January 24, 2018

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

Re:  Evergreen at Basswood Senior Community – Garland, Texas  
Site Design and Development Feasibility Report  
TDHCA #18002

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 Basswood Trail 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 BASSWOOD
SENIOR COMMUNITY

LOCATED ON

BASSWOOD TRAIL
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 5.926 acre site is located at the Northeast corner of Basswood Trail and State highway 66 with the apparent address being 1901 State Highway 66. It is anticipated that the project will consist of a single 3-story structure with a total of 116 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 PD 02-38. 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 new PD zoning for the 5.926 acre tract.

The 5.926 acre proposed development will need to be platted. A final plat that must be approved by the planning and zoning commission prior to site construction or the submittal of construction documents for building permit.

The property slopes generally from the west toward a wooded area at the eastern property boundary. Storm water detention will be required. Predevelopment flows may be released at grade onto the adjacent downstream property. Water service is available along the east Right-of-way line of Basswood Trail. Water and Sanitary Sewer services are available along the north Right-of-way line of State Highway 66.

According to the most current FEMA Flood Insurance Rate Map (Panel No. 48113C0240K, dated July 7, 2014, for Dallas County, Texas and incorporated areas) no portions of the property are currently located within a flood hazard area. According to conversations with city staff, storm water detention will be required for this development.

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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<thead>
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<th>Tax ID #</th>
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Site Description

The 5.926 acre site is located at the northeast corner of Basswood Trail and State Highway 66 in Garland, Texas. The property has access to both Basswood Trail on the west side and State Highway 66 on the south side. The current preliminary site plan allows for two drive entrances into the site, one at each road.

The property generally slopes from the west toward the east with its lowest points being at the southeast property corner of the 5.926 acre development. According to available aerial contours, the low points are approximately 15 feet below the site’s highest point which is located near the southwest corner of the property. The majority of the site surface appears to drain onto the adjacent property to the east and eventually into a creek located to the east side.

Zoning Information & Requirements (Step #1)

The existing property is currently zoned PD 02-38, Mixed Use. 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 package for this site will require a Detailed Site 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 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 platted. A Final plat 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 Plat to the Engineering department for review and the Working Plat must achieve acceptable status prior to the Final plat application to the Planning department. Once the Working plat 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 plat will need to be addressed before the plat can achieve acceptable status. Then the Final plat application can be submitted to the Planning department and prepared for a public meeting with the planning and zoning commission. Once the Final plat 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, a Building Permit shall be obtained from building inspections department and a TxDOT Permit for all work within the TxDOT Right-of-way.
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 the detention pond requirements.

Drainage Improvements:
Based on conversations with city staff, site detention will be required with this development. There is no available adjacent downstream underground storm sewer to collect the runoff from the site so any storm sewer design, including the release from the detention pond, will have to released and allowed to surface flow at existing grades.

Water and Sanitary Sewer Improvements:
An 8-inch water main is located along the east right-of-way line of Basswood Trail and a fire hydrant. There is a second 8-inch water main is also located along the north right-of-way line of State Highway 66. Either of these two mains can be utilized for all proposed domestic, fire, and irrigation water needs. There is a 10-inch sanitary sewer main available to the subject property along State Highway 66.

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, an availability letter has been received from Atmos Energy and a email confirmation has been received from Oncor Electric.

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 land 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 8-inch water main in Basswood Trail and proposed fire service extension will be adequate 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 4 new hydrants will be required for this development.
Site Ingress and Egress Requirements

The proposed site plan depicts two new drive connections with one connection to Basswood Trail and a second connection to State highway 66. City staff has stated that these two connections will be adequate for this development and compliant with two connection points as required by the fire department. The driveway connection to State Highway 66 will require TXDOT approval of a driveway permit.

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, a final plat 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 final plat 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