FEASIBILITY STUDY

FOR

THE HERITAGE AT ABILENE

Prepared for:
JONES GILLAM RENZ
730 N. NINTH STREET
SALINA, KS 67401

FEBRUARY 2020

Prepared by:
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The Heritage at Abilene
Feasibility Study
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1.0 EXECUTIVE SUMMARY

1.1 Overview:

The Heritage at Abilene is a proposed multi-family housing complex to be located in central Abilene at 1101 South 9th Street, Abilene, TX, 79601 (Site). Currently zoned for medium density housing (MD), the Site falls within a predominantly residential area bordered by Sycamore and Elm streets to the east and west respectively, and by South 9th Street on the north. The Butternut Street commercial corridor (running north and south) parallels the site one block to the west. Being located in older, established area of Abilene, the Site is well positioned for re-development with direct access to public utilities including water, sanitary sewer, phone, electric and data services. Aside from minor street repair work (mostly involving driveway and curb and gutter work), no other significant off-site improvements are anticipated.

As a former Abilene Independent School District facility, the Site includes two existing structures housing classrooms, a cafeteria, stage area and other related educational facilities. Other existing site improvements include outdoor recreational facilities (basketball courts), parking areas (asphalt pavement), concrete sidewalks, and open yard areas. In reference to Attachment C, the Site is recognized by the Texas Historical Commission (THC) as a “Certified Historic Structure.”

The proposed project includes the conversion of the two existing historic buildings into apartment style structures and the construction of a third building containing the office and administration facilities as well as additional units. Combined, the proposed project includes a total of twenty-nine (29) units including eight, two (2) bedroom units and twenty-one (21) one (1) bedroom units. Proposed site work includes the resurfacing and restriping of the existing parking area to provide up to fifty-eight (58) total parking spaces. The open yard area will be converted into a park space with walking trails, a dog park, horseshoe pit and other potential amenities.

1.2 Due Diligence:

Enprotec, Hibbs/Todd (eHT) coordinated with the Planning and Public Works Department of the City of Abilene to discuss any initial concerns and conflicts with the project. In addition, eHT has also contacted all applicable local franchise utility companies (electric, gas, telephone, and data services) and obtained “will serve” letters which can be found in Attachment D. As mentioned previously, the site has been confirmed with THC to be a “Certified Historic Structure” which is documented in Attachment C.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA website, release the report in response to a request for public information and make other use of the report as authorized by law.
2.0 SITE SUMMARY

2.1 Property Identification Number for Taxing Jurisdictions.

The property identification number listed in Taylor County Central Appraisal District (CAD) for the Site is 49981. The current Owner is listed as IRIS Abilene: Camp Barkley. Total acreage of the site is 3.546 acres (as determined by field survey). The Site is not located within any FEMA designated 100-year flood plains. The closest 100-year flood plain is located approximately one-half mile to the east of the Site.

2.2 Millage Rates for all Taxing Jurisdictions.

- City of Abilene: 0.787700%
- Taylor County: 0.634000%
- Abilene ISD: 1.321400%
- Total: 2.743100%

At the writing of this report, the total appraised and taxable value of the site as listed in CAD records is $81,302.

2.3 Zoning Requirements:

The Site is currently zoned for medium density (MD) housing. MD zones allow for a maximum of four (4) residential buildings per platted parcel with a maximum unit density of twelve (12) units per acre, which equates to a maximum of 42 units for the 3.546 acre Site. The proposed project includes the construction of twenty-eight (28) apartment style units spread between three buildings, well under both requirements for MD zoning. Therefore, re-zoning of the property should not be necessary; however, a final determination will be made upon submittal of a formal site plan to the Planning and Development Services Department.

2.4 Subdivision Requirements:

According to the Taylor County Central Appraisal District (CAD) records and the completed property survey, the Site is comprised of six smaller residential lots and one large lot. Current records indicate the property is bisected by a 60-foot wide street right-of-way (ROW) for Church Street (never constructed) along with two alleyways (never constructed). In reference to the attached Improvements Survey, all existing improvements (buildings and parking areas) are essentially located within the bounds of the larger lot. Typically, the City of Abilene does not require re-platting for renovation/expansion type projects if the total added floor area does not exceed thirty (30) percent of the existing floor area or five thousand (5,000) square feet assuming the proposed renovation/expansion remains within current platted boundaries.

While it appears that replatting will not be required to accommodate the proposed project, a replat may be required to complete the abandonment of the Church Street ROW and any existing alleyways. Unfortunately, records regarding the current status of the Church Street ROW and the alleyways are vague and unclear. An application for the formal abandonment
of the Church Street ROW and alley ways has been submitted to the City of Abilene. Pending the final outcome of that application, a replat of the site may be required to complete the requested abandonment. Should a re-plat be required, the plat review/approval process takes approximately 30 days to complete. New plats are submitted to the City on the first Tuesday of each month, and are presented to the Planning and Zoning commission for approval at the following Planning and Zoning Commission Meeting (held the first Tuesday of each month). Plat submittals typically require the plat, a Letter of Title Opinion, construction plans for any required public infrastructure improvements, and (if applicable), a financial guarantee in an amount equivalent to the required public infrastructure improvements.

2.5 Development Ordinances:

Development in the City of Abilene is generally governed by two Ordinances including the Land Development Code and Stormwater Drainage Ordinance. The Land Development Code (LDC) covers zoning, subdivision and general site development regulations whereas the Stormwater Drainage Ordinance details requirements regarding general stormwater drainage design requirements. Aside from zoning and subdivision (platting) requirements, all new developments in Abilene are generally subject to a City Site Plan, which is essentially a summary document describing the proposed site improvements and will include basic building information, parking counts, site improvements, accessibility routes, and other relevant data.

The requirement for a City Site Plan is typically driven by one of two triggers. The first trigger is the construction or expansion of a principal structure that is equal to or greater than thirty (30) percent of the existing floor area or twenty thousand (20,000) square feet. The second trigger is an increase in the number of parking spaces or surface area equal to more than thirty (30) percent of the existing or five thousand (5,000) square feet. Either of these conditions would require a full site plan submittal which must be completed and approved before building permits can be obtained. The site plan will be reviewed within thirteen (13) working days after the application has been submitted. In addition to a City Site Plan application, certain improvements related to landscaping, tree preservation, screening and buffering, outside storage, fencing, urban design, and lighting are typically required. Approval of the City Site Plan is contingent upon satisfying all development requirements and addressing all City Staff comments as well as the approval of a site drainage plan and completion of the platting process (when required).

Abilene’s Stormwater Drainage Ordinance essentially requires that all new developments mitigate increases in stormwater runoff through the installation of on-site detention ponds or other similar methodologies. The LDC does exempt sites with less than 20,000 square feet of proposed new impervious surfacing (building roofing, parking areas, sidewalks, etc) from the on-site mitigation requirements. Per the attached Site Plan (Attachment B), the proposed project will include less than 10,000 square feet of new impervious area. Therefore, the proposed project will not require the construction of on-site stormwater mitigation improvements.
In addition to a site plan review, the City of Abilene will also require a site preparation permit and a building permit. The site preparation permit is required before any kind of dirt work or impervious surface placement has taken place. The developer can be exempted from a site preparation permit if their final plat and construction plans have been approved by the city. The building permit is required prior to the construction, placement, or alteration of a structure. There are no applicable exemptions from a building permit for the proposed project.

2.6 Fire Department Requirements:

The City of Abilene currently enforces the 2009 International Fire Code. The proposed project will have to include a fire sprinkler system but may not need an alarm system. No point along any of the buildings may be further than six hundred (600) feet from a fire hydrant. Fire lanes will need to be designated and must be a minimum of twenty-six (26) feet wide. The Abilene Fire Department requires that two copies of plans be submitted for review in order to obtain a Fire Department Construction Permit. A Fire Protection Systems Permit is also required and can only be obtained after the system has been tested.

2.7 Site Ingress and Egress Requirements:

The City of Abilene Public Works Department communicated that one of the two existing drives on the West side of the Site would have to be eliminated due to their proximity to each other.

2.8 Building Codes and Local Design Requirements:

The City of Abilene currently enforces the 2018 International Building Code. The proposed project must comply with the building standards recorded in the code.

2.9 Atypical Items:

There are a couple of conditions within the existing structures that may have an impact on the cost and timing of construction of the proposed project. First, there has potentially been flooding from groundwater intrusion impacting the basement of the main building. Second, the building has a history of undergoing abatement procedures for asbestos. According to reports obtained from AISD, abatement has taken place in various rooms of the existing buildings in 1993, 1996, and 2009. The building was last inspected during 2009.

3.0 OVERVIEW OF PROCESS, TIMING, AND COSTS

3.1 Overview of Entitlement and Site Development Permitting Process and Associated Timing:

The timeline for the development process is shown below:

- Rezoning Application: 60 days
- Plat Application: 30 days
- Site Plan Application: 30 days
- Building Permit Application: 15 days
3.2 Building Permitting Process and Timing:

The City of Abilene requires a Building Permit Application to be submitted prior to obtaining a building permit. With the application, a complete set of plans and specifications must also be submitted. The plans must have been reviewed by a third-party certified plans examiner in order to provide a “COM Check” stating that the building has been designed to meet the standards of the International Energy Conservation Code. Plan submittal should include a copy of the approved City Site Plan. Finally, the electrical, plumbing, HVAC, and roofing subcontractors must be registered with the City of Abilene Building Inspections Department. Depending on the workload at the city, the building permit review process typically takes 15 days.

3.3 Cost Itemization of all Anticipated Fees (anticipated impact, site development permit, building permit, and other required fees):

The fees applicable to the proposed project are listed below. All listed fees are approximate and subject to change based upon the final design of the proposed project.

- Zoning Change Request: $1,500
- Preliminary Plat: $500
- Final Plat: $500
- Site Plan Review: $500
- Residential Building Permit: $0.40 per square foot (Minimum of $50)
- Building Permit by Valuation:
  - Total Valuation $500,001 to $1,000,000: $2,233.50 for the first $500,000. $3.50 for each additional $1,000 or fraction thereof to and including $1,000,000
  - Total valuation over $1,000,000: $3,983.50 for the first $1,000,000. $2.50 for each additional $1,000 or fraction thereof.
- Plan Review: 25% of the Building Permit Fee
- Electrical Building Permit: $50 (Minimum)
- Mechanical Building Permit $50 (Minimum)
- Plumbing Building Permit: $50 (Minimum)
- Grading Permit: Over ten thousand and one (10,001) cubic yards: $222.50 for the first ten thousand (10,000) cubic yards. $40.50 for each additional ten thousand (10,000) cubic yards or fractions thereof
- Fire Department Construction Permit: $50
- Fire Protection Systems: Based upon square footage
  - Five thousand (5,000) square feet or less: $75
  - Five thousand and one (5,001) to twelve thousand (12,000) square feet: $100
  - Twelve thousand and one (12,001) to twenty-four thousand (24,000) square feet: $150
  - Over twenty-four thousand (24,000) square feet: $200
- Certificate of Occupancy Inspection: $100
Attachment A

Improvements Survey
Attachment B

Preliminary Engineered Site Plan
THE HERITAGE AT ABILENE
REMODEL, ADAPTIVE RE-USE APARTMENTS
ABILENE, TAYLOR COUNTY, TEXAS

ENGINEERING SITE PLAN

TOTAL PARKING STALLS: 58
PARKING RATIO (STALLS/UNITS): 2
ACCESSIBLE PARKING STALLS: 5
ACCESSIBLE VAN: 1

NOTES
PARKING MEETS ZONING REQ'S.
3/2 dwelling units = 43.5

THE HEREIN DESCRIBED PROPERTY IS NOT IN A FLOOD PLAIN PER NATIONAL FLOOD INSURANCE RATE MAP TAYLOR COUNTY TEXAS.
ON SITE STORM WATER DETENTION IS NOT REQUIRED.
THE SITE PLAN MATERIALLY ADHERES TO ALL ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

FLOOD PLAIN
FOR HERITAGE DESCRIBED PROPERTY A SITE & FLOOD PLANNER NAVION 7015399791 TAYLOR COUNTY TEXAS.

STORM WATER DETENTION
FOR HERITAGE DESCRIBED PROPERTY A SITE & FLOOD PLANNER NAVION 7015399791 TAYLOR COUNTY TEXAS.

THE SITE PLAN MATERIALLY ADHERES TO ALL ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

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Attachment C

THC Letter
February 18, 2020

Brett Johnson
Overland Property Group
5345 W 151st Ter
Leawood, KS 66224

RE: Travis School, 1100 S. 9th Street, Abilene, Taylor County, Texas

Dear Mr. Johnson:

I have reviewed the documentation submitted to the THC regarding the Travis School in Abilene. The 1921 simplified Classical Revival building, designed by Abilene architect David S. Castle, appears to be eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Education and Criterion C in the area of Architecture. The building should be considered as a “Certified Historic Structure” for the purpose of qualifying for HUD funding or credits through the Texas Department of Housing and Community Affairs.

If you have any questions, you may contact me at (512) 463-6013 or greg.smith@thc.texas.gov. Thank you for your interest in the National Register and in preserving Texas’ cultural heritage.

Sincerely,

Gregory Smith, National Register Coordinator
for Mark Wolfe
State Historic Preservation Officer
Attachment D

Will Serve Letters from Utilities
Mr. David Canizal  
Hibbs and Todd  

Re: Gas Availability  

02/03/2020  

Dear: Mr. Carrizal  

Upon your request, I have reviewed the location of gas facilities near your project site at 1101 S. 9th in Abilene. It has been determined that gas is available at your project location. It appears that there is a gas main in City ROW on two sides of your project site. However, Atmos Energy Corporation does not warrant the accuracy of these locations. Verification of gas main locations can be obtained through 1-800-DIG-TESS.  

Please keep Atmos in the loop as this project progresses so we may meet your needs in a timely manner. Thank You  

If you have questions, please contact me at 325-690-7595.  

Sincerely,  

Earla Ahrens  
Sr. Project Specialist
February 2 2020

David Carrizal
Enprotec/ Hibbs & Todd, Inc
402 Cedar Street, Abilene, Texas 79601

RE: 1101 South 9th, Abilene, Texas 79602

Mr Carrizal:

Please accept this letter as AEP Texas willingness and ability to provide electrical utility service the 1101 South 9 here in Abilene. We currently have a 3-phase primary voltage line and can provide various single and three voltage levels. We will require a plat of the project and a detailed electrical one line to successfully designed facilities for service.

If I can be of any assistance, please feel free to call upon me at 325.674.7028.

Respectfully,

Nickie G Plaisance PE
Manager of Customer Design
AEP Texas Abilene District
January 28, 2020

David Carrizal  
Enprotec / Hibbs & Todd, Inc.  
1101 south 9th Street  
Abilene, Texas

RE: 1101 South 9th Street, Abilene, TX, 79602

Dear Mr. Carrizal:

This letter is in response to your request for information on the availability of service at the above location or development by AT&T.

This letter acknowledges that the above referenced location, or development is located in an area served by AT&T. Any service arrangements for the location, or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to project, location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
David Steph  
Manager OSP Planning & Engineering Design

cc:  
DAVID STEPH,
January 29, 2020

ENPROTEC / HIBBS & TODD, INC.

RE: Will Serve Letter for 1101 South 9th St. Abilene, TX 79602

David Carrizal,

You have requested that Suddenlink indicate its intent to provide services to the multifamily project located at 1101 South 9th St. Abilene, TX 79602. This letter states the intentions of Suddenlink with respect to the subject matter above until an agreement is executed.

The project located in the City of Abilene, TX on 1101 South 9th St., is within Suddenlink’s franchise area, and cable services are available. Therefore, subject to the following conditions, Suddenlink plans to provide video, high speed data and telephony services to this property: a) the negotiation of an agreement between the parties for access to the property with mutually agreeable terms and conditions; b) internal financial review, approval of the project and availability of funds; and c) a site visit to inspect the area.

