REDWOOD APARTMENTS
CIVIL ENGINEERING
FEASIBILITY REPORT
DUMAS, TEXAS

Prepared For:
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1329 East Lark Street
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Date:
February 27, 2020

Prepared By:
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Project No. C20D0500
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EXHIBITS
1. Survey
2. Site Plan
A. SITE

The project site is located on the east side of Texas Avenue north of 5th Street and south of 2nd Street in Dumas, Texas. The subject property is identified as County Tax ID Number 73624. The property is comprised of 5.70 acres.

B. EXECUTIVE SUMMARY

The proposed project is a 48-unit development to be constructed as three 2-story buildings with a separate clubhouse. The site is currently vacant with existing infrastructure to service the project inclusive of public street, public water, and public sanitary sewer. The subject property is currently zoned AG, and will need to be rezoned to E. A single lot plat will need to be developed, for conformance with the City of Dumas subdivision regulations. Upon completion of the rezoning in conjunction with the platting process, the project may proceed with submission and approval of building permits.

C. DUE DILIGENCE

(I) Summary of Zoning

The subject property is currently zoned as Agricultural (AG) which will require rezoning to Dwelling District (E). The application for rezoning has been submitted to the City of Dumas. The rezoning process will require approval by the Planning Commission (which meets as needed based upon applications) and the Full City Commission (which meets the first and third Tuesdays of the month).

(II) Subdivision Requirements

The subject property is currently un-platted and will be required to be platted to a single lot. The final plat application will need to be approved by the Planning Commission and the Full City Commission. The process is anticipated to required six weeks to complete. This process may be concurrent with the building permit process.

(III) Taxing Jurisdictions

The subject property is subject to six taxing jurisdictions:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Millage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moore College</td>
<td>0.050</td>
</tr>
<tr>
<td>Moore County</td>
<td>0.458</td>
</tr>
<tr>
<td>Special Road</td>
<td>0.067</td>
</tr>
<tr>
<td>Dumas ISD</td>
<td>1.078</td>
</tr>
<tr>
<td>City of Dumas</td>
<td>0.357</td>
</tr>
<tr>
<td>Hospital</td>
<td>0.220</td>
</tr>
</tbody>
</table>

Total 2.230 Millage

All taxes are up to date.
(IV) Development Ordinances

The proposed site will be designed to comply with the City of Dumas’s zoning, subdivision, and code ordinances. The city code requires 2 parking stalls per dwelling unit which will require 96 parking stalls. The project site design contains 98 stalls, exceeding the required amount. The project will require the development of an NPDES Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of land disturbance activities.

(V) Fire Department Ordinances

The City of Dumas requires compliance with the 2012 International Fire Code, which the proposed site will be designed to.

(VI) Site Ingress and Egress Requirements

The project site ingress and egress will utilize one driveway connected to Texas Avenue (a currently existing public street).

(VII) Building Codes and Local Design Requirements

The City of Dumas utilizes the following codes which the proposed project will be designed to comply with:

- 2012 International Building Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2014 National Electric Code
- City of Dumas Zoning and Code Ordinance

The project site design will comply with the City of Dumas’s storm water ordinances, which will require detention.

(VIII) Utilities

All utilities required to service the site currently exist for the site. An 8-inch waterline is located north of the site and along the western right-of-way of Texas Avenue. A 16-inch sanitary sewer line exists along the eastern side of the subject property. Electric service exists along the western right-of-way of Texas Avenue.

D. SURVEY

The survey included shows the boundary information and size of the proposed property. The legal description for the 5.70-acre property is displayed upon the included survey. The survey is provided in Exhibit 1.
E. PRELIMINARY SITE PLAN

The site plan is included. The site plan displays the building layout, parking arrangement, preliminary grading, and utility connections. The proposed site plan conforms with the City of Dumas zoning, building code requirements, and city ordinances. The site plan is displayed in Exhibit 2.

F. ENTITLEMENT, SITE DEVELOPMENT, PERMITTING, BUILDING PERMITTING

Upon completion, rezoning in conjunction with platting, the building permit application may be submitted. The following is an overview of fees and costs:

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>Platting Fee</td>
<td>$380.00</td>
</tr>
<tr>
<td>Building Permit Fee (inclusive of electrical, mechanical, fire, and plumbing)</td>
<td>$10,600.00</td>
</tr>
<tr>
<td>Water Impact/Meter Fees (for all building/irrigation)</td>
<td>$1,950.00</td>
</tr>
<tr>
<td>Sanitary Sewer Impact/Connection Fee (for all buildings)</td>
<td>$1,825.00</td>
</tr>
</tbody>
</table>

The opinion of probable cost associated with onsite utility construction, earthwork, storm drainage, and paving improvements (exclusive of above listed water and sewer impact/connection fees) $720,000.00

It is anticipated the rezoning, platting, and building permit process will require 10-14 weeks, allowing for construction to commence in Fall of 2020.

G. SUMMARY

This report has been developed through the use of various resources including surveys; plats; city and county websites; code ordinances; zoning ordinances; subdivision regulations; and meetings with the City of Dumas staff. The report has been prepared for the sole use of the client, its agents, and the Texas Department of Housing and Community Affairs Low Income Housing Tax Credits (TDHC-LIHTC) Program as a Civil Engineering Feasibility Report. The information outlined is reliable for the intended purpose and shall be used for preliminary design only. 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.
Kaw Valley Engineering, Inc. appreciates the opportunity to provide services associated with this project and will be available to answer any questions this report may have developed.

Respectfully submitted,

Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal