Site Design and Development Feasibility Report
Trinity Housing Development
Senior Apartments
Brenham, TX
February 20, 2020

1. Executive Summary

The below information was obtained through (1) reference documents and ordinances found within the City of Brenham, Texas website (2) Brenham, Texas GIS. (3) Conversations with Willy Dilworth, Chief Appraiser of Washington City Appraisal District (4) Conversations with Shauna Laauwe, City of Brenham Project Planner (5) Conversations with Donald Reese, Assistant City Manager also with the City of Brenham Public Services/Utilities (6) City of Brenham Development Services: Building Permits & Inspections Fee Schedule (7) reference documents from the Texas Commission on Environmental Quality (8) Conversations with Roger Williams, Fire Marshall, City of Brenham Fire Department (9) Conversations with Nancy Stafford the City of Brenham Executive Assistant.

Due diligence performed for the project includes Limited boundary survey of the project site, Phase I Environmental Site Assessment and title research.

The proposed senior apartment development in Brenham, Texas consists of one lot that contains 3.12 acres which is within the city limits. The lot is currently zoned B-2 – Commercial, Research and Technology District which does specifically allows for independent senior living facilities. The proposed senior housing development consists of a single three story building 49 dwelling unit independent senior living complex. The project site is currently an unused open field covered with long grass. The site will be mass graded by the developer prior to construction. Per the FEMA flood map, the site is located in zone X which is outside of the 100 year floodplain in an area of minimal flood hazard. The US Topo Quad map does not show and any stream or waterbodies on the site.

A driveway along the western property line will be constructed by the developer and the cost will be shared 50/50. Water and sewer will be extended along this driveway for both developments to utilize. Other off-site work includes two detention ponds to the east and west of the driveway also being constructed by the developer.
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.

2. **Site Summary Items**

2.1 Zoning Requirements

2.1.1 Current Zoning

Per the City of Brenham GIS, the site is within the City limits of Brenham and is zoned B-2 – Commercial, Research and Technology District which does allow for independent senior living facilities.

2.1.2 Select Zoning Information

Regulations within the B-2 District – Commercial, Research and Technology District

- Dwelling Units/Acre (maximum) – 24
- Minimum Lot Area per dwelling unit – 1,800 sf.
- Minimum Lot Area – 2.02 acres
- Minimum Lot Width – 50’
- Minimum Lot Depth – 100’
- Minimum Front Yard – 25’
- Minimum Rear Yard – 10’
- Minimum Side Yard – 10’
- Maximum Height of structure – 52’
- Maximum Lot Coverage – 85%

2.2 Subdivision Requirements

2.2.1 Per the Brenham Code of Ordinances and conversations with Ms. Shauna Laauwe of the City of Brenham, a subdivision plat will be required. The platting process includes submission of a Preliminary and Final Plat for approval by Planning Commission. The Final Plat will then be passed on to City Council for final approval. The preliminary and final plat can run concurrently and must be submitted no later than 14 days before the Planning Commission meeting date. The developer will be carrying out the platting procedure. It is estimated to take between 4-6 weeks. Prior to plat submission a pre-application meeting for the plats must take place.
2.3 Property Identification Number and Millage rates

2.3.1 Property Identification Number

Per City of Brenham GIS
https://brenham.maps.arcgis.com/apps/webappviewer/index.html?id=960a5d2eb4384323998d6efe4c15c260
• 20290

2.3.2 Millage Rates for all Taxing Jurisdictions

Per the Washington County Appraisal District website and conversations with Willy Dilworth the applicable 2019 tax rates per $100 of value are listed below.

• City of Brenham: 0.514
• Washington County: 0.495
• Brenham ISD: 1.05
• Blinn College: 0.056

2.4 Development Ordinances

2.4.1 Parking

Per Brenham Code of Ordinances – Zoning Code, Appendix A, Part II, Division 1, Section 16 – Off-Street Parking Requirements:
• Required parking:
  o 1.5 space per dwelling unit for one bedroom units
  o 2 spaces per 2 bedroom dwelling units plus 0.5 spaces for each additional room
  o Guest Parking is to be 10% of required spaces
• 91 spaces required (32 one bedroom units and 17 two bedroom units)
• Parking space shall be a minimum of 20’ in length and 9’ in width.

2.4.2 Landscaping

Per Brenham Code of Ordinances – Zoning Code, Appendix A, Part II, Division 1, section 12 – Landscaping and Buffering:
• For all multiple-family parcels an area equal to 15% of the developed area shall be required to be landscaped area
• All required landscaping shall be irrigated by an underground sprinkler system, drip or micro irrigation system or hose attachment within 100' of all landscaping.
• A combination of trees, shrubs, and groundcover and a mix of species shall be provided to meet the minimum landscape requirement, no more than 50% of plantings may be from the same species.
• In order to maximize the preservation of existing trees, surveyed trees in good health that have a caliper of at least 4” measured 6” from the ground may provide credit towards the landscaping requirement. Each existing tree preserved between 4” and 12” in diameter measured 6” from the ground may receive landscape credits for two trees.
• Each existing tree preserved greater than 12” inches in diameter measured 6” from the ground may receive a landscape credit for 3 trees.
• 1 tree shall be located in a landscape island at the end of all parking rows and shall be planted in a minimum permeable area of 100 square feet per tree. The remainder of all parking lot islands shall be fully landscaped with shrubs, grass, live groundcovers, and/or non-vegetative groundcover.
• A minimum of 1 tree is required within 110’ of every parking space (one tree per every 12 parking spaces).
• Tree wells/diamond planters shall be permitted at the head of parking stalls and encroach into the parking space. Minimum tree well dimensions shall be 3' by 3'.
• Required trees shall be seven feet 7” tall and two inches in diameter when measured 6” from the ground. 50% of required trees shall be canopy (shade) trees, remaining trees may be non-canopy (ornamental) trees.

2.4.3 Water Supply

The City of Brenham will provide the water services. Per the utility map provided by Mr. Donald Reese, Assistant City Manager of the City of Brenham there is an 8” waiter main along the north side and south side of South Market Street. It is likely that the developer will connect to the 8” main line and bring it down the developed driveway to the west of the property. The domestic water service to the property will be achieved by connected a 4” tap and meter to the new line to supply the property. It is anticipated that the fire line will be achieved by tapping a 6” line into the water main under the new developed driveway to the west of the property.

2.4.4 Sewer

The City of Brenham will provide the sewer services. Per the utility map provided by Mr. Donald Reese, Assistant City Manager of the City of
Brenham, There is an existing 8” sewer line to the west of the site running across South Market Street. The developer will connect to the 8” line and run it down the driveway. It is anticipated that a 6” sewer line will be connected to the new main line.

2.5 Fire Department Requirements

Per Conversations with Roger Williams, City of Brenham Fire Marshall. The City of Brenham fire department uses the 2015 International Fire Code for their fire requirements. FDC’s are preferred to be on the building but exceptions can be made if a remote FDC is preferred. FDC’s are required to be within 100’ from a fire hydrant. Fire lanes are required to be 26’ wide and apparatus access routes are required to be within 150’ of the building to provide hose lay access, however this hose lay access distance can be extended if the structure is sprinkled. It is anticipated that the fire line will be achieved by tapping a 6” line into the water main under the new developed roadway to the west of the property. Upon seeing the site plan Mr. Williams did not see any obvious fire safety issues with the site.

2.6 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to U.S. Route 290 (South Market Street). U.S. Route 290 is a 2 lane road with a shared center left turn lane and paved shoulders that is a Texas Department of Transportation (TxDOT) route. TxDOT will require a driveway permit. Due to the developer completing the roadway work they will be required to obtain the permit.

2.7 Building Codes and Local Design Requirements

Per section 6-1 of the City of Brenham Code of Ordinances, the City of Brenham has adopted the following codes:

- 2012 International Building Code (IBC)
- 2014 National Electric Code (NEC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Mechanical Code (IMC)
- 2012 International Property Maintenance Code (IPMC)
- 2012 International Plumbing Code (IPC)
- 2012 International Energy Conservation Code (IECC)
- 2012 International Residential Code (IRC)
- 2012 International Existing Building Code (IEBC)
2.8 Atypical Cost Items

As noted in the Executive Summary above, a new driveway and utility extension will be required to the west of the site. No other atypical items are anticipated that will materially impact costs or take extended time to complete for this project.

3. Overview of Process, Timing and Fees

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Preliminary/Final Plat – Approximately 4-6 weeks. See section 2.2.1 for the process
3.1.2 Civil/Construction Plan Review – Can run concurrently with the preliminary/final plat process. The city has 10 days to review each submittal. It is advised that this process normally takes 2-3 rounds. The entire process can take between 6-8 weeks.

3.2 Building Permitting and Process and Timing

Per conversations with Shauna Laauwe, a general application and building permit application are required to be sent to development services. A site plan approval is required before a permit can be issued. It can take up to 10 business days after review for approval. Upon approval issuance fees are to be paid and the permit will be granted. This process can take between 4-6 weeks.

3.3 Cost Itemization of All Anticipated Fees


3.3.1 Preliminary Plat - $150.00
3.3.2 Final Plat - $250.00
3.3.3 4” service line tap and meter – $9,091.84
3.3.4 6” Fire line taps – $2500.00
3.3.5 Sewer Tap - $450.00 (per tap) + $45.00 service fee - $495.00
3.3.6 Building Permit ($25.00 + $0.35 per square foot) - $21,504.85 (61,371 sf.)

3.3.7 Site Plan – No separate fee

3.3.8 Construction Storm water Permit – $225.00

Joseph Parsley, PE
Vice President
SITE DATA
PURCHASE PARCEL     3.12± AC

NORTH  MARKET  ST.
25' SETBACK

10' SETBACK

26'
(FOC)

28.00'
(FOC)

3-STORY BLDG
FFE=315.00'
61,371 SF (TOTAL)
49 UNITS
SENIOR APARTMENTS

PAVILION
TYPICAL 90°
PARKING STALL
9'
PROPOSED
PROPERTY
EXISTING
PROPERTY
5' CONCRETE
FLUME
DUMPSTER
ENCLOSURE
(TYP)
25' CONSTRUCTION AND GRADING EASEMENT
55' CONSTRUCTION AND GRADING EASEMENT
LINE
30' UTILITY EASEMENT
50' UTILITY & DRAINAGE EASEMENT
10' SETBACK
MONUMENT SIGN
5' CONCRETE
5' CONCRETE
ROAD EXTENSION
CONSTRUCTED BY
OTHERS
ACCESSIBLE
UNIT (TYP)
A/V - HEARING/VISUAL
IMPAIRED UNIT (TYP)
BBQ GRILL
DOG PARK

NOTES:
- CURB AND GUTTER
- PROPERTY CORNER

Know what's below.
Call before you dig.
CONCEPTUAL GRADING AND UTILITY PLAN

LEGEND
- PROPERTY LINE
- STORM SEWER
- CURB INLET (CI)
- SEWER DRAIN MANHOLE (SDMH)
- HEADWALL
- RIP-RAP
- UNDERGROUND ELECTRIC
- WATER LINE
- SANITARY SEWER LINE
- DOMESTIC WATER
- FREIGHT LINE
- FIRE HYDRANT
- CIVIL GRADE LINE
- CIVIL EASEMENT LINE
- CURB EASEMENT
- PATIO EASEMENT
- MEASURES
- FLUSH MANHOLE
- PERIMETER WALL
- CEMENT CURB
- SRP STORM DRAIN
- WORK AREA
- UNDERGROUND ELECTRIC
- ON OFFICE UTILITIES
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- UTILITIES & DRAINAGE EASEMENT

NOTES:
- PROPERTY LINE
- STORM SEWER
- CURB INLET (CI)
- SEWER DRAIN MANHOLE (SDMH)
- HEADWALL
- RIP-RAP
- UNDERGROUND ELECTRIC
- WATER LINE
- SANITARY SEWER LINE

EXISTING TOPOGRAPHY BASED ON LDAR FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM.
EXISTING WATER AND SEWER LINE LOCATIONS BASED UPON BRENHAM TEXAS ECONOMIC DEVELOPMENT CORPORATION GIS WEBSITE.

CONSTRUCTION AND GRADING EASEMENT WIDTH VARIES

FIELD = 315.00'
61,371 SF (TOTAL)
49 UNITS
SENIOR APARTMENTS

BARTLETT, TN 38133
PHONE (901) 384-0404
FAX (901) 384-0710
7068 LEDGESTONE COMMONS

TEXAS REGISTERED ENGINEERING FIRM F-9624
BARTLETT, TN 38133
PHONE (901) 384-0404
FAX (901) 384-0710
7068 LEDGESTONE COMMONS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORIZATION OF JOSEPH PARSLEY, PE REGISTRATION NO. 104151, ON 2/21/2020.
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BERNHAM TRAILS
HOUSING DEVELOPMENT
3556 S. CULPEPPER CIRCLE, SUITE 4
SPRINGFIELD, MO 65908
PH. (417) 882-1701

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