at the south corner of the site at the corner of South 11th Street and Ross Avenue.

Jurisdictional Waters: USFWS maps do not indicate the presence of mapped wetlands within the property boundary.

Flood Plain: The property is located outside the 100-year floodplain and within Zone X, area of minimal flood hazard, as shown on FIRM Map Number 48309C0367D, dated December 20, 2019.

Groundwater: Soil survey maps estimate the groundwater table at seven feet or deeper across the site.

Site Access: The site has access to South 11th Street, Ross Avenue, Burnett Avenue, and a public alley. South 11th Street is listed by the City of Waco as an arterial two-lane road. Ross Avenue and Burnett Avenue are listed by the City of Waco as local two-lane streets. The site currently has a two driveway cuts to South 11th Street where the current house is located, and where a previous house and building were located.

Utilities: City of Waco has an 8” water main located along South 11th Street. Oncor Electric Delivery Company has overhead three-phase electric located along South 11th Street and Burnett Avenue. AT&T has overhead telecommunication lines located along South 11th Street, Burnett Avenue, and Ross Avenue. City storm sewers are located at the corner of South 11th Street and Ross Avenue. City of Waco has an 8” sanitary sewer line located just north of the site, in the alley between South 11th Street and South 10th Street. According to Clint Peters, Planning and Zoning Director, sanitary sewer lines are old VCP and will need to be replaced along the frontage of the site.
Survey

A Boundary Survey of 0.9470-acre property titled “Waco_AEP” was prepared by Cole and Associates, Inc., dated February 5, 2020 has been completed and is enclosed with this report.

Millage Rates

The 2019 tax records indicate that the total tax rate for the property was $27.12/$1,000, including the following:

- County of McLennan $4.852930/$1,000
- McLennan Community College $1.476960/$1,000
- Waco ISD $13.024500/$1,000
- City of Waco $7.762320/$1,000

A summary of the 2019 property taxes is enclosed with this report.

Proposed Improvements

The proposed development includes a single 38-unit four story residential building. Development of this site will include some brush and tree clearing, demolition of existing house, erosion and sediment control measures, grading, and importing low volume change material. After the site has been brought to rough grade, utilities can be placed with drives, vehicular parking, building flatwork, and pedestrian circulation pathways. The following description and the attached plan provides a summary of these requirements.

Parking: The site is proposed to provide 51 vehicular parking stalls. There will be 39 parking stalls located within the parking lot (5 ADA stalls) and an additional 12 parking stalls that are located off the alley. The provided parking ratio is 1.3 stall/unit, which meets the 1 stall per bedroom required by the City of Waco, Texas Code of Ordinance (College and University Neighborhood District) requirements with a 20 percent multi-modal parking reduction. Since the property is located along a transit route and pedestrian level lighting will be provided this project can claim this reduction (Section 28-841(4) of the City of Waco, Texas Code of Ordinance).

Amenities: Exterior amenities includes an outdoor picnic pavilion and an outdoor patio will be provided as shown on the attached Conceptual Site Plan.

Site Ingress/Egress: Access to the site will be provided by one driveway to Ross Avenue and one driveway to Burnett Avenue, both of which comply with the commercial driveway standards listed in the Parking and Access Design Standards and Policies for Site Development.

Roadway Improvements: Per Clint Peters, Planning and Zoning Director, the City will require the alley to be concrete and widened since the plan is to use the alley for off-street parking and trash dumpsters. These improvements pertain to the entire alley between Ross Avenue and
Burnett Avenue. Also, all deteriorated existing curb and gutter shall be replaced along South 11th Street, Ross Avenue, and Burnett Avenue upon completion of the site.

**Storm Water Management:** The proposed development will be provided with an onsite storm water conveyance system. The onsite conveyance system will consist of storm sewers designed to meet the City of Waco Code and convey the 5-year storm event onsite and the 100-year storm event within right-of-way and easements. According to Section 1.4 of City of Waco’s Stormwater Management Regulations, no detention is required on sites less than 2 acres; therefore, the onsite storm sewers will convey site runoff to the existing City’s storm sewers located along Ross Avenue.

**Site Utilities:** Water, sewer, electric, and telecom will be required to serve the proposed development and are available to the site.

