PENDLETON SQUARE APARTMENTS
CIVIL ENGINEERING
FEASIBILITY REPORT
HARLINGEN, TEXAS

Prepared For:

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Date:
February 27, 2020

Prepared By:
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Project No. C18D9725
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EXHIBITS
1. Survey
2. Site Plan
A. SITE

The project site is located at the northeast corner of Memorial Drive and Medical Drive in Harlingen, Texas. The property identification is Lots 4 through 8, Block 3, Regional Health Center. The property is comprised of 3.40 acres.

B. EXECUTIVE SUMMARY

The proposed project is a 60-unit development to be constructed as three 3-story buildings with a separate clubhouse. The site is currently vacant with existing infrastructure to service the project inclusive of public street, public water, and public sanitary sewer. The subject property is currently zoned as General Retail (GR), which will allow for the development of multi-family housing. Re-platting of the property into a single lot may be required. Once administratively re-platted, the proposed development will conform to the City of Harlingen’s zoning and subdivision regulations. The project may proceed with submission and approval of building permits.

C. DUE DILIGENCE

(I) Summary of Zoning

The subject property is currently zoned as General Retail (GR) which allows for the development of multi-family housing. No further action will be required.

(II) Subdivision Requirements

The subject property is currently platted into five lots fronting on Doctors Memorial Drive. The lots are compliant with the existing subdivision regulations. Administrative re-platting of the five lots into one lot may be required in order to remove interior building set back distances. If required, this process will require less than 30 days.

(III) Taxing Jurisdictions

The subject property is subject to five taxing jurisdictions:

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Millage</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Texas ISD</td>
<td>0.049</td>
</tr>
<tr>
<td>Cameron County</td>
<td>0.411</td>
</tr>
<tr>
<td>Drainage District #3</td>
<td>0.147</td>
</tr>
<tr>
<td>Harlingen ISD</td>
<td>1.318</td>
</tr>
<tr>
<td>City of Harlingen</td>
<td>0.589</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2.514</strong></td>
</tr>
</tbody>
</table>

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

The proposed site will be designed to comply with the City of Harlingen’s zoning, subdivision, and code ordinances. The city code requires 1.5 parking stalls per dwelling unit which will require 90 parking stalls. The project site design contains 112 stalls, exceeding the required amount. The project will require the development of an NPDES Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of land disturbance activities.

(V) Fire Department Ordinances

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

(VI) Site Ingress and Egress Requirements

The project site ingress and egress will utilize two driveways connected to Doctors Memorial Drive (a currently existing public street).

(VII) Building Codes and Local Design Requirements

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

- 2012 International Building Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Energy Conservation Code
- 2014 National Electric Code
- 2012 International Property Maintenance
- City of Harlingen Zoning and Code Ordinance

The project site will not be required to have storm water detention.

(VIII) Utilities

All utilities required to service the site currently exist for the site. A 6-inch waterline is located in the eastern right-of-way of Doctors Memorial Drive. An 8-inch sanitary sewer line exists within the western right-of-way of Doctors Memorial Drive. Electric service exists along the northeast property line of Lot 8.

D. SURVEY

The survey included shows the boundary information and size of the proposed property. The legal description for the 3.40-acre property is Lots 4 through 8, Block 3, Regional Health Center Subdivision, as platted in Cameron County, Texas. The survey is displayed in Exhibit 1.
E. PRELIMINARY SITE PLAN

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

F. ENTITLEMENT, SITE DEVELOPMENT, PERMITTING, BUILDING PERMITTING

In conjunction with the administrative replat (if required), the building permit application may be submitted. The following is an overview of fees and costs:

- Replat Fee: $250.00
- Building Permit Fee (inclusive of electrical, mechanical, fire, and plumbing): $11,879.00
- Water Impact/Meter Fees (for all building/irrigation): $40,859.00
- Sanitary Sewer Impact/Connection Fee (for all buildings): $50,775.00

The opinion of probable cost associated with onsite utility construction, earthwork, storm drainage, and paving improvements (exclusive of above listed water and sewer impact/connection fees): $815,000.00

It is anticipated the re-platting (if required) and building permit process will require 6-10 weeks, allowing for construction to commence in Fall of 2020.

G. SUMMARY

This report has been developed through the use of various resources including surveys; plats; city and county websites; code ordinances; zoning ordinances; subdivision regulations; and meetings with the City of Harlingen staff. The report has been prepared for the sole use of the client, its agents, and the Texas Department of Housing and Community Affairs Low Income Housing Tax Credits (TDHC-LIHTC) Program as a Civil Engineering Feasibility Report. The information outlined is reliable for the intended purpose and shall be used for preliminary design only. All persons who have a property interest in this report acknowledge that the department may publish the full report on the department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
Kaw Valley Engineering, Inc. appreciates the opportunity to provide services associated with this project and will be available to answer any questions this report may have developed.

Respectfully submitted,

Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal
EXHIBIT 1
SURVEY
EXHIBIT 2

SITE PLAN