Site Design and Development Feasibility Report

New Hope Housing - Savoy
Houston, TX 77036

Brewer Engineering Project # 12622
February 21, 2020

Brewer
ENGINEERING
13430 NW Freeway, Suite 350
Houston, Texas 77040
T: 713-688-3530
TBPE F-2136
February 21, 2020

Emily Abeln
New Hope Housing, Inc.
1117 Texas Avenue
Houston, TX 77002

Re: New Hope Housing - Savoy
Site Design and Development Feasibility Report
Houston, TX 77036

Dear Ms. Abeln,

This Site Design and Development Feasibility Report for New Hope Housing- Avenue J is prepared in accordance with current TDHCA criteria.

“Any person signing this report acknowledges that the Department 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”

Please let me know if you have any questions, or how I can be of further assistance.

Very truly yours,

Brewer Engineering
TBPE F-2136

[Signature]

William M. Langford, PE
P.E. SERIAL NO. 53170

Civil Engineering Services  13430 NW Freeway, Suite 350  Houston, Texas  77040  TBPE F-2136  www.Brewer-Eng.com
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EXECUTIVE SUMMARY

1. PROJECT OVERVIEW

The purpose of this report is to provide an assessment of existing site conditions and development requirements for the proposed New Hope Housing-Savoy project located within the City of Houston (COH) in Harris County, Texas. This report has been prepared in accordance with 2020 Uniform Multifamily Rules.

“All persons who have a property interest in this report hereby acknowledge that the Department 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”

The proposed project, New Hope Housing-Savoy, is a 4-story residential-use building with 120 units. All units will have common amenities.

The project site is a 3.8876 acre tract, Reserve A, Block 1, Office Condo Residence at Savoy, according to the Map of Plat thereof recorded in film code no. 620098, Harris County map records. Of the total 3.8876 acres, only 3.3311 acres will be utilized and developed for New Hope Housing Savoy. The remaining 0.5563 acres will be owned by the nonprofit to be used for off-site storm water detention. The property is identified by HCAD Account Number 1306060010001 and it currently doesn’t have an assigned address from the COH. The preferred address from New Hope Housing is 6301 Savoy Drive, Houston, Texas.

The property is bounded on the northwest by a midrise building and a parking garage and a paved private road that serves within the property, on the west by Savoy Drive and a midrise building across the street (Kuteyi & Mokolo Attorneys at Law). On the southeast by parking lots for Hilton Hotel and a Nigerian Visas Services Buildings. On the East by a private road and a parking lot. The land is currently vacant.

Per FEMA Maps, the parcel is located in unshaded Zone ‘X’ (areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map 48201C0835L, dated June 18, 2007 (refer to Appendix E).

The Effective Flood Insurance Study (EFIS) that was utilized to establish floodplains and special flood hazard areas shown on the FEMA Map Panels only addresses the risk of flooding due to the primary drainage channel capacity being exceeded. The EFIS does not address the risk of flooding due to inadequate drainage infrastructure (lateral swales, storm sewers), overland sheet flow or very extreme storm events. Flooding may occur on property that lies outside of the Special Flood Hazard Areas as defined either by FEMA or the COH. Some consideration and evaluation of these factors should be incorporated into the design of the project.

Per topographic survey dated 02/14/2020, prepared by Windrose Land Surveying, the average elevation within the property is 66.60’.

Entitlement of New Hope Housing–Savoy will require preparation of a site plan (aka Multi-Family Performance Standard Plan) and approval by the COH Planning Department. A pre-submittal meeting needs to be scheduled with Planning and Development staff members, where questions can be asked and feedback can be given by the planning staff. Once the Multi-Family Performance Standard Plan is approved a site/building permit application and plans can be submitted for review and approval. Building permit application and plans have been submitted for review and approval. The initial review by COH for site/building permit can take up 4-6 weeks. Subsequent reviews can take up to 2-3 weeks. Preliminary and Final Plat must be submitted and approved by the Planning Commission. The Plat must be recorded prior to issuance of a permit, unless a variance is obtained by the planning department. Connections to public utilities will require public plans be approved through COH Department of Public Works & Engineering (PWE). Initial review of public plans can take up to 4-6 weeks. Subsequent review can take up to 2-3 weeks.
All required utilities are located in the public R.O.W. of Savoy Drive and the 10-feet Storm Sewer Easement along the southeast property line. Reference GIMS Utility Maps in Appendix F and Survey in Appendix A.

2. **DUE DILIGENCE STATEMENT**

This report was compiled from information obtained in a site visit, COH GIMS, examination of record construction documents, field survey and e-mail/phone conversations with municipal and agency staff members, and internet research.

3. **PROPERTY IDENTIFICATION NUMBER**

The subject property is on file in the official records of Harris County Tax Assessor-Collector’s office, Account Number 1306060010001.

4. **MILLAGE RATES FOR ALL TAXING JURISDICTIONS**

2019 tax rates, per $100 of assessed value, for applicable taxing authorities based on rates published by Harris County Appraisal District are as follows:

<table>
<thead>
<tr>
<th>Authority</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston ISD</td>
<td>1.136700</td>
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<tr>
<td>Harris County</td>
<td>0.407130</td>
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<tr>
<td>Harris County Flood Control District</td>
<td>0.027920</td>
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<tr>
<td>Port of Houston Authority</td>
<td>0.010740</td>
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<tr>
<td>Harris County Hospital District</td>
<td>0.165910</td>
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<td>Harris County Education Department</td>
<td>0.005000</td>
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<td>Houston Community College</td>
<td>0.100263</td>
</tr>
<tr>
<td>City of Houston</td>
<td>0.567920</td>
</tr>
<tr>
<td>Southwest Management District</td>
<td>0.080000</td>
</tr>
</tbody>
</table>

5. **ZONING REQUIREMENTS**

City of Houston doesn't have zoning ordinance and there are no zoning designations for this site. Site plan approval will need to be obtained by the COH to ensure that the proposed development is acceptable, and to ensure that all rules and regulations are met. Site plan approval process generally takes 2-4 weeks.
### Dimensional Standard Multi-family Development Requirements New Hope Housing-Savoy Comments

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Multi-family Development Requirements</th>
<th>New Hope Housing-Savoy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Line</td>
<td>10 feet (all sides)</td>
<td>10 feet</td>
<td>Compliant</td>
</tr>
<tr>
<td>Parking</td>
<td>SEC 26-492 Parking Spaces by Classifications</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class 1a: Office) = 2.5 spaces for every 1,000 SF of UFA = (685*(1/1,000) * 2.75 = 1.71 = 2 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class 2a: Residential (Apartment House) = 1.333 spaces for each one bedroom apartment, 1.666 spaces for each two bedroom apartment, and 2.0 spaces for each three bedroom apartment = (1.333 * 60) + (1.666 * 48) + (2.0 * 12) = 184 spaces</td>
<td>186 spaces required</td>
<td></td>
</tr>
<tr>
<td></td>
<td>186 spaces required -10% bike allowance = 186 - (186 * 0.10) = 186 - 18.6 = 186 - 18</td>
<td>168 total parking spaces required</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PROVIDED PARKING PER VARIANCE (PENDING)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class 1a: Office = 2.5 spaces for every 1,000 SF of UFA = (685*(1/1,000) * 2.75 = 1.71 = 2 spaces</td>
<td>124 parking spaces provided</td>
<td>Compliant</td>
</tr>
<tr>
<td></td>
<td>Class 2a: Residential (Apartment House) = 1 spaces for each one bedroom apartment, 1 spaces for each two bedroom apartment, and 1 spaces for each three bedroom apartment = (1 * 60) + (1 * 48) + (1 * 12) = 120 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>122 spaces required</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 bicycle space/5units = 24 bicycle spaces required</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**6. SUBDIVISION PLAT**

Based on the City of Houston 2017 Major Thoroughfare and Freeway Plan (MFTP), none of the adjacent streets are classified as major thoroughfares.

Based on current site plan and anticipation that the property will be subdivided in two parcels, a replat will be required. The platting process will take approximately 2 to 3 months.

**7. LOCAL DESIGN REQUIREMENTS / DEVELOPMENT ORDINANCES**

To determine availability of water and sewer utility capacity, a Water and Wastewater Capacity Reservation Application (WWCRA) must be submitted through the COH Permitting Center website. The application is to be submitted by the owner (or the owner’s authorized representative). Once approved two letters, one for each utility will be sent to the owner. These letters will indicate the required impact fees, points of connection for utilities, and other design requirements for final building permit approval. It currently takes 10-20 business days to receive letters after submittal of the WWCRA request.

Points of connection to the public system for water and sewer are determined by the COH but can sometimes be negotiated if there is a good reason to prefer a different point of connection. The civil engineer will evaluate the connection points and negotiate them with the COH to accommodate the proposed site plan and project needs.
Water

Record drawings and topographic survey show an existing 12-inch water line along the northeast side of Savoy Drive. Connection will be made to this line. A combined fire/domestic line will serve the fire sprinkler system and the domestic usage for the proposed building. The landscape irrigation line will be branched off from the proposed combined fire/domestic water line right before the meter. The irrigation line will have its own meter to avoid wastewater charges. The COH will require dedication a water meter easement for domestic/fire service meter.

Based on the preliminary site plan, fire hydrants will be required to serve the proposed development. If two or more fire hydrants are required, the proposed water tap/line must be 8-inch minimum. The COH will require a 15-feet by 25-feet water meter easement contiguous with the public R.O.W.

Wastewater

Record drawings and topographic survey show an existing 10-inch sanitary sewer line and a manhole at the northwest corner of the site within a sanitary sewer easement adjacent to Savoy Drive. There is no sanitary sewer line along the frontage property on Savoy Drive. The sewer line comes from the north and ends at the northwest corner of the subject property with an existing sanitary sewer manhole of approximately 6 feet depth. Connection will be made to existing 10-inch sanitary sewer line or directly to the existing manhole.

Drainage

On-site storm water detention will be required. Currently, the City of Houston requires that all impervious cover be mitigated at a storage rate of 0.5 Acre-Feet per Acre. Detention will be achieved primarily in a detention basin and in an underground system. We are aware that the COH is in the process of revising the detention rates. The anticipated detention rates are unknown at the moment, but are anticipated to be adopted prior to permitting the project.

A Storm Water Quality (SWQ) management plan and permit will be required. A new SWQ feature will be required to treat the storm water discharge to the public storm sewer system.

The entire site will be disturbed and the site drainage will be completely renovated by the proposed development project.

Based on topographic survey, it appears that the site is currently draining from East to West towards Savoy Drive (mainly by sheet flow).

Record drawings and topographic survey show an existing 36-inch storm line center within the existing 10-feet storm sewer easement. There is a storm manhole located close to the southeast corner of the subject property. Connection will be made to the existing 36-inch storm line or directly to the existing manhole.

Dry Utilities

CenterPoint Energy (800-332-7143) is the electric infrastructure service provider and gas service provider for this area. Electric service to the building could come from the power lines along the private street adjacent to the
northeast property line of the subject property. A coordination site meeting with CenterPoint Energy needs to be schedule as soon as the site plan is finalized. There are multiple telephone service providers for this area. A full list of these providers can be found on Public Utility Commission of Texas website, www.puc.texas.gov.

8. FIRE DEPARTMENT REQUIREMENTS

Fire protection codes for multi-family developments can be found under Chapter 42 (Section 42-233) of City of Houston Code of Ordinances, the 2012 International Building Code, and the 2012 International Fire Code (with COH amendments).

9. SITE INGRESS AND EGRESS REQUIREMENTS

There are two proposed driveway to serve the New Hope Housing-Savoy project. The first driveway is located on Savoy Drive at the northwest corner of subject property, the second driveway is located on the Private Road at the northeast corner of the subject property. Based on the preliminary site plan, both driveways will allow turns in both directions. A COH form ‘A’, “Access Management Data Summary”, will need to be submitted to COH. Normally a form “A” is submitted before or during the site plan approval (Multi-Family Performance Standard Plan) to ensure that driveways will be allowed as shown in the site plan.

10. BUILDING CODES AND LOCAL ORDINANCES

The City of Houston has adopted the following building codes, local design ordinances, and the amendments (2018):

<table>
<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 International Residential Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Building Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Fire Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Mechanical Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2017 National Electrical Code (State Mandated)</td>
<td>NFPA</td>
<td>September 15, 2017</td>
</tr>
<tr>
<td>Sign Code</td>
<td>COH</td>
<td></td>
</tr>
<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments) For One and Two-Family Dwellings and Multi-Family 3 stories or less</td>
<td>ICC</td>
<td>October 24, 2016*</td>
</tr>
<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ICC</td>
<td>December 9, 2016*</td>
</tr>
<tr>
<td>ASHRAE 90.1-2013(with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ASHRAE</td>
<td>December 9, 2016*</td>
</tr>
<tr>
<td>2012 Code Word - various sections interpreted</td>
<td>COH</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### CONSTRUCTION CODE

#### Building
- 2012 IBC Houston Amendments-Print 2
  - 09/01/2018
- 2012 IBC Houston Amendments
  - 02/01/2016

#### Residential
- 2012 IRC Houston Amendments
  - 02/01/2016

#### Electrical
- The 2017 National Electrical Code (NEC) became mandatory by state law effective September 15, 2017. The Houston Administrative provisions to the NEC are currently awaiting review by City Council.
- 2012 UMC Houston Amendments
  - 02/01/2016

#### Plumbing
- 2012 UPC Houston Amendments
  - 02/01/2016

#### Fire
- 2012 IFC Houston Amendments
  - 02/01/2016

#### LSB Standards
- NOTE: The LSB Standards are currently being reviewed for update to the 2012 Houston Adopted Construction Code.
- Draft 2018 LSB Standards
- NOTE: Updates are to become effective on October 18, 2018.

#### Residential Energy
- **Note:** The enforcement of Chapter 11 of the 2015 International Residential Code became mandatory by state law effective September 1, 2016.
- 2015 IECC Amendments (Residential Provisions)
  - 10/24/2016

#### Commercial Energy
- **Note:** The 2015 IECC-Commercial Provisions became effective November 1, 2016 per state law.
- 2015 IECC Amendments (Commercial Provisions)
  - 12/09/2016
- ASHRAE 90.1-2013 Amendments
  - 12/09/2016
11. ATYPICAL ITEMS

The following items will impact project costs but are mentioned here because they are not typical for all projects. These costs have been included in Project construction estimates.

a) Approximately 700 LF of retaining wall (18-inch height along the northwest property line).

b) Underground Detention System.

12. ENTITLEMENT SUMMARY

This section presents the applicable entitlement and site development permitting process that will affect the project.

a) Zoning: The COH does not have a zoning ordinance. A development site plan review will need to be submitted to the Planning & Development Department to assure the plan complies with all building setbacks and use requirements.

b) Platting: The subject site requires a Class 2 Subdivision Plat (Replat). Submittal for Preliminary and Final approval can be made at the same time. The final approval normally will include City Planning comments and conditions which must be resolved prior to submitting the Original Plat Mylar for recordation. The process typically takes 45 to 75 days.

