CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED LAKEVIEW PRESERVE
IRVING, TEXAS
CARNEY PROJECT NO. 1071-01

PREPARED FOR
MHP REGION 3 II, LLC C/O MCDOWELL HOUSING PARTNERS
601 BRICKELL KEY DRIVE, SUITE 700
MIAMI, FL 33131

&

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
221 E. 11TH ST
AUSTIN, TEXAS 78701

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 9, 2020

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.”
February 9, 2020

Mr. Chris Shear
MHP Region 3 IL, LLC c/o McDowell Housing
Partners 801 Brickell Key Drive, Suite 700
Miami, FL 33131

RE: Feasibility Study Proposal
Proposed Lakeview Preserve
2800 S. MacArthur Blvd.
Irving, Texas
CARNEY PROJECT NO. 1071-01

Dear Chris:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Irving, Texas. The site is approximately 8.876-acres at 2800 S. MacArthur Blvd. in Irving, Texas. There will be three 3-story buildings providing a total of 84 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after conversations and meetings with the City of Irving and the client (Developer). The specific City Departments that were consulted consisted of Planning, Traffic, Fire, Utilities, Building/Inspections, and Capital Improvements.

EXECUTIVE SUMMARY

The site is zoned Generalized Site Plan (S-P-2). The current zoning limits the number of units per acre (6/acre). Rezoning will be required to amend the S-P-2 zoning to allow for higher density. Platting of the property will be required. Full movement ingress/egress will be provided from S. MacArthur Blvd, which is a Major Arterial and is in the jurisdiction of the City of Irving.

Water and sanitary sewer services are available in the ROW of S. MacArthur and are provided by the City of Irving.

No offsite utility extensions are expected. A portion of the site is in the 100-yr flood plain and some areas are anticipated to have wetlands. The site is in the Trinity River Corridor and special attention will be given to required valley storage with the possibility of creating offsite drainage storage volume on the Seller's
additional land. These are not uncommon issues in this area of Irving and are not considered unmanageable.

Detention for storm water is planned and if required will be above ground in the areas shown on the Site Plan.

Following is information from the local Tax Appraisal District concerning the property:

- **Account No.** 6513010101060000

**Tax Rates:**

- City of Irving $ 0.5941
- Irving ISD $ 1.3051
- Dallas Co. Community College $ 0.1240
- Dallas County $ 0.2531
- Parkland Hospital $ 0.2695

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

**EXISTING SITE CONDITIONS & SURVEY**

The 8.876-acre site is located on the east side of S. MacArthur Blvd. with an address of 2800 S. MacArthur Blvd. A legal description, boundary and topographic survey are attached.

The site slopes downward to the east from approximately elevation 433’ to approximately 425’. A portion of the site appears to possess wetlands and some of the site is within the 100-yr flood plain. A portion of the site is open and grassy with other areas having trees and water.
ENTITLEMENT PERMITTING

ZONING

The site is zoned Generalized Site Plan (S-P-2) in accordance Case #2474 and Ordinance #3496 which limits the density to 6 units per acres. Rezoning will be required to modify the S-P-2 to an increase in density allowing 3 stories which will mirror the R-M-F-2 zoning. This zoning allows 18 units per acre. The rezoning submittal will consist of the following:

Submittal requirements. The applicant shall submit a community framework application in sufficient detail to inform the city about the intended use of the property for multifamily dwelling units. The extent of the information shall depend upon the size and scope of the project. The following information should be submitted unless specifically waived by the director of community development:

a. A vicinity map at a scale of not less than one (1) inch equals two thousand (2,000) feet.

b. A metes and bounds or lot and block description of the subject property.

c. Identification of the zoning and uses of all contiguous property and of uses immediately adjacent to abutting public rights-of-way.

d. The total number and type of dwelling units proposed and gross residential density.

e. At a scale of one (1) inch equals one hundred (100) feet or such scale as deemed appropriate by city staff:

   1. The general location of planned land uses within the site and existing land uses within five hundred (500) feet surrounding the site.

   2. The general location of existing and proposed open space and recreation areas, including the nature of existing and proposed recreational facilities, parks, schools, and other public or community uses.

   3. The general location, character, and capacity of existing and proposed major roads, public transportation, recreation easements, pedestrian connections, public utility and storm drainage systems, and 100-year floodplain.
4. The location of existing or planned support facilities serving the development, i.e., community commercial, convenience retail, etc.

f. Traffic impact analysis with three hundred twenty (320) units or more.

g. Statement setting forth:

1. The proposed development schedule.

2. An analysis of proposed improvements to public facilities, roadways and public utilities that will be required to serve the multifamily development.

3. The location and capacity of schools to serve the anticipated population.

h. Any additional information deemed reasonably necessary by the director of community development.

PLATTING

Platting the property will be required. The Platting procedures can be found in:

https://www.cityofirving.org/DocumentCenter/View/1298/Plat-Procedures-PDF?bidId=

The Traffic, Engineering, and the Capital Improvements Program departments have to review the Concept Plans (Community Framework Application) before the Plat will be considered. The final plat will not be recommended for approval to the planning and zoning commission until detailed engineering plans have been approved by the city engineer. The P&Z meets every first and third Monday of the month. Deadline submittal is 14 days before the P&Z meeting. The City Council, which meets every 1ST and 3RD Thursday of the month, will provide be the final approval. City Council conducts 2 readings when considering the Plat.

SITE DEVELOPMENT PERMITTING

Development standards can be found in the City’s Ordinances Section 52-59 “Multi-Family Development Regulations and Section 52-32(b) S-P-2 (generalized) site plan district regulations.

https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIIZOORNO1144_S52-59MUDE

https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIIZOORNO1144_S52-32B2GESIPLDIRE
SITE PLAN

A formal Concept Site Plan review will be a City requirement. Only a request letter along with an application is required. A Pre-Development meeting was had with City Staff as a part of this due diligence. Upon receiving tax credits, another Pre-Development meeting will be scheduled to ensure the City requirements have not changed. The final Site Plan that will be approved internally by the development team will be submitted for a courtesy review by the City.

Parking ratio requirements are:

- 1.5 spaces per 1 bedroom
- 1.8 spaces per 2 bedrooms*
- 2.5 spaces per 3 bedrooms

* The code provides for a parking reduction subject to approval of P&Z. The request and approval will occur during the rezoning process. With approval of the parking reduction, the Development Site would require 151 parking spaces. Lakeview Preserve has been designed to include 152 total parking spaces, including 8 accessible parking spaces in accordance with ADA design standards.

Setbacks:

- Front 35-ft + 5-ft for each story above 2
- Rear and Side: 20 feet for 1- and 2-story, 25 feet for 3-story

Maximum height: 30-ft to top of parapet. If greater, 2 access points are required

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48113CO3156effective date 3-21-19 and is within the 100-year flood zone in some areas. The site is within the Trinity River Corridor and is subject to specific drainage studies. The Corridor Development Certificate Manual (Section 47-17) is a publication to guide the drainage analysis and approval process so that the levees along the Trinity River Corridor are not in danger of overtopping during major storm events. It can be found at the following link:
The Corridor Development Certificate Process (CDC) affirms local government authority for local floodplain management and establishes a set of Common Regional Criteria and procedures for development within the Trinity River Corridor. The goal of the Corridor Development Certificate is the stabilization of flooding risks along the Trinity River Corridor in North Central Texas. The CDC Process incorporates future watershed conditions as a consideration in floodplain development decisions. As floodplain development continues, standards have been established to ensure that this development does not exacerbate flooding.

To stabilize flood risks as the floodplain develops, the CDC Common Regional Criteria requires no increase in water surface elevation and no decrease in valley storage for the Regulatory Flood (100-year frequency flood); as well as analysis of the Standard Project Flood (SPF). To address future potential flood risks as the Upper Trinity River watershed develops, the CDC hydrologic modeling is based on future anticipated watershed development (year 2055). Any proposed private or public project within the Regulatory Zone, the Federal Emergency Management Agency (FEMA) 100-year regulatory floodplain of the Trinity River Corridor, must obtain a CDC prior to start of construction, unless specifically exempted per the provisions provided herein.

While local governments retain ultimate control over their own floodplain development decisions, the CDC Process provides other participating cities and counties along the Trinity River the opportunity to review and comment on projects throughout the Trinity River Corridor. This peer review process facilitates better floodplain management decisions.

*Trinity River Corridor* means the portion of the bed and banks of the West Fork, Elm Fork, and mainstream segments of the Trinity River within the Irving city limits.

(a) **Certificate required.** A person commits an offense if he makes any floodplain alteration within the Trinity River Corridor without first obtaining a corridor development certificate from the director of public works. It is a defense to prosecution that an exemption or waiver has been obtained in accordance with subsection (e) of this section.

(b) **Application.** An application for a corridor development certificate must be filed with the director of public works on a form furnished by the department of public works.
(c) Review. The director of public works shall deny an application for a certificate unless it complies with the standards contained in the Corridor Development Certificate Manual or unless an exemption from or waiver of those standards is obtained in accordance with subsection (e) of this section.

UTILITIES

The City of Irving provides water and sanitary sewer service to the site. A 12-inch water line is located on the east side of S. MacArthur along the ROW of the subject property.

A 12-inch sanitary sewer line is located in the middle of the south bound lane and is available to provide sanitary sewer services for the subject tract. The depth of the sanitary sewer manhole in S. MacArthur is not deep enough to gravity drain the sewer. A lift station is expected to be required.

Overhead electrical (both single and 3-phase) is available along the frontage of S. MacArthur.

FIRE DEPARTMENT REQUIREMENTS

Location: The fire lane shall extend to within 150 feet of all portions of the exterior wall of the first story of the building measured by an approved route around the exterior of the building or as otherwise approved by the Fire Marshal.

Dimensions: Fire lanes, must have an unobstructed width of not less than 20 feet except for approved security gates or 26 feet for access roads equipped with fire hydrants. Unobstructed vertical clearance shall not be less than 13 feet 6 inches.

1. Gates shall be a minimum of 20 feet unless otherwise approved by the code official.
2. Gates shall be of the swinging or sliding type.
3. Electric gates shall be equipped with a Knox key switch.
   a) In the event of a primary power failure, the gates must open automatically or be manually operable by one person from the approach side or have a reliable emergency back-up power supply system.
4. Buildings over 30 feet tall, the longest full side of the building or buildings must have a fire lane or fire access road that is a minimum of 26’ wide and must be within a minimum of 15’ and a maximum of 30’ to the building. All other adjacent fire lanes must be 26 feet in width.
5. Buildings over 30 feet tall, buildings over 124,000 square feet, multi-family exceeding 200 units, or one/two family exceeding 30 homes must have two separate points of approved fire access.

**Surface:** Fire lanes shall be designed to support the imposed loads of fire apparatus (75,000 lbs) and surfaced to provide all-weather driving capabilities and must be concrete, asphalt, or other approved surfaces.

**Turning radius:** The minimum inside turning radii shall be as follows:

- For 90 degree or less turns:
  - 24 foot fire lane - minimum internal radius is 30 feet.
  - 30 foot fire lane - minimum internal radius is 20 feet.

For turns greater than 90 degrees, AASHTO Geometric Design Standards shall be utilized.

**Dead ends.** Dead end fire lanes in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (i.e. hammerhead)

**Grade:** Fire lanes shall not exceed 10 percent in grade, unless approved by the Fire Chief.

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**Fire Hydrant Systems**

1. A fire hydrant must be located within 400' of all exterior walls of the building as measured in an approved route around any un-sprinklered building or 500' of all exterior walls of the building as measured in an approved route around any sprinklered building.

2. Fire hydrants must be a minimum of 35' from the centerline of either the inside or outside curve, corner or "T" intersection of the fire lane and a minimum of 18" and a maximum of 3' from the back of the curb, the edge of the paving, or the outside edge of the fire lane striping.

3. Fire hydrants must be located 18" to 3' from the edge of the fire lane.

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**Fire Department Connections and Standpipes**

1. Fire department connections must be located within 45' of the fire lanes and 100' of a fire hydrant. FDC must be facing the fire lane and be clearly visible and unobstructed.
2. Combined standpipe systems shall be equipped with a minimum of 1 4-way FDC. Combined standpipe systems with 3 or more standpipes in excess of 1000 gpm system demand shall have not less than two 4-way FDC located on opposite sides of the building. All FDC shall be interconnected so that any system in the building is supplied by any or all.

3. In buildings exceeding 10,000 feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building’s interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

4. Fire hose valves must be located within 150 ft. of all areas of the interior for an un-sprinklered building and 200' for a sprinklered building.

PROPOSED OFFSITE IMPROVEMENTS

No offsite improvements are expected.

INGRESS & EGRESS

The site will have one access point off S. MacArthur Blvd. MacArthur Blvd. is considered a Major Arterial. Driveways shall not be located within 30-feet of intersections. An additional 4 to 4.5-ft of additional ROW will be dedicated during the platting process. The required ROW is 96-ft. A Traffic Impact Analysis will not be required. A deceleration lane will not be required either. A driveway permit will be issued by the City of Irving.

LANDSCAPING & OPEN SPACE

Open Space

A minimum of thirty (30) percent of the gross area of the site must be provided as open space. Open space shall not be deemed to include buildings, driveways, parking areas, or other surfaces designed or intended for vehicular travel. All open space areas shall be covered with grass, ground cover, shrubs, flowers, hardscape construction (i.e., pavers, exposed aggregate, paving, etc.) or consist of recreational facilities (i.e., swimming pool, tennis court, jogging trail, etc.).

Usable open space within the site shall be provided in an amount not less than twenty-five (25) percent of total net floor area. Usable open space is defined as an open area or recreational facility which is designed and intended to be used...
for outdoor living and/or recreation, resource protection and/or amenity. Generally, usable open space should have a minimum dimension of thirty (30) feet in any direction and minimum area of nine hundred (900) square feet; however, it is recognized that usable open space can be of a smaller minimum dimension or area provided it meets the definition of this section. Required front building setbacks and street frontage setbacks shall not be included in calculating usable open space. Distances between buildings can be considered as usable open space provided that minimum dimensions are adhered to. Twenty-five (25) percent of this usable open space area shall be designed and allocated for children and youth-oriented recreational facilities and improvements. Such recreational facilities and improvements may include, but not be limited to, such improvements as swings or other playground equipment, basketball courts, and sidewalks suitable for bicycles, tricycles and running. All such recreational facilities and open space for children and youth shall be specifically indicated and labeled on the multi-family concept plan and building permit plans. Approval of the concept plan or building permit plans by the City of Irving shall have no bearing on each applicant's individual responsibility for compliance with all applicable federal and state laws. All applicants are encouraged to consider recommendations of the United States Consumer Products Safety Commission and the American Society for Testing and Materials when designing recreational facilities for children and youth.

Instead of setting aside at least twenty-five (25) percent of the usable open space for children and youth as provided in subsection 2. above, an applicant may elect to install all of the following four (4) minimum standards to satisfy the open and recreational space requirement for children and youth:

(a) Basketball court for youth (also accessible by adults). The minimum size shall be the area of a half circle with a twenty-foot radius (six hundred twenty-six (626) square feet). Such basketball court may be concrete, or it may have a special surface.

(b) Swings or playground equipment for children ages two (2) to five (5). The minimum area shall be thirty-two (32) feet by thirty-two (32) feet (one thousand twenty-four (1,024) square feet). Such area may be covered by sand, a rubber safety surface, or other material acceptable under applicable federal and state law. The equipment shall consist of a minimum of two (2) swings, or may consist of any other playground equipment acceptable under law which accommodates two (2) or more children ages two (2) to five (5).

(c) Swings and playground equipment for children ages five (5) to twelve (12). The minimum area shall be thirty-two (32) feet by thirty-two (32) feet (one thousand twenty-four (1,024) square feet). Such area may be covered by sand, a
rubber safety surface, or other material acceptable under applicable federal and state law. The equipment shall consist of a minimum of two (2) swings, or may consist of any other playground equipment acceptable under law which accommodates two (2) or more children ages five (5) to twelve (12).

(d) Sidewalk loops where children and youth may ride bicycles or tricycles or run. Sidewalks shall be expressly made available to children and youth for running, bicycles or tricycles, and shall be designed to keep children in safe areas away from the street. Such sidewalks may be concrete, asphalt or other suitable surface, and shall be at least six (6) feet wide. Such sidewalks shall provide a loop of at least one-tenth (1/10) mile in length and shall not run across driveways or parking lots.

All such minimum standards shall be specifically indicated and labeled on the multi-family concept plan and building permit plans. Approval of the concept plan or building permit plans by the City of Irving shall have no bearing on each applicant's individual responsibility for compliance with all applicable federal and state laws. All applicants are encouraged to consider recommendations of the United States Consumer Products Safety Commission and the American Society for Testing and Materials when designing facilities to comply with such minimum standards.

**Landscape Plan**

1. A minimum eight-foot-wide perimeter landscape area shall be contiguous to all side and rear property lines adjacent to other multi-family or non-residentially zoned land and private access drives.

2. A minimum ten-foot-wide perimeter landscape area shall be contiguous to all side and rear property lines adjacent to single-family zoned land. An additional five (5) feet shall be added to the ten-foot wide landscape area for each additional story beyond one of buildings adjacent to such property lines.

3. A minimum twenty-five-foot-wide landscape area adjacent to abutting streets shall be maintained (except for driveways and pedestrian walkways).

4. A minimum twelve-foot-wide landscape area adjacent to principle buildings shall be maintained (except for garage access riverways and pedestrian walkways).

5. Sight easement clips shall be in accordance with section 33A-22 of the Code of Civil and Criminal Ordinances of the City of Irving, Texas.
Amenities. Developments of two hundred fifty (250) units or greater shall have a minimum area of nine (9) feet by twenty (20) feet designated for an on-site recycling center for newspaper, glass, and at least one (1) other recyclable material.

Accessory structures. Accessory structures and buildings, including, but not limited to, garages, carports, mail kiosks, offices, recreation buildings and swimming pools may be located on the property as approved by the concept plan.

Parking.

1. The detailed site plan shall specify parking spaces for recreation facilities, amenities, leasing office, etc.

2. Designated short term parking shall be provided next to mail box kiosks or enclosures in addition to minimum required parking.

3. There shall be continuous solid visual screening of parked cars from any adjacent street by a hedge of shrubbery and/or a landscaped berm with a minimum combined height of thirty-six (36) inches at the time of planting, with shrubs planted a maximum of thirty-six (36) inches apart.

4. There shall be a maximum of ten (10) covered or uncovered parking spaces between landscaped islands having a minimum width of eight (8) feet and planted with a minimum of one (1) three-inch caliper large tree or five- to six-foot-high small ornamental tree.

5. Garages and perimeter carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials which match the main buildings.

6. Parking shall not be constructed more than one (1) parking bay in width unless a minimum eight-foot strip of landscaping is provided between bays. The landscape strip is to be planted with three-inch caliper trees at a maximum separation of thirty (30) feet on center. Two (2) ornamental trees may replace one (1) large tree up to a maximum thirty-three (33) percent of the large tree requirement. If carports or garages are provided in the middle of two (2) bays of parking, the landscape strip shall not be required.

The City does have a tree ordinance. Tree credits can be obtained by preserving existing trees. Buffering front and side yards are also required. A 40-ft front buffer and 20-ft buffer are required.
SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

CONCEPT PLAN REVIEW

The following process shall be utilized to obtain approval of site plans.

*Concept plan review.*

*Applicability.*

(a) A concept plan must be approved for any development project authorizing new construction of multifamily dwelling units or reconstruction of existing multifamily developments that will result in an increase in the number of dwelling units, except for site plans for an S-P-1 district approved prior to the effective date of this section, and no building permit shall be issued for new construction of multifamily dwellings until such concept plan has been approved pursuant to this section.

(b) An applicant for a zoning amendment authorizing new construction of multifamily dwelling units may substitute a concept plan for the community framework application required by subsection (a) of this section, provided that the concept plan meets all submittal requirements and addresses relevant criteria and standards required for community framework review.

*Concept plan approval procedure.*

(a) An application for concept plan approval shall be submitted to the director of community development, together with a specified number of copies of the concept plan and the filing fee.

(b) The concept plan shall be distributed to appropriate departments for review and comment. Upon completion of such administrative review, the concept plan shall be submitted to the planning and zoning commission.
(c) The planning and zoning commission shall conduct a public hearing to consider the concept plan. The commission shall approve, conditionally approve, or disapprove the concept plan. The commission may impose such conditions on the concept plan as it determines to be necessary to meet the intent of this section and secure the health, safety, and welfare of the community.

(d) Any applicant dissatisfied with the decision of the planning and zoning commission may, within ten (10) days of such decision, appeal to the city council for its review. If not appealed, the decision of the planning and zoning commission shall be final.

(e) The city council may affirm, reverse or modify the decision of the planning commission, and may impose such conditions as are necessary to meet the intent of this section and to secure the health, safety, and welfare of the community.

(f) Once the concept plan has been approved, and there is cause for an amendment of the same, such amendment shall be processed in the same manner as the original submission.

Concept plan contents.

A concept plan required by this section shall include, at a minimum, the following elements:

(a) A vicinity map at a scale of not less than one (1) inch equals two thousand (2,000) feet.

(b) At a scale of one (1) inch equals one hundred (100) feet or such a scale as deemed appropriate by city staff, a map exhibit of the property that includes, but not limited to, items such as the following:

1. Metes and bounds of all property lines, streets, ROW

2. Existing topography with a maximum contour interval of two (2) feet, except where existing ground is on a slope of less than two (2) percent, then either one-foot contours or spot elevations shall be provided where necessary.

3. Land uses or zoning of adjacent areas.

(c) A conceptual land use plan
1. Preliminary building footprints, height, and number of floors of all buildings, both above and below or partially below finished grade;

2. The traffic circulation system and the pedestrian circulation system;

3. The off-street parking and loading areas and structures;

4. Proposed open space and usable open space areas, together with proposed private recreational areas;

5. Access points into the multifamily development;

6. Pedestrian connections within the development and connections to off-site pedestrian-ways;

7. Indication of areas proposed for preservation of existing trees.

8. Location, type and size of all easements shall be indicated on the concept plan; along with the volume and page number where the easement is recorded with Dallas County Deed Records.

(d) When the development is to be constructed in phases, a proposed development schedule showing the order of construction of such phases and the installation of public infrastructure improvements to serve each phase.

(e) Site coverage by building, parking and drives, open space, and usable open space.

(f) Total number of dwelling units and residential density in units per acre.

(g) Total gross floor area for each type of use, including dwelling units, by type and size.

(h) Total number of off-street parking and loading spaces.

(i) Amount of density applied for under the bonus provisions of subsection (d), and the calculations supporting the specific development provisions giving rise to such bonus application.

(j) Conceptual grading plans.

(k) Preliminary architectural sketches.
Development standards.

The following development standards shall apply to new multifamily construction and reconstruction of multifamily developments that will result in an increase in the number of dwelling units. Variances to these standards may be granted only in accordance with the provisions of this section. (Additional development standards which are not applicable at the concept plan review phase but must be incorporated into the project design are contained in section (c)(4) and will be reviewed as part of the building permit application.)

Generally. The concept plan shall include any conditions imposed by an approved community framework plan.

(a) Access.

1. Driveways shall not be located within thirty (30) feet of street intersections.

2. Wherever possible, drives on divided thoroughfares should be located at median openings providing left turn access to and from the site. Drive locations shall be coordinated with the transportation department.

3. Driveways allowing two-way directional flow shall be a minimum of twenty-four (24) feet. Less than twenty-four (24) feet may be considered if fire lane access is not required.

4. A private access drive on an adjacent lot may be used provided an easement is obtained and the width is adequate for the number of vehicles served.

(b) Parking.

1. Parking space requirements:

(c) Building size, height, setbacks and separation.

1. Buildings shall not exceed two hundred (200) feet in length.

2. Maximum height of structures:

Adjacent to a property line which abuts single-family zoned land: Three (3) feet from the nearest property line of a single-family zoned property for each one (1) foot of multi-family building height, or two (2) stories (twenty-four (24) feet), whichever is less.
All others outside urban center: Three (3) stories (thirty-six (36) feet) (A basement parking area or garage may be provided below the average grade line and built into the side of a slope within the interior of a multi-family development, but not adjacent to a lot line. Any such basement shall be counted as a story.) Within urban center: As approved through the concept plan.

3. Minimum building setbacks from street rights-of-way:

SITE DEVELOPMENT AND BUILDING PERMIT APPROVAL SCHEDULE

The Site Development process will include Rezoning, Platting, and drainage related studies and approvals associated with filling in the flood plain including mitigation and the requirements of the Trinity River Corridor - North Central Texas. It’s anticipated that this process could take 8 to 10 months.

The new construction permitting process is demonstrated in Figure 1 below. It’s anticipated that this process will require 6 months to complete with building permits. This process can run concurrently with the Site Development approval process.

The following codes are effective for Irving:

- 2015 International Building Code
- 2015 National Electrical Code
- 2015 International Mechanical Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
New Commercial Plan Review Process

Start

New commercial building?

Yes

Call for requirements for other permits

No

Food establishment?

Yes

Submit 1 set of kitchen plans for a Health plan review

No

Submit application, 3 full sets of plans with 2 extra sets of civils, cd of plans (in pdf format), and plan review fee to Inspections Dept. Wait approximately 6 business days for comments.

Inspections Dept plan review
(2 full sets of plans & cd)

Fire Dept plan review
(1 full set of plans)

Traffic Dept plan review
(1 set of civils)

Engineering Dept plan review
(1 set of civils)

Contact will be made to the applicant. If the permit cannot be approved, comments will be emailed.

Approvals are required from all departments in order to issue the building permit.

Revise plans and resubmit to the Inspections Dept

Permit approved?

Yes

Plans Examiner will call the applicant when the permit is ready to be issued.

No
CITY FEES

The City of Irving has no impact fees or park/landscape fees. The summary of fees is estimated to be the following:

*Development Fees:*

- [File](file:///C:/Users/Craig/OneDrive/1_Active%20Projects-CraigOffice-CraigOffice/2020%20Tax%20Credit%20Deals/McDowell%20Housing%20Partners/Irving%202800%20MacArthur/City%20Info/Development%20Fees.pdf)

*Tap & Meter Fees*


- Plan Review (20% of Building Permit Fee) Est. $13,000
- Public Improvement Inspection (1% improvement cost) Est. $1,250
- Building Permit Est. $65,000
  - $405 per unit; each clubhouse, office, laundry, etc will be counted as one unit.
  - Garages $62 per vehicle
  - Carports $31 per vehicle
- Tap & Meter Fees Est. $5,000

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC). A copy of that report will be presented in the Developer’s Application.

ONSITE & OFFSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $1,569,107. Offsite costs are expected in the form of mitigation relative to filling the 100-year flood plain.
A preliminary offsite location has been identified to remove dirt to a specified volume to offset the volume being placed in the flood plain. That cost is estimated to be $375,000.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site

This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5033

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
County Appraisal District Tax Rates
Zoning Verification Letter
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
TDHCA Offsite Cost Estimate
TDHCA Onsite Cost Estimate
Commercial Account #65130101010060000

Location (Current 2020)
Address: 2800 S MACARTHUR BLVD
Market Area: 0
Mapsco: 41B-E (DALLAS)

DCAD Property Map

View Photo

2019 Appraisal Notice

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2020)
COUNTY PPTY ACQUISITION CO INC
1601 ELM ST STE 3500
DALLAS, TEXAS 752014703

Multi-Owner (Current 2020)

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Ownership %</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY PPTY ACQUISITION CO INC</td>
<td>100%</td>
</tr>
</tbody>
</table>

Legal Desc (Current 2020)
1: THOMAS STOKES ABST 1301 PG 010
2: TR 6 ACS 8.876
3:
4: VOL95192/1707 DD09141995 CO-DC
5: 1301010100600 1C113010101
   Deed Transfer Date: 10/3/1995

Value

<table>
<thead>
<tr>
<th>2019 Certified Values</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvement:</td>
<td>$0</td>
</tr>
<tr>
<td>Land: $17,750</td>
<td>+ $17,750</td>
</tr>
<tr>
<td>Market Value:</td>
<td>= $17,750</td>
</tr>
</tbody>
</table>

Ag Use Value: $710
Revaluation Year: 2019
Previous Revaluation Year: 2016

Improvements (Current 2020)
No Improvements.
## Land (2019 Certified Values)

<table>
<thead>
<tr>
<th>#</th>
<th>State Code</th>
<th>Zoning</th>
<th>Frontage (ft)</th>
<th>Depth (ft)</th>
<th>Area</th>
<th>Pricing Method</th>
<th>Unit Price</th>
<th>Market Adjustment</th>
<th>Adjusted Price</th>
<th>Ag Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>QUALIFIED OPEN SPACE LAND</td>
<td>SITE PLAN (GENERALIZED)</td>
<td>0</td>
<td>0</td>
<td>8.8760 ACRE</td>
<td>STANDARD</td>
<td>$2,000.00</td>
<td>0%</td>
<td>$17,752</td>
<td>Y</td>
</tr>
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</table>

* All Exemption information reflects 2019 Certified Values. *

### Exemptions (2019 Certified Values)

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG EXEMPTION</td>
<td>$17,040</td>
<td>$17,040</td>
<td>$17,040</td>
<td>$17,040</td>
<td>$17,040</td>
<td>$0</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Exemption Details

#### Estimated Taxes (2019 Certified Values)

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Rate per $100</td>
<td>$0.5941</td>
<td>$1.3051</td>
<td>$0.2531</td>
<td>$0.124</td>
<td>$0.2695</td>
<td>N/A</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$710</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated Taxes</td>
<td>$4.22</td>
<td>$9.27</td>
<td>$1.80</td>
<td>$0.88</td>
<td>$1.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Tax Ceiling</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total Estimated Taxes:** $18.08

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an official tax bill from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, Click Here.

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

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**Building Footprint (Current 2020)**

Building Footprint Not Available
February 13, 2020

McDowell Housing Partners
Attn: Ariana Brendle
601 Brickell Key Drive, Suite 700
Miami, FL 33131

Re: ZVL20-0022 – 2800 S. MacArthur Blvd. (DCAD #65130101010060000)

To Whom It May Concern:

The above referenced property within the City of Irving, Texas, as shown on the attached map, is currently zoned, to the best of our knowledge, S-P-2 (Generalized Site Plan) district for Residential Land Use and Open Space uses per Ordinance No. 3496, approved by the Irving City Council on June 16, 1980, per zoning case #80-2474.

A copy of the adopting ordinance, the site plan, and the Multifamily Development Standards are included with the hard copy of this letter.

No other overlay districts, exceptions or variances apply to this property. Information concerning Certificates of Occupancy may be obtained from the Building Inspections Department at 972-721-2371. Information regarding any code violations may be obtained from the Code Enforcement Department at 972-721-4829.

Although the facts set forth in this letter are believed to be accurate, neither the City nor any of its officers, agents, employees or elected officials warrant, insure or in any way guarantee the accuracy of the matters stated, and no liability is assumed by the City of Irving or any of its officers, agents, employees or elected officials to any other party who might receive the contents of this letter. Please be aware that zoning does not constitute a vested right in the property, and that the zoning and the Zoning Ordinance may be changed by the City Council after public hearings required by State law and City ordinance. Please note that staff does not verify compliance with the approved zoning. Please contact me at (972) 721-3748 or sday@cityofirving.org if you have any questions.

Sincerely,

[Signature]

Stacy Day
Senior Planner
ORDINANCE NO. 3496

AN ORDINANCE AMENDING ORDINANCE NO. 1144, THE 1964 COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF IRVING, TEXAS, GRANTING A ZONING CHANGE ON A TRACT OF LAND DESCRIBED AS: "A TRACT OF LAND OUT OF THE THOMAS STOKES SURVEY, ABSTRACT NO. 1301, MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "AG" AGRICULTURAL DISTRICT USE, "R-2P-2" MULTIFAMILY DISTRICT USE UNDER ORDINANCE NO. 1144, AS AMENDED TO "S-P-2" GENERALIZED SITE PLAN DISTRICT USE FOR RESIDENTIAL USES UNDER ORDINANCE NO. 1144, AND ACCORDING TO THE SITE PLAN ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS RELATIVE TO LAND USE; CORRECTING THE OFFICIAL ZONING MAP ATTACHED HERETO AND MADE A PART HEREOF; CORRECTING THE OFFICIAL ZONING MAP ATTACHED TO ORDINANCE NO. 1144; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT HEREBIN MADE; AND PROVIDING A PENALTY.
dust, the effect on the promotion of health and the general welfare, effect on light and air, the effect on the over-crowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council of the City of Irving, Texas further considered among other things the character of the district and its peculiar suitability for particular uses and with a view to conserve the value of buildings and encourage the most appropriate use of land throughout the City; and

WHEREAS, the City Council of the City of Irving, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning change does not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time the investment was made; and

WHEREAS, the City Council of the City of Irving does find that the change in zoning helps lessen the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the over-crowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council does find that there is a need for this change in zoning and that there has been a change in conditions in the property adjacent to and in the surrounding area of the subject tract, therefore allowing and requiring this zoning change; and

WHEREAS, the City Council of the City of Irving does find that this change in zoning under a site plan district for use as residential uses
THENCE North 00 degrees 21 minutes 43 seconds West along said East line of MacArthur Boulevard for a distance of 1198.60 feet to an iron rod found for corner, same being the present South-west corner of a tract of land conveyed to Marjorie L. Jackson;

THENCE North 89 degrees 53 minutes 41 seconds East along the South line of said Jackson tract and along the South line of Meadow Oaks Mobile Home Estates Addition, an addition to the City of Irving, Texas, according to the plat recorded in Volume 69249 at Page 1627 in the Map Records of Dallas County, Texas, for a distance of 1881.00 feet to an iron rod found for corner in the West line of Kensington Estates Addition, an addition to the City of Irving, Texas, according to the plat recorded in Volume 78053 at Page 209 in the Map Records of Dallas County, Texas, same also being the South-east corner of said Meadow Oaks Mobile Home Estates Addition;

THENCE South 00 degrees 32 minutes 35 seconds East along said West line of Kensington Estates Addition for a distance of 285.00 feet to an iron rod found for corner, same being the South-west corner of said Kensington Estates Addition;

THENCE East along the South line of said Kensington Estates Addition 105.45 feet to a point for corner;
which is presently zoned "AG" Agricultural District Use, "R-MF-2" Multi-Family District Use and "R-5" Single Family District Use under Ordinance No. 1144, is changed to "S-P-2" Generalized Site Plan District Use for Residential Uses and under Ordinance No. 1114 and subject to all the requirements and conditions of Section 1-A of this Ordinance.

SECTION 1-A. That the district use on the property described in Section 1 is hereby approved and granted upon the following express conditions:

(1) That development shall be in conformance with the site plan attached hereto and made a part hereof for all purposes, and that the property be used only for Residential Uses under Ordinance No. 1144.

(2) A true copy of the site plan attached hereto shall be retained by the Engineering Department of the City of Irving and one copy shall be authenticated by the Engineering Department and furnished to the Building Inspection Department for observance in connection with these improvements.

(3) That all means of ingress and egress shall be approved by the City Engineer of the City of Irving.

(4) That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with the standard City of Irving specifications adopted for such purpose, and the same shall be done to the satisfaction of the Engineering Department of the City of Irving.

(5) That the property be platted.

The above requirements shall not be construed as conditions precedent to the granting of a zoning change, but shall be construed as conditions precedent to the granting of a building permit and/or certificate of occupancy.
not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this Ordinance.

SECTION 6. That the terms and provisions of this Ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

SECTION 7. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the same penalties provided for in Ordinance No. 1144, Zoning Ordinance of the City of Irving, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS, this the 24th day of July, A.D., 1980.

[Signature]
MARVIN RANDLE
MAJOR

ATTES:

[Signature]
Lester G. Ford,
Acting City Secretary

APPROVED AS TO FORM:

[Signature]
Don J. Ferschach,
City Attorney
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.
Off-Site Cost Breakdown  (Lakeview Preserve)

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

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

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

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 offsite 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.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

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

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Cost</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Mitigation per City Requirements</td>
<td>$375,000.00</td>
<td>1</td>
<td>$375,000.00</td>
<td>$</td>
<td>$</td>
<td>$375,000.00</td>
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<tr>
<td>Total:</td>
<td></td>
<td></td>
<td>$375,000.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

T. Craig Carney, P.E.  
Printed Name  
February 20, 2020

If a revised form is submitted, date of submission:

2/19/20
# Site Work Cost Breakdown

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. Column 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>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>S. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>$3.00</td>
<td>1</td>
<td>$3.00</td>
<td>In A/E Design Fee</td>
<td>$</td>
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</tr>
<tr>
<td>Detention</td>
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<td>$50,000.00</td>
<td>In A/E Design Fee</td>
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</tr>
<tr>
<td>Grub grading</td>
<td>$320,000.00</td>
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<td>$320,000.00</td>
<td>In A/E Design Fee</td>
<td>$320,000.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$28,000.00</td>
<td>1</td>
<td>$28,000.00</td>
<td>In A/E Design Fee</td>
<td>$28,000.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>On-site concrete</td>
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<td>1</td>
<td>$64,575.00</td>
<td>In A/E Design Fee</td>
<td>$64,575.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>On-site electrical</td>
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<td>$27,500.00</td>
<td>In A/E Design Fee</td>
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<tr>
<td>On-site paving</td>
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<td>1</td>
<td>$418,000.00</td>
<td>In A/E Design Fee</td>
<td>$418,000.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$183,527.00</td>
<td>1</td>
<td>$183,527.00</td>
<td>In A/E Design Fee</td>
<td>$183,527.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$0.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signage</td>
<td>$7,500.00</td>
<td>1</td>
<td>$7,500.00</td>
<td>In A/E Design Fee</td>
<td>$7,500.00</td>
<td>$1,569,167</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
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<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,569,167</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: [Signature]

Date: 2/18/2020

Printed Name: [Printed Name]

LAKESIDE PRESERVE