<table>
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<tr>
<th>Sanitary Sewer</th>
<th></th>
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<tr>
<td>Owner:</td>
<td>City of Waco, Texas.</td>
</tr>
<tr>
<td>Contact:</td>
<td>Mike Norman</td>
</tr>
<tr>
<td>Phone #:</td>
<td>(254) 750-8049</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mnorman@wacotx.gov">mnorman@wacotx.gov</a></td>
</tr>
<tr>
<td>Location:</td>
<td>1 - 8” VCP sewer line in alley southwest of property</td>
</tr>
<tr>
<td>Capacity:</td>
<td>Sewer is VCP and the condition of the pipes are known to be poor. Capacity of the sewer is limited, but the scale of this project is not expected to cause issues if the existing VCP is replaced. Sewers downstream have been recently upsized.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>City of Waco, Texas.</td>
</tr>
<tr>
<td>Contact:</td>
<td>Mike Norman</td>
</tr>
<tr>
<td>Phone #:</td>
<td>(254) 750-8049</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:mnorman@wacotx.gov">mnorman@wacotx.gov</a></td>
</tr>
<tr>
<td>Location:</td>
<td>1 – 8” line along South 11th Street</td>
</tr>
<tr>
<td>Capacity:</td>
<td>Capacity is available to serve the site. No known capacity issues in the area. Downtown area has good pressure. Fire flow test at 10th and Clay (one block from the site) were said to have the following: static pressure of 82 psi, residual pressure of 63 psi, pitot pressure of 42 psi and flow of 1094 GPM. Fire flow test at 11th and Cleveland (one block east of the site) have the following: static pressure 78 psi, residual pressure of 75 psi, pitot pressure of 70 psi, and a flow of 1405 GPM (see the attached fire flow sheet for this hydrant).</td>
</tr>
</tbody>
</table>
Solid Waste will be provided by the City of Waco. The plan provides dumpsters to serve the residents in conformance with City requirements.

Fire Service is provided by the City of Waco. The plan complies with City Code and requirements.

**Entitlement and Development Code**

*Development Ordinances*: The current site is located within the corporate limits of the City of Waco and is partially zoned O-2 and C-3. The site will need to be re-zoned to all O-2, Office – Residence District, to accommodate this development. Development shall comply with all City of Waco, Texas ordinances.

Subdivision: Prior to construction on this site, a preapplication conference, a preliminary, and final plat for a minor subdivision must be completed. The City requires the minor subdivision process for plats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities. Both the preliminary and final plat is an administrative process and can typically be approved by the director in 30 days. See City of Waco, Texas Code of Ordinances Appendix B Section 3.1 – 3.13.

Zoning: The current zoning is partially C-3, General Commercial District, which doesn't include multi-family residential as a permitted use. Therefore, the site will require rezoning to accommodate this development. One-page rezoning application must go through a public hearing and a council meeting to be approved, this process generally take 60 to 80 days.

Variance: There are no expected variances at this time.

*Building Codes*: The City of Waco has adopted the following Codes with amendments:
- International Residential Code, 2015 Edition, including appendices A, B and C
- International Plumbing Code, 2015 Edition, including appendices D and E
- International Mechanical Code, 2015 Edition, including appendix A
National Electrical Code (NEC), 2017 Edition

Plan Review and Permit Fees: The City of Waco, Texas Code of Ordinances was reviewed on January 22, 2020 for plan review and permitting fees. No impact fees are established in the city of Waco at this time. Based on this review the total expected permitting fee for this development is $28,717,70. A calculation sheet has been enclosed with this report outlining each of the fees.

Summary and Plan

The proposed senior housing development includes one 38-unit four story residential building on a 0.94-acre property on the corner of South 11th Street and Ross Avenue in Waco, McLennan County, Texas. Parking will be located along the alley side of the site, as well as picnic pavilion. Storm water will be collected by onsite storm sewer and conveyed to the City’s storm sewer system along Ross Avenue. Setbacks have been provided around the site per City requirements. This plan was designed is in conformance with the City of Waco Code of Ordinance for the zoning O-2, office – residence district.

We trust this provides you with the information you have requested. If you have any questions regarding this letter, please do not hesitate to contact us.

Sincerely,

Matthew A. Kriete
TX Professional Engineer #126148
TX PE Firm # 17700

Enclosures
cc: Brian Kimes, AEP, w/ enclosures
ES&S PN: 14502
Photo 1 – Property along Burnett Avenue looking southeast from north corner

Photo 2 – Property looking southwest from alley
Photo 3 – Property along Ross Avenue looking north from south corner

Photo 4 – Property along South 11th Street looking north from south corner
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2020 at 24:42:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Location: 11th & Cleveland - Aloft Hotels #1
Date: 4/18/2017
Tested by: Utility Department - City of Waco
Time: 10:10 AM
Witness: Dorothy Gonzales

Nozzle Size: 2½"
Static B: 78
Residual B: 75
Pitot: 70

Total GPM: 1405

Projected results: @ 20 psi: 6955

Remarks: Fire hydrants are on an 8" water line.
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: McLennan County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 4, 2016—Jun 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
### Map Unit Legend

<table>
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<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<td>FbB</td>
<td>Fairlie-Urban land complex, 1 to 3 percent slopes</td>
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<td><strong>Totals for Area of Interest</strong></td>
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Account No: 48-036300-001501-0  
As of Date: 02/04/2020

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<th>Assessed Value</th>
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**Total Tax:** $2,329.60  
**Total Tax Paid to date:** $2,329.60  
**Total Tax Remaining:** $0.00

Exemptions:

**AMOUNT DUE IF PAID BY:**

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<th>03/02/2020 7%</th>
<th>03/31/2020 9%</th>
<th>04/30/2020 11%</th>
<th>06/01/2020 13%</th>
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PLEASE CONTACT OUR OFFICE AT 254-757-5130.

School Information:

WACO ISD 2019 M&O 1.0683500 I&S .23410000 Total 1.3024500 2018 M&O 1.1700000 I&S .23408000 Total 1.4040800

**AMOUNT PAID:**

$___________________._____

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 02/04/2020

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MCLENNAN COUNTY TAX OFFICE
P.O. BOX 406
WACO, TX 76703
(254) 757-5133, (254) 757-5134, (254) 757-5130

48-036300-001501-0
ZD GERIK PROPERTIES LLC
89 SETTLERS CREEK TRL
WOODWAY, TX 76712-8557

AMOUNT PAID: $___________________._____

**000325592161 000000000000 00000000000 5**
BOUNDARY SURVEY

BEING LOTS 1, 2, 3 AND 4 IN BLOCK 48, S.P. ROSS SUBDIVISION, AS CONVEYED TO ZD GERIK PROPERTIES, LLC.

MCCLENNAN COUNTY, TEXAS

CITY OF WACO, MCCLENNAN COUNTY, TEXAS

LOCATION MAP

NOT TO SCALE

BOUNDARY SURVEY

0.9470 ACRE TRACT

BEING LOTS 1, 2, 3 AND 4, BLOCK 48, S.P. ROSS SUBDIVISION, AS RECORDED IN VOLUME 92, PAGE 92, DEED RECORDS

MCLENNAN COUNTY, TEXAS

AS CONVEYED TO ZD GERIK PROPERTIES, LLC

RECORDED BY WARRANTY DEED BY DOCUMENT NUMBER 28610313 OF THE OFFICIAL PUBLIC RECORDS OF MCCLENNAN COUNTY, TEXAS (O.P.R.A.M.T.) AND BY WARRANTY DEED WITH VENDORS LIEN BY DOCUMENT NUMBER 28610375 (O.P.R.A.M.T.) AND BY WARRANTY DEED WITH VENDORS LIEN BY DOCUMENT NUMBER 28610376 (O.P.R.A.M.T.)

CITY OF WACO, MCCLENNAN COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

1. The undersigned is a licensed surveyor in the State of Texas.
2. The map is a true and correct representation of the survey performed.
3. The survey was performed in compliance with the Texas Property Lines and Boundaries Act.
4. The survey was performed using the latest available technology and techniques.
5. The survey was performed in accordance with the standards set forth by the American Congress on Surveying and Mapping.

RECORDING INFORMATION

DATE OF RECORDING: 07/06/2012
RECORDING NUMBER: 28610313
RECORDING COUNTY: MCCLENNAN
RECORDING CITY: WACO

SURVEYOR:

PROJECT MANAGER:

COMPANY:

SCALE: 1" = 20'
This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

---

<table>
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<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
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Matthew A. Kriete, PE
Printed Name
TX PE # 126148 ; TX PE Firm # 17700

Date: 2-21-2020

Signature of Registered Engineer

Seal
### Permit and Application Fee Estimate

**Waco Texas Property**

**Waco, Texas**

1 four story 38-unit senior housing with outdoor pavilion on 0.94 acres

2/7/2020

ES&S Job #: 14502

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<table>
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<tr>
<th>Description</th>
<th>Assumptions</th>
<th>Base Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Extra Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Total Fee</th>
<th>Subtotal</th>
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<td>Building Permit</td>
<td>Commercial Buildings: (Occupancy groups: (A) Assembly, (B) Business, (E) Educational, (F) Factory/Industrial, (H) Hazardous, (M) Mercantile, (R) Residential-Multi-family)</td>
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<td>per sq. ft. (for first 100,000 sq. ft.)</td>
<td>43,700</td>
<td>$0.09</td>
<td>per sq. ft. (after first 100,000 sq. ft.)</td>
<td>$8,740.00</td>
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<tr>
<td>Technology Fee</td>
<td>one for plumbing fees, one for mechanical fees, and one for new construction fees, and one for electrical fees</td>
<td>$10.00</td>
<td>per each submittal</td>
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<td></td>
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<td>$40.00</td>
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<tr>
<td>Plan Review Fee</td>
<td>25% of the total building permit fee (deducted from final building permit fee)</td>
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<td>per permit</td>
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<tr>
<td>Residential Roofing Permit Fee</td>
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<td>per permit</td>
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<td></td>
<td></td>
<td>$75.00</td>
<td></td>
</tr>
<tr>
<td>Residential Siding Permit Fee</td>
<td>Permit fee no matter the number of windows</td>
<td>$75.00</td>
<td>per permit</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$75.00</td>
<td></td>
</tr>
<tr>
<td>Site Grading Permit</td>
<td>Permit fee no matter the amount of grading required on site</td>
<td>$50.00</td>
<td>per permit</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$50.00</td>
<td></td>
</tr>
<tr>
<td>Foundation Fees</td>
<td>States for foundations only, but I would assume this fee goes along with all building foundations.</td>
<td>$159.50</td>
<td>per first 10,000 sq. ft.</td>
<td>1</td>
<td>$212.00</td>
<td>for lots between 10,000 - 20,000 sq. ft</td>
<td>$371.50</td>
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<td></td>
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<tr>
<td>Parking Lot Fees</td>
<td>States for parking lots only - no structure, but I would assume this fee goes along with all associated building parking lots. Lot size roughly 38,500 sq. ft.</td>
<td>$100.00</td>
<td>per permit</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Temporary Certificate of Occupancy</td>
<td>30 day temporary certificate of occupancy</td>
<td>$150.00</td>
<td>per first 15 day ext</td>
<td>1</td>
<td>$200.00</td>
<td>second 15 day ext</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>No failed inspections. Although this fee will be charged after the second failed inspection and each subsequent failed inspection.</td>
<td>$55.00</td>
<td>per each failed inspection (after the second one failed)</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

All fees from information found on the City of Waco, Texas website.

Assumed 1,150 sq. ft per residential unit (1,089 sq. ft minimum size per Section 28-549(6)). Residential: 1,150 sq. ft. x 38 units = 43,700 sq. ft. total.

- Engineering Surveys and Services
  1113 Fay Street
  Columbia, MO 65201
  573-449-2646

Fee Estimate - Waco, Texas

Page 1 of 3
<table>
<thead>
<tr>
<th>Description</th>
<th>Assumptions</th>
<th>Base Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Extra Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Total Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Electrical Fees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meter Bank Base Fee</td>
<td>one meter bank base per building</td>
<td>$ 25.00</td>
<td>Base Fee</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 25.00</td>
</tr>
<tr>
<td>Meter Charge</td>
<td>one meter per unit and one meter per shared common space</td>
<td>$ 3.00</td>
<td>per meter</td>
<td>39</td>
<td></td>
<td></td>
<td></td>
<td>$ 117.00</td>
</tr>
<tr>
<td>Circuits</td>
<td>110 Branch Circuits - 4 outlets, 1 light, 1 light switch, and 1 misc. per room (7 per room) and 10 per community space</td>
<td>$ 6.50</td>
<td>per circuit</td>
<td>376</td>
<td></td>
<td></td>
<td></td>
<td>$ 2,444.00</td>
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<tr>
<td></td>
<td>220 Branch Circuits - hot water heater, range, washer and dryer (4 per unit)</td>
<td>$ 7.50</td>
<td>per circuit</td>
<td>152</td>
<td></td>
<td></td>
<td></td>
<td>$ 1,140.00</td>
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<tr>
<td></td>
<td>3 Phase Circuits</td>
<td>$ 8.50</td>
<td>per circuit</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Motors</td>
<td>One 1/2 to 50 HP motor per unit and one for community space</td>
<td>$ 12.00</td>
<td>per motor</td>
<td>39</td>
<td></td>
<td></td>
<td></td>
<td>$ 468.00</td>
</tr>
<tr>
<td>Transformers</td>
<td>One Transformer over 50 KVA</td>
<td>$ 26.50</td>
<td>per transformer</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 26.50</td>
</tr>
<tr>
<td>Construction Service Pole</td>
<td>One Service Pole to be constructed to serve the site</td>
<td>$ 40.00</td>
<td>per pole</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 40.00</td>
</tr>
<tr>
<td>Temporary Service Inspection</td>
<td>one time inspection</td>
<td>$ 34.00</td>
<td>per Building</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 34.00</td>
</tr>
<tr>
<td>Illuminated Signs</td>
<td>one illuminated monument sign</td>
<td>$ 26.50</td>
<td>per Building</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 26.50</td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>No failed inspections. Although this fee will be charged after the second failed inspection and each subsequent failed inspection.</td>
<td>$ 55.00</td>
<td>per each failed inspection (after the second one failed)</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Plumbing Fees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing Fees</td>
<td>Assumed: 8 fixtures per 1 bed/ 1 bath; 11 fixtures per 2 bed/ 2 bath; 5 fixtures per shared common space</td>
<td>$ 8.00</td>
<td>per Fixture</td>
<td>387</td>
<td></td>
<td></td>
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<td>$ 3,096.00</td>
</tr>
<tr>
<td>Plumbing Service Connection Fee</td>
<td>sewer line and water line to each unit and 4 connections per the shared common space</td>
<td>$ 10.00</td>
<td>Base Fee</td>
<td>80</td>
<td></td>
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<td></td>
<td>$ 800.00</td>
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<tr>
<td>Backflow Protective Devices</td>
<td>Assumed 1 per building and 1 per unit</td>
<td>$ 40.00</td>
<td>for the first BFP</td>
<td>1</td>
<td>$ 10.00</td>
<td>for additional BFP</td>
<td>38</td>
<td>$ 420.00</td>
</tr>
<tr>
<td>Irrigation System Inspection</td>
<td>one trip made for inspection</td>
<td>$ 60.00</td>
<td>per Inspection</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 60.00</td>
</tr>
<tr>
<td>Roof Drain System Permit</td>
<td>one permit required for all roof drains</td>
<td>$ 40.00</td>
<td>per permit</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 40.00</td>
</tr>
<tr>
<td>Discharge Line and Roof Drain Fee</td>
<td>one time fee for all roof drains</td>
<td>$ 10.00</td>
<td>per all roof drains</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$ 10.00</td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>No failed inspections. Although this fee will be charged after the second failed inspection and each subsequent failed inspection.</td>
<td>$ 55.00</td>
<td>per each failed inspection (after the second one failed)</td>
<td></td>
<td></td>
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</table>

**Total** $ 4,321.00

**Total** $ 4,426.00
<table>
<thead>
<tr>
<th>Description</th>
<th>Assumptions</th>
<th>Base Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Extra Cost</th>
<th>/Unit</th>
<th>Project Qty</th>
<th>Total Fee</th>
<th>Subtotal</th>
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</thead>
<tbody>
<tr>
<td><strong>Mechanical Fees</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Installation of Each Refrigerated Air System</td>
<td>Assumed 1 per unit and 1 per community space</td>
<td>$20.00</td>
<td>per each 5 ton unit</td>
<td>39</td>
<td></td>
<td></td>
<td></td>
<td>$780.00</td>
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</tr>
<tr>
<td>Heating Systems</td>
<td>Assumed 1 per unit and 1 per community space</td>
<td>$20.00</td>
<td>per each 250,000 BTU unit</td>
<td>39</td>
<td></td>
<td></td>
<td></td>
<td>$780.00</td>
<td></td>
</tr>
<tr>
<td>Exhaust Ventilation System</td>
<td>Assumed 2 exhaust fans per unit and 5 per the shared common space.</td>
<td>$5.00</td>
<td>per fan</td>
<td>81</td>
<td></td>
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<td>$405.00</td>
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<tr>
<td>Commercial Duct</td>
<td>Assuming metal duct work will be used and that this fee covers all inspection work.</td>
<td>$50.00</td>
<td>per Inspection</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$50.00</td>
<td></td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>No failed inspections. Although this fee will be charged after the second failed inspection and each subsequent failed inspection.</td>
<td>$55.00</td>
<td>per each failed inspection (after the second one failed)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Right of Way Fees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,015.00</td>
<td></td>
</tr>
<tr>
<td>Drive Approach Permit Fee</td>
<td>fee covers two driveway approaches on the same property</td>
<td>$75.00</td>
<td>per permit</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$75.00</td>
<td></td>
</tr>
<tr>
<td>Curb and Gutter Permit Fee</td>
<td>600 feet of curb and gutter replaced around the perimeter of the site</td>
<td>$75.00</td>
<td>for first 50 feet Curb and Gutter</td>
<td>1</td>
<td>$35.00</td>
<td>each additional 50 feet increment of Curb and Gutter</td>
<td>11</td>
<td>$460.00</td>
<td></td>
</tr>
<tr>
<td>Sidewalk Permit Fee</td>
<td>550 feet of sidewalk replaced around the perimeter of the site</td>
<td>$75.00</td>
<td>for first 50 feet Curb and Gutter</td>
<td>1</td>
<td>$35.00</td>
<td>each additional 50 feet increment of Curb and Gutter</td>
<td>10</td>
<td>$425.00</td>
<td></td>
</tr>
<tr>
<td>Alley Permits Fee</td>
<td>approximately 300 feet of alley</td>
<td>$35.00</td>
<td>every 50 feet</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td>$210.00</td>
<td></td>
</tr>
<tr>
<td>Handicap Ramp Permit Fee</td>
<td>assuming per each ramp located within the ROW</td>
<td>$35.00</td>
<td>every 50 feet</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td>$245.00</td>
<td></td>
</tr>
<tr>
<td>Street Cut/Opening Permit</td>
<td>assuming 2 street cuts for parking lot and 2 street cuts for widening alley</td>
<td>$50.00</td>
<td>each street cut</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td>$200.00</td>
<td></td>
</tr>
<tr>
<td><strong>Utility Fees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,615.00</td>
<td></td>
</tr>
<tr>
<td>Electrical - New Service or Service Change</td>
<td>Assumed 1 service per building and 1 per unit with each service under 400 amps.</td>
<td>$30.00</td>
<td>per Service</td>
<td>39</td>
<td></td>
<td></td>
<td></td>
<td>$1,170.00</td>
<td></td>
</tr>
<tr>
<td>Stormwater</td>
<td>No construction fees found in code. No fees assumed.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$-</td>
<td></td>
</tr>
<tr>
<td>Sewer Tap Inspection Fee</td>
<td>Per Sabrina Beck, there are no tap fees for commercial buildings. Waco requires taps to be completed by contractor, but must be inspected while being installed.</td>
<td>$50.00</td>
<td>per Inspection</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$50.00</td>
<td></td>
</tr>
<tr>
<td>Water Tap Inspection Fee</td>
<td>Per Sabrina Beck, there are no tap fees for commercial buildings. Waco requires taps to be completed by contractor, but must be inspected while being installed.</td>
<td>$50.00</td>
<td>per Inspection</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td>$150.00</td>
<td></td>
</tr>
<tr>
<td><strong>Other Fees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,370.00</td>
<td></td>
</tr>
<tr>
<td>Texas Commission on Environmental Quality</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$325.00</td>
<td></td>
</tr>
<tr>
<td>Construction Permit for Site Stormwater Discharges</td>
<td>Large construction activity: Disturbs greater than acre of land</td>
<td>$325.00</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>$325.00</td>
<td></td>
</tr>
<tr>
<td><strong>GRAND TOTAL:</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$28,717.70</td>
<td></td>
</tr>
</tbody>
</table>

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*Engineering Surveys and Services*

1113 Fay Street
Columbia, MO 65201
573-449-2646
# Building Permits Fee Schedule

## GENERAL CONSTRUCTION PERMIT FEES:

<table>
<thead>
<tr>
<th>Fee Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Permit Fee</td>
<td>$50</td>
</tr>
<tr>
<td>Technology Fee</td>
<td>$10</td>
</tr>
<tr>
<td>Non-refundable Plan Review Fee – 25% of the total building permit fee (deducted from final building permit fee)</td>
<td></td>
</tr>
<tr>
<td>Residential structures (Single Family &amp; Duplex)</td>
<td>$20 per sq. ft.</td>
</tr>
<tr>
<td>Living area/ non-living area per square foot &amp; accessory structures</td>
<td></td>
</tr>
<tr>
<td>Residential Green Tagged Structure Repair (construction only)</td>
<td>$125</td>
</tr>
<tr>
<td>does not include electrical, plumbing or mechanical repairs</td>
<td></td>
</tr>
<tr>
<td>Residential Roofing</td>
<td>$125</td>
</tr>
<tr>
<td>Residential Windows</td>
<td>$75</td>
</tr>
<tr>
<td>Residential Siding</td>
<td>$75</td>
</tr>
<tr>
<td>Residential Leveling</td>
<td>$75</td>
</tr>
<tr>
<td>Residential Repairs &amp; Alterations</td>
<td>$200</td>
</tr>
<tr>
<td>Commercial Buildings (Occupancy groups: (A) Assembly, (B) Business, (E) Educational, (F) Factory/Industrial, (H) Hazardous (M) Mercantile, (R) Residential-Multi-family)</td>
<td></td>
</tr>
<tr>
<td>First 100,000 square feet, per square feet</td>
<td>$20 per sq. ft.</td>
</tr>
<tr>
<td>Each additional square foot</td>
<td>$0.09 per sq. ft.</td>
</tr>
<tr>
<td>Commercial Buildings (Occupancy groups: (S) Storage and Shell Buildings)</td>
<td></td>
</tr>
<tr>
<td>First 100,000 square feet, per square feet</td>
<td>$15 per sq. ft.</td>
</tr>
<tr>
<td>Each additional square foot</td>
<td>$0.08 per sq. ft.</td>
</tr>
<tr>
<td>Site Grading</td>
<td>$50</td>
</tr>
</tbody>
</table>
Foundation Only

1/3 cost of bldg. permit

Swimming Pools

Residential

$75

Commercial

$150

Microwave Towers, Wind Turbine Generators, Communication Towers

$495

Repairs & Alterations to Existing Structures & Completion of Shell Buildings

for first $2,000 (minimum)

$50

$2,001 to $50,000

$5.50 per additional $1,000

$50,001 to $100,000

$265 first $50,000,

$4.50 per additional $1,000

$100,001 to $500,000

$490 first $100,000,

$3.50 per additional $1,000

$500,001 and up

$1,890 first $500,000,

$2.50 per additional $1,000

Parking Lot Only - No Structure

First 10,000 sq. feet

$159.50

10,000 to 20,000 sq. feet

$212

Over 20,000 sq. feet

$283

Non-refundable Plan Review Fee - 25% of total building permit fee (deducted from final building permit fee)

Demolition

Residential Structure

$50

Accessory Structure

$36
Commercial Structure
One-story $150
Multi-story $500

Structure Relocation
Out of City $55
Within City $112

Temporary Certificate of Occupancy - 30 Days $100

First 15-Day Extension $150
Second 15-Day Extension $200

Re-Inspection Fee
This fee will be charged after the 2nd failed inspection and after each subsequent failed inspection. $55

Waco City Departments >> (/departments.asp)
# Electrical Permit Fee Schedule

- **Minimum Permit Fee**: $40
- **Technology Fee**: $10
- **New or Replaced Service**
  - Up to 400 amps: $12
  - 401-1,000 amps: $26.50
  - Over 1,000 amps: $40
- **Meter Bank Base Fee** (commercial - multi-family only): $25
- **Per Meter Charge** (structures with 3 or more meters per bank): $3
- **110 Branch Circuits**: $6.50
- **220 Branch Circuits**: $7.50
- **3-Phase Circuits**: $8.50
- **Motors 1/2 to 50 HP**: $12
- **Motors Over 50 HP**: $26.50
- **Transformers Up 50 KVA**: $12
- **Transformers Over 50 KVA**: $26.50
- **Construction Service Pole (t-pole)**: $40
Temporary Service Inspection $34

Illuminated Signs $26.50

Commercial Check $75

Re-Inspection Fee (This fee will be charged after the 2nd failed inspection & after each subsequent inspection.) $55

Appeals to the Building Inspections Advisory & Appeals Board $100

Waco City Departments >> (/departments.asp)
Code Enforcement—Inspection Services

Plumbing Permit Fee Schedule

**MINIMUM PERMIT FEE:** $40

- Technology fee $10

- For each plumbing fixture, trap, grease and sand trap, water heater, and gas fired appliance $8

- For each house sewer, water service and gas service (yard lines installation or repair). $10

- For each sump pump, grinder pump or lift station $10

- For the first vacuum breaker or backflow protective device installed subsequent to the installation of a lawn sprinkler system $40

- Each additional backflow device $10

- Per trip fee for irrigation system inspections in the ETJ $60

- Roof drain system permit $40

- Discharge line & roof drain fee $10

- Issuing fee if roof drain permit is separate from plumbing permit $40

**RE-INSPECTION FEE**

(This fee will be charged after the 2nd failed inspection and after each subsequent failed inspection.) $55

**APPEALS TO THE BUILDING INSPECTIONS ADVISORY & APPEALS BOARD** $100
## Mechanical Permit Fee Schedule

### MINIMUM PERMIT FEE
- Technology Fee: $10

### INSTALLATION OF EACH REFRIGERATED AIR SYSTEM
- Each unit up to 5 tons: $20
- Each unit over 5 tons: $45
- Each air handler unit up to 10,000 CFM: $5
- Each air handler unit over 10,000 CFM: $3

### HEATING SYSTEMS
- Installation of each direct-fired unit heater, boiler, hot air furnace or central heating plant:
  - Each unit up to 250,000 BTU: $20
  - Each unit over 250,000 BTU: $45
  - Each PTAC/VTAC Unit: $10

### EXHAUST/ VENTILATION SYSTEMS
- Installation of each blower or fan connected to a duct system: $5

### DUCT TYPE (COMMERCIAL ONLY)
Flex Duct $25
Metal Duct $50

For issuing each permit, only charged if permits is strictly for duct $40

RE-INSPECTION FEE

This fee will be charged after the 2nd failed inspection and after each subsequent failed inspection. $55

APPEALS TO THE BUILDING INSPECTIONS ADVISORY & APPEALS BOARD $100

PENALTY FOR WORKING WITHOUT A PERMIT

In case any work, for which a permit is required by this chapter, is started prior to obtaining said permit, the fees above shall be doubled. The payment of such doubled fee shall not relieve any person from complying with the requirements of this chapter in execution of work, nor from other penalties prescribed herein.

Waco City Departments >> (/departments.asp)
Commercial & Residential Permits

EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS

All construction within the City limits must comply with the City's stormwater ordinance. For information regarding compliance with this ordinance, see the requirements for SWP3 and Erosion Control Plan Acceptance (pdf/erosion-control.pdf).

RIGHT OF WAY PERMITS

For any construction in the City's right-of-way, you must have a right of way permit. In order to obtain a permit, a plan must be submitted to the City Engineer or Senior Planner for approval. See the attached requirements for Obtaining a Right of Way Permit (engineering-right-of-way.asp).

Permits are only issued to Bonded Contractors or property owners who are bonded. Property owners may become bonded by filling out the attached Cement Contractor's Bond (pdf/Cement-Bond-2017.pdf).

ENGINEERING SERVICES ISSUES THE FOLLOWING PERMITS:

- Drive Approach
- Curb and Gutter
- Sidewalk
- Handicap Ramp

To place concrete in the City's right-of-way, you must have a permit. Permits are only issued to Bonded Contractors or property owners who are bonded.

Property owners may become bonded by filling out the attached Cement Contractors Bond (pdf/Cement-Bond-2017.pdf).

Permit Fees:

One (1) Drive Approach w/50' Curb & Gutter $75
Two (2) Drive Approaches on the same lot $75
Curb and Gutter Only (Up to 50') $75
Each Additional 50' Increment of Curb & Gutter $35
Sidewalk (Up to 50') $75
Each Additional 50' Increments of Sidewalk $35
Alley Permits (Every 50') $35
Handicap Ramp $35
Street Cut/Opening $50