January 24, 2018

Brad Forslund
President
Churchill Senior Residential, Inc.
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

Re: Evergreen at Garland Senior Community – Garland, Texas
Site Design and Development Feasibility Report
TDHCA #18000

Dear Mr. Forslund:

The following report is provided in general accordance with our proposal dated January 4, 2018 for preparing a Site Design and Development Feasibility Report for the North Shiloh Road project located in Garland, Texas.

The engineering analysis and site condition review has been prepared in accordance with Texas Administrative Code, Title 10, Part 1, Chapter 10, Subchapter C, Rule §10.204 (Required Third Party Reports) under section (15).

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report please contact us.

Respectfully,

Bannister Engineering, LLC

Chris Franke, P.E.
Project Manager
SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT
EXECUTIVE SUMMARY

FOR

EVERGREEN AT GARLAND SENIOR COMMUNITY

LOCATED ON

NORTH SHILOH ROAD
IN
GARLAND, TEXAS

PREPARED FOR:
Mr. Brad Forslund, President
Churchill Senior Residential, Inc.
5605 N. MacArthur Blvd., Suite 580
Irving, Texas 75038

PREPARED BY:
Bannister Engineering, LLC
240 N. Mitchell Road
Mansfield, Texas 76063
Phone (817) 842-2094

Date: 01/24/2018
Executive Summary

The purpose of this report is to provide an engineering analysis and site development review for the proposed construction of a senior living community in Garland, Texas. The proposed 10.9294 acre site is bound by North Shiloh Road on the west side and Duck Creek drainage to the east. The apparent address being 1102 N. Shiloh Road. It is anticipated that the project will consist of a single 3-story structure with a total of 105 units. Additionally, the development will have a club house and amenities such as a pool, courtyard and outdoor recreation area.

The following information has been determined from analyzing available as-built documents, performing site visits, and communicating with various department officials at the City of Garland.

The current zoning for this development is Community Office (CO). In order to develop this site as planned, it will need to be rezoned. It has been determined through conversations with the developer and city staff that the best option would be to create a Planned Development (PD) zoning district for the 10.9294 acre tract.

The 10.9294 acre proposed development will need to be platted. A Replat will be required for this development. A Replat that must be approved by the planning and zoning commission prior to site construction or the submittal for building permit.

The property slopes generally from the west toward Duck Creek drainage way at the eastern property boundary. We do not believe on-site storm water detention will be required for this site due to its proximity to the adjacent floodplain, but this cannot be confirmed by the city without review of site drainage plans. The City of Garland will require a downstream assessment to ensure no adjacent or downstream properties will be adversely affected by releasing runoff directly to the floodplain. Water service is available within Shiloh Road. Sanitary Sewer service is available on site and within Duck Creek drainage way. Franchise utilities appear to be available to the property in North Shiloh Road.

According to the most current FEMA Flood Insurance Rate Map (Panel No. 48113C0220L, dated July 7, 2014, for Dallas County, Texas and incorporated areas) some portions of the property are currently located zone AE, defined as Base Flood Elevation determined. Some portions of the property are located in zone AE Floodway, defined as “The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance of flood can be carried without substantial increase in flood heights. Some portions of the property are located in zone X, defined as “Areas of 0.2% annual chance of flood; area of 1% chance of flood with aver depths of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood.”
Property taxes are collected separately by the Dallas County Tax office, The City of Garland Tax office and Garland ISD Tax office. The current tax rates for the property is as follows:

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**Site Description**

The 10.9294 acre site is located on the east side of North Shiloh Road, just south of Western Drive in Garland, Texas. The property has access to North Shiloh Road on the west side. The current preliminary site plan allows for one drive entrance into the site.

The property generally slopes from the west toward the east with its lowest points being at the drainage channel along the eastern property line of the 10.9294 acre development. According to available aerial contours, the low points of the developable area are approximately 8 feet below the highest point which is located near the western boundary of the property. However, the driveway at Shiloh Road is approximately 7 feet higher than the building area, and the flowline of the creek is approximately 40’ below the middle of the site. The majority of the site surface appears to drain into Duck Creek drainage way to the east.

**Zoning Information & Requirements (Step #1)**

The existing property is currently zoned Community Commercial (CO). The proposed development is not allowed within this zoning district, so it will need to be rezoned. Conversations with the owner and city staff have resulted in recommendations for the property to have a new planned development (PD) zoning designation. All zoning cases require a hearing before the Plan Commission and City Council. Specific site development and building construction requirements can be found in the City of Garland's Zoning Ordinance. The zoning submittal package for this site will require a Concept Plan and a Detail Plan. Additionally, schematic engineering plans as required by the GDC and as defined in the Technical Standards Manuel, Sections 2 and 5 will be required prior to or concurrent with the zoning submittal. The two may be submitted on the same day, however the city prefers the schematic engineering plan submittal a few days before submittal of the zoning application to the planning department. Following the initial submittal, a technical review meeting will require attendance of the applicant as indicated on the Development Application Schedule.
Subdivision Information & Requirements (Step #2)

According to discussion with city staff, the subject property will need to be replatted. A Replat and engineering drawings (Civil & Building Plans) may be submitted only after approval of the zoning by both the Plan Commission and City Council. Also, the city requires submittal of the Working Replat to the Engineering department for review and the Working Replat must achieve acceptable status prior to the Replat application to the Planning department. Once the Working Replat is submitted, the city will take approximately 10-12 business days before review comments will be forwarded to the applicant. All review comments on the Working Replat will need to be addressed before the replat can achieve acceptable status. Then the Replat application can be submitted to the Planning department and prepared for a public meeting with the planning and zoning commission. Once the Replat is approved and signed by the city, it will be released for filing at Dallas County

Typical Permits

As a component of Step #2, the following permits are required for release of plans for construction. A Site Permit shall be obtained from the engineering department and a Building Permit shall be obtained from building inspections department.

Development Requirements

On-Site Improvements:
It is anticipated that a 24-foot wide, concrete access drive will be constructed along the north, south, and east sides of the proposed site (see attached conceptual site plan). These drives will serve to complete a fire lane coverage loop around the proposed building. Parking spaces will be provided along the access drive in addition to parking areas in the front and rear portions of the property. A concrete pedestrian sidewalk will provide interior access to all site buildings and amenities. Retaining walls are not anticipated with the construction of this site. There is some design flexibility regarding site grading, so it should be possible to come close to a site balance on this project. That will depend heavily on the foundation design for the structure, and we will have better information once a detailed topographic survey is completed.

Drainage Improvements:
We do not believe onsite storm water detention will be required for this site. The existing floodplain is present within the site and we believe any discharge from the site will enter Duck Creek prior to the remainder of the drainage basin. The City of Garland will require a downstream assessment to prove that no neighboring or downstream properties will be adversely affected.

Water and Sanitary Sewer Improvements:
There is a 16-inch water main located within North Shiloh Road. There is a 6-inch dead end water main that extends east form Shiloh Road into the site. These two lines could be utilized for all proposed domestic, fire, and irrigation water needs. There is an 10-inch sanitary sewer main available to the subject property running from Shiloh Road east into Duck Creek that appears to be within or just south of the property. There is an 18-inch sanitary sewer line running along the east side of the property within Duck Creek drainage way.
Utility Availability:
Franchise utility companies have been contacted to determine availability for this development. To the best of our knowledge, all major utilities are available and can be extended to this site. At the time of this report, availability letters have been obtained from Atmos Energy and Garland Power & Light.

Fire Department Requirements

Per City of Garland regulations, fire lanes must be at least 24 feet wide. The fire lane must also maintain an unobstructed vertical clearance of at least 14’ and have a minimum inside turning radius of 20’ and outside radius of 30’. The proposed fire line loop depicted on the attached conceptual site plan will surround the proposed building and is anticipated to provide adequate coverage for this development. The existing water services and proposed fire service extension will be adequate to provide the fire service connection. The fire department connections can be remote or wall-mounted. All FDC must be within 100’ of a fire hydrant. Remote FDC shall be located within 3’ to 8’ of a fire lane. If wall mounted, the FDC must be within 50’ of a fire lane. Fire lane coverage, fire hydrant locations, sprinkler requirements, and other fire coverage design shall be performed per the requirements in the 2015 International Fire Code and the City of Rowlett amending ordinance (ORD No. 6851). It is expected that four new hydrants will be required for this development.

Site Ingress and Egress Requirements

The proposed site plan depicts only one drive connection utilizing an existing driveway to North Shiloh Road. This has been discussed with city staff who has determined this will not be adequate for this development. Although the proposed development is sustainable with one access drive to the site, two access locations are required by the City of Garland’s fire department for emergency access only. A variance to allow the current configuration may be pursued, however approval is not guaranteed. The City of Garland’s transportation staff recommends the owner acquire an off-site access easement through the adjacent property to the south, and thus connecting to Westwood Drive. There appears to be an existing firelane in that direction that may have been used in the past to provide connectivity to lots neighboring the subject property.

The existing driveway connection to North Shiloh Road has also been determined to be a non-conforming drive due to the lack of a left turn lane in the median for south bound traffic and the close proximity to Western Drive. Although this does not conform to the City’s criteria for driveways, the City has indicated that the Director of Public Works may be amenable to allow the current configuration since the addition of a southbound left turn lane may promote unsafe traffic movements in the area. City staff has mentioned that this type of request, to deviate from the City’s criteria, can be approved administratively by the Director of Public Works.

Site Development Permit Process

A pre-development meeting is required by the City of Garland before beginning the development process. During this meeting, development issues can be discussed. All individuals associated with the development including consultants are invited to attend this meeting. All relevant city departments are typically represented in the meeting so they can address questions the developer and design team may have. At the meeting, the applicant will be provided with a variety of information on the development process with the city.
Based on information obtained from the city website and conversations with city staff, the development process and required fees for this development could follow the following schedule:

**Zoning Process & Fee**
As discussed previously, rezoning to a new PD is needed to develop this property. In addition to schematic engineering drawings approved by staff, the zoning must be submitted and approved by city plan commission and city council before any other submittals are allowed. The Detail Plan submittal for the new PD includes the site plan, building elevation plan, signage plan, landscape plan, lighting plan, and floor plan. Based on the city's published review schedule, this process typically takes around 2-3 months. Additional time may be needed if revisions to the plans are required.

**PD Zoning Fee:** $1000, plus $50 per acre

**Civil Engineering Review Process & Fee**
Schematic Civil engineering plans shall be submitted to the city prior to or concurrent with the first zoning submittal. This submittal will include all items in the city's published checklist. Schematic Civil engineering plan review can typically be completed in a timeframe concurrent with the zoning case but will depend on the specific comments and specific project issues. Final Civil Engineering plans and associated Building plans will not be submitted until after approval of the zoning and schematic plans. Upon completion of all review items an approval letter will be generated by the engineering department to notify the consultant of the status.

Civil Engineering Review Fee: 4% valuation of public improvements, or $100 minimum (only applies if public improvements are included in the proposed project)

**Final Platting Process & Fee**
As discussed previously, the Replat application can be submitted to the City of Garland once zoning is approved and only after submittal of a Working Plat to the Engineering department which has achieved acceptable status. According to the city's published review schedule, the entire platting process typically takes 1-2 months but can vary depending on city comments and specific project issues. Once the Replat is approved by the plan commission and engineering plans are approved, it can be filed at Dallas County.

**Final Plat Fee:** $500, plus $50 per acre or portion thereof

**Note:** A site permit cannot be released until the plat has been approved by the Plan commission or approving authority. A building permit cannot be released until the plat has been approved and filed with Dallas County.

According to the city's published development schedule and development process summary, many of the items discussed above must be completed before the next item can be submitted. In speaking with the planning department staff, the items in step #1 do not overlap the items in step #2. Considering this, the total review time for this project from the PD zoning submittal to the pre-construction meeting (start of construction) can be anticipated to be 6 to 7 months or more
Some other anticipated city fees include:

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**Conclusion**

This feasibility report has been prepared based in part on information provided by others (architect, client, city staff, city web site, etc...). Additional issues may arise during detailed design and development that could deviate from the information in this report causing potential alterations in project scope, schedule, and cost.

**Reference**

City of Garland Development Code:

City of Garland Carter and Code of Ordinances:
http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=garlandset