c) Civil Engineering Onsite Private Facilities Construction Plans: Site Construction plans can be submitted to the Permit Department for review and permit separately, or with the building permit drawings. The permit submittal can be processed concurrently with the Platting process however the plat must be recorded prior to receiving the site permit, unless a variance is granted by Planning Department and Building Permit Official.

d) Civil Engineering Public Plans for Utility Connections: Construction plans for connections to Public Water, Sanitary Sewer, and Drainage systems in the Public ROW and public easements must be submitted to the Department of Public Works and Engineering for review and approval. The review and approval process normally takes 60 to 75 days.

e) Building Permit: The building permit drawings can be submitted to the Permit Department for review and permit issuance separately, or with the Site Permit construction drawings. The review and approval process can run concurrently with the platting process, but a Building Permit will not be issued until the Plat is recorded, unless a variance is granted by Planning Department and Building Permit Official. Review process can take 60 to 75 days or longer. Site permit will need to be approved prior to building permit if submitted separately.

13. IMPACT, SITE DEVELOPMENT PERMIT, BUILDING PERMIT AND OTHER FEES

This section presents a summary of the estimated applicable fees that will affect the proposed project:

Plat Fees: Application Class 2 = $873.83, Recording Fee = $306.56, Total = $1,180.39

Development Plat Review Fee (Affordable Housing, Up to 3 reviews) = $279.96

Capacity Reservation Application Fee = $148.19 + $29.64 (administrative fees) = $177.83
The City of Houston Utility Analysis section details the method for calculating water and wastewater impact fees. The estimated impact fee computed for this project is:

A) Apartment with washer/dryer (0.4762 SU/Unit) x 120 = 57.14 SU

Water impact Fee = $790.55 per SU or 57.14 x $790.55 = $45,172.03
Administration Fee = $29.64
Total Fee = $45,201.67

Sewer impact Fee = $1,199.11 per SU or 57.14 x $1,199.11 = $68,517.15
Administration Fee = $29.64
Total Fee = $68,546.79

Total Impact Fee Amount = $113,748.46

Building Permit Fee (assume $25,000,000 construction cost) = $52,350.20
(Based on the 2020 Building Permit Fee Schedule published by City of Houston Building Code Enforcement department). A 25% down payment of $13,087.55 plus $29.64 will be due when submitting for Building Permit.
Appendix A

Survey
ALTA/NSPS LAND TITLE SURVEY OF 3.331 ACRES OR 145,110 SQ. FT.
OUT OF UNRESTRICTED RESERVE "A", BLOCK 1 OF OFFICE CONDO RESIDENCE AT SAVOY
F.C. NO. 620098, H.C.M.R.
SITUATED IN THE W.E. FORD SURVEY, ABSTRACT NO. 1026
HARRIS COUNTY, TEXAS

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FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

WINDROSE LAND SURVEYING PLATTING
WINDROSE
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

 Lucas G. Davis

FIRM:
WINDROSE LAND SURVEYING PLATTING

CU?

DIAGRAM OF PROPERTY

M. LAINE
SURV. LIC. NO. 3000143

G WINDROSE
REG. LAND SURVEYOR NO. 200102000

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FIRM:
 WINDROSE LAND SURVEYING PLATTING

CU?
Appendix B

Preliminary Site Plan
Appendix C

Preliminary Drainage Map
Appendix D

Site Map
NEW HOPE HOUSING - SAVOY
6301 SAVOY DR., HOUSTON TX 77036

THIS DOCUMENT IS PRELIMINARY AND IT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF WILLIAM M. LANGFORD, P.E. 53170 ON FEBRUARY 18, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, IT MAY BE USED FOR PRELIMINARY PRICING PURPOSES ONLY.

SUBJECT PROPERTY
Appendix E

FEMA Map
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 1/27/2020 at 10:00:12 AM 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.
Appendix G

GIMS Utility Maps
CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

1 inch = 50 feet