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I. **TABLE OF CONTENTS**

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Introduction
This feasibility study report has been prepared for Palladium USA International, Inc. for the proposed Teasley Apartments multi-family development in Denton, Texas. It is our understanding that your intent is to develop this property as a multi-family complex with 120 units as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment A for the Preliminary Site Plan and Attachment B for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site.

Executive Summary
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment A reflects a 120-unit development with 214 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- The existing subject property slopes from the southeast to the northwest with approximately 40 feet of elevation change. It is anticipated that some export of soil and the construction of retaining walls will be required to develop the site.
- Per the City of Denton Planning Department, the subject property is currently zoned CM-G: Community Mixed Use General. The current zoning ordinance requires the first floor of any multi-family dwelling to be a commercial use. However, the current code is being revised. The removal of Limitation 6 from the CM-G district has been approved by the Planning and Zoning Commission and will go before the City Council in March. Pending the City Council approval of the revised code, a zoning change will not be required to develop the subject property. Multi-family dwellings are a permitted use with a Specific Use Permit.
- The subject property is not currently platted. Per discussions with City staff, a preliminary plat and final plat are required for the proposed development.
- The final plat must be filed prior to the issuance of a building permit. However, a three-way contract may be issued prior to the final plat being filed to obtain a building permit. This three-way contract will provide for all public utilities, drainage and pavement costs.
- Water service to the subject property will be provided by the existing system within the Sprouts development to the south. There currently exists one eight-inch water line stub into the subject property from the development to the south. In order to loop the on-site system, an approximately 40 feet of off-site water line extension will be required into the Sprouts development. This extension will not require an off-site easement.
- Sanitary sewer service to the subject property will be provided by an existing sanitary sewer manhole within the Lexington Medical Park property to the north of the subject property. This existing manhole currently lies within a 16-foot Sanitary Sewer Easement. No offsite sanitary sewer extensions are anticipated.
- The majority of the subject property currently slopes from the southeast to the northwest. Stormwater runoff from the proposed development will be required to be detained in an on-site detention pond and discharged at-grade to the northwest. This pond will be used to maintain the pre-development peak discharges from the site. No offsite stormwater extensions are anticipