Site Feasibility Report

For Construction of

LOFTS at TEMPLE MEDICAL DISTRICT
A Seniors Community

Being on a 4.500 acre tract of land north of the westbound Access Road of SW H K Dodgen Loop [Loop 363], east of Scott & White Boulevard, in Temple, Bell County, Texas

Project No.: 20-013-D-C
February 25, 2020
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I. EXECUTIVE SUMMARY

This Site Feasibility Report has been prepared for DWR Temple MD 20, LP’s proposed Lofts at Temple Medical District, a Texas Department of Housing and Community Affairs (TDHCA) eligible project. This report presents the finding of preliminary investigation for a 4.500 acre tract of land north of the westbound Access Road of SW H K Dodgen Loop [Loop 363], east of Scott & White Boulevard, in Temple, Bell County, Texas (hereinafter referred to as “Subject Property”). The project schematic, as provided by others, highlights a 120 unit Seniors Community with Amenities (hereinafter referred to as “Community”).

The Subject Property is an undeveloped tract of land north of the westbound frontage of SW H K Dodgen Loop and east of a private road designated as Scott & White Boulevard. The site exhibits overall mild topography sloping from west to east, covered by a mixture of native grasses with sporadic tree cover. No defined watercourses were noted in the review of USGS mapping, although a slight draw may be present along the south edge of the Subject Property. The Subject Property is bordered to the north by an undeveloped tract and an existing apartment complex, to the east by an existing motel, to the south by undeveloped frontage tracts of the westbound Access Road of SW H K Dodgen Loop, and to the west Scott & White Memorial Hospital. SW H K Dodgen Loop is classified as an expressway and Scott & White Boulevard is a private road. No existing points of ingress/egress are in place to the Subject Property. The FEMA Flood Plain Map indicates no special hazard flood zone within the Subject Property.

Public utilities are available within the vicinity of the Subject Property, although no known service connections exist to the tract. A water main runs along the west boundary of the Subject Property, parallel to Scott & White Boulevard. A wastewater main is present along the SW H K Dodgen Loop Access Road approximately 600-feet from the Subject Property.

The Subject Property is currently unplatted and will require a plat to be completed in accordance with the City of Temple Subdivision regulations, as present in the Temple Unified Development Code (UDC), before permits will be issued for construction. An access easement will be required to reach SW H K Dodgen Loop. Although the property appears to have frontage along Scott & White Boulevard, this is a private road and no evidence of an access easement has been found. An access easement should be obtained from Scott & White Memorial Hospital to create an access point to Scott & White Boulevard. A topographical survey and geotechnical investigation will be necessary for the completion of the civil engineering design.

Zoning of the Subject Property is transect Urban Center Zone [T5-C] of Temple Medical and Educational District (TMED) and the Future Land Use Map designates it as Temple Medical Education District. The TMED zoning district institutes special parameters for development, as outlined in the Temple UDC.

The purpose of the Site Feasibility Report is to identify the engineering and regulatory requirements associated with the development of the Community on the Subject Property, along with the estimation of probable site construction costs. The report is derived from multiple sources including: site investigation, local knowledge, past projects, discussions with City of Temple staff, and/or record documents. The data compilation and analysis is intended to provide a basis for an informed decision by the involved parties. While full care has been given to the sourcing and preparation of this information,
this is not a guarantee of all possible regulatory burdens or cost that would be incurred to bring this project to completion. Any person signing this Report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.
II. PROJECT PARAMETERS

A. General Information
   i. Project Name: Lofts at Temple Medical District
   ii. Project Scope: A seniors community with a total of 120 units, reference Exhibit 1 and Exhibit 2.
   iii. Subject Property Size: ± 4.500 acre, reference Exhibit 3.

B. Project Location
   i. Project Address: The parent tracts of the Subject Property are addressed as:
      a. 2508 S 13th Street, Temple, TX 76504
      b. 460 SW H K Dodgen Loop, Temple, TX 76504
   ii. Project Location: east of Scott & White Boulevard, north of the westbound Access Road of SW H K Dodgen Loop [Loop 363] approximately 2,150-feet east of the intersection of SW H K Dodge Loop and S 31st Street, in Temple, Bell County, Texas, reference Exhibit 4.

C. Bell County Appraisal District (CAD) Information
   i. Bell CAD Property ID Number(s)
      a. northern part of 63639
      b. northern part of 63640
   ii. Bell CAD 2019 Tax Rates
      a. See Exhibit 5 for detailed information

<table>
<thead>
<tr>
<th>Taxing Authority</th>
<th>2018 Tax Rate</th>
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<tr>
<td>Bell County</td>
<td>0.420800</td>
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<tr>
<td>Temple College</td>
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</table>

D. Easements
   i. Per the Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 7, 2020, reference Exhibit 3, there is one easement encumbering the Subject Property.
      a. 40.0-ft Passage Easement recorded in Volume 1991, Page 872 running along the west property line in the southwest corner of the tract.
   ii. A full title search is recommended to locate any additional encumbrances.
E. Site Access

i. No defined points of access were observed along the Subject Property’s boundary.

ii. Access to SW H K Dodgen Loop [Loop 363]:
   a. SW H K Dodgen Loop is a state maintained road.
   b. Access will require the acquisition of a passage easement through the adjoining property to the south. Said property being the remainder of the Subject Property. The creation of an entity will be required to maintain the passage easement and shared drive.
   c. Access is controlled by Texas Department of Transportation (TxDOT). Any new access point or change in use of an existing access point must be reviewed and permitted through the local TxDOT office in accordance with the TxDOT Access Management Manual.
   d. Access spacing is dictated by Table 2-1 of the Access Management Manual. The posted speed of the frontage road is 30 mph, thus the minimum connection spacing is 200 feet.

iii. Access to Scott & White Boulevard:
   a. Scott & White Boulevard is a private road.
   b. Access to and through Scott & White Boulevard is subject to the discretion of the adjoining property owner, Scott & White Memorial Hospital
   c. Any connection for vehicular or pedestrian traffic will require the acquisition of an easement for said use.

F. Existing Utilities

i. The review of record information, a Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, site investigation, and adjoining developments were used to categorize the available domestic services for the Subject Property. Coordination with Texas811 should be commenced before full construction plans are initiated.

ii. Domestic Water Service
   a. Water Provider: City of Temple
   b. Existing Lines: A single 12-in water main parallels the west line of the Subject Property.

iii. Domestic Sanitary Sewer Service
   a. Sanitary Sewer Service Provider: City of Temple
   b. Existing Lines: A single 6-in sanitary main is located in the north margin of the SW H K Dodgen Loop access road approximately 460-feet east of the Subject Property. The nearest manhole is located in the northeast quadrant of the SW H K Dodgen Loop and South 13th Street intersection.

G. Local Representation

i. The City of Temple operates under the care of a Mayor and City Council.

ii. The City Council is comprised of four Councilmembers representing four districts.

iii. The Subject Property is in District 3, represented by Susan Long whose is currently seeking reelection.
III. **Governmental Matters of Review and Approval**

A. **Subdividing and Platting**
   
i. The Subject Property has not part of an existing subdivision and is currently defined by a metes and bounds. The Subject Property is described as being part of two existing parent tracts. The parent tracts are described by Volume 1991, Page 872 and Volume 5138, Page 513.
   
ii. The City of Temple requires that any subdivision of property shall be completed by the appropriate platting procedure, reference Exhibit 6. Hence, a subdivision plat will be required by submittal to the Planning Department.
      a. The platting process is dictated in Section 3.6 of the Temple UDC, reference Exhibit 7.
      b. The Planning and Zoning Commission has final authority to approve plat application unless an exception to Article 8 of the UDC is requested.
      c. All exemption requests trigger review by City Council, reference Exhibit 8 for the 2020 Plat Review Schedule.
      d. Recent experience indicates that the process can take two to three months from initial application submittal to plat recordation.
   
iii. **Right-of-Way and Thoroughfare Standards**
      a. The subject tract has no frontage along a publicly maintained road.

B. **Zoning**
   
i. The Subject Property is located within the Temple Medical and Educational (TMED) Overlay, reference Exhibit 9.
   
ii. The Subject Property is currently zoned T5-c, Urban Center Zone, reference Exhibit 10.
      a. Multiple-family dwelling is a permitted use per Use Table [6.3.7.D] of the Temple UDC.
      b. All development is regulated by Section 6.3 of the Temple UDC, reference Exhibit 11 for the specific TMED Checklist.
   
iii. Special provisions of T5-c are outlined in Section 6.3.5. A selection of the requirements are shown below. Any variations will require the an exemption approved by City Council.
      a. Maximum Impervious Cover: 80%
      b. Minimum Front Setback: 4 feet
      c. Maximum Front Setback: 47 feet
      d. Minimum Side Setback: 10 feet
      e. Minimum Rear Setback: 6 feet
      f. Maximum Density: 40 units/ac
      g. Maximum Attached Units: 10

C. **Plan Review**
   
i. The City of Temple Permit Department processes large multifamily projects on a single track basis, i.e. full construction documents (Architectural, Civil, MEP, Structural) are submitted as a package and review concurrently, reference Exhibit 12 for the New Commercial Packet.
   
ii. Plan review time is currently averaging eight to twelve weeks, including corrections. This time is greatly influenced by the design team’s familiarity with the City of Temple’s requirements and the response time of the individual consultants to submit comment responses.
D. Adopted Codes and Regulations

i. The City of Temple regulations for development are contained within the Code of Ordinances and the Unified Development Code. Links to these publications are listed in Exhibit 21.

ii. The City of Temple has adopted the codes listed below with select amendments.

<table>
<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
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<tbody>
<tr>
<td>Building and Construction Regulations (Ordinance Ch 7)</td>
<td>CoT</td>
</tr>
<tr>
<td>Electrical Code (Ordinance Ch 10)</td>
<td>CoT</td>
</tr>
<tr>
<td>National Electrical Code 2008</td>
<td>ICC</td>
</tr>
<tr>
<td>International Building Code 2015 (amended)</td>
<td>ICC</td>
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<tr>
<td>International Energy Conservation Code, 2015 (amended)</td>
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<td>International Fuel Gas Code 2015</td>
<td>ICC</td>
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<tr>
<td>International Fire Code, 2009 (amended)</td>
<td>ICC</td>
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<tr>
<td>International Mechanical Code, 2015 (amended)</td>
<td>ICC</td>
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<tr>
<td>International Plumbing Code, 2015 (amended)</td>
<td>ICC</td>
</tr>
<tr>
<td>International Swimming Pool and Spa Code, 2015 (amended)</td>
<td>ICC</td>
</tr>
</tbody>
</table>

iii. Fire Marshall Requirements (City of Temple Code of Ordinances Chapter 12)

a. Fire Hydrant Locations: No part of a residential structure is allowed to be further than 500 feet from a fire hydrant when measured as a hose would be laid.

b. Fire Apparatus Access Roads: No part of a residential structure that supports more than two dwelling units can be greater than 150 feet from a public street or privately maintained fire lane. Private fire lanes shall be not less than 20 feet wide or a vertical clearance of 13 feet 6 inches. Gated communities will be required to install a Knok Box at all entrances.

E. Fees

i. Platting and Zoning Fees

a. Plat Application fee for the Subject Property is estimated to be $163.50.

b. Recording fee for the approved plat is estimated to be $58.00.

ii. Permit Fees

a. Permit fees for the community will be dependent on final site configuration, reference Exhibit 13 for current City of Temple Permit Fee Schedule.

iii. Tap Fees

a. Tap Fees for the Community will be dependent on meter sizes used.

iv. Impact Fees

a. The City of Temple does not currently levy Impact Fees for development.
IV. **Engineering Design Services**

A. Boundary and Topography


ii. The existing topography of the site generally slopes from west to east. The total vertical relief from west to east is approximately 22 feet. Retaining wall(s) may be required to achieve the efficiency of the proposed land use.

   a. A full topographical survey of the Subject Property will be required to facilitate the development of Community construction documents.

B. Preliminary Site Planning

i. The site rendering by Mucasey & Associates, Architects, reference Exhibit 1, and the Concept Site Plan by Mitchell & Associates, Inc. dated February 18, 2020, reference Exhibit 2, illustrate the anticipated overall layout of the Community.

ii. The final layout is subject to change due to unforeseen site conditions and/or design restrains with final utility and drainage design.

C. Erosion Control and Storm Water Quality

i. Construction Phase: Temporary erosion and sediment control measure will be required to mitigate any possible illicit discharge from construction actions. The City of Temple stormwater system is permitted as a Texas Commission of Environmental Quality (TCEQ) Municipal Separate Storm Sewer System (MS4). Thus, the city implements controls on developments to maintain their discharge parameters to state waterways. The size of the disturbed area for this Community will require the creation and implementation of a Storm Water Pollution Prevention Plan (SWP3).

ii. Permanent Water Quality Measures: Upon completion, and for the remainder of the life of the Community, appropriate Best Management Practice (BMP) measures shall be installed and maintained. BMPs are intended to provide long term water quality improvements to the stormwater discharged from the site. During the site design phase the designer will select the most efficient and economical measure, or composite of measures, to meet the minimum requirements.

D. Federal Emergency Management Agency Floodplain Review

i. The Subject Property is covered by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48027C0355E, showing an effective date of September, 26, 2008, reference Exhibit 14 and Exhibit 15. Review of the map indicates the Subject Property to be unshaded, indicating Zone X. Areas classified as unshaded Zone X have been determined to be outside of the 0.2% annual chance (500-yr storm event) floodplain.
E. Public Utility Availability

i. The City of Temple appears to have ample capacity for this infill development, although no testing or calculations have been performed.

ii. Per the site investigation, available record information, and general knowledge the following existing utilities are available to the Subject Property, reference Exhibit 16:
   a. Water Main: A single 12-in water main parallels the west line of the Subject Tract.
   b. Sanitary Sewer Main: A single 6-in sanitary main is located in the north margin of the SW H K Dodgen Loop access road approximately 460-feet east of the subject tract. The nearest manhole is located in the northeast quadrant of the SW H K Dodgen Loop and South 13th Street intersection. The existing main will need to be extended to the Subject Property. Any construction of utility within TxDOT Right-of-Way will require the preparation and submittal of a Utility Installation Request (UIR). UIR submissions must be sponsored by the municipality who will take ownership of said utility, in this case the City of Temple.

iii. Final connection points will be dependent on the service layout of the Community. Current estimates for connections and extension:
   a. Water: Loop a 6-in or 8-in water main, with appropriate easement dedication, through the Community with a connection to the 12-in main at each end. Individual service connections can be established based upon MEP recommendations.
   b. Sanitary Sewer: Create a single 6-in sanitary main, with appropriate easement dedication, through the Community connecting to the existing 6-in line to the southeast with appropriate off-site easement dedication. Individual service connections can be established based upon MEP recommendations.

iv. All proposed infrastructure that is intended to be dedicated to the public will be required to be designed and built to City of Temple standards. Submittal can be included and approved with the site development permit and should not impact review timeline.

F. Private Utilities

i. Private and ‘Dry’ Utilities are outside of the design scope of the Civil Engineer. These providers typically provide in-house project design service. The design team should act in full cooperation to facilitate these connections.

ii. Electricity:
   a. Power distribution for the Subject Property is provided by Oncor Eclectic Delivery. The appropriate point of contact can be found on the City of Temple Contact List, reference Exhibit 17. We recommend a “Will Serve” letter be requested from Oncor to confirm availability.

iii. Natural Gas:
   a. Natural gas service for the Subject Property is provided by Atmos Energy Corporation. The appropriate point of contact can be found on the City of Temple Contact List, reference Exhibit 17. We recommend a “Will Serve” letter be requested from Atmos to confirm availability.
iv. Telephone:
   a. Telephone service for the Subject Property is provided by AT&T. The appropriate point of
      contact can be found on the City of Temple Contact List, reference Exhibit 17. We
      recommend a “Will Serve” letter be requested from AT&T to confirm availability.

v. Broadband
   a. Broadband service for the Subject Property is provided by Charter Communications (dba
      Spectrum) and/or Grande Communications. The appropriate point of contact can be found
      on the City of Temple Contact List, reference Exhibit 17. We recommend a “Will Serve”
      letter be requested from Spectrum and/or Grande Communications to confirm availability.

G. Geotechnical Investigation and Report
   i. Underlying soil conditions can have a major impact on site development costs. A geotechnical
      engineer shall be engaged to perform testing based on the conceptual layout. Their report
      should include an analysis of the site conditions and make design recommendation for building
      foundations, pavement sections, and retaining walls.

H. Site Work Cost
   i. The estimation of development costs from conceptual data is an incomplete science.
      Competitive bidding will provide the best data for making an informed decision of total site
      cost.

   ii. An estimate of site work cost has been tabulated on the appropriate Cost Breakdown sheets,
       reference Exhibit 18 and Exhibit 19.

   iii. The unit cost for the Construction Activities was derived from the TxDOT low bid running
       average, as published monthly, and local knowledge.
Exhibit 1: Architect’s Concept Site Plan
Exhibit 2: Engineer’s Concept Site Plan
NOTES

1. THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE PROPOSED ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES, AS UNDERSTOOD AS OF THE DATE SIGNED.

2. TOPOGRAPHIC DATA SHOW WAS DERIVED FROM CITY OF TEMPLE AERIAL TOPOGRAPHY (1994).
Exhibit 3: Category 1A Survey
LAND TITLE SURVEY

Being a 4.500 acre tract of land in Bell County, Texas, being part of the Medical Center Subdivision, Plat Year 2016, N. 36A-S, and the land herein described being part of a 2.447 acre tract designated as Parcel I, a 4.0 acre tract designated as Parcel II, and a 40-foot easement all conveyed to Joe E. Labay, Trust, of record in Volume 1991, Page 872, and part of a called 1.81 acre tract of land conveyed to Retirement Planners Joint Venture, of record in Volume 5138, Page 515, both of the Official Public Records of Real Property, Bell County, Texas (O.P.R.P.B.C.T.)

NOTES:

1. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations. All distances are surface distance. Combined scale factor is 1.0001168.

2. This survey was performed at the request of our client. Recordation of this plot and/or the attached field note description in the County Clerk's Records may place the owner in violation of the County Subdivision Ordinance and/or Texas Local Government Code Chapter 212.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Chicago Title Insurance Company and HTC Land Holdings, LLC, a Texas Limited Liability Company.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I Condition I Survey.

This the 7th day of February, 2020.

MIKE W. KRIEGEL R.P.L.S. 4330

CHICAGO TITLE INSURANCE COMPANY - G.F. No. CHI-COM-CTT19714984JK
Effective Date: October 17, 2019

D.R.B.C.T. = Deed Records of Bell County, Texas
O.P.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas

The following easements do not appear to affect this tract per (Vol./Pg. or Inst. No.):

- Easement to the State of Texas - 942/514 in the D.R.B.C.T.
- To Texas Power & Light Company - 371/161; 385/348; 445/1; 455/250 and 1504/809 in the D.R.B.C.T.
- To the City of Temple - 1220/763 in the D.R.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Chicago Title Insurance Company and HTC Land Holdings, LLC, a Texas Limited Liability Company.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I Condition I Survey.

This the 7th day of February, 2020.

MIKE W. KRIEGEL R.P.L.S. 4330
Exhibit 4: Location Maps
Lofts at Temple Medical District
Temple, Bell County, Texas
Exhibit 5: Bell County Appraisal District Property Details
**TAX APPRAISAL DISTRICT OF BELL COUNTY**

**STATEMENT NUMBER**

87776

**PROPERTY ID NUMBER**

63639

---

### Name & Address

**Owner ID:** 43617  
**Pct:** 100.000%  
**LEBAY, JOE E TRUST**  
**10422 COLERIDGE ST**  
**DALLAS, TX 75218-2232 US**

---

### Tax Statement

**2019 TAX STATEMENT**

---

#### Payment Schedule below for tax due

- **CLEARWATER U.W.C.D.:** 210,623  
- **TEMPLE ISD:** 210,623  
- **TEMPLE COLLEGE:** 210,623  
- **BELL COUNTY:** 210,623  
- **BELL COUNTY ROAD:** 210,623  
- **TEMPLE HEALTH AND BIOS:** 210,623  
- **CITY OF TEMPLE:** 210,623

**Assessed Values:**

- **October:** 210,623  
- **November:** 210,623  
- **December:** 210,623  
- **January:** 210,623

**Total Taxes Due by Jan 31, 2020:** 5,651.37

---

### Penalty & Interest if paid after Jan 31, 2020

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<tr>
<td>March 2020</td>
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<td>April 2020</td>
<td>11%</td>
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<td>May 2020</td>
<td>13%</td>
<td>6,386.06</td>
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<td>June 2020</td>
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**Total Due:**

- **May 1:** 5,580.19
- **November 2:** 5,603.92
- **December 3:** 5,627.64
- **January 4:** 5,651.37

---

**Make checks payable to:**

**TAX APPRAISAL DISTRICT OF BELL COUNTY**  
PO BOX 390  
BELTON, TX 76513-0390

---

**Address:**

**LEBAY, JOE E TRUST**  
**10422 COLERIDGE ST**  
**DALLAS, TX 75218-2232 US**

---

**Ownership Information:**

**Owner Name and Address:**

**Statement Number:** 87776  
**Prop ID Number:** 63639  
**Geographical ID:** 0456400104

---

**TAX APPRAISAL DISTRICT OF BELL COUNTY**

**Statement Number:** 87776  
**Prop ID Number:** 63639  
**Geographical ID:** 0456400104

---

**If Paid in Month**  
**Tax Due**

- **October 2019:** 5,580.19  
- **November 2019:** 5,603.92  
- **December 2019:** 5,627.64  
- **January 2020:** 5,651.37  
- **February 2020:** 6,046.98  
- **March 2020:** 6,160.02  
- **April 2020:** 6,273.03  
- **May 2020:** 6,386.06  
- **June 2020:** 6,499.09

---

**In January Pay:**  
**5,651.37**

---

**Taxes are payable: October 1, 2019 and become delinquent on February 1, 2020.**
## 2019 TAX STATEMENT

### NAME & ADDRESS
Owner ID: 544646  
Pct: 100.000%

RETIREEMENT PLANNERS JOINT VENTURE  
C/O ADDISON WILSON III VENTURE MANAGER  
3838 OAK LAWN AVE STE 810  
DALLAS, TX 75219-4509

### PROPERTY DESCRIPTION
A0014BC M MORENO, OB 664, (ADJ TO RAMADA INN) ACRES 1.81

Acreage: 1.8100  
Type: R

### TAxing Unit

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</tr>
<tr>
<td>BELL COUNTY</td>
<td>246.86</td>
<td>249.41</td>
<td>251.95</td>
<td>254.50</td>
</tr>
<tr>
<td>BELL COUNTY ROAD</td>
<td>17.13</td>
<td>17.31</td>
<td>17.48</td>
<td>17.66</td>
</tr>
<tr>
<td>*TEMPLE HEALTH AND BIOS</td>
<td>10.52</td>
<td>10.52</td>
<td>10.52</td>
<td>10.52</td>
</tr>
<tr>
<td>CITY OF TEMPLE</td>
<td>394.64</td>
<td>398.71</td>
<td>402.78</td>
<td>406.85</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,602.34</strong></td>
<td><strong>1,609.16</strong></td>
<td><strong>1,615.96</strong></td>
<td><strong>1,622.78</strong></td>
</tr>
</tbody>
</table>

*Please note that this taxing unit does not offer early payment discounts.*

### Penalty & Interest if paid after Jan 31, 2020

<table>
<thead>
<tr>
<th>If Paid in Month</th>
<th>P&amp;I RATE</th>
<th>TAX DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEBRUARY 2020</td>
<td>7%</td>
<td>1,736.39</td>
</tr>
<tr>
<td>MARCH 2020</td>
<td>9%</td>
<td>1,768.85</td>
</tr>
<tr>
<td>APRIL 2020</td>
<td>11%</td>
<td>1,801.29</td>
</tr>
<tr>
<td>MAY 2020</td>
<td>13%</td>
<td>1,833.75</td>
</tr>
<tr>
<td>JUNE 2020</td>
<td>15%</td>
<td>1,866.22</td>
</tr>
</tbody>
</table>

### Total Taxes Due by Jan 31, 2020

1,622.78

*DETACH HERE AND RETURN WITH PAYMENT*

---

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you own personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54).

---

Make checks payable to:

TAX APPRAISAL DISTRICT  
OF BELL COUNTY  
PO BOX 390  
BELTON, TX 76513-0390

To Pay by Credit Card  
Visit www.bellcad.org  
or call 1-877-891-9387

Point & Pay, the service provider, charges a nominal fee for this service.

---

Statement Number: 124973

Owner Name and Address:

RETIREEMENT PLANNERS JOINT VENTURE  
C/O ADDISON WILSON III VENTURE MANAGER  
3838 OAK LAWN AVE STE 810  
DALLAS, TX 75219-4509

Prop ID Number: 63640

Geographical ID: 0456400105

---

If Paid in Month | Tax Due |
-----------------|---------|
October 2019     | 1,602.34 |
November 2019    | 1,609.16 |
December 2019    | 1,615.96 |
January 2020     | 1,622.78 |
February 2020    | 1,736.39 |
March 2020       | 1,768.85 |
April 2020       | 1,801.29 |
May 2020         | 1,833.75 |
June 2020        | 1,866.22 |

In January Pay

1,622.78

Taxes are payable October 1, 2019 and become delinquent on February 1, 2020.
Exhibit 6: City of Temple Development Review Guide
City of Temple
Development Review Guide

Step Get Started Right!
Meet with staff to determine first steps. Make sure your project is feasible!

Contact the Planning Department
(254) 298-5660

Visit our website at Temple Website

Zoning
Make sure your zoning is right. Contact the Planning Department
(254) 298-5660

Check city maps:
Temple GIS Maps

Submit to the Planning Department:
• Application
• Digital and hard copies of plans
• Field notes
• Dedication instrument
• Utility provider transmittal letter

Drainage Report

Addendum to Application
• Application
• Digital and hard copies of plans
• Field notes
• Dedication instrument
• Utility provider transmittal letter

More than one DRC meeting may be required.

Resubmission of application:
• Application
• Digital and hard copies of plans
• Field notes
• Dedication instrument
• Utility provider transmittal letter

More than one DRC meeting may be required.

Submit Revised:
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Exhibit 7: Plat Application Checklist
City of Temple Plat Application Checklist

Date: _____________________ Name of Project: ________________________________

Type of Plat: ________________________________

A plat application will be considered FILED on the date it is deemed administratively complete by the Development Review Committee (DRC). Within 30 days of the date the plat application is filed, the Planning and Zoning Commission will take action on the plat application. If City Council approval is required, the City Council will take action on the plat application with 30 days of the Planning and Zoning Commission’s action.

Please note that this checklist is intended to assist developers and design professionals in the preparation of submittals for Development Review Committee (DRC) review and is generally what is needed to facilitate the review of the proposed Preliminary Plat, Final Plat, Minor or Amending Plat or Replat. A submittal of a complete application will facilitate a timely review. Once all of the applicable “Items to be Submitted with Completed Checklist” (see list below) are submitted, the plat will be scheduled for the next round of DRC review meetings. Under special circumstances, additional items may be required through the DRC process prior to approval.

NOTE: The recorded final plat and any other recorded documentation, such as easement agreements, etc., MUST be returned to the Planning Department. Upon approval of Preliminary Plat, Planning needs two (2) clean paper copies, size 24”x36”, to be stamped/signed by applicant and Planning Staff.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ □ 1. 1 PDF of plat drawing, signed and sealed</td>
<td></td>
</tr>
<tr>
<td>□ □ 2. 1 PDF of Topo/utility map</td>
<td></td>
</tr>
<tr>
<td>□ □ 3. 1 CAD drawing of submitted plat as a .dwg file (for GIS)</td>
<td></td>
</tr>
<tr>
<td>□ □ 4. 1 PDF of signed and sealed Field Notes</td>
<td></td>
</tr>
<tr>
<td>□ □ 5. 1 Word formatted document of a draft Dedication Instrument(s) and final recorded versions of any other documentation—also see Procedures for Plat Recordation at <a href="http://www.templetx.gov/index.aspx?nid=211">http://www.templetx.gov/index.aspx?nid=211</a> indicated at the bottom of the page.</td>
<td></td>
</tr>
<tr>
<td>□ □ 6. 1 PDF of effective covenants and restrictions, if any, and 1 PDF of proposed covenants and restrictions (if applicable)</td>
<td></td>
</tr>
<tr>
<td>□ □ 7. 1 PDF of draft documents creating private easements (onsite and offsite), if any</td>
<td></td>
</tr>
<tr>
<td>□ □ 9. Associated fees (see fee schedule on Universal/Plat Application)—Invoice will be emailed out through MGO for payment once submittal is ACCEPTED</td>
<td></td>
</tr>
</tbody>
</table>


Link to the Applicant Plat Checklist; [https://www.templetx.gov/211/Applications-Checklists-and-Fees](https://www.templetx.gov/211/Applications-Checklists-and-Fees)

The Planning Department will not ACCEPT any incomplete applications.
| 1. | Proposed plat complies with existing zoning |
| 2. | Title block with type of plat and proposed name of development, acres in platted and unplatted land, survey and jurisdiction |
| 3. | Appropriate Signature Blocks (owners and other applicable approving authority) |
| 4. | Any city or extraterritorial lines traversing or on the boundary of development |
| 5. | Date, geographic and written scale, north arrow and Vicinity Map |
| 6. | All required dedication, certification statements, and recordation information |
| 7. | Adjacent properties within 200': subdivision name; owner; lot and block if platted; and recording information if not platted |
| 8. | Tax certificate block provided on plat |
| 9. | Certification of Surveyor (always) and Engineer (if applicable) |
| 10. | Owners certificate on plat and separate dedication instrument with field notes |
| 11. | Note stating not located in flood plain or floodway (if applicable), identify flood hazard zone designation (if applicable) |
| 12. | Inset map showing existing lot configuration (REPLAT ONLY) |
| 13. | Explanation for replat provided in notes (REPLAT ONLY) |
| 14. | Name of subdivider, record, volume, and page of record ownership (REPLAT/AMENDING PLAT ONLY) |
| 15. | Development Phasing Sequence (PRELIMINARY PLAT ONLY) |
| 16. | Preliminary Drainage Plan/Report for Preliminary Plat |
| 17. | Final Drainage Plan/Report for Final Plat |
| 18. | Development boundary lines indicated by heavy lines – including bearings and distances |
| 19. | Location, dimensions, and identification of all existing and proposed parks, landscape tracts, and public areas |
| 20. | Location, dimensions, and identification of existing and proposed private common areas |
| 21. | Note data describing subject acreage, proposed number of lots, blocks, and tracts. Please do not repeat Block numbers in subsequent final plat phases). |
| 22. | All proposed lots and blocks identified by number – including bearings and distances. |
| 23. | All proposed tracts identified by use and labeled by letter |
| 24. | All existing and proposed easements and encumbrances on the property |
| 25. | Permanent monuments/control points placed and labeled in conformance with Design Manual |
| 26. | Location of the subdivision with respect to a corner of the survey or tract or an original corner of original survey |
| 27. | Location of subdivision tied to an established City Survey Monument showing bearing and distance from monument to point of beginning labeled on plat |
| 28. | Building setback lines |
| 29. | Location, dimensions, and identification of all existing and proposed public and private ROW within the development and adjacent development |
| 30. | Width of streets and cul-de-sac radii labeled |
| 31. | All streets dimensioned in conformance with the Thoroughfare Plan |
| 32. | All traffic calming devices to include any proposed medians or traffic islands |
33. Future extensions of streets provided every 1000’ or aligned with existing or proposed streets at boundaries

34. Documentation of mechanism for ownership and maintenance of common areas and shared facilities

35. Location of existing and proposed sidewalks within development boundary

36. Location and spacing of existing and proposed fire hydrants

37. Location of existing and proposed street lights (streetlight layout) provided in a separate layout

Utilities (to be provided on separate topo/utility map)

38. Location, dimensions, and identification of all existing and proposed public facilities including water and sanitary sewer, and associated easements (easements should also be noted/described on plat)

39. Location and routing of all existing or proposed facilities and lines providing electrical service and associated easements (easements should also be noted/described on plat)

Drainage and Topography (to be provided on separate topo/utility map) See City Code of Ordinances Chapter 27 and the Drainage Criteria and Design Manual for specific standards

40. Permanent structures and uses within the subdivision including location of significant features that will remain

41. Location, dimensions, and identification of all existing drainage basins, water courses, ponds, detention ponds, ditches, channels, floodway and floodplain boundaries, storm water improvements, or similar man-made drainage facilities or features located on or within 200’ of the property (clearly identify Creek Buffer Zones on the plat)

42. If adjacent to creek, channel, or other form of tributary, the plat shall establish and show on the face of the drawing, the minimum floor elevation for each tract or lot adjacent to the creek, channel, or tributary

43. Conceptual location of all proposed drainage improvements and proposed floodplain/floodway revisions and any proposed easements associated with such drainage improvements (easements should also be noted on plat)

44. Drainage Easement minimum 15’ uninterrupted width of access adjacent to publicly-maintained drainage channels and minimum 15’ uninterrupted width of access from ROW to all publicly maintained drainage facilities. (easements should also be noted on plat)

45. The appropriate number of Best Management Practices per acreage

46. Location of all off site materials, waste, burrows, equipment storage, and asphalt and concrete plants.

47. Identify nearest downstream controlling drainage structure (e.g. culvert under nearest downstream street)

48. Erosion and sediment control measures prepared in accordance Texas Commission on Environmental Quality (TCEQ) requirements (for residential plats).

Park Land Dedication

49. What are your intentions in meeting the Park Land Dedication requirements (residential only) per Sec. 8.3 of the Unified Development Code? (Minimum 3 acres without exceptions requiring City Council approval)

- One acre per 133 proposed dwellings units or
- $225 per dwelling unit
- If park land dedication is proposed, please indicate on the plat the proposed park land location
If development proposed is non-residential, please indicate N/A, or if you propose a private park maintained by an HOA, please briefly describe the concept:

**Note:** park fees must be paid prior to acceptance of the public infrastructure by the City Engineer or for ETJ plats prior to recordation of the plat. Applicants, please share this information with the property owner.

### Requests for Oversize Participation/Cost Sharing

- **Yes**  
  - Do you anticipate requesting City oversize participation/cost sharing either for utilities or sidewalks? If yes, please specify____________________________

### Exceptions or Variances

Any exceptions to subdivision design and improvement standards found in Article 8 or sidewalk requirements found in Article 3, must be identified below.

- **Yes**  
  - For final plats associated with a previously approved preliminary plat, were any exceptions approved by City Council with the preliminary plat?
    - If so, what exceptions were approved?
      - ____________________________________________________________
      - ____________________________________________________________
      - ____________________________________________________________

- **Yes**  
  - Do you plan to request an exception to subdivision design and improvement standards found in Article 8 of the UDC with this plat? (per UDC 3.6.6)?
    - ____________________________________________________________
    - ____________________________________________________________
    - ____________________________________________________________
    - If so, what exceptions are you requesting?
      - ____________________________________________________________
      - ____________________________________________________________
      - ____________________________________________________________

Please identify all anticipated exceptions and provide explanation/justification for exception.

- ____________________________________________________________
- ____________________________________________________________
- ____________________________________________________________

- **Yes**  
  - Do you plan on requesting written sidewalk waiver?
Variances to height or yard area requirements identified in Articles 4, 6, and 7 of the UDC must be submitted on a separate application.

☐ Yes  ☐ No  Do you plan to request a Variance to height or yard area requirements identified in Articles 4, 6, and 7 of the UDC? (per UDC 3.15)

Certification

You as the property owner certify with your signature that the following statements are true:

• This application is complete and all of the information provided is accurate.
• The person signing below as applicant may act as the owner’s agent for processing and presentation of the application. The designated applicant will be the principal contact person with the City for processing and responding to requirements or issues relevant to the application. This form does not qualify agents to sign plats, dedications, easement agreements, or deeds.

________________________________________  ____________________________  
Applicant’s Signature                         Applicant’s Name Printed
Exhibit 8: City of Temple Plat Review Schedule
<table>
<thead>
<tr>
<th><strong>Deadline</strong></th>
<th><strong>Next P&amp;Z Meeting</strong></th>
<th><strong>City Council 1st Rdg Public Hearing if plat requires exceptions</strong></th>
<th><strong>City Council 2nd Rdg Public Hearing if plat requires exceptions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Submittal Deadline to Director</td>
<td>Director Assigns Project Manager</td>
<td>Notification Buffer Map and Address Listings for West Out to Leedle (If Applicable)</td>
<td>DRC Comments Deadline</td>
</tr>
<tr>
<td>DRC Comments Deadline</td>
<td>Design Review Committee (DRC) w/ Staff</td>
<td>Pre-DRC comments to Applicant</td>
<td>Deadline for All Revisions from Applicant to get on Next P&amp;Z Meeting*</td>
</tr>
<tr>
<td>DRC w/ Applicant</td>
<td>Post-DRC comments to Applicant</td>
<td>DRC deadline to confirm completeness</td>
<td>P&amp;Z Comm. Public Hearing</td>
</tr>
<tr>
<td>15 Day Notice for City Council Hearing</td>
<td>City Council 1st Rdg Public Hearing if plat requires exceptions</td>
<td>City Council 2nd Rdg Public Hearing if plat requires exceptions</td>
<td></td>
</tr>
</tbody>
</table>

*Calendar shift due to City Holiday

2019-2020 Plat Review Schedule - All Deadlines (Schedule subject to City Council Changes)

**Notes:**
- All dates are in MM/DD/YY format.
- Deadlines are subject to City Council changes.
- *Calendars* indicate deadlines for P&Z completeness.

**Key Dates:**
- Planned Review dates:
  - 5th Mon of each month, 5:00 PM
  - 2nd Mon of each month, 9:30 AM
- Pre-DRC comments due:
  - 30 days before P&Z
  - 14 days before P&Z
  - 5 days before P&Z
- DRC comments due:
  - 17 days before P&Z
  - 10 days before P&Z
  - 7 days before P&Z
- P&Z meeting:
  - 1st RDG Public Hearing
  - 2nd RDG Public Hearing
- City Council:
  - 1st RDG Hearing (if plat requires exceptions)
  - 2nd RDG Hearing (if plat requires exceptions)

**Important Dates:**
- 3rd Wed of each month, 10:00 AM
- 4th Wed of each month, 10:00 AM
- 1st Mon of each month, 10:00 AM

**Project Manager:**
- Assigns DRC
- Reviews Application/Listing for Mail Applicable

**DRC:**
- Comments Review
- Pre-DRC comments to Applicant
- Post-DRC comments to Applicant
- Deadline for All Revisions from Applicant
- Deadline for P&Z Meeting

**City Council:**
- 1st RDG Public Hearing
- 2nd RDG Public Hearing

**Other Meetings:**
- City Council:
  - 1st RDG Public Hearing
  - 2nd RDG Public Hearing

**Notes:**
- Deadlines are subject to City Council changes.
- *Calendars* indicate deadlines for P&Z completeness.
- All dates are in MM/DD/YY format.
Exhibit 9: Temple GIS – Future Land Use Map
Exhibit 10: Temple GIS – Zoning Map
Exhibit 11: TMED Checklist
### PLANNING DEPARTMENT CHECKLIST TEMPLE MEDICAL AND EDUCATIONAL DISTRICT*

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Zoning</th>
<th>Address</th>
<th>Proposed Use</th>
<th>Transect Zone</th>
<th>Special District (SD)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>T4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>T5-e</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>T5-c</td>
<td></td>
</tr>
</tbody>
</table>

*The checklist below represents a summary of all requirements for the TMED Overlay District standards. Applicant is responsible for the full list of requirements located in the City of Temple Unified Development Code (UDC) Section 6.3 located on the City’s website at [http://www.ci.temple.tx.us/index.aspx?NID=1221](http://www.ci.temple.tx.us/index.aspx?NID=1221)*

### Site Plan Review UDC 3.11.3

- [ ] Required

### Applicability UDC 6.3.3

- [ ] What development type is the project? Which standards are applicable (triggered by) to the project? **6.3.3**

### General Regulations (Dimensional Standards and Building Configuration) UDC 6.3.5

- [ ] Does the project meet dimensional and setback requirements?
- [ ] Does the project meet building configuration requirements?

### Use Standards UDC 6.3.6

- [ ] Is the use allowed in the district per table **6.3.6D**?
- [ ] Does the use carry an "L" designation per table **6.3.6D**? If so, specific use standards apply.
- [ ] Does the project meet all specific use standards? **6.3.6 E**
- [ ] Is any outdoor storage proposed? Outdoor storage not permitted in TMED. **6.3.6 G**
- [ ] Outdoor sale and display of commodities not allowed in transect zone or Special District where such sale is not an allowed use. **6.3.6 H**
- [ ] If permitted, does temporary outdoor display for a sidewalk sale not extend more than 5’ from front façade and reserves 5’ of pedestrian walkway? **6.3.6 H**

### Circulation UDC 6.3.7

- [ ] Does the project meet Thoroughfare Standards? **6.3.7 B**
- [ ] Does the project meet Block Perimeter Standards? **6.3.7C (Not applicable to SD)**
- [ ] Does the project meet access and connectivity standards related to driveway spacing and connection requirements? **6.3.7 D1 (Not applicable to SD)**
- [ ] If project is located in T5-e district on First Street do driveway cuts meet the minimum requirements? **6.3.7D2**
<table>
<thead>
<tr>
<th>Parking &amp; Loading Standards</th>
<th>6.3.8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project meet the minimum parking ratios and parking space dimensions required?</td>
<td>6.3.8B-C</td>
</tr>
<tr>
<td>Is off street loading proposed? Does location meet requirements?</td>
<td>6.3.8E (Not applicable to SD)</td>
</tr>
<tr>
<td>Does parking meet general location and use standards?</td>
<td>6.3.8G</td>
</tr>
<tr>
<td>Does parking located in T5-e on First Street meet special requirements?</td>
<td>6.3.8H</td>
</tr>
<tr>
<td>Is on-street parking allowed and in conformance with location and configuration standards?</td>
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<thead>
<tr>
<th>Bike Facilities</th>
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<td>Is location and placement of bike facilities in accordance with standards?</td>
<td>6.3.9 B</td>
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<tr>
<td>Are minimum required bicycle racks provided?</td>
<td>6.3.9 B</td>
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<tr>
<td>Is the project built in accordance with the TMED Design and Criteria manual?</td>
<td>6.3.9 B</td>
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<table>
<thead>
<tr>
<th>Private Property Landscape Standards</th>
<th>6.3.10</th>
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<tr>
<td>Is the project in a transect zone? If so then all private parking landscape standards apply</td>
<td>6.3.10A</td>
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<tr>
<td>Does project provide minimum site landscaping for transect zones per table</td>
<td>6.3.10B</td>
</tr>
<tr>
<td>Are proposed trees selected from approved list and meet tree mix requirements?</td>
<td>6.3.10C</td>
</tr>
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<td>Are parking lot landscaping and screening requirements met?</td>
<td>6.3.10D-E</td>
</tr>
<tr>
<td>Has mechanical equipment been screened according to standards?</td>
<td>6.3.10F</td>
</tr>
<tr>
<td>Have waste containers been screened according to standards?</td>
<td>6.3.10G</td>
</tr>
<tr>
<td>Have loading docks been screened according to standards?</td>
<td>6.3.10H</td>
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<tr>
<td>Do all proposed fences and walls meet minimum standards?</td>
<td>6.3.10I Additional standards for: non-residential/multifamily 6.3.10J, for single family uses 6.3.10K</td>
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<th>Public Frontage Standards</th>
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<tr>
<td>Does the project meet TMED Design Criteria Manual standards for public frontage?</td>
<td>6.3.11B</td>
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<tr>
<td>Is curb and gutter provided?</td>
<td>6.3.11B</td>
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<tr>
<td>Which frontage type standards are applicable for the street?</td>
<td>6.3.11C</td>
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<tr>
<td>Does the frontage depth, planting strip, on street parking and sidewalks width meet requirements set forth in Sec. 6.3.11B5?</td>
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<tr>
<td>Is the tree type, spacing, location, and placement in accordance with requirements?</td>
<td>6.3.11D</td>
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<tr>
<td>Has groundcover been provided in planting strip in accordance with requirements?</td>
<td>6.3.11D.2</td>
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<tr>
<td>Do public frontage sidewalks must meet construction, connectivity, and location requirements?</td>
<td>6.3.11D.2</td>
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<tr>
<td>Does the public frontage provide the required pedestrian amenities?</td>
<td>6.3.11D.2</td>
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<tr>
<td>Is a Hike and Bike Trail dedication required for implementation of Citywide Trails Master Plan?</td>
<td>6.3.11G</td>
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<tr>
<td>General Planting</td>
<td>UDC 6.3.12</td>
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<td>------------------</td>
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<td>Are the proposed trees selected from the approved tree list? 6.3.12.B (See Temple Drought Tolerant Tree Selection Guide)</td>
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<tr>
<td>Is the proposed ground cover from the approved ground cover list? 6.3.12.C</td>
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<tr>
<td>Are the proposed shrubs appropriate perennial and evergreen species for the Central Texas Region? 6.3.12.D</td>
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<tr>
<td>Is all landscape installation, maintenance, and irrigation provided per standards? 6.3.12E</td>
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<tr>
<td>Do shrubs and ground cover meet minimum size requirements 6.3.12 E</td>
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<td>Is lawn grass drought resistant and does it meet installation requirements? 6.3.12E</td>
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<td>Has an irrigation plan been prepared? 6.4.12E</td>
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<tr>
<th>Architectural UDC 6.3.13; Parking &amp; Garage UDC 6.3.14 Street Light UDC 6.3.17; Utility UDC 6.3.18</th>
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</thead>
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<tr>
<td>Do the proposed exterior finish materials meet city material standards? 6.3.13</td>
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<tr>
<td>Do exterior finish materials meet minimum percentage requirements? 6.3.13 B</td>
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<tr>
<td>Is the accent material no more than 20 % and is it from the permitted list? 6.3.13 C</td>
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<tr>
<td>Is the building designed in compliance with requirements in table 6.3.13 D? (Not applicable to SD)</td>
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<tr>
<td>Does the parking and proposed garage meet standards? 6.3.14 (Not applicable to SD)</td>
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<tr>
<td>Is there private property common areas and do they meet standards 6.3.15 A-E (Not applicable to SD or to single family detached/attached residential uses in T4 or T5)</td>
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<tr>
<td>Are the proposed street lights designed and installed on compliance with the City's Street Light Policy? 6.3.17</td>
</tr>
<tr>
<td>Are all proposed new electric, telephone, and cable wires along the public street ROW underground? 6.3.18</td>
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<table>
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<tr>
<th>Sign Standards UDC 6.3.16</th>
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<tr>
<td>Is the sign type permitted? 6.3.16B (Not applicable to SD-r)</td>
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<tr>
<td>Does the proposed sign type meet standards? 6.3.16C</td>
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</table>
Exhibit 12: New Commercial Packet
New Commercial Construction Packet

This packet is intended as a basic information tool to acquaint owners and developers with the City Of Temple permitting process. It is the owner’s/developer’s responsibility to be familiar with our rules and regulations. It is our intention to make this process as simple and easy as possible. Please review the material included and direct any questions you may have to the Construction Safety Division located at 2 N. Main Street Suite 102 or call 254-298-5640.

This packet includes:

List of adopted building codes

List of requirements for new commercial construction

Planning Site Plan

Fire Marshal’s Plan Requirements

Information on how to track a permit

List of required inspections

Information on how to schedule an inspection

Inspection hot line and reference telephone numbers

List of water tap fees

Building permit application
Adopted Codes

International Building Code..........................2009
International Residential Code......................2009
International Plumbing Code..........................2009
International Mechanical Code.......................2009
International Energy Conservation Code.........2009
International Fire Code.................................2009
International Fuel Gas Code..........................2009
International Property Maintenance Code......2009
National Electrical Code...............................2008
# Requirements for New Commercial Construction

<table>
<thead>
<tr>
<th>Submittal Requirements</th>
<th>New Construction or New Shell</th>
<th>New Finish Out</th>
<th>Remodel Interior</th>
<th>Remodel Exterior</th>
<th>Addition</th>
<th>All Flatwork (Including clearing and grading)</th>
<th>Mechanical</th>
<th>Electrical</th>
<th>Plumbing</th>
<th>Fence</th>
<th>Roof</th>
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<td>Storm Water Management Plan (for properties 1 acre or more; OR properties under 1 acre if they are part of a Larger Common Plan)</td>
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<tr>
<td>Storm Water Pollution Prevention Plan (for properties 1 acre or more; OR properties under 1 acre if they are part of a Larger Common Plan)</td>
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<td>Texas Department of Licensing and Regulation number (TDLR) over $50,000</td>
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**Parking and Restrooms**

- Must meet the requirements set by State of Texas for handicap regulations.
- Elevation for top of slab must be the same or a higher elevation as the curb, except in flood zones “A” and “B”, where the top of the slab must be at least one (1) foot above the 100 year flood elevation.

A copy of The City of Temple’s Unified Development Code (UDC) can be found on-line at [www.templetx.gov](http://www.templetx.gov)

Zoning, Uses, and Dimensional Requirements
- Existing and proposed condition of lot or lots
- Adjacent development
- Lot dimensions and existing and proposed setbacks (UDC Sec. 4.6)
- Uses (UDC Sec. 5.1)
- Building location, heights, and gross floor area (UDC Sec. 4.6)
- North Arrow

Architectural
- Building exterior materials clearly labeled (masonry calculation) (UDC Sec. 7.7)
- Offsets and insets clearly labeled (UDC Sec. 7.7)
- Articulations clearly labeled (e.g. Columns canopies, arches, awnings) (UDC Sec. 7.7)

Streets and Utilities
- Existing and proposed off-street parking and loading spaces (totaled) (UDC Sec. 7.4)
- Existing and proposed Drive aisles (width) (UDC Sec. 8.2)
- Existing and proposed Fire Hydrants (UDC Sec. 8.1)
- Easements (UDC Sec. 8.2)
- Access and circulation (UDC Sec. 7.2)
- Utilities (UDC Sec. 8.2)
- Drainage area locations (UDC Sec. 8.2)
- Existing and proposed Sidewalks (UDC Sec. 8.2)
- Existing and proposed Curb cuts and drive approaches (UDC Sec. 7.2)
- Existing and proposed Curb and gutter locations (UDC Sec. 8.2)
- Existing and proposed Width of adjacent streets and alleys (UDC Sec. 8.2)

Screening, Lighting, and Site Improvements
- Existing and proposed location of signs (UDC Sec. 7.5)
- Refuse containers and compactors (UDC Sec. 7.6)
- Outdoor storage and display areas (UDC Sec. 7.6)
- Location and material of fences (UDC Sec. 7.6)
- Screening and buffering (UDC Sec. 7.6)
- Lighting (UDC Sec. 7.1)
- Mechanical equipment location
- Existing and proposed pole locations
- Public open space and playground (UDC Sec. 8.3)
- Landscaping areas and calculated area (UDC Sec. 7.3)

Certification: You as the property owner certify with your signature that the following statements are true:
- This application is complete and all of the information provided is accurate.
- The person signing below as applicant may act as my agent for the processing and presentation of this request. The designated agent shall be the principal contact person with the City in processing and responding to requirements or issues relevant to this request.

Applicant's Signature

Property Owner's Signature
Requirements for Plan Submittals and Additional Information

A Fire Protection drawing will be included with all Plan submittals for commercial or multifamily new construction and remodels. This drawing will be separate from any fire sprinkler or fire alarm plans and will be included with the construction drawings turned in for permitting. Fire Protection drawings shall also be submitted electronically to the Fire Marshal’s Office on CD or may be e-mailed to the Fire Marshal to facilitate pre-incident planning.

Fire Protection drawings shall be a basic floor plan and include:

- Building Identification / Name and Address
- Occupancy classification / Occupant load
- Exit Signage and Emergency Lighting locations
- Fire Extinguisher Locations
- Room Usage (office, storage, etc...)
- Key Safe Location (located just right of the main entrance at 6-7 feet)
- Fire Hydrant reference with location and distance to furthest part of structure
- Fire Alarm panel (if applicable)
- Fire Riser Room and Fire Dept Connection (if applicable)
- Hazardous Material Storage locations (if applicable)
- Fire lanes (if applicable and not clearly labeled on site plan)

Additional information for compliance with Fire Code for Fire Inspection:

- The address should be clearly visible in contrasting 6 inch numbers
- Key safe order forms are included in packet. Contact Fire Marshal’s office for assistance.
- All electric gates on fire access roads shall be equipped with an emergency access control device. The approved device can be ordered from a distributor found at www.click2center.net for more information contact the Fire Marshal’s Office 298-5682.
- City Ordinance Fire Prevention codes can be found at www.ci.temple.tx.us
- Fire Extinguishers should be mounted in a conspicuous location, readily accessible and 3-5 feet of the floor.

| Fire Extinguisher Requirement Based on Square Footage |
|---------------------------------|---------------------|---------------------|---------------------|
|                                 | LIGHT (LOW)          | ORDINATRY           | EXTRA (High)        |
|                                 | HAZARD OCCUPANCY    | (Moderate)          | HAZARD OCCUPANCY    |
| Minimum                         | 5 lb. ABC           | 5 lb. ABC           | 5 lb. ABC           |
| Rated Single Extinguisher       |                     |                     |                     |
| Maximum Floor Area Per Unit     | 3,000 sq ft         | 1,500 sq ft         | 1,000 sq ft         |
| Maximum                         | 75 feet             | 75 feet             | 75 feet             |
| Travel Distance to Extinguisher |                     |                     |                     |
Permit Tracking

After a permit application is submitted, the City of Temple has 10 business days to review and make comments. Commercial permit applications are reviewed by Construction Safety, to include electrical, plumbing, and mechanical, the Engineering Department, the Water Department, the Planning Department, and the Fire Marshal.

The Development Review Coordinator will contact you by e-mail or by phone to let you know the status of the permit application once all the departments have reviewed the permit application.

You may also track the permit on-line:
- Visit the City of Temple website at www.templetx.gov
- Click the Business Tab and select Building Permits
- Click Select Permit. You can look up the permit by entering the permit number, address of the project, parcel number, or name of the applicant, then click Continue
- Click Plan Tracking Status on the left. This will display a chart listing the departments who will review the permit application, the date they reviewed the application permit, the results of their review, and who reviewed the application permit.
- To review the comments by department, click on the department (example if you want to see the engineers comment click Engineering) then click the unlined comment. The next page will show the comments made.

All revisions for a permit application can be submitted to the planning department at 2 N. Main Suite 201, Temple, TX 76501.
Required Inspections

- Underground electric (if applicable)
- Plumbing rough-in (under slab – pre pour)
- Electrical race ways in the foundation
- Concrete encased electrode aka Ufer ground– can be done with foundation inspection
- Foundation asks per-pour (steel inspection) **BEFORE YOU POUR**
- Electrical rough-in
- Plumbing top-out
- Framing and Mechanical rough-in (done on the same inspection). Please have plumbing top-out and electrical rough-in approved first.
- Insulation
- Temporary final electric
- Plumbing final
- Electrical final
- Sidewalk inspection (Planning Department)
- Masonry inspection (Planning Department)
- Landscape inspection (Planning Department)
- Site Plan Final (Planning Department)
- Fire Final
- Mechanical final & Building Final aka Certificate of Occupancy (done on the same inspection) all finals must be complete **BEFORE** calling for a C.O.

Other Inspections

- Approach, Driveway, Flatwork aka sidewalk (typically done on the same inspection)
- Temporary power pole
- Underground plumbing (sewer yard line & water line)
Scheduling an Inspection

Inspections can be made by phone, e-mail, or on-line.

To schedule an inspection by phone:
- Dial 254-298-5640
- You will be prompted by the Temple inspection hot-line
- For inspection request Press 1
- Please leave the permit number, address of the project, type of inspection, contractor name and call back number.

To speak to the Building or Mechanical Inspector press 2, to the Electrical Inspector press 3 and the Plumbing Inspector press 4. For all other calls or to speak to a permit clerk press 0.

To schedule an inspection by e-mail:
- E-mail us at inspectionrequests@templetx.gov
- Please leave the permit number, address of the project, type of inspection, contractor name and call back number.

To schedule an inspection on-line:
- Visit the City of Temple website at www.templetx.gov
- Click on the Business Tab and select Building Permits
- Click Schedule/Cancel Inspection and enter the permit number, address of project, parcel number, or name of applicant, then click Continue
- Click Schedule Inspection
- Click the inspection you would like to schedule and choose the day you would like the inspection on.
Reference Phone Numbers

Atomos Energy  800-460-3030
AT&T         800-464-7928
Bell County Health Department  254-778-4766
Development Review Coordinator  254-298-5269
Engineering Department  254-298-5660
Fire Marshal         254-298-5682
Inspections Hot Line  254-298-5640
Permit Clerk         254-298-5640
Permit Fax          254-298-5624
Planning Department  254-298-5668
Solid Waste         254-298-5725
Street Department  254-298-5653
TXDot             254-217-0192
TXU Commercial   800-399-5501
TXU Residential  800-242-9113
Water Department  254-298-5616
Water Taps       254-298-5622
Water and Sewer Tap Fees

Rates
The following charges shall be made and collected by the Utility Business Office for each water and sewer tap connection furnished and made by it:

<table>
<thead>
<tr>
<th>Tap Size</th>
<th>Current Rates</th>
<th>Plus costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Full Short</td>
<td>Full Long</td>
</tr>
<tr>
<td>Water</td>
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<tr>
<td>3/4&quot;</td>
<td>$390.00</td>
<td>$1,150.00</td>
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<td>1&quot;</td>
<td>$410</td>
<td>$1,170</td>
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<tr>
<td>1 1/2&quot;</td>
<td>$450</td>
<td>1,210 plus the cost of meter</td>
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<td>$490</td>
<td>1,240 plus the cost of meter</td>
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<td>3&quot;</td>
<td>$960</td>
<td>3,240 plus the cost of meter and materials required to complete the tap</td>
</tr>
<tr>
<td>&gt;3</td>
<td>$320*</td>
<td>$1,080* plus the cost of meter and materials required to complete the tap</td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4&quot;</td>
<td>$420</td>
<td>1,180 plus the cost of materials required to complete the tap</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$500</td>
<td>1,260 plus the cost of materials required to complete the tap</td>
</tr>
</tbody>
</table>

Changeover Fee
A $50 changeover fee, but no tap fee, will be charged for replacing a smaller meter (3/4” x 5/8”) with a full 3/4" meter.

Fire Taps
All connections for fire protection systems sprinklers shall be charged at the rate of two hundred dollars ($200) per inch of tap for short connection and three hundred dollars ($300) per inch of tap for long connections.

Stand-by Charge
A “stand-by” charge shall be assessed on each fire protection connection. This charge shall be two dollars ($2) per inch per month.

**Taps Made By Utility Contractors**

The charge for connecting a private water or service line to a short or long tap made by a utility contractor within a platted subdivision shall be one-half (1/2) the amount when the City makes a short tap of the same type and diameter.

**Surface Taps**

**Boring Accomplished By City Crews**

When a tap requires the City, acting through its own crews or its employees, to bore or go under an existing improved public street, right of way, railroad right of way, public right of way, public utility easements, other improved public property or private property in order to make a connection, charges for long connection requiring such boring will be the standard tap fee plus fifteen dollars ($15) per each for of bore in dirt and twenty dollars ($20) per each foot of bore in rock.

**Boring Accomplished By Contractors**

When the City hires a private party or private party contractor other than the City to bore or under existing streets, rights of ways, railroad right of way, public utility easements or other improved public property or private property in order to make a connection, the charge for a private party bore will be the standard tap fee plus the actual cost to the City of the bore.

### Rates For Water Service

<table>
<thead>
<tr>
<th>Minimum service charge by meter size for 1 to 2,000 gallons</th>
<th>¾”</th>
<th>$10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1”</td>
<td>$16.00</td>
</tr>
<tr>
<td></td>
<td>1 ½”</td>
<td>$20.00</td>
</tr>
<tr>
<td></td>
<td>2”</td>
<td>$64.00</td>
</tr>
<tr>
<td></td>
<td>3”</td>
<td>$128.00</td>
</tr>
<tr>
<td></td>
<td>4”</td>
<td>$200.00</td>
</tr>
<tr>
<td></td>
<td>6”</td>
<td>$640.00</td>
</tr>
<tr>
<td></td>
<td>8”</td>
<td>$1,120.00</td>
</tr>
<tr>
<td>Plus straight volumetric rate for consumption above 2,000 gallons</td>
<td>$3.20 per thousand gallons</td>
<td></td>
</tr>
</tbody>
</table>

**Customers Outside the City**
The City’s regional water customers, Troy, Morgan’s Point Resort, and Little River-Academy, shall pay the same rates as customers inside the city limits. All other customers located outside the city limits of Temple shall pay 1.25 times the in-city schedule.

**Rates For Sewer Service**

<table>
<thead>
<tr>
<th>Minimum Service Charge For First 2,000 gallons of water</th>
<th>$13.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Straight Volumetric Rate For Gallons Over 2,000</td>
<td>$4.50 per thousand gallons</td>
</tr>
</tbody>
</table>

**Customers Outside the City**

Customers outside the city limits will be billed at $1.25 times the in-city rates.

**Deposits**

<table>
<thead>
<tr>
<th>Class A Service</th>
<th>Class B Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Meters</td>
<td>$75</td>
</tr>
<tr>
<td>5/8” Meter</td>
<td>$115</td>
</tr>
<tr>
<td>1” Meter</td>
<td>$170</td>
</tr>
<tr>
<td>1 1/2” Meter</td>
<td>$200</td>
</tr>
<tr>
<td>2” Meter</td>
<td>$450</td>
</tr>
<tr>
<td>3” Meter</td>
<td>$550</td>
</tr>
<tr>
<td>4” Meter</td>
<td>$650</td>
</tr>
<tr>
<td>6” Meter</td>
<td>$850</td>
</tr>
<tr>
<td>8” Meter</td>
<td>1,200</td>
</tr>
<tr>
<td>10” Meter</td>
<td>2,500</td>
</tr>
<tr>
<td>Fire Hydrant Meter</td>
<td>$600</td>
</tr>
</tbody>
</table>

The deposit for a 6” or larger meter may be waived in connection with an economic development agreement within an enterprise zone.
Exhibit 13: Permit Fee Schedule
Permit Fee Schedule

New Single Family Residential & Duplex Construction

$0.135 per square foot

This fee is calculated based on the total square footage under roof and includes permits for the structure, electrical, mechanical, plumbing, flatwork, certificate of occupancy, and plans review. This fee does not include permits for fences, storage buildings, accessory structures, lawn irrigation, or swimming pools.

New Commercial Construction

<table>
<thead>
<tr>
<th>Category</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>$35 base permit fee plus $0.12 per square foot</td>
</tr>
<tr>
<td>Electrical</td>
<td>$50 base permit fee plus $0.01 per square foot</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$50 base permit fee plus $0.01 per square foot</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$50 base permit fee plus $0.01 per square foot</td>
</tr>
<tr>
<td>Plan Review Only</td>
<td>$50 base permit fee plus $0.01 per square foot</td>
</tr>
</tbody>
</table>

This category includes new townhouse, multi-family, & commercial construction including shell buildings, warehouses, and parking garages. This fee is calculated based on the total square footage under roof. This fee does not include permits for fences, storage buildings, accessory structures, lawn irrigation, or swimming pools.

Commercial Remodeling, Alterations, Additions, Repairs, and Finish-Out

<table>
<thead>
<tr>
<th>Category</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>$35 base permit fee plus $4 per $1,000 of job costs</td>
</tr>
<tr>
<td>Electrical</td>
<td>$50 base permit fee plus $0.10 per $1,000 of job costs</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$50 base permit fee plus $0.10 per $1,000 of job costs</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$50 base permit fee plus $0.10 per $1,000 of job costs</td>
</tr>
<tr>
<td>Plan Review Only</td>
<td>$50 base permit fee plus $0.10 per $1,000 of job costs</td>
</tr>
</tbody>
</table>

This category includes remodeling, alterations, additions, repairs, and finish-out for commercial construction.

Residential Remodeling, Alterations, Additions, Repairs, and Finish-Out

<table>
<thead>
<tr>
<th>Category</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>$70 base permit fee</td>
</tr>
<tr>
<td>Electrical</td>
<td>$55 base permit fee</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$55 base permit fee</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$55 base permit fee</td>
</tr>
</tbody>
</table>
Plan Review Only $55 base permit fee

This category includes remodeling, alterations, additions, repairs, siding, and finish-out for residential construction.

**Multi-Family Remodeling, Alterations, Additions, Repairs, and Finish-Out**

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee Structure</th>
</tr>
</thead>
</table>
| Building                             | $70 per unit for units 1 to 8
|                                      | $50 per unit for units 9 to 16
|                                      | $35 per unit for units 17 and up                  |
| Electrical                           | $55 base permit fee per unit                      |
| Mechanical                           | $55 base permit fee per unit                      |
| Plumbing                             | $55 base permit fee per unit                      |

This category includes remodeling, alterations, additions, repairs, siding and finish-out for multi-family construction.

**Miscellaneous**

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Contractor Registration</td>
<td>$80 annually</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>$35</td>
</tr>
<tr>
<td>Approach</td>
<td>$35</td>
</tr>
<tr>
<td>Carport, Shed, Deck, or Patio</td>
<td>$35</td>
</tr>
<tr>
<td>Curb Cut</td>
<td>$35</td>
</tr>
<tr>
<td>Demolition</td>
<td>$55</td>
</tr>
<tr>
<td>Fence</td>
<td>$35</td>
</tr>
<tr>
<td>Flatwork, Driveway, or Paving</td>
<td>$35</td>
</tr>
<tr>
<td>House Moving</td>
<td>$55</td>
</tr>
<tr>
<td>Lawn Irrigation</td>
<td>$110</td>
</tr>
<tr>
<td>Manufactured Home Set-Up</td>
<td>$110</td>
</tr>
<tr>
<td>Pool or Spa (In Ground)</td>
<td>$110</td>
</tr>
<tr>
<td>Pool or Spa (Above Ground)</td>
<td>$35</td>
</tr>
<tr>
<td>Re-inspection Fee (paid in person after 3rd time)</td>
<td>$50</td>
</tr>
<tr>
<td>Retaining Wall</td>
<td>$35</td>
</tr>
<tr>
<td>Roof (Residential)</td>
<td>$35</td>
</tr>
<tr>
<td>Roof (Commercial)</td>
<td>$35 base fee + $4 per $1,000 of job costs</td>
</tr>
<tr>
<td>Commercial Siding</td>
<td>$35 base fee + $4 per $1,000 of job costs</td>
</tr>
<tr>
<td>Sign or Billboard</td>
<td>$110</td>
</tr>
<tr>
<td>Solar Panel</td>
<td>$35</td>
</tr>
<tr>
<td>Tap Administration Fee (Water, Sewer, Irrigation)</td>
<td>$30</td>
</tr>
<tr>
<td>Temporary Pole</td>
<td>$35</td>
</tr>
<tr>
<td>Temporary Use Permit Fee</td>
<td>$35</td>
</tr>
<tr>
<td>Tower- New or Modification</td>
<td>$35 base fee + $4 per $1,000 of job costs</td>
</tr>
<tr>
<td>Water Service Inspection Fee- Outside City Limits</td>
<td>$50</td>
</tr>
<tr>
<td>Service Description</td>
<td>Fee Amount</td>
</tr>
<tr>
<td>--------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Wireless Service in ROW- ROW Rate</td>
<td>$250 per node, annually</td>
</tr>
<tr>
<td>Wireless Service in ROW- Small Cell or Node Fee</td>
<td>$500 up to 5 nodes, $250 for each add.</td>
</tr>
<tr>
<td>Wireless Service in ROW- Support Pole</td>
<td>$1,000</td>
</tr>
<tr>
<td>Working Without a Permit</td>
<td>$50 plus doubling of permit fees</td>
</tr>
<tr>
<td>Any Other Permit Required</td>
<td>$50</td>
</tr>
</tbody>
</table>

**Deposit – Wrecking Bond**

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Deposit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building not to exceed 5,000 sq. ft.</td>
<td>$500</td>
</tr>
<tr>
<td>5,001 – 100,000 sq. ft.</td>
<td>$1,500</td>
</tr>
<tr>
<td>100,001 sq. ft. or greater</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

This deposit is non-refundable after 6 months.

**Deposit – Curb Cut Bond**

| Curb Cut Bond                          | $3,000        |

**Fire Permit Fees**

- Above Ground Tank Install $105
- Above Ground Tank Removal $60
- Blasting Permit (one time) $100
- Blasting Permit (annual) $1,030
- Boarding Home $55
- Burning $105
- Day Care $45
- Day Home $15
- Family Care $25
- Fire Alarm Installation $105
- Fireworks $250
- Foster Homes $40
- Fuel Dispenser Replacement $80
- Fuel Tank Installation $105
- Fuel Tank Removal $60
- Hauling or Transporting LPG $55
- Hauling/Transporting Flammable or Combustible Liquid $50
- Hospital $300
- LPG Tank Hauling/Transport $55
- LPG Tank Installation $55
- New Fire Alarm Installation $105
- Nursing Homes $65
- Other New Suppression Systems $80
- Public Displays Inside Malls $100
<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smoke Control Systems</td>
<td>$50</td>
</tr>
<tr>
<td>Sprinkler Installations</td>
<td>$130</td>
</tr>
<tr>
<td>Sprinkler Installations with Fire Pump</td>
<td>$180</td>
</tr>
<tr>
<td>Sprinkler Test Remodel</td>
<td>$105</td>
</tr>
<tr>
<td>Standpipe Systems</td>
<td>$105</td>
</tr>
<tr>
<td>Suppression System</td>
<td>$80</td>
</tr>
<tr>
<td>Underground Installations</td>
<td>$105</td>
</tr>
<tr>
<td>Underground Tank Install</td>
<td>$105</td>
</tr>
<tr>
<td>Underground Tank Removal</td>
<td>$60</td>
</tr>
<tr>
<td>Water Line Installation</td>
<td>$105</td>
</tr>
<tr>
<td>Welding Permit</td>
<td>$80</td>
</tr>
</tbody>
</table>
Exhibit 14: FEMA FIRMETTE
National Flood Hazard Layer FIRMette

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2020 at 5:10:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, regulatory floodway, channel, culvert, or storm sewer, levee, dike, or floodwall, cross sections with 1% annual chance, base flood elevation line (BFE), water surface elevation, and effective LOMRs.

Unmapped and unmodernized areas cannot be used for regulatory purposes.
Exhibit 15: FEMA Flood Map Panel
NOTES TO USERS
The map is for use in flood insurance. Prior to using this National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), the user should be familiar with local land use planning. Park districts, private property, flood protection systems, and development may exist that are not shown on the map. If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

Coastal Base Flood Elevations shown on this map apply only to landward elevation information. Accordingly, flood elevation data presented in the FIS drainage sources of small size. The community map repository should be used to verify current elevation, description, and/or location information for bench marks. If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

The table contained within the Flood Insurance Study report that accompanies this FIRM panel (and/or floodways have been determined, users are encouraged to consult flood elevations referenced to the same vertical datum. For information does not necessarily identify all areas subject to flooding, particularly from local drainage systems.

If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

NOTES TO USERS
The map is for use in flood insurance. Prior to using this National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), the user should be familiar with local land use planning. Park districts, private property, flood protection systems, and development may exist that are not shown on the map. If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

Coastal Base Flood Elevations shown on this map apply only to landward elevation information. Accordingly, flood elevation data presented in the FIS drainage sources of small size. The community map repository should be used to verify current elevation, description, and/or location information for bench marks. If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

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Coastal Base Flood Elevations shown on this map apply only to landward elevation information. Accordingly, flood elevation data presented in the FIS drainage sources of small size. The community map repository should be used to verify current elevation, description, and/or location information for bench marks. If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.

The table contained within the Flood Insurance Study report that accompanies this FIRM panel (and/or floodways have been determined, users are encouraged to consult flood elevations referenced to the same vertical datum. For information does not necessarily identify all areas subject to flooding, particularly from local drainage systems.

If you have questions about this map or questions concerning the National Flood Insurance Program, please contact FEMA.
Exhibit 16: Temple GIS – Utility Map
Temple GIS Utility

2/17/2020, 6:10:21 PM

City of Temple
Exhibit 17: Utility and TxDOT Contact Sheet
Utility Provider/TxDOT Plat Acceptance Form
(PLATS Only)

Date: _____________________

Subdivision Name: ________________________________________________________________

Engineer/Surveyor: ________________________________________________________________

Please check one of the statements below, sign, and either email to twydermyre@templetx.gov or fax back to the City of Temple Planning Department at (254)298-5624.

I have been furnished a copy of the proposed plat for my review and:

____ I have not been able to review the proposed plat at this time
____ I am in agreement with the proposed plat
____ I am not in agreement with the proposed plat
____ I have the following comments concerning the proposed plat:

________________________________________

John Willman, ONCOR
308 S. 7th Street
Temple, TX 76504
254.493.2081
john.willman@oncor.com

Shaun Whitehead/Shanna Beach, Spectrum
215 Factory Drive
Waco, TX 76710
254.761.3806
shaun.whitehead@charter.com
shanna.beach@charter.com

Steve Dieterman/Joey Agee, AT&T Texas
117 N. 1st Street
Temple, TX 76501
254.773.8626
SD6961@att.com
JA8125@att.com

Solomon Thomas/Billy Tweedle, TxDOT
410 W. Loop 121
Belton, TX 76513
254.939.3778
Solomon.Thomas@txdot.gov
Billy.Tweedle@txdot.gov

Alan Wetzel, Atmos Energy
2138 Lucius McCelvey Drive
Temple, TX 76504
254.742.7804
alan.wetzel@atmosenergy.com

Lewis Alambar, Post Office
401 N. Main Street
Temple, TX 76501
254.773.0792
Lewis.alambar@usps.gov
If mailing to P.O., address to Mr. Lewis Alambar

Billy Bierschwale/Gail Ussery, Grande Communications
7305 Pegasus Drive
Temple, TX 76501
254.235.2026
Billy.Bierschwale@mygrande.com
Gail.Ussery@mygrande.com

12/05/2018
Exhibit 18: Estimated Site Cost Worksheet


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>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$37,700.00</td>
<td>$20,300.00</td>
<td>$58,000.00</td>
<td></td>
<td></td>
<td>$58,000</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>$66,500.00</td>
<td>$28,500.00</td>
<td>$95,000.00</td>
<td></td>
<td></td>
<td>$95,000</td>
</tr>
<tr>
<td>Detention</td>
<td>$81,250.00</td>
<td>$43,750.00</td>
<td>$125,000.00</td>
<td></td>
<td></td>
<td>$125,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$19,200.00</td>
<td>$76,800.00</td>
<td>$96,000.00</td>
<td></td>
<td></td>
<td>$96,000</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$19,200.00</td>
<td>$35,000.00</td>
<td>$50,000.00</td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$53,000.00</td>
<td>$212,000.00</td>
<td>$265,000.00</td>
<td></td>
<td></td>
<td>$265,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$57,000.00</td>
<td>$228,000.00</td>
<td>$285,000.00</td>
<td></td>
<td></td>
<td>$285,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$16,250.00</td>
<td>$8,750.00</td>
<td>$25,000.00</td>
<td></td>
<td></td>
<td>$25,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$1,725.00</td>
<td>$9,775.00</td>
<td>$11,500.00</td>
<td></td>
<td></td>
<td>$11,500</td>
</tr>
<tr>
<td>Surveying Surfaces</td>
<td>$11,400.00</td>
<td>$600.00</td>
<td>$12,000.00</td>
<td></td>
<td></td>
<td>$12,000</td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>$81,000.00</td>
<td>$54,000.00</td>
<td>$135,000.00</td>
<td></td>
<td></td>
<td>$135,000</td>
</tr>
<tr>
<td>Other (specify)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

Total: $1,157,500
Exhibit 19: Estimated Offsite Cost Worksheet
### 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.</th>
<th>Activity</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$! 13,600.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$ 12,000.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$ 18,000.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td>$ -</td>
<td>$ 54,400.00</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ 68,000</td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td>$ -</td>
<td>$ 36,000.00</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ 48,000</td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
<td>$ -</td>
<td>$ 42,000.00</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ 60,000</td>
</tr>
<tr>
<td>Other (specify)</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Other (specify)</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td>$ -</td>
<td>$ -</td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

**Total** 176,000

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Ace Reneau  
Printed Name

02/25/2020  
Date

If a revised form is submitted, date of submission: 02/25/2020
Exhibit 20: Temple GIS – City Limit Map
Exhibit 21: City of Temple Helpful Links
CITY OF TEMPLE

REGULATORY AND ORDINANCE LINKS

City of Temple
https://www.templetx.gov/

City of Temple Applications, Checklists, and Fees
https://www.templetx.gov/211/Applications-Checklists-and-Fees

City of Temple Code of Ordinance

City of Temple Unified Development Code

Temple Medical & Educational District
https://www.templetx.gov/1574/Temple-Medical-Educational-District-TMED

City of Temple GIS Mapping
https://www.ci.temple.tx.us/1526/Geographic-Information-Systems-GIS