MAPLE PARK SENIOR VILLAGE

Site Design and Development Feasibility Report

PREPARED FOR:
JES HOLDINGS, LLC.
THE FORUM
3290 NORTHSIDE PARKWAY, SUITE 330
ATLANTA, GA 30327

PREPARED BY:
R. ANNE GALLUP, P.E.
GALLUP ENGINEERING
174 S. GUADALUPE STREET, SUITE 204
SAN MARCOS, TX 78666

February 28, 2018
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EXECUTIVE SUMMARY

I. Project Overview

Maple Park Senior Village is a multi-family apartment project development that lies within the city limits of Lockhart, Texas. The project is located in the southwest part of the city at the northwest intersection of Clearfork Street and City Line Road. See Appendix A for the site location on the city of Lockhart street map.

The Maple Park Senior Village will consist of 48 units in 7 buildings and a club house building situated on 6.943 acres of land that is located within the Maple Park Planned Development District, which is a mixed-use development project consisting of 56.69 acres. A layout of the Development Plan for Maple Park is provided in Appendix B to this report.

The Maple Park Senior Village will have driveway access to Clearfork Street and will have a secondary access to Lincoln Lane at the time that Lincoln Lane is constructed.

Existing utilities that service the project consist of a 12-inch Sanitary Sewer main located north of the project and a 10-inch Water Main located east of and adjacent to the project. As part of the final plat of the lot, the water utility will be required to be extended to loop to the existing 12” water main located on the east side of City Line Road.

Storm-water detention will be required for the project and will be located off site, adjacent and east of the property. Storm-water will drain thru the property via sheet flow and shallow concentrated flow using existing drainage patterns to the required storm-water detention pond.

The existing electric service in the area is planned to be upgraded by the city of Lockhart and LCRA along Clearfork Street. This upgrade will be used to service the project. The electrical distribution will be looped to the Maple Park underground distribution system that will be installed within the Lincoln Lane right of way.
II. Due Diligence Statement

The developer has met with the City of Lockhart several times to discuss the project and to gain the city’s support. The project was introduced to city council on January 2, 2018 to obtain support and to discuss the project. The city council meeting was attended by the developer’s team, including the engineer, the mayor, city council, city manager, local business owners, and numerous citizens. The meeting included informing the citizens of the nature of the project, including projected time frames for the construction and a question and answer period.

The following resolutions were passed by the City Council on January 2, 2018:

Resolution No. 2018-01, “A resolution of the city council of the city of Lockhart, Texas, expressing support for the proposed Maple Park Senior Village development to be located at the northwest quadrant of Clearfork Street and City Line Road in the City of Lockhart”

Resolution No. 2018-02, “A resolution of the city council of the city of Lockhart, Texas, making a commitment to waive $250 in development fees in support of the Maple Park Senior Village Development Project to be constructed at the northwest quadrant of Clearfork Street and City Line Road in the city of Lockhart.”
III. Property Identification Number
Caldwell County Tax ID Number for the subject property is R13492 (6.943 acres out of the 56.776 acres of record on Caldwell CAD)

IV. Millage Rates for All Taxing Jurisdictions
The Millage rates for the subject Property Taxing Jurisdictions are:

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>2017 Tax Rate per $100 Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caldwell County</td>
<td>0.77520</td>
</tr>
<tr>
<td>Farm to Market</td>
<td>0.00010</td>
</tr>
<tr>
<td>Lockhart I.S.D.</td>
<td>1.33236</td>
</tr>
<tr>
<td>Lockhart City</td>
<td>0.72600</td>
</tr>
<tr>
<td>Plum Creek Conservation District</td>
<td>0.02320</td>
</tr>
<tr>
<td>Plum Creek Underground Water</td>
<td>0.02140</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2.15226</strong></td>
</tr>
</tbody>
</table>
V. Zoning Requirements

The Maple Park Senior Village is in the Maple Park Planned Development District (PDD). The Maple Park PDD Development Plan consists of 56.69 acres of land with mixed-use development to include light-medium to general commercial, office/warehouse, single-family residential, and multi-family residential. The Maple Park PDD Development Plan and the Preliminary Plat of Maple Park is shown in Appendix C and Appendix D, respectively. The PDD zoning application amendment and the Maple Park PDD Development Plan will be required to be approved by the Planning and Zoning Board and the City Council. At this time the Preliminary Plat will also be submitted for review with the zoning and development plan applications. The Preliminary Plat will be required to be approved by the Planning and Zoning Board, only.

The dimensional standards for the multi-family use is defined in the Planned Development District Development Plan are equal to or exceed the City of Lockhart zoning code requirements for Multi-Family development (MF-1 or MF-2). Below is a comparison table showing: (a) the City of Lockhart Zoning Code, Section 64, Appendix I. Specific Requirements for Residential Development Types and (b) the Maple Park PDD Multifamily Use represented on the Maple Park PDD.

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Multifamily, City Code</th>
<th>Maple Park PDD, Multifamily Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Dwelling Units Per Structure</td>
<td>12-24</td>
<td>8</td>
</tr>
<tr>
<td>Max Dwelling Units Per Gross Acre</td>
<td>12-24</td>
<td>7</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>15,000-2,000 sq. ft.</td>
<td>302,437 sq. ft.</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (ft.)</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>Minimum Side Yard Setback (ft.)</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback (ft.)</td>
<td>n/a</td>
<td>15</td>
</tr>
<tr>
<td>Maximum Height (ft.)</td>
<td>NONE SPECIFIED</td>
<td>21 ft.</td>
</tr>
<tr>
<td>Maximum Percent Lot Coverage with Buildings</td>
<td>40-50%</td>
<td>17%</td>
</tr>
<tr>
<td>Minimum No. of Parking Spaces</td>
<td>2 per dwelling unit</td>
<td>108</td>
</tr>
<tr>
<td></td>
<td>plus 1 per 4 dwelling units</td>
<td></td>
</tr>
</tbody>
</table>
VI. Subdivision Platting Requirements

After approval of the PDD Zoning, the PDD Development Plan, and the Preliminary Plat Application for the Maple Park development (56.92 acres), the Final Plat for the Maple Park Senior Village, (consisting of 6.943 acres) i.e., Lot 1, Section Three of Maple Park, will need to be filed.

The filing of the Final Plat application will require the submission of Construction Plans for utility infrastructure/extensions and drainage improvements to service the property to include, the water line extension along Clearfork Street, and the off-site storm-water detention facility. The plans will be reviewed by the city of Lockhart engineer consultant, Charles Scheler, P.E. of TRC in Austin, Texas. After the plans are approved by Charles, the final plat will be considered for approval by the Planning and Zoning Commission. After approval, construction of the infrastructure can begin. The final plat can be recorded after the construction of the infrastructure is completed.

Also, as part of the final plat approval, since this is a platted lot for residential use parkland dedication is required for the property at a rate of 5% of the land area intended for residential use per Section 52-112 of the City of Lockhart Code of Ordinances.

Per Section 52-77 of the City of Lockhart Code of Ordinances, sidewalks are required to be installed along public streets prior to the issuance of a Certificate of Occupancy for the buildings constructed on the lot. The timing and construction of the sidewalks are noted on the final plat documentation. Public sidewalks will be required to be constructed along Lincoln Lane and Clearfork Street at the time of construction of the buildings and site improvements.
VII. Site Development and Building Permit

The city of Lockhart does not have a site development application process. All site development plans are reviewed with the Building Permit Application. The city of Lockhart Building Permit Application includes the submittal of the Site Development Plans and a complete set of plans including Architectural, Mechanical, Plumbing, and Electrical plans for the proposed buildings.

The Maple Park Senior Village apartment dwellings will be reviewed for compliance with the 2015 International Residential Code for One and Two-Family Dwellings.

The clubhouse/office building will be reviewed for compliance with the 2015 International Building Code. This building, since it is non-residential, will be required to follow the Non-Residential Appearance Standards per Sec. 64-203 of the City Code.

Perimeter sidewalks will need to be installed prior to the issuance of a Certificate of Occupancy. The timing and construction of the sidewalks are noted on the final plat documentation.
VIII. Fire Department Requirements

Lockhart Fire Department serves the City of Lockhart for fire protection. The fire department reviews new projects in regard to compliance with fire code. Currently, the city of Lockhart contracts with Bureau Veritas North America for fire code review and inspections.

Maple Park Senior Village will comply with the applicable fire codes and amendments. Fire hydrants have been shown in compliance with the design guidelines. Refer to Appendix E for the Preliminary Site Plan.

IX. Site Ingress and Egress Requirements

Site Ingress and Egress is determined during the subdivision plat process. Per Section 52-72(c) of the Lockhart Code of Ordinances, “A subdivision with the potential to serve more than 100 dwelling units or more than 25 nonresidential lots, shall have at least two points of vehicular access....”

The lot layout configuration of Maple Park is provided on the Preliminary Plat, see Appendix D. Primary access to the Maple Park Senior Village will be provided via Clear Fork Street. A secondary access will be provided to connect to Lincoln Lane when it is constructed.
X. Building Codes and Local Design Ordinances

The city of Lockhart has adopted the following Codes for Building Permit Review:

2015 International Building Code with local amendments
2015 International Residential Building Code for single and two-family with local amendments (for all buildings less than three stories in height)
2015 International Plumbing Code with local amendments
2015 International Mechanical Code with local amendments
2015 International Fire Code with local amendments
2014 National Electrical Code with local amendments

The City of Lockhart Regulations pertaining to Buildings and Building Regulations Building Code viewed via the link provided below:

https://library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=PTICOOR_CH12BUBURE

The City of Lockhart Regulations pertaining to Fire Prevention and Protection can be viewed via the link provided below:

https://library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=PTICOOR_CH20FIPRPR

All non-residential buildings, i.e. the clubhouse/office building, will be required to follow the Non-Residential Appearance Standards per Sec. 64-203 of the City Code:

https://library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=PTICOOR_CH64ZO_ARTVIIZODIST_S64-203NOAPST

In general, the city of Lockhart Code of Ordinances can be reviewed via the link provided below:

https://library.municode.com/tx/lockhart/codes/code_of_ordinances
XI. Atypical Items
Atypical items were not identified as required to develop this project.

ENTITLEMENT STATEMENT

XII. Entitlement, Site Development Permitting Process and Timing

The following entitlement and permitting process is required for this project:

Zoning, Amendment of the current PDD Zoning District and PDD Development Plan: Requires submittal of applications for Zoning and PDD Development Plan, requiring city staff review and approval of the Planning and Zoning Commission and City Council. Application and approval process is expected to take an estimated time of 45 to 60 days.

The Lockhart City Planner, Dan Gibson, has stated that the amendment to the current PPD zoning district is scheduled to go to the Planning and Zoning Commission on March 14th and tentatively scheduled for City Council on March 20th.

Subdivision Platting, Preliminary and Final Plat: Requires submittal of applications for Preliminary Plat and Final Plat and submittal of construction plans for public Utility and Drainage Infrastructure. The city engineer will review and approve the construction plans and the planning and zoning commission will approve the preliminary and final plat applications. The platting process can run concurrently with the engineering and building permit review. It is expected that the approval process is expected to take an estimated time of 45 to 60 days.

Site Plans are submitted and permitted with the building permit plans and application. Separate submittal and approval is not required.
XIII. Building Permitting Process and Timing

The city of Lockhart Building Permit Application includes the submittal of the Site Development Plans and a complete set of plans including Architectural, Mechanical, Plumbing, and Electrical plans for the proposed buildings. The building official and city staff will review and approve the Building Permit Application. This process is expected to take an estimated time of 30 days for a complete application.

The subdivision plat must be recorded before a building permit is issued in the city of Lockhart.
XIV. Impact, Site Development Permit, Building Permit and Other Fees
This section presents a summary of the applicable fees that will affect the proposed project:

<table>
<thead>
<tr>
<th>FEE TYPE</th>
<th>RATE</th>
<th>ESTIMATED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Change</td>
<td>$170+ $20/per acre</td>
<td>$1,283.82</td>
</tr>
<tr>
<td>PDD Development Plan</td>
<td>No fee</td>
<td>$0</td>
</tr>
<tr>
<td>Preliminary Plat Review Fee</td>
<td>Flat Fee</td>
<td>$600</td>
</tr>
<tr>
<td>Final Plat Review Fee</td>
<td>$400+ $20/per acre</td>
<td>$540</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>See schedule below*</td>
<td>$12,660</td>
</tr>
<tr>
<td>Water Meter Pre-Tap Fee</td>
<td>$165/1” meter</td>
<td>$1,320</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>$2,040.34/1” meter</td>
<td>$16,322.72</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td>0.89409x Water Impact Fee</td>
<td>$14,593.98</td>
</tr>
<tr>
<td>Water Tap to Existing</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>Wastewater Pre-Tap Fee</td>
<td>$25/building</td>
<td>$200</td>
</tr>
<tr>
<td>Residential Road Impact Fee</td>
<td>$504 per dwelling unit (multifamily)/ $189 per dwelling unit (retirement housing)</td>
<td>$24,192</td>
</tr>
</tbody>
</table>

**TOTAL FEES**  $71,712.52
Permit fees shown previously are as documented on the City of Lockhart website under Development Services, Fee schedule. Building Permit fees are calculated based on the construction value of the project as follows:

<table>
<thead>
<tr>
<th>Construction Value Range</th>
<th>Fee Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000 or less value</td>
<td>No fee unless inspection required ($15 per inspection)</td>
</tr>
<tr>
<td>$1,001 - $50,000</td>
<td>$15 plus $5 per thousand over $50,000 value</td>
</tr>
<tr>
<td>$100,001 - $500,000</td>
<td>$460 plus $3 per thousand over $100,000 value</td>
</tr>
<tr>
<td>$50,001 - $100,000</td>
<td>$260 plus $4 per thousand over $50,000 value</td>
</tr>
<tr>
<td>$500,001 or more</td>
<td>$1660 plus $2 per thousand over $500,000 value</td>
</tr>
</tbody>
</table>
REFERENCES

The City of Lockhart website:

http://lockhart-tx.org/

The City of Lockhart Code of Ordinances:
https://library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=COORLOTE

Individuals contacted at the City of Lockhart, 512-398-2461:

Vance Rodgers, City Manager
Dan Gibson, City Planner
Kevin Waller, Assistant City Planner
Christine Banda, Planning/GIS Technician
Shane Mondin, Building Official
Bob Leos, Electric Superintendent, 512-398-6117
Sean Kelly, Water/Wastewater Superintendent, 512-398-3615

City Engineer Consultant:

Charles Scheler, P.E., TRC, 512-454-8716
APPENDIX A

Site Location on City Street Map
General Notes
1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY
2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "C" according to FEMA Panel EIR19531205.Effective date June 19, 2012. Flood Zone "C" is area determined to be outside the 5% annual chance floodplain. WARNING: This flood notation, as Determined by a H.U.D. - F.I.A, FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding if Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

CATEGORIEY 1B STANDARD LAND BOUNDARY SURVEY

SHOWING A 5.943 acre tract of land out of the Frances Berry Survey A-2 in the City of Lockhart, Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on February 13, 2018. (2) No Abstraction of Title, Title Commitment, nor Research or record easements were supplied to the Surveyor. There may exist easements of record which could affect this parcel. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION. Only those pints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.
APPENDIX C

Maple Park Planned Development District Development Plan
APPENDIX D

Preliminary Plat-Maple Park
# Maple Park: 56.691 AC. Within The Francis Berry Survey A-2

## Caldwell County, Texas

### Notes
- This page contains a survey map of Maple Park, including parcel data and land classification.
- The map is oriented with North at the top.

### Legend

<table>
<thead>
<tr>
<th>Description</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number</td>
<td></td>
</tr>
<tr>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>Elevation</td>
<td></td>
</tr>
<tr>
<td>Assessment Value</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
</tr>
</tbody>
</table>

### Parcel Data

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Ownership</th>
<th>Use</th>
<th>Elevation</th>
<th>Assessment Value</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>123-456-789</td>
<td>ABC Co.</td>
<td>Commercial</td>
<td>100 ft.</td>
<td>$1,234,567</td>
<td>Mixed</td>
</tr>
<tr>
<td>234-567-890</td>
<td>XYZ Inc.</td>
<td>Residential</td>
<td>80 ft.</td>
<td>$2,345,678</td>
<td>Single</td>
</tr>
</tbody>
</table>

### Survey Details

- The survey was conducted by GPS technology with a precision of ±0.01 meters.
- The boundary lines are marked with red and white survey markers.
- The map includes a scale bar for accurate measurement.

### Legal Description

- Reference to the corners of the survey area are clearly marked on the map.
- The map includes a north arrow for orientation.

### Map Symbols

- Boundary lines: Gray and Black
- Property lines: Orange
- Water bodies: Blue
- Roads: Green

### Additional Information

- The map is a preliminary plat for the proposed development of Maple Park.
- The plat includes a scale bar for accurate measurement.

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**Galpin Engineering**

Galpin Engineering/R. Anne Galpin, P.E.

P.O. Box 1455

Lockhart, TX 78644

(512) 398-2265

info@galpinengineering.com

[Maple Park Preliminary Plat](#)

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**Lockhart, Caldwell County, Texas**

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**Legend**

- **Parcel Number**: Small black square with a number inside.
- **Ownership**: Black text label next to the number.
- **Use**: Black text label next to the number.
- **Elevation**: Black text label next to the number.
- **Assessment Value**: Black text label next to the number.
- **Zoning**: Black text label next to the number.
APPENDIX E

Preliminary Site Plan
APPENDIX F

FEMA Flood Insurance Rate Map
FEMA FLOODPLAIN NOTE:

According to the National Flood Insurance Rate Map Community Panel No. 48055C 0250E, dated June 19, 2012, this property is located in Zone "X" which is an area determined to be outside the 0.2 annual chance floodplain.
APPENDIX G

USGS Map