SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

AVENUE AT SYCAMORE PARK
Submitted & Prepared for CSH Avenue at Sycamore Park, LTD.,
And Texas Department of Housing and Community Affairs
City of Fort Worth, Tarrant County, Texas

BSE Project Number: 346-9628

Barron-Stark
Engineers Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, TX 76132
(O) 817-231-8100  (F) 817-231-8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10194060
www.barronstark.com
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February 21, 2020

CSH Avenue at Sycamore Park, Ltd.
c/o Matt Higgins
6333 E. Mockingbird Lane
Suite 147-509
Dallas, Texas 75214-2672

Dear Mr. Higgins:

This letter is intended to serve as the Executive Summary of our due diligence for the CSH Avenue at Sycamore Park project in Fort Worth, Texas. This letter and the accompanying Site Design and Development Feasibility Report is based on information gathered from multiple sources. These sources include but are not limited to: Pre-Development with City of Fort Worth (PDC), onsite visual inspection of the property, review of City ordinances and specifications, review of documents provided by Seller, conversations with City staff, and online research.

Site Conditions: The subject property is a 3.77-acre undeveloped tract with a topographic expression of approximately 24 feet, generally trending north to south. The tract is bounded on the east by Conner Avenue, on the south by Avenue J, on the west by Beach Street, and on the north by Avenue I. The site has not been previously developed and is currently covered with native vegetation.

Site Plan: CSH Avenue at Sycamore Park, Ltd. is proposing a 108-unit, general population apartment home community for the subject property.

Level of Due Diligence: Barron Stark Engineers, LP was retained by the potential developer to prepare a preliminary engineering site design and Development Feasibility Report for the subject site. Our research of the site included site visits, topography survey, boundary survey, conversations with City of Fort Worth staff, review of local development ordinances, and review of record drawings for the surrounding developments.

Zoning Requirements: The zoning for the subject property is ‘UR’ Urban Residential which is appropriate for the proposed development and allows development density of up to 40 units per acre. No rezoning of property required.

The setbacks and height limitations for the ‘UR’ zoning district are as follows;

- **Front**: 0’ minimum, 20’ maximum
- **Rear**: 20’ Primary Structure, 5’ Accessory Structure
- **Side**: 10’ minimum adjacent to a street, 0’ minimum, 20’ maximum
Height    Two story minimum with 18’ height of useable living space. No maximum other than setback limitations from adjacent single family or duplex uses.

Additional information on zoning for the subject property can be found in Section D of the Site Design and Development Feasibility Report.

Utilities: The subject site will be serviced by City of Fort Worth water and sanitary sewer. An existing 24” sanitary sewer located west of and adjacent to Avenue J will provide service to the site. Water service will be provided by an existing 8” line in Conner Avenue as well as an existing 24” line in South Beach Street. An 8” water loop will be constructed internally within the site. Additional information on water & sewer service for the subject property can be found in Section I of the Site Design and Development Feasibility Report.

Subdivision Regulations: Per the City’s subdivision regulations, the subject property must follow the City’s development and platting process to create a legal building site. With the appropriate zoning in place, the next step will be to submit and process engineering construction plans and all required documents for final approval. The final plat will not be submitted until all construction plans are approved, all fees have been paid, all documents executed and the financial guarantee is in place. The final plat process is administrative and does not require a public hearing.

Additional information on the Subdivision Regulations and Platting process can be found in Section C of the Site Design and Development Feasibility Report.

Property ID & Millage Rates: Based on Tarrant Appraisal District records, the Property ID and millage rates are as follows:

- Property ID: 04691873
- Millage Rates: Taxing Entities for the subject property are City of Fort Worth, Tarrant County, Fort Worth I.S.D., Tarrant Regional Water District, Tarrant County Hospital District, and Tarrant County College District with a combined millage rate of 3.0848%.

Development Ordinances: The ordinances governing the subject site are as follows:

  - Chapter 31 – Subdivision Ordinance and
  - Appendix A – Zoning Regulations as amended

Fire Requirements: The City currently follows the 2015 International Fire Code with Local Amendments. Refer to Section G of the Site Design and Development Feasibility Report for additional information on fire regulations.

Ingress & Egress Requirements: The subject site will have access to Avenue J and Beach Street, both dedicated public streets. Additional information regarding the site access can be found in Section F of the Site Design and Development Feasibility Report.
Building Codes: The City of Fort Worth currently follows the following Building Codes, effective January 1, 2017.

- 2017 National Electrical Code Adoption and Amendments
- 2015 Internal Building Code with Local Amendments
- 2015 International Mechanical Code with Local Amendments
- 2015 International Residential Code with Local Amendments
- 2015 International Energy Code with Local Amendments
- 2015 International Plumbing Code with Local Amendments
- 2015 International Fire Code with Local Amendments
- Fort Worth Administrative Building Code

Local Design Requirements Impacting Cost: Per our review and due diligence of the subject property the following items should be considered when budgeting total development cost:

- Impact Fees for Water & Sanitary Sewer estimated: $218,941.00
- Park improvement fees: $87,000.00
- Traffic Impact Fees estimated at $0
- Miscellaneous City application, review and filing fees estimated at $75,000.00
- Improvements to Conner Avenue estimated at $95,000.00

For additional information regarding the items noted above please refer to the applicable Sections in our Site Design and Development Feasibility Report.

Sincerely,

BARRON STARK ENGINEERS, LP

Charles F. Stark, PE, RPLS
Managing Principal

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.
### A. GENERAL PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name:</strong></td>
<td>Avenue at Sycamore Park</td>
</tr>
<tr>
<td><strong>Project Location:</strong></td>
<td>The project is located approximately 2.5 miles southeast of the City of Fort Worth central business district. The nearest major highway intersection is State Highway 287 and East Maddox Avenue, with the project site being located at the primary intersection at South Beach Street and Avenue J.</td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
<td>Avenue at Sycamore Park is a proposed 108 unit general population apartment home community.</td>
</tr>
<tr>
<td><strong>Site Address:</strong></td>
<td>2601 Avenue J, Fort Worth, Texas, 76105</td>
</tr>
<tr>
<td><strong>County:</strong></td>
<td>Tarrant</td>
</tr>
<tr>
<td><strong>Property Acreage:</strong></td>
<td>3.77 acres</td>
</tr>
<tr>
<td><strong>Legal Description:</strong></td>
<td>3.77 acres situated in the John Ringer Survey, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land described in deed as Tract III, recorded in Instrument Number D218221906, County Clerk’s Records, Tarrant County, Texas.</td>
</tr>
<tr>
<td><strong>Tarrant Appraisal District Property ID:</strong></td>
<td>04691873</td>
</tr>
</tbody>
</table>
## B. PROJECT CONTACT LIST

<table>
<thead>
<tr>
<th>Contact Type</th>
<th>Company Name</th>
<th>Contact Person(s)</th>
<th>Phone No.</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Engineer:</td>
<td>Barron - Stark</td>
<td>Charles F. Stark, PE</td>
<td>817-231-8100</td>
<td><a href="mailto:chucks@barronstark.com">chucks@barronstark.com</a></td>
</tr>
<tr>
<td>Surveyor:</td>
<td>Barron - Stark</td>
<td>Charles F. Stark, RPLS</td>
<td>817-231-8100</td>
<td><a href="mailto:chucks@barronstark.com">chucks@barronstark.com</a></td>
</tr>
<tr>
<td>Architect:</td>
<td>Cross Architects</td>
<td>Adam Everett</td>
<td>972-398-6644</td>
<td><a href="mailto:AEverett@crossarchitects.com">AEverett@crossarchitects.com</a></td>
</tr>
<tr>
<td>M.E.P:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structural Engineer:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Geotech:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Consultant 1:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Consultant 2:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Property Owner:</td>
<td>CSH Avenue at Sycamore Park, Ltd.</td>
<td>Matt Higgins</td>
<td>817-683-1571</td>
<td><a href="mailto:MHiggins@MSH-ICSservices.com">MHiggins@MSH-ICSservices.com</a></td>
</tr>
<tr>
<td>City Main No.</td>
<td></td>
<td></td>
<td>817-392-1234</td>
<td></td>
</tr>
<tr>
<td>City Planning Dept.</td>
<td>City of Fort Worth</td>
<td>Mary Elliot</td>
<td>817-392-8018</td>
<td><a href="mailto:Mary.Elliott@fortworthtexas.gov">Mary.Elliott@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Engineering Dept.</td>
<td>City of Fort Worth</td>
<td>Michael Arthaud</td>
<td>817-392-6597</td>
<td><a href="mailto:Michael.Arthaud@fortworthtexas.gov">Michael.Arthaud@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Storm Water Management</td>
<td>City of Fort Worth</td>
<td>Stephen Nichols</td>
<td>817-392-8731</td>
<td><a href="mailto:Stephen.Nichols@fortworthtexas.gov">Stephen.Nichols@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Fire Dept.</td>
<td>City of Fort Worth</td>
<td>Ray Mays</td>
<td>817-392-6833</td>
<td><a href="mailto:George.Mays@fortworthtexas.gov">George.Mays@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Parks Dept.</td>
<td>City of Fort Worth</td>
<td>Lori Gordon</td>
<td>817-392-5743</td>
<td><a href="mailto:Lori.Gordon@fortworthtexas.gov">Lori.Gordon@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Water Department</td>
<td>City of Fort Worth</td>
<td>Melissa Harris</td>
<td>817-392-6430</td>
<td><a href="mailto:Melissa.Harris@fortworthtexas.gov">Melissa.Harris@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>City Secretary:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Council Member</td>
<td>City of Fort Worth</td>
<td>Kelly Allen Gray</td>
<td>817-392-8808</td>
<td><a href="mailto:District8@fortworthtexas.gov">District8@fortworthtexas.gov</a></td>
</tr>
<tr>
<td>Utility District/MUD:</td>
<td>N/A</td>
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</tbody>
</table>
C. PERMITTING PROCESS

Zoning Process:
The property is currently zoned ‘UR’ Urban Residential District which is appropriate for the proposed use. No rezoning of the property is required. The purpose of the ‘UR’ district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas, as well as encourage a range of housing mix within the urban setting.

Engineering Plan Approval Process:
Preliminary studies may be required by the City including a Traffic Impact Analysis, Preliminary iSWM, Water Study and Sanitary Sewer Study.

With the zoning in place, and all required preliminary studies approved, the next step in the development process is to take the project through IPRC (Infrastructure Plan Review Center). The site engineering plans and Unified Residential Site Plan are submitted concurrently to the IPRC. The IPRC is a separate division within the engineering department charged with review and approval of developer-initiated development projects. The engineering construction plans to be prepared in accordance with the City of Fort Worth’s design criteria, then submitted to the City with a request for a Pre-Submittal Meeting. The IPRC submittal will require engineering construction plans for all public improvements, the CFA (Communities Facilities Agreement) Application, Specification Contract Documents, Geotechnical Report, iSWM (Integrated Storm Water Management Plan) and any required easements or agreements. The IPRC plans and documents will be processed, reviewed and approved after all fees have been paid and the financial guarantee is accepted and approved by the City. Processing of the engineering construction plans typically requires 90-120 days.

The City of Fort Worth Policy for Street Improvements will require Conner Avenue to be replaced and constructed to current city design standards including concrete curb & gutter and sidewalks. The limits of improvements are detailed on the Feasibility Site Plan.

Permits for new commercial (multi-family) construction require building, electrical, mechanical and plumbing permits. The building permit must be obtained before trade permits can be issued. Other requirements may need to be met before a building permit can be issued depending upon the property location, zoning, or based on design guidelines for the area.

Platting Process:
A plat application will not be considered filed until all required documents and fees have been submitted and all terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved by the reviewing department and the City of Fort Worth Plan Commission.

The platting process is required in advance of the building permit process and must be recorded of record and an address assigned by the Fire Marshall. The final plat process is administrative and does not require any type public hearing unless a waiver is requested.
Once the above noted items are approved by the appropriate City department, the final plat is signed by the Director of Development and filed for record with the Tarrant County Clerk. Processing of a Final Plat is a 30 day process from initial application submission until filing of the Final Plat.

**Variances Required:** None anticipated

**Early Grading Permit:** May be applied for following the initial engineering plan review and requires approval of the City Arborist for removal of existing trees, if any.

**Due Diligence:** In development of this report, City staff was contacted to secure available information regarding zoning, utility service, flood plain limits, access considerations and overall development requirements. This information was reviewed and incorporated into the current project design concept.
# 2020 City Plan Commission

## Public Hearing Calendar (Jan. to March)

### City Plan Commission

<table>
<thead>
<tr>
<th>Case Hearing Month</th>
<th>Application Deadline</th>
<th>Pre-DRC Comments Deadline</th>
<th>Waiver Notices Mailed</th>
<th>DRC Meeting with Applicants</th>
<th>Case Revision Deadline</th>
<th>All Other Notices Mailed</th>
<th>CPC Meeting</th>
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<tr>
<td>Jan. 8</td>
<td>12/9</td>
<td>12/20</td>
<td>12/20</td>
<td>12/23</td>
<td>12/26 (Th)</td>
<td>12/27</td>
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<td>Jan. 8</td>
<td>12/26 (Th)</td>
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<td>Feb. 26</td>
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<td>Mar. 11</td>
<td>2/10</td>
<td>2/21</td>
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<td>2/24</td>
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<td>N/A</td>
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<td>*3/25</td>
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</table>

- *Meeting will be at 1:30 p.m.*
- **Meeting will be at 10:00 a.m.**
A. SUBDIVISION PLATS
1. Concept Plan .................................................$900
2. Preliminary Plat:
   a. Application fee...............................$850*
      *plus $15 per lot single family
      *plus $30 per acre non-single family
   *plat revisions after 1st...........................$220
3. Final Plat:
   a. Application fee...............................$385*
      *plus $30 per lot single family
      *plus $25 per acre non-single family
4. Minor Plat and Re-Plat (no public hearing)...$425*
   *plus $25 per lot single family
   *plus $25 per acre non-single family
   *plat revisions after 1st...........................$220
5. Plat Vacation ..............................................$400
6. Plat Correction.......................................$50
7. Conveyance Plat .......................................$200
8. Other Matters of Business/Waivers..............$220
9. Filing fees with the county: Filing fees for the
   appropriate county will be in addition to fees above.
10. Technology Fee for recorded plats.................$5

B. VACATIONS OR CLOSURES
1. Street and Alley ROW.................................$700
2. Emergency & Public Access Easements ..........$400

C. MTP – AMENDMENT
1. Master Thoroughfare Plan Change..............$700

D. ANNEXATION
1. Annexation (Owner – initiated)
   a. 25 acres or less (commercial/industrial use
      only).................................................fee waived
   b. 75 acres or less..................................$700
   c. More than 75 acres.............................$700*
      *plus $10 per acre over 75 acres
2. Annexation (Limited Purpose)....................$3,000

E. SPECIAL DISTRICTS (MUDS/WCIDS)
1. Petition ..................................................$15,000
2. Agreement amendments..........................$10,000

F. PAPER FILING FEE
   For any application that can be submitted online...$50

G. ZONING BOARD OF ADJUSTMENT
1. Variance
   a. Residential (owner-occupied).............$300*
      *plus $150 for each additional variance
      requested in same application
   b. Non-Residential/other residential........$900*
      *plus $300 for each additional variance
      requested in same application
   c. Sign – Nonresidential/other residential...$750*
      *plus $750 for each additional variance
      requested in same application
2. Special Exception
   a. Residential (owner-occupied).............$500*
      *plus $150 for each additional special exception
      request in same application
   b. Non-residential/other residential......$1,000*
      *plus $300 for each additional special exception
      requested in same application
3. Interpretation Request............................$400

H. ZONING
1. Zoning Change Request
   a. Less than 1 acre..............................$1,200*
   b. 1-5 acres....................................$1,500*
   c. 5.01 - 10 acres.............................$1,800*
   d. 10.01 - 25 acres............................$2,200*
   e. 25.01 or more acres (base fee)............$2,200(**)
      **plus $50 per acre, not to exceed $6,000
2. “PD” Planned Development Site Plan ..........$800*
   *Fee shall be twice the amount shown when double
   noticing for early City Council consideration
3. Administrative Site Plan Amendment.........$250
4. Vendor Permit: Holiday and 10-day...........$50
5. Zoning Verification Letter.......................$50
6. “CR,” “C,” and “D” Multifamily Zoning Site Plan
   i. New..............................................$600
   ii. Revision.......................................$300

I. HEARING CONTINUANCE ..................$200
   At applicant’s request after public notice of Board of
   Adjustment, City Plan Commission and Zoning
   Commission public hearings

J. URBAN FORESTRY PERMIT
1. Basic fee up to first 5.00 acres*
   + 1 revision ......................................$250
2. Additional acreage:
   5.01 acres* and over.....................$15/ac above base fee
   *acreage based on the preliminary plat or site plan
3. Additional revisions (each)....................$100
4. Appeal to Urban Design Commission..........$300

Ordinance 23383-09-2018
## Application for Subdivision Plat Approval

### (Complete all information)

**(Check One)**
- □ Concept Plan
- □ Preliminary Plat
- □ Final Plat
- □ Conveyance Plat
- □ Minor Plat
- □ Replat
- □ Correction Plat
- □ Plat Abandonment

### Subdivision Name

**Name:**  
Lots & Blocks: 

### File Case No.

### Reference Case No.

### Record Owner of Property / Agent*

**Printed Name:**  
**Signature:**  
**Date:**  
**Address**  
**City**  
**State**  
**Zip**  
**Phone ( )**  
**Fax ( )**  
**Email**

### Applicant (Developer / Subdivider)

**Printed Name:**  
**Address**  
**City**  
**State**  
**Zip**  
**Phone ( )**  
**Fax ( )**  
**Email**

### Engineer/ Surveyor

**Firm:**  
**Representative Name (Print):**  
**Address**  
**City**  
**State**  
**Zip**  
**Phone ( )**  
**Fax ( )**  
**Email**

### Development Yield

<table>
<thead>
<tr>
<th>Residential Lots</th>
<th>Gross Site Area (Acreage):</th>
<th>Total Number Lots:</th>
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</thead>
<tbody>
<tr>
<td>Number:</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Number Dwelling Units:</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Acreage</th>
<th>Non-Residential Lots</th>
</tr>
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<tbody>
<tr>
<td>Single Family Detached:</td>
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<tr>
<td>Single Family Attached:</td>
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<td>Two Family:</td>
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<tr>
<td>Multifamily:</td>
<td></td>
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<tr>
<td>Commercial Lots:</td>
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<td>Industrial Lots:</td>
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<tr>
<td>Open Space Lots:</td>
<td></td>
</tr>
<tr>
<td>Right-of-Way:</td>
<td></td>
</tr>
</tbody>
</table>

### Complete Application

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Development Review Committee agenda and the Plan Commission agenda for consideration under the time requirements set out in Section 212.009. Plat applications that are incomplete will expire in 180 days/ six months.

### Fee:

**Received by:**  
**Date:**

### Note:

* An Agent must furnish a signed 'Letter of Authorization' from the owner, when submitting this application.
Planning and Development

2017 Fiscal Year Fee Schedule

Revised February 6, 2017
**TABLE NO. 1-A**
**REMODEL BUILDING PERMIT FEES**
**INCLUDES FEES FOR NEW CONSTRUCTION WITH NO SQUARE FOOTAGE**
(Fences, swimming pools, retaining walls, etc.)

<table>
<thead>
<tr>
<th>TOTAL VALUATION</th>
<th>Permit Fee[^1,^2,^3]</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 to $2,000.00</td>
<td>$76.86 ($46.11)*</td>
</tr>
<tr>
<td>&gt;$2,000.00 to $25,000.00</td>
<td>(a) $76.86 (b) $15.37</td>
</tr>
<tr>
<td></td>
<td>(a) for first $2,000 (b) for each additional $1,000.00, or fraction thereof, to and including $25,000.00</td>
</tr>
<tr>
<td>&gt;$25,000.00 to $50,000.00</td>
<td>(a) $430.51 (b) $11.10</td>
</tr>
<tr>
<td></td>
<td>(a) for first $25,000 (b) for each additional $1,000.00, or fraction thereof, to and including $50,000.00</td>
</tr>
<tr>
<td>&gt;$50,000.00 to $100,000.00</td>
<td>(a) $708.14 (b) $7.68</td>
</tr>
<tr>
<td></td>
<td>(a) for first $50,000 (b) for each additional $1,000.00 or fraction thereof, to and including $100,000.00</td>
</tr>
<tr>
<td>&gt;$100,000.00 to $500,000.00</td>
<td>(a) $1092.53 (b) $5.97</td>
</tr>
<tr>
<td></td>
<td>(a) for first $100,000 (b) for each additional $1,000.00 or fraction thereof, to and including $500,000.00</td>
</tr>
<tr>
<td>&gt;$500,000.00 to $1,000,000.00</td>
<td>(a) $3484.33 (b) $5.12</td>
</tr>
<tr>
<td></td>
<td>(a) for the first $500,000.00 (b) for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00</td>
</tr>
<tr>
<td>&gt;$1,000,000.00</td>
<td>(a) $6047.01 (b) $3.41</td>
</tr>
<tr>
<td></td>
<td>(a) for the first $1,000,000.00 (b) for each additional $1,000.00 or fraction thereof</td>
</tr>
</tbody>
</table>

*Remodel work associated with existing R-3 Use Group or their existing accessory U Use Groups shall be charged the fee in ( ).

[^1]: When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

[^2]: When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

[^3]: When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
TABLE NO. 1-B

1. CFPBOA Application Fee
   (1st item per address) ........................................ $200.00
   (Each additional item per address) ......................... 30.00

2. Permit Application Fee ........................................ 25.00

3. Demolition and Moving Fees
   Square Footage                         1 through 1,000 . . . . 67.00
                                            1,001 through 2,000 . . . . 136.00
                                            2,001 through 3,000 . . . . 254.00
                                            3,001 through 5,000 . . . . 381.00
                                            5,001 through 10,000 . . . . 510.00
                                            10,001 through 20,000 . . . . 682.00
                                            20,001 and above . . . . 1364.00

4. Change of Occupancy Permit Fee ......................... 72.00

5. Ordinance Inspection Fee (per inspector) ............... 30.00

6. Inspection (Orange) Card Replacement ................. 25.00

7. Record Change Fee (per record or permit) ............... 25.00

8. Plan Review Deposit*
   those requiring circulation ................................ ..(40.00) 220.00
   those without circulation ................................ ....(20.00) 85.00

9. Residential Master Plan Registration ................. 60.00

10. Vendor Certificate of Occupancy for Temporary Vendors .... 60.00

11. Application for Specialized Certificate of Occupancy related to Sexually Oriented Businesses
   a. New.......................................................... 700.00
   b. Amended, modified, renewal or transfer .................. 500.00

12. Temporary Power Letters .................................. 33.00

13. Limited Certificate of Occupancy ....................... 300.00

14. Trade Permit Application Fee ......................... 25.00

*Deposit is not required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. Where the plan review is performed under the third party option, the deposit shall be the amount in ()

Other Inspections and Fees:
1. Inspections outside of normal business hours (minimum of four hours) $75.00 per hour
2. Reinspection fee .............................................. $50.00 per hour
3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour) $50.00 per hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour) $50.00 per hour
   for 3rd party Building, Electrical, Mechanical, Plumbing & Energy $16.50
5. Inspections outside of city limits (minimum of four hours) $75.00 per hour
<table>
<thead>
<tr>
<th>NEW SQUARE FOOTAGE</th>
<th>Permit Fee$^{1,2,3}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 30</td>
<td>$76.86 ($46.11)*</td>
</tr>
<tr>
<td>&gt;30 to 400</td>
<td>(a) $76.86</td>
</tr>
<tr>
<td></td>
<td>(b) $0.955</td>
</tr>
<tr>
<td></td>
<td>(a) for first 30 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 400</td>
</tr>
<tr>
<td>&gt;400 to 790</td>
<td>(a) $430.51</td>
</tr>
<tr>
<td></td>
<td>(b) $0.711</td>
</tr>
<tr>
<td></td>
<td>(a) for first 400 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 790</td>
</tr>
<tr>
<td>&gt;790 to 1365</td>
<td>(a) $708.14</td>
</tr>
<tr>
<td></td>
<td>(b) $0.668</td>
</tr>
<tr>
<td></td>
<td>(a) for first 790 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 1365</td>
</tr>
<tr>
<td>&gt;1365 to 5850</td>
<td>(a) $1092.53</td>
</tr>
<tr>
<td></td>
<td>(b) $0.533</td>
</tr>
<tr>
<td></td>
<td>(a) for first 1365 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 5850</td>
</tr>
<tr>
<td>&gt;5850 to 18,000</td>
<td>(a) $3484.33</td>
</tr>
<tr>
<td></td>
<td>(b) $0.210</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 5850 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 18,000</td>
</tr>
<tr>
<td>&gt;18,000</td>
<td>(a) $6047.01</td>
</tr>
<tr>
<td></td>
<td>(b) $0.191</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 18,000 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot</td>
</tr>
</tbody>
</table>

*New square footage associated with existing R-3 Use Group or their existing accessory U Use Groups shall be charged the fee in ( ).

$^1$When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

$^2$When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

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**TABLE 1-C-2**  
**F & S USE GROUPS**  
**NEW CONSTRUCTION OR ADDITION**  
**BUILDING PERMIT FEES**  

<table>
<thead>
<tr>
<th>NEW SQUARE FOOTAGE</th>
<th>Permit Fee(^{1,2,3})</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 75</td>
<td>$76.86 ($46.11)*</td>
</tr>
<tr>
<td>&gt;75 to 1080</td>
<td>(a) $76.86</td>
</tr>
<tr>
<td></td>
<td>(b) $0.351</td>
</tr>
<tr>
<td></td>
<td>(a) for first 75 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 1080</td>
</tr>
<tr>
<td>&gt;1080 to 1980</td>
<td>(a) $430.51</td>
</tr>
<tr>
<td></td>
<td>(b) $0.308</td>
</tr>
<tr>
<td></td>
<td>(a) for first 1080 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 1980</td>
</tr>
<tr>
<td>&gt;1980 to 3365</td>
<td>(a) $708.14</td>
</tr>
<tr>
<td></td>
<td>(b) $0.277</td>
</tr>
<tr>
<td></td>
<td>(a) for first 1980 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 3365</td>
</tr>
<tr>
<td>&gt;3365 to 24,675</td>
<td>(a) $1092.53</td>
</tr>
<tr>
<td></td>
<td>(b) $0.112</td>
</tr>
<tr>
<td></td>
<td>(a) for first 3365 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 24,675</td>
</tr>
<tr>
<td>&gt;24,675 to 50,050</td>
<td>(a) $3484.33</td>
</tr>
<tr>
<td></td>
<td>(b) $0.100</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 24,675 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 50,050</td>
</tr>
<tr>
<td>&gt;50,050</td>
<td>(a) $6047.01</td>
</tr>
<tr>
<td></td>
<td>(b) $0.096</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 50,050 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot</td>
</tr>
</tbody>
</table>

*New square footage associated with existing R-3 Use Group or their existing accessory U Use Groups shall be charged the fee in ( ).

1. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

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<table>
<thead>
<tr>
<th>NEW SQUARE FOOTAGE</th>
<th>Permit Fee$^{1,2,3}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 65</td>
<td>$76.86 ($46.11)*</td>
</tr>
<tr>
<td>&gt;65 to 700</td>
<td>(a) $76.86</td>
</tr>
<tr>
<td></td>
<td>(b) $0.556</td>
</tr>
<tr>
<td></td>
<td>(a) for first 65 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 700</td>
</tr>
<tr>
<td>&gt;700 to 1400</td>
<td>(a) $430.51</td>
</tr>
<tr>
<td></td>
<td>(b) $0.396</td>
</tr>
<tr>
<td></td>
<td>(a) for first 700 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 1400</td>
</tr>
<tr>
<td>&gt;1400 to 2700</td>
<td>(a) $708.14</td>
</tr>
<tr>
<td></td>
<td>(b) $0.295</td>
</tr>
<tr>
<td></td>
<td>(a) for first 1400 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 2700</td>
</tr>
<tr>
<td>&gt;2700 to 11,800</td>
<td>(a) $1092.53</td>
</tr>
<tr>
<td></td>
<td>(b) $0.262</td>
</tr>
<tr>
<td></td>
<td>(a) for first 2700 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 11,800</td>
</tr>
<tr>
<td>&gt;11,800 to 24,500</td>
<td>(a) $3484.33</td>
</tr>
<tr>
<td></td>
<td>(b) $0.201</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 11,800 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 24,500</td>
</tr>
<tr>
<td>&gt;24,500</td>
<td>(a) $6047.01</td>
</tr>
<tr>
<td></td>
<td>(b) $0.148</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 24,500 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot</td>
</tr>
</tbody>
</table>

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1When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

2When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

3When plan is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
<table>
<thead>
<tr>
<th>NEW SQUARE FOOTAGE</th>
<th>Permit Fee$^{1,2,3}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 175</td>
<td>$76.86 ($46.11)*</td>
</tr>
<tr>
<td>&gt;175 to 2500</td>
<td>(a) $76.86</td>
</tr>
<tr>
<td></td>
<td>(b) $0.152</td>
</tr>
<tr>
<td></td>
<td>(a) for first 175 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 2500</td>
</tr>
<tr>
<td>&gt;2500 to 5200</td>
<td>(a) $430.51</td>
</tr>
<tr>
<td></td>
<td>(b) $0.102</td>
</tr>
<tr>
<td></td>
<td>(a) for first 2500 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 5200</td>
</tr>
<tr>
<td>&gt;5200 to 10,200</td>
<td>(a) $708.14</td>
</tr>
<tr>
<td></td>
<td>(b) $0.076</td>
</tr>
<tr>
<td></td>
<td>(a) for first 5200 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 10,200</td>
</tr>
<tr>
<td>&gt;10,200 to 46,500</td>
<td>(a) $1092.53</td>
</tr>
<tr>
<td></td>
<td>(b) $0.065</td>
</tr>
<tr>
<td></td>
<td>(a) for first 10,200 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 46,500</td>
</tr>
<tr>
<td>&gt;46,500 to 96,500</td>
<td>(a) $3484.33</td>
</tr>
<tr>
<td></td>
<td>(b) $0.051</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 46,500 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot, to and including 96,500</td>
</tr>
<tr>
<td>&gt;96,500</td>
<td>(a) $6047.01</td>
</tr>
<tr>
<td></td>
<td>(b) $0.041</td>
</tr>
<tr>
<td></td>
<td>(a) for the first 96,500 square feet</td>
</tr>
<tr>
<td></td>
<td>(b) for each additional square foot</td>
</tr>
</tbody>
</table>

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1When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

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TABLE NO. 1-D
CONTRACTOR
REGISTRATION
FEES

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Registration</td>
<td>$120.00</td>
</tr>
<tr>
<td>Yearly Renewal</td>
<td>$120.00</td>
</tr>
</tbody>
</table>

**3210.5 Fee.** Along with the Consent Agreements the applicant shall pay a non-refundable application fee as follows:

<table>
<thead>
<tr>
<th>Approval</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Official</td>
<td>$170.00</td>
</tr>
<tr>
<td>Development Director</td>
<td>$200.00</td>
</tr>
<tr>
<td>City Council</td>
<td>$500.00</td>
</tr>
</tbody>
</table>
## Project Information:

<table>
<thead>
<tr>
<th>Address:</th>
<th>_______________________________________________________________________________</th>
<th>Bldg/Suite/Unit#: __________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description: Lot _______ Block _______ Addition _______</td>
<td>_____________________________________________________________________________</td>
<td></td>
</tr>
<tr>
<td>Description of Work: (Please be Specific)</td>
<td>_____________________________________________________________________________</td>
<td></td>
</tr>
</tbody>
</table>

### Residential:

- New Construction (New from the ground up or Addition) _________ (Yes/No) Remodel _________ (Yes/No)
- (New)Total Cost of Construction: __________ (Should include materials & labor)
- Sq. Footage: Living Area _______ Garage _______ Porches/Patios _______ Shed _______ Carport _______
- (Remodel) Total Cost of Construction: __________ Cost without Mechanical/Electrical/Plumbing: __________ (Materials & labor)
- Garage Conversion (Cost of Construction without M/E/P): _______________________________________________________________________

### Commercial: (Apartments are considered commercial construction)

- New Construction (New from the ground up or Addition) _________ (Yes/No) Remodel _________ (Yes/No)
- Square footage: __________________________________________________________________________
- (New)Total Cost of Construction: __________ (Materials & labor)
- (Remodel) Total Cost of Construction: __________ Cost without Mechanical/Electrical/Plumbing: __________ (Materials & labor)
- TDLR # (if over $49,999): __________ Plat Case File #: __________

## Contractor Information:

- City of Fort Worth Registration #: __________
- Contractor’s Business Name: _______________________________________________________________________
- Address: ____________________________________________________________________________________
- Phone Number: ______________________________________________________________________________
- *Email Address: ______________________________________________________________________________

### 3rd Party Information

<table>
<thead>
<tr>
<th>Company Name:</th>
<th>_____________________________________________________________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspections: _______ (Yes/No)</td>
<td>_____________________________________________________________________________</td>
</tr>
<tr>
<td>Plan Review _______ (Yes/No)</td>
<td>_____________________________________________________________________________</td>
</tr>
</tbody>
</table>

### Plan Review Contact:

- Name: ______________________________________________________________________________________
- Phone Number: ______________________________________________________________________________
- *Email Address: ______________________________________________________________________________

### Site Contact:

- Name: ______________________________________________________________________________________
- Phone Number: ______________________________________________________________________________
- *Email Address: ______________________________________________________________________________

**************************************************************************************************

**Applicant Name (Printed):** _______________________________________________________________________
**Applicant Signature:** __________________________________________________________________________ |
**Date:** _________________________________________________________________________________________

------------------------------------------------------------------------------------------------------------------

**For Office Use Only:**

**Permit Tech:** ________________________________________________________________________________
**Permit #:** _________________________________________________________________________________
**Revised:** 4/13/18 RT

*Information used for contact for Plan Review status and holds.*
D. **ZONING REGULATIONS AND SETBACK REQUIREMENTS**

Existing Zoning: Urban Residential (‘UR’) District

Building Setbacks:

- Front: 0’ minimum, 20’ maximum
- Rear: 20’ Primary Structures, 10’ Accessory Structures
- Side: 0’ minimum, 20’ maximum

Landscape Setbacks: None other than the building setbacks

Building Height: Two story minimum with 18’ height of useable living space. No maximum other than setback limitations from adjacent single family or duplex uses.

Other Setbacks: No other building setbacks. Restrictions on parking in front of building line.

Density: 40 units per acre
The Fort Worth City Hall and City Council Chambers are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTANCE AT THE PUBLIC MEETINGS:

Speaker registration forms must be turned in by 5:00 p.m. the day of the hearing. You may register to speak starting the Friday before the meeting on the agenda at fortworthtexas.gov or http://fortworthtexas.gov/citysecretary/appear-at-council/, email to csoadmin@fortworthtexas.gov, or by calling 817-392-6150. Para espanol llame a este numero 817-392-6150.

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Planning and Development Department
Summary of Zoning Districts of the City of Fort Worth

**Type**

“AG” Agricultural
Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.

“CF” Community Facilities
Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.

“MH” Manufactured Hsg.
Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)

“PD” Planned Developmt.
Special district permitting specific commercial, industrial and residential/commercial mixed uses, normally requiring site plan approval prior to development.

**Special Districts**

**Overlay Districts**

“DD” Demolition Delay
Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance. Subject to review by Historic and Cultural Landmarks Commission.

“HC” Historic and Cultural
“HSE” Highly Sig. Endang.

“DUDD” Downtown
“TUP” Trinity Uptown (Panther Island) Peripheral
I-35W N/Central/S

“CUZ” Compatible Use Zone
“AO”Airport Overlay

“TCU”
Residential overlay district to limit the number of unrelated persons living in a one-family district as a family in a single housekeeping unit.

**Residential**

**One-Family Detached**

“A-2.5A” One-Family
One-family detached dwellings (min. lot size 2 ½ acres), churches, schools, parks, etc.

“A-43” One-Family
One-family detached dwellings (min. lot size 1 acre), churches, schools, parks, etc.

“A-21” One-Family
One-family detached dwellings (min. lot size ½ acre), churches, schools, parks, etc.

“A-10” One-Family
One-family detached dwellings (min. lot size 10,000 sq. ft.), churches, schools, parks, etc.

“A-7.5” One-Family
One-family detached dwellings (min. lot size 7,500 sq. ft.), churches, schools, parks, etc.

“A-5” One-Family
One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc.

“AR” One-Family Restricted
One-family detached zero-lot line dwellings (min. lot size 3,500 sq. ft.), churches, schools, parks, etc.

**One-Family and Two-Family, Detached and Attached**

“B” Two-Family
One-family and two-family detached and attached (min. lot size 5,000 sq. ft. for two attached dwellings on a single lot; and 7,500 sq. ft. min. lot size for two detached on a single lot); plus all “A-5” and “AR” uses.

“R1” Zero Lot Line / Cluster
One-family detached min. 3,000 sq. ft. lot; one-family zero lot line min. 2,500 sq. ft. lot; two-family attached zero lot line min. 2,500 sq. ft. lot, plus all “B” uses.

“R2” Townhouse/Cluster
One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. of 24 dwelling units / ac. on average, maximum building façade length 250 ft.; plus all “R1” uses.

**Multifamily**

“CR” Low Density
Multifamily
Multifamily dwelling units at a maximum density of 12 dwelling units / acre, per Sec. 6.506 of the Unified Residential Development provisions.

“C” Medium Density
Multifamily
Multifamily dwelling units at a maximum density of 18 dwelling units / acre, per Sec. 6.506 of the Unified Residential Development provisions.
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Density and Use Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>“D”</td>
<td>High Density Multifamily</td>
<td>Multifamily dwellings units at a maximum density of <strong>24 dwelling units / acre</strong>, per Sec. 6.506 of the Unified Residential Development provisions.</td>
</tr>
<tr>
<td>“UR”</td>
<td>Urban Residential</td>
<td>Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi family land use in transitional areas between mixed use and one- and two-family. Maximum height range 2-4 stories.</td>
</tr>
<tr>
<td>“MU-1”</td>
<td>Low Intensity Mixed-Use</td>
<td>Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories.</td>
</tr>
<tr>
<td>“MU-2”</td>
<td>High Intensity Mixed-Use</td>
<td>Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories.</td>
</tr>
<tr>
<td>“CB”</td>
<td>Camp Bowie</td>
<td>High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.</td>
</tr>
<tr>
<td>“NS”</td>
<td>Near Southside</td>
<td>High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. <strong>Bars and Light Industrial uses prohibited in NS/T4R.</strong></td>
</tr>
<tr>
<td>“PI”</td>
<td>Panther Island</td>
<td>High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.</td>
</tr>
<tr>
<td>“TL”</td>
<td>Trinity Lakes</td>
<td>High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.</td>
</tr>
<tr>
<td>“BU”</td>
<td>Berry University</td>
<td>High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.</td>
</tr>
<tr>
<td><strong>Mixed-Use/Form Based</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Low Intensity</strong></td>
</tr>
<tr>
<td>“ER”</td>
<td>Neighborhood Commercial Restricted</td>
<td>Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, nursing homes, and health care. <strong>Alcohol sales prohibited.</strong> Maximum 35 ft. height.</td>
</tr>
<tr>
<td>“E”</td>
<td>Neighborhood Commercial</td>
<td>All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Moderate Intensity</strong></td>
</tr>
<tr>
<td>“FR”</td>
<td>General Commercial Restricted</td>
<td>All uses permitted in “E”, plus theaters, auto sales &amp; repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. <strong>Alcohol sales prohibited.</strong> Maximum 45 ft. height.</td>
</tr>
<tr>
<td>“F”</td>
<td>General Commercial</td>
<td>All uses permitted in “FR”, plus amusement e.g. nightclubs, pool halls, bars, skating rinks, etc. <strong>Alcohol sales and on-premises consumption permitted</strong> in “F” thru “K” districts. Maximum 45 ft. height.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>High Intensity</strong></td>
</tr>
<tr>
<td>“G”</td>
<td>Intensive Commercial</td>
<td>All uses permitted in “F” with maximum 12-story/120 ft. height.</td>
</tr>
<tr>
<td>“H”</td>
<td>Central Business</td>
<td>All uses permitted in “G”, plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Industrial</strong></td>
</tr>
<tr>
<td>“I”</td>
<td>Light Industrial</td>
<td>All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 45 ft. height.</td>
</tr>
<tr>
<td>“J”</td>
<td>Medium Industrial</td>
<td>All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Maximum 120 ft. height.</td>
</tr>
<tr>
<td>“K”</td>
<td>Heavy Industrial</td>
<td>All uses permitted in “J”, plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.</td>
</tr>
</tbody>
</table>
E. **Existing Survey**

<table>
<thead>
<tr>
<th>Legal Description of Property:</th>
<th>See attached metes &amp; bounds description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Survey Available:</td>
<td>Yes, a copy of current survey included in this section.</td>
</tr>
<tr>
<td>Is Tree Survey Required:</td>
<td>Yes, at time of IPRC Construction Plan Approval Process.</td>
</tr>
<tr>
<td>Title Commitment Available:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

F. **ACCESS, PARKING AND TRAFFIC**

Parking Requirements: 1.0 spaces per bedroom plus 1 space per 250 square feet of common areas, offices, and recreation (less laundry rooms and storage: 2 spaces may be tandem if assigned to the same unit and restricted from use for storage. Total number of parking spaces must include applicable handicap parking in conformance with TDLR requirements. Adjacent on-street parking on public streets may be counted towards the minimum parking requirement with certain restrictions as described in the ‘UR’ zoning requirements.

<table>
<thead>
<tr>
<th>Loading Spaces:</th>
<th>None Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Sidewalk:</td>
<td>Required on adjacent public streets with ADA accessible route from site.</td>
</tr>
<tr>
<td>Cross Access:</td>
<td>Not applicable to this project. All access is direct from adjacent public streets.</td>
</tr>
<tr>
<td>Turn Lanes:</td>
<td>None required</td>
</tr>
<tr>
<td>DOT Permit:</td>
<td>None required</td>
</tr>
<tr>
<td>TIA Required:</td>
<td>Per staff comment at Preliminary Development Conference, no TIA will be required</td>
</tr>
<tr>
<td>Traffic Impact Fees:</td>
<td>The subject property lies within transportation service zone ‘P’ which is an inactive service area for traffic impact fees. No impact fee anticipated.</td>
</tr>
</tbody>
</table>
LEGAL DESCRIPTION

BEING 3.77 acres situated in the JOHN RINGER SURVEY, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land described in deed to Trust III, recorded in Instrument Number 2520473714, County Clerk's Records, Tarrant County, Texas, said 3.77 acres being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found stamped "Proline" at the northeast corner of former Block 64, now vacated, of Polytechnic Heights Addition, to the City of Fort Worth, as recorded in Volume 83, Page 109, Plat Records, Tarrant County, Texas and being the intersection of the south line of Avenue I and the east line of Conner Avenue;

THENCE South 00 degrees 30 minutes 12 seconds East along the west line of said Conner Avenue, a distance of 265.91 feet to a 5/8 inch capped iron rod found stamped "Proline" at the southeast corner of said Trust III and being the intersection of the east line of said Conner Avenue and the north line of Avenue J;

THENCE South 05 degrees 53 minutes 15 seconds West along the north line of said Avenue J, a distance of 416.47 feet to a 5/8 inch capped iron rod found stamped "Proline";

THENCE North 05 degrees 53 minutes 15 seconds West along the north line of said Avenue J, a distance of 50.07 feet to a 5/8 inch capped iron rod not for corner, seconds West, of 102.22 feet to a 5/8 inch capped iron rod found stamped "Proline" at the most southeasterly southwest corner of the herein described 3.77 acres (164,129 square feet) of land, more or less.

THENCE South 89 degrees 35 minutes 33 seconds West, continuing along said north line, a distance of 50.07 feet to a 5/8 inch capped iron rod found at the northwest corner of said Tract III, recorded in Instrument Number D204217314, County

Inst. No. D204217314

Title Survey
2601 Avenue J
3.77 Acres Situated in the
JOHN RINGER SURVEY, Abstract No. 1286
City of Fort Worth
Tarrant County, Texas

SYMBOLS LEGEND

E: SANITARY SEWER MANHOLE | CLEAN OUT
F: TELEPHONE PEDISTAL
G: ONCOR VAULT
H: WATER METER
I: AT&T VAULT
J: ONCOR VAULT
K: MAIL BOX
L: ELECTRIC TRANSFORMER SITE
M: WATER VALVE
N: FIRE HYDRANT
O: AIR CONDITIONER
P: LIGHT POLE
Q: GRATE INLET
R: PROTECTION BOLLARD
S: MAIL BOX
T: FLAG POLE

To C34 Fog Misting, LLC, 301 Avenue J

Take Note: A BEARING & COORDINATE SHOWN HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SPS 92, UTM ZONE 12S, NAD 83, SPS 92. ANY USE OF THESE COORDINATES WITHOUT ADDITIONAL SURVEY PRODUCTS FROM THE TEXAS SOCIETY OF PROFESSIONAL SURVEYS FOR A STATE OR COMMUNITY LANDS SURVEY IS CONSIDERED A STUDY OR DETERMINATION OF THE FLOOD INSURANCE RATE MAP, PERMITS AND IS NOT TO BE USED FOR ANTICIPATORY PURPOSES OR INTERPRETED AS A STUDY OF DETERMINATION MAP, PERMITS OR USE OF EASEMENTS RECORDED IN VOLS. 1854, PG. 369, 2057, PG. 354, 3496, PG. 89, D.R.T.C.T., DOES AFFECT THIS SITE AS SHOWN ON THE DATA BASED ON THE USE OF SURVEY METHODS AND STANDARDS WHICH MAY NOT BE ACCURATE OR COMPLETE. THE USE OF THESE COORDINATES WITHOUT ADDITIONAL SURVEY PRODUCTS AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PERMITS OR EASEMENTS RECORDED IN VOLS. 1854, PG. 369, 2057, PG. 354, 3496, PG. 89, D.R.T.C.T., DOES AFFECT THIS SITE AS SHOWN ON THE DATA BASED ON THE USE OF SURVEY METHODS AND STANDARDS WHICH MAY NOT BE ACCURATE OR COMPLETE. THE USE OF THESE COORDINATES WITHOUT ADDITIONAL SURVEY PRODUCTS AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PERMITS OR EASEMENTS RECORDED IN VOLS. 1854, PG. 369, 2057, PG. 354, 3496, PG. 89, D.R.T.C.T., DOES AFFECT THIS SITE AS SHOWN ON THE DATA BASED ON THE USE OF SURVEY METHODS AND STANDARDS WHICH MAY NOT BE ACCURATE OR COMPLETE. THE USE OF THESE COORDINATES WITHOUT ADDITIONAL SURVEY PRODUCTS AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PERMITS OR EASEMENTS RECORDED IN VOLS. 1854, PG. 369, 2057, PG. 354, 3496, PG. 89, D.R.T.C.T., DOES AFFECT THIS SITE AS SHOWN ON THE DATA BASED ON THE USE OF SURVEY METHODS AND STANDARDS WHICH MAY NOT BE ACCURATE OR COMPLETE. THE USE OF THESE COORDINATES WITHOUT ADDITIONAL SURVEY PRODUCTS AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PERMITS OR EASEMENTS RECORDED IN VOLS. 1854, PG. 369, 2057, PG. 354, 3496, PG. 89, D.R.T.C.T., DOES AFFECT THIS SITE AS SHOWN ON THE DATA BASED ON THE USE OF SURVEY METHODS AND STANDARDS WHICH MAY NOT BE ACCURATE OR COMPLETE...
LEGAL DESCRIPTION

BEING 3.77 acres situated in the JOHN RINGER SURVEY, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land described in deed as Tract III, recorded in Instrument Number D204217314, County Clerk's Records, Tarrant County, Texas, said 3.77 acres being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found stamped "Proline" at the northeast corner of former Block 64, now vacated, of Polytechnic Heights Addition, to the City of Fort Worth, as recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas and being the intersection of the south line of Avenue I and the west line of Conner Avenue;

THENCE South 00 degrees 40 minutes 12 seconds East, along the west line of said Conner Avenue, a distance of 265.91 feet to a set 5/8 inch capped iron rod found stamped "Proline" at the southeast corner of said Tract III and being the intersection of the west line of said Conner Avenue and the north line of Avenue J;

THENCE South 89 degrees 53 minutes 15 seconds West, along the north line of said Avenue J, a distance of 416.92 feet to a set 5/8 inch capped iron rod found stamped "Proline";

THENCE North 85 degrees 59 minutes 03 West continuing along said north line, a distance to a set 5/8 inch capped iron rod for corner; seconds West, of 102.22 feet to a 5/8 inch capped iron rod found stamped "Proline"

THENCE South 89 degrees 35 minutes 33 seconds West, continuing along said north line, a distance of 50.07 feet to a 5/8 inch capped iron rod found stamped "Proline" at the most southerly southwest corner of the herein described 3.77 acre tract;

THENCE North 37 degrees 53 minutes 09 seconds West, a distance of 142.79 feet to a 5/8 inch iron rod found in the east line of South Beach Street, being the beginning of a curve to the left, whose radius is 1512.70 feet and whose long chord bears North 12 degrees 44 minutes 34 seconds E, a chord distance of 145.81 feet;

THENCE along the east line of said South Beach Street and along said curve, through a central angle of 05 degrees 31 minutes 30 seconds, an arc distance of 145.87 feet to a 5/8 inch iron rod found at the northwest corner of said Tract III and being in the south line of Avenue J;

THENCE North 89 degrees 32 minutes 24 seconds East, along the south line of Avenue J, a distance of 621.40 feet to the POINT OF BEGINNING and containing 3.77 acres (164,129 square feet) of land, more or less.
G. **FIRE REQUIREMENTS**

Fire Lane Dimensions:

- **Width:** 26’
- **Minimum Radius:** 25’
- **Maximum Fire Lane Dead End:** 150’

Fire Lane installed before vertical construction: **Yes**

Hydrant Spacing: **300’ hose lay**

Hose Lay Requirement: **300’ to every point on structure**

Fire FDC Location: **Within 50’ of nearest hydrant**
H. LANDSCAPE REQUIREMENTS

Required Setbacks: None other than building setbacks

Tree Mitigation: Tree mitigation is accomplished through the Urban Forestry Permit process which accompanies the building permit. The Urban Forestry Permit is a combination of tree preservation, if possible, and establishment of new trees during the development process. In general, the zoning ordinance requires provision of one tree per 5,000 square feet of lot area. The true requirement is established by a point system weighted in favor of large canopy trees rather than smaller trees. The intent is to establish a sustainable canopy of preferred trees over the life of the project.

Parkland Dedication: No land dedication required. In general, residential projects are responsible for park improvement fees in the amount of $800.00 per residential unit at time of final platting.

Required Greenbelt of Trail Connection: None required

Screening Requirements: Masonry screen wall required for single family residential adjacency and around refuse facilities.
### I. WATER, SANITARY SEWER, AND STORM DRAIN

#### Water:
Availability of water facilities in the project area are good. There is an existing 8” potable water line in Conner Avenue and a 24” line in South Beach Street with sufficient capacity to serve full build out of the subject property.

#### Water Meter Location:
All water meters must be located in a public utility easement. Each building shall have its own individual water meter. The distribution and fire suppression systems internal to the project will be privately owned and maintained.

#### Water Impact Fees:
See attached estimate of water impact fees.

#### Water Tap Fees:
None required if meters installed by developer’s contractor under the CFA agreement.

#### Existing Water Line Prorata:
None Anticipated

#### Sewer:
An existing 24” sanitary sewer line located west and adjacent to Avenue J will provide sanitary sewer for the project. The City water department has confirmed this line has sufficient available capacity to service the full project buildout.

#### Sewer Impact Fees:
See attached estimate of sanitary sewer impact fees.

#### Sewer Tap Fees:
None required if service connections installed by developer’s contractor under the CFA agreement.

#### Existing Sewer Line Prorata:
None Anticipated

#### Storm Drain:
Storm water discharge for this project will be into an existing storm drain system located at the southwest corner of the project at the intersection of Avenue J and South Beach Street. In most cases, the City of Fort Worth requires on-site detention to attenuate the post development flows to the pre development level. In the case of Sycamore Park, the lag time between time of concentration for the local basin is so much sooner than the overall drainage basin, preliminary analysis indicates the increase in impervious surface has no impact on the peak flows in the overall basin. No on-site detention is anticipated. This will be verified with the Integrated Storm Water Management Analysis required by City of Fort Worth during the platting process.
Storm Drain Criteria: The City of Fort Worth has adopted the ‘North Central Texas Council of Governments’ storm drainage criteria manual with local amendments.

Storm Water Detention: None anticipated. To be verified at civil design stage.

Letter of Map Revision: Current FEMA mapping shows a small portion of the site lying within Zone A of the approximate 100-yr floodplain. However, the mapped floodplain is associated with an unnamed and unstudied tributary of Sycamore Creek. In comparable cases the City of Ft Worth, as Flood Plain Administrator, has issued fringe fill permits to a minimum of 2 feet above the mapped floodplain elevation. Increasing the elevation of the pads relative to existing conditions will alleviate associated impacts on the structures within the mapped flood plain.

Though not typically required by the City of Ft Worth, A Letter of Map Revision (LOMR) may be required to remove the affected structures from the FEMA mapped flood plain. Obtainment of a LOMR typically takes 3-6 months, and requires modification of the existing flood plain study, application to FEMA, and working with FEMA consultants through the review and approval process.

Design Storm Event: 100-year

Drainage Impact Fees: None

Storm Water Quality Consideration: Currently no requirement for water quality or treatment facilities.
J. FRANCHISE UTILITIES – ELECTRIC, NATURAL GAS, COMMUNICATIONS

Franchise utility providers for the subject property are:

Electric: ONCOR Electric Delivery
Natural Gas: Atmos Energy
Communications: AT&T

BSE has contacted each of the franchise utility customer service representatives for the area and confirmed availability of franchise service for the development.

Franchise Utility Fees: To be determined depending on projected utility loads generated by the development.
K. FEES AND SIGNIFICANT COSTS

Traffic Impact Fee Estimate

None

Water Impact Fees:

Assume 2 – 4” Domestic Meters

1 – 1.5” Irrigation Meter

2 (65,934) + 1(8,791) = $140,659.00

Sewer Impact Fees:

Assume 2 – 4” Domestic Meters

2 (39,141) = $78,282.00

Park Fees: 108 units @ $800/ unit = $87,000.00

Conner Avenue Paving Improvements: $95,000.00

TOTAL ESTIMATED FEES: $400,614.00
SCHEDULE 2B
THE EFFECTIVE AND COLLECTED IMPACT FEE FOR WATER AND WASTEWATER SCHEDULE – YEAR 2
Effective for all Building Permits issued on or after April 1, 2018, but before April 1, 2019

<table>
<thead>
<tr>
<th>METER SIZE</th>
<th>EQUIVALENCY FACTOR</th>
<th>WATER IMPACT FEE</th>
<th>WASTEWATER IMPACT FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; x 5/8&quot; and 5/8&quot; x 3/4&quot;</td>
<td>1.00</td>
<td>$1,365</td>
<td>$810</td>
</tr>
<tr>
<td>3/4&quot; x 3/4&quot;</td>
<td>1.50</td>
<td>$2,047</td>
<td>$1,215</td>
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<tr>
<td>1&quot;</td>
<td>2.50</td>
<td>$3,412</td>
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<tr>
<td>1-1/2&quot;</td>
<td>5.00</td>
<td>$6,824</td>
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<tr>
<td>2&quot;</td>
<td>8.00</td>
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<td>3&quot;</td>
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<td>4&quot;</td>
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<td>6&quot;</td>
<td>80.00</td>
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<td>8&quot;</td>
<td>140.00</td>
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<tr>
<td>10&quot;</td>
<td>210.00</td>
<td>$286,610</td>
<td>$170,140</td>
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</table>

Referenced in Section 35-70.3(a), 35-73(a) and 35-78(a)
SCHEDULE 2C
THE EFFECTIVE AND COLLECTED IMPACT FEE FOR WATER AND WASTEWATER SCHEDULE – YEAR 3
Effective for all Building Permits issued on or after April 1, 2019

<table>
<thead>
<tr>
<th>METER SIZE</th>
<th>EQUIVALENCY FACTOR</th>
<th>WATER IMPACT FEE</th>
<th>WASTEWATER IMPACT FEE</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>1&quot;</td>
<td>2.50</td>
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<td>1-1/2&quot;</td>
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<td>10&quot;</td>
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<td>$369,233</td>
<td>$219,187</td>
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</table>

Referenced in Section 35-70.3(a), 35-73(a) and 35-78(a)