CIVIL ENGINEERING
FEASIBILITY STUDY

WESTWIND OF DUMAS
Dumas, Texas 79029

SCF Dumas 20, LP - Developer

February, 2020

Prepared By:

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

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.
A. EXECUTIVE SUMMARY - The Westwind of Dumas development will be located in the City of Dumas in Moore County, Texas. The development will be a multifamily complex with a total of 64 units split amongst four buildings. A clubhouse will also be provided.

The due diligence performed for this report included review of ordinances and conversations with City personnel in regard to regulations and requirements pertaining to the proposed development. Necessary utilities (i.e. water, sanitary sewer, electrical, natural gas, telephone and cable) are all currently available or are within a reasonable distance from the site. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is suited for the proposed development.

B. PROJECT SITE - The project site is located in the City of Dumas on West 16th Street. The Moore County Appraisal District’s property identification number for this site is 17964. Attachment 1 contains an aerial photograph showing the proposed project site in relation to local streets and features. The site is currently undeveloped and predominantly covered by grass. Based on available topographic information the majority of the site drains to the northeast with a slope of approximately 0.4 percent. There are no available floodplain maps for this portion of Moore County.

C. SITE PLAN - It is proposed that the site be developed with multi-family housing to include a clubhouse, 16 one-bedroom/one-bath units, 40 two-bedroom/two-bath units, and 8 three-bedroom/two bath units. The apartment units will be divided between 4 separate buildings. Access to the site will be from West 16th Street and parking will be provided in accordance with the City’s requirements.

D. OFFSITE REQUIREMENTS - Conversations with the City of Dumas Water/Wastewater Supervisor indicated that there is some concern about the capacity of the sewer line running adjacent to the site’s eastern boundary. It is his belief that the site would need to tie-in to the larger sewer line located approximately 450 feet to the east of the site. Due to the depth of that line, he anticipates that a lift station and force main will be required. The cost of installation of the force main will be the developer’s responsibility.

In addition, the City Inspector has indicated concerns regarding traffic congestion in the area. The City may require a traffic study to be conducted prior to approval of the project.

E. SUMMARY OF ZONING REQUIREMENTS - The project site is currently Zone A (Single Family Dwelling) and will need to be re-zoned to C, D, or E for multi-family usage. Multifamily dwellings in C, D, or E districts are subject to the following requirements:

1. Building Setbacks and Buffer Yard - Section 98-232 of the City of Dumas’ ordinances require there be a front yard along the front line of the lot with a minimum depth of 25 feet in a C district and 15 feet in a D and E district from the property line to the front line of the building, covered porch, covered terrace or attached accessory building, unless a building line has been established by ordinance, or unless 25 percent or more of the block frontage is improved with buildings. In the latter case, the depth of the front yard may extend to the alignment of the majority of such existing buildings. On a corner lot, a yard along a side street shall not be deemed a front yard.

Similarly, Section 98-233 requires that rear yards in C, D and E dwelling districts provide a rear yard that has a minimum depth 20 feet. Half the width of an alley may be included in computing the depth of the rear yard. Accessory buildings not exceeding one story in height may occupy not more than 60% of the minimum required rear yard, or 40% if the building exceeds one story, and shall not
be nearer than five feet to the rear lot line unless abutting an alley ten feet or more in width. In a D or E area, on a fractional lot backing up against the side yard of another lot, the depth of the rear yard may be reduced to 15 feet.

Lastly, Section 98-234 of the ordinances require that C, D and E dwelling districts provide a side yard along each line of the lot other than a front and rear line. The minimum width of the side yard shall be 5 feet. Accessory buildings, when located not less than 80 feet back of the front building line for the main building, and not less than 6 feet from the main building, may be located 3 feet from the side lot line; provided, however, that no accessory building shall be less than the required side yard width for the main building from any street line; and further provided that any such accessory building constructed or intended for human occupancy at any time shall not have any wall adjacent to the side lot line with openings therein which is less than 5 feet from a side lot line. No part of an alley shall be allowed as part of the side yard.

Section 98-237 of the Dumas Zoning Ordinances pertains to lot coverage. In a C or D district, the combined area of the main buildings and accessory buildings shall not cover more than 40% of the total area of the lot. In an E district, this coverage may be increased to 50%.

3. **Landscaping Requirements** - Conversations with the City Inspector revealed that the City of Dumas does not currently have any landscaping requirements. It was noted that they previously had a green landscaping ordinance but it was repealed a few years ago due to drought and has not been reinstated as of the time of this writing.

4. **Building Height** - Section 98-238 of the City of Dumas’ ordinances state that the maximum height of dwellings in a C, D or E dwelling district shall not exceed 2-1/2 stories or 35 feet above average finished grade. However, that the height may be increased by not more than ten feet when each side yard is not less than 15 feet.

Other buildings permitted in a C district may be erected to a height not exceeding 75 feet when the front, side and rear yards are increased an additional foot for each foot such buildings exceed 35 feet in height.

Other buildings permitted in the D and E districts shall not exceed 100 feet or eight stories. However, buildings or portions thereof may be erected higher than this limit if such portion is set back from each building line one foot for each four feet of its height above such limit.

5. **Minimum Floor Area** - Section 98-6 of the Dumas ordinances requires that each such dwelling unit shall contain a minimum area in each zone as follows:
   - Zone C: 500 square feet, permanently enclosed and roofed.
   - Zones D and E: 400 square feet, permanently enclosed and roofed.

6. **Parking** - The City will require that 2 parking spaces per unit be provided.

**F. SUBDIVISION REQUIREMENTS** - The site will need to be replatted.

**G. SURVEY** - A boundary survey has been completed and is submitted with this report (please refer to Attachment 2). Property information is shown on the attached survey and all known existing easements and required setback lines are shown on the Preliminary Site Plan.

**H. TAXING ENTITIES** - The Moore County Appraisal District has assigned this site Property ID Number 17964. Applicable taxing entities and millage rates for the project site are as follows:
   - Moore County Hospital District .................................................. 0.220000
I. DEVELOPMENT ORDINANCES AND LOCAL DESIGN REQUIREMENTS

1. **Water** - The City of Dumas provides water service to the project area. An existing 8" diameter water line currently runs along West 16th Street on the northern boundary of the site and a 6" diameter water line runs along the eastern boundary of the site. Conversations with City personnel indicates that there is sufficient capacity to service the project site. As per Section 74-175(a) of the City Ordinance, all apartments will be master metered for water utility services, charges or assessments. The City will request easements for the proposed water lines at the site.

2. **Sewer** - Although there is an existing 6" diameter sewer line running near the eastern boundary line of the project site, conversations with City personnel indicates that there is some uncertainty as to whether this line has sufficient capacity to accommodate the flows from the project site. The City believes the most viable option is to install a lift station to pump wastewater to the existing 8" line located approximately 450 feet to the east of the site.

3. **Drainage** - The City Inspector has indicated that there are drainage problems downstream of the project site. As a result, the City will require storm water detention to be provided to offset any increase in the peak runoff rate due to the development of the site. The proposed detention facilities will be designed in accordance with the City of Dumas' requirements.

4. **Fire Department Requirements** - All requirements of the 2012 International Fire Code will be met.

J. SITE INGRESS AND EGRESS REQUIREMENTS - Access to the site will be from West 16th Street, which is adjacent to the northern boundary of the site.

K. BUILDING CODES - The City of Dumas has adopted the following building codes:

- 2012 International Energy Code (IECC)
- 2012 International Building Code (IBC)
- 2012 International Residential Code (IRC)
- 2012 International Fire Code (IFC)
- 2012 International Plumbing Code (IPC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Mechanical Code (IMC)
- 2011 National Electric Code (NEC)
- Uniform Housing Code, 1988 edition

L. OTHER UTILITIES - Aside from water and sewer, other necessary utilities are available at the project site. The following is a list of providers who have verified service to this area:

1. **Electricity** - Electricity is provided in this area by XCEL Energy.

2. **Gas** - The City of Dumas provides gas service in this area. There is an existing 2" gas line running along the east boundary of the site and a 4" gas line running along the northern boundary of the site.

3. **Cable/Internet/Telephone** - These services are provided in the area by Sparklight.

4. **Solid Waste** - The City of Dumas provides solid waste collection in this area.
M. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

1. Rezoning - Application for rezoning must be in accordance with Section 98-61, 62, and 63 of the Dumas City Ordinances. No application shall be considered by the zoning commission unless it is accompanied by a filing fee of $200.00 to defray publication costs and administrative expenses. The zoning commission shall consider the application and shall set a date for public hearing. The commission shall cause written notice of the public hearing to be sent to property owners lying within 200 feet of the property on which the change in classification is proposed at least 15 days before the date of hearing. After the public hearing, the planning and zoning commission may recommend a zone change and shall submit to the city commission a final report containing its recommendations.

Upon receipt of a final report from the zoning commission in which a change is recommended, the city secretary shall set the report for public hearing before the city commission at the earliest practicable regularly scheduled meeting and shall cause notice of the date and place of hearing to be published in a newspaper of general circulation in the city at least 15 days before the hearing. The city commission shall conduct a public hearing upon the report of the zoning commission and may adopt, modify, or reject the report.

2. Platting - All plats and related plans are subject to the approval of the planning and zoning commission and the city commission in accordance with Section 94-3 of the city ordinances. Prior to the official filing of a preliminary plat, the developer should consult with and present general information on the proposed subdivision to an ad hoc committee representing city departments responsible for planning, engineering, inspection, streets, utilities, sanitation, and fire protection. Utilities not managed by the city, such as electric, telephone, and cable, should also be represented or otherwise consulted.

The developer shall submit a preliminary plat to be filed with the planning and zoning commission. The preliminary plat will not be accepted for filing until all required information, documentation, and filing fees are submitted. Three copies or prints of the preliminary plat shall be submitted to the planning and zoning commission at the city offices no less than 14 days prior to the meeting. Within 30 days after the preliminary plat and supporting documentation are filed, the planning and zoning commission shall approve or disapprove such plat, or conditionally approve it with modifications. After approval or disapproval of a preliminary plat, the same shall be forwarded to the city commission for its inspection and comment.

The developer shall submit a final plat to be filed with the planning and zoning commission when the commission. The final plat will not be accepted for filing until all required information, documentation, and filing fees are submitted. Two Mylar drawings of the final plat, three copies, three reduced PMT or other similar quality copies, as well as three copies of all construction plans for public improvements shall be submitted to the planning and zoning commission at the city offices no less than 14 days prior to the meeting. The final plat and its supporting documentation shall conform to the approved preliminary plat, incorporating any changes, modifications, corrections, and conditions that may have been required by the commission.

After approval, disapproval, or the expiration of 30 days from the date the final plat is filed with the planning and zoning commission, whichever occurs first, the final plat shall be deemed filed with the city commission, and it shall approve or disapprove the final plat within 30 days.

3. Other Fees - Construction plans must be submitted to the City of Dumas for review and approval before a building permit can be obtained. The City's listed licenses and permit fees are as follows:

- Building Permit ........................................... $0.08 per square foot ($20 minimum)
- Electrical Permit (New Commercial) ................. $50.00 + 0.005 per square foot
- Electrical (New Residential) .......................... $30.00 per service required

Westwind of Dumas

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• Signs and Transformers ........................................... $15.00
• Plumbing Permit (New Construction - Residential) ................................ $60.00
• Plumbing Permit (New Construction - Commercial) ............................. $80.00
• Fences ......................................................................... $20.00
• Sprinkler System .......................................................... $20.00
• Sewer Tap ..................................................................... $10.00
• Backflow Prevention ....................................................... $50.00
• Mechanical .................................................................... $10.00
• Plan Review (Commercial) .............................................. 50% of permit cost
• Reinspection .................................................................. $20.00

Written application shall be made for water, sewer, gas, solid waste collection, or any other utility service that may be furnished by the city to the city, upon forms furnished therefor. The following is a listing of the City's connection charges:

• **Water connections** - Each and every water tap connection made to the city's water mains over 2" (service tap, service line, meter and regulator) is charged the actual cost of installation.
• **Sewer connections** - All sewer tap inspections are $10.00 each.
• **Gas connections** - The following charges shall be made by the city for each and every gas connection made to the city's gas system: (1) $650.00 for standard household meters; and (2) $220.00 plus actual cost for materials for all other meters.

If it is necessary to cut any street, sidewalk or pavement to install such taps, an additional charge in an amount equal to the cost of repairs shall be made.
FLOODPLAIN MAP NOTE

The Federal Emergency Management Agency indicates that it has not completed a study to determine flood hazards in this area. The area is listed as "unmapped" in their on-line references.

Conversations with local Emergency Management confirmed that no floodplain maps are available for the area.
Site Work Cost Breakdown

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>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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Total

$962,756

Signature of Registered Engineer
02/27/2020

Bob Staehs, P.E.
Printed Name

Date

If a revised form is submitted, date of submission:

2/27/20
## Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has off-site 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/her signature and registration seal must be on the form.**

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<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
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Total $ 10,000.00

Signature of Registered Engineer responsible for Budget Justification

Bob Staehs, P.E.
Printed Name
02/27/2020
Date

If a revised form is submitted, date
02/27/2020
# UTILITY CONTACT LIST

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<th>PROJECT NAME</th>
<th>Westwind of Dumas</th>
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<tr>
<td>PROJECT LOCATION</td>
<td>Dumas, Texas 79029</td>
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<th>UTILITY NAME</th>
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<tr>
<td>Cable TV</td>
<td>Sparklight</td>
<td>Mark (Sales Representative)</td>
<td>(806) 935-6487</td>
<td>02/20/2020</td>
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<tr>
<td>Electricity</td>
<td>XCEL Energy</td>
<td>Mary (Sales Representative)</td>
<td>(806) 356-4400</td>
<td>02/20/2020</td>
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<tr>
<td>Gas</td>
<td>City of Dumas</td>
<td>Andy Diehlmann</td>
<td>(806) 935-4101</td>
<td>02/20/2020</td>
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<tr>
<td>Internet</td>
<td>Sparklight</td>
<td>Mark (Sales Representative)</td>
<td>(806) 935-6487</td>
<td>02/20/2020</td>
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<tr>
<td>Sewer</td>
<td>City of Dumas</td>
<td>Reese Spencer (City Water/Wastewater Supervisor)</td>
<td>(806) 935-0136</td>
<td>02/19/2020</td>
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<tr>
<td>Solid Waste</td>
<td>City of Dumas</td>
<td>Eric Davidson (City Solid Waste Supervisor)</td>
<td>(806) 934-4866</td>
<td>02/20/2020</td>
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<tr>
<td>Water</td>
<td>City of Dumas</td>
<td>Reese Spencer (City Water/Wastewater Supervisor)</td>
<td>(806) 935-0136</td>
<td>02/19/2020</td>
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<tr>
<td>Telephone</td>
<td>Sparklight</td>
<td>Mark (Sales Representative)</td>
<td>(806) 935-6487</td>
<td>02/20/2020</td>
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WESTWIND OF DUMAS
DUMAS, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
SCF DUMAS 20, LP - DEVELOPER

THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE
ZONING, SITE DEVELOPMENT AND BUILDING CODE
ORDINANCES.

INDEX
1. COVER SHEET
2. PRELIMINARY TOPOGRAPHIC SURVEY
3. PRELIMINARY SITE PLAN
4. PRELIMINARY UTILITY PLAN
5. PRELIMINARY DRAINAGE PLAN

Everett Griffith, Jr. & Associates Inc.
ENGINEERS - SURVEYORS

NOT FOR CONSTRUCTION

02/26/20
NOT FOR CONSTRUCTION