If you have any questions, please contact myself by phone at 903-279-9317 or troy.finley@alticeusa.com or Nickelynn Bright by phone at 806-241-9305 or nickelynn.bright@alticeusa.com

Sincerely,

[Signature]

Troy Finley (Jan 29, 2020)

Troy Finley
Manager – Multifamily Sales
Altice USA
David,

Existing public utilities are in the area of the proposed development. A Licensed Professional Engineer will need to determine the best way to service the proposed development with the existing utilities.

Thank you.

Kevin Jaeger
Utility Engineer
City of Abilene

On Mon, Jan 27, 2020 at 2:59 PM David Carrizal <david.carrizal@e-ht.com> wrote:

Good afternoon Kevin,

I am working on obtaining “will serve” letters for a potential multi-family project located at 1101 South 9th Street, Abilene, TX, 79602. Attached is the proposed site plan for the project. Would you be able to provide the letter or point me in the direction of someone who can?

Thanks,

David Carrizal
Staff Engineer
Enprotec / Hibbs & Todd, Inc. (eHT)
T (325) 698-5560  F (325) 690-3240  E david.carrizal@e-ht.com
402 Cedar Street  Abilene, Texas 79601
Attachment E

Offsite Cost Breakdown Form
**Off-Site Cost Breakdown**

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, or 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, all 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 Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>$ -</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer
responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission: ___
Attachment F

Sitework Cost Breakdown Form
This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

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

Columns B and C: In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

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

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

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

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

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

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

<table>
<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>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Demolition</td>
<td>$ 61,256.00</td>
<td>1 LS</td>
<td>$ 61,256.00</td>
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<td>$ 61,256</td>
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<tr>
<td>Staking and Surveying</td>
<td>$ 9,510.00</td>
<td>1 LS</td>
<td>$ 9,510.00</td>
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<td>$ 9,510</td>
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<tr>
<td>Soils Testing</td>
<td>$ 4,500.00</td>
<td>1 LS</td>
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<tr>
<td>ERC/SWPPP</td>
<td>$ 5,000.00</td>
<td>1 LS</td>
<td>$ 5,000.00</td>
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<td></td>
<td>$ 5,000</td>
</tr>
<tr>
<td>Excavation/Grading</td>
<td>$ 28.00</td>
<td>1,462 CY</td>
<td>$ 40,936.00</td>
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<td>$ 40,936</td>
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<tr>
<td>Curb and gutter</td>
<td>$ 24.00</td>
<td>1,806 LF</td>
<td>$ 43,344.00</td>
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<td></td>
<td>$ 43,344</td>
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<tr>
<td>Asphalt mill and overlay</td>
<td>$ 12.00</td>
<td>2,401 SY</td>
<td>$ 28,813.00</td>
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<td>$ 28,813</td>
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<tr>
<td>Concrete</td>
<td>$ 7.50</td>
<td>1,500 SF</td>
<td>$ 11,250.00</td>
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<tr>
<td>New asphalt</td>
<td>$ 29.00</td>
<td>500 SY</td>
<td>$ 14,487.00</td>
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<tr>
<td>Sidewalks</td>
<td>$ 5.50</td>
<td>8,710 SF</td>
<td>$ 53,405.00</td>
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<tr>
<td>Fire line</td>
<td>$ 140.00</td>
<td>150 LF</td>
<td>$ 21,000.00</td>
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<td>$ 21,000</td>
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<tr>
<td>Sanitary Sewer</td>
<td>$ 130.00</td>
<td>75 LF</td>
<td>$ 9,750.00</td>
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<td>$ 9,750</td>
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<tr>
<td>Water Service</td>
<td>$ 100.00</td>
<td>75 LF</td>
<td>$ 7,500.00</td>
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<td>$ 7,500</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>310,751</strong></td>
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<td><strong>310,751</strong></td>
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</tbody>
</table>

Signature of Registered Engineer

Robert R. Prichard, PE
Printed Name
February 26, 2020
Date

If a revised form is submitted, date of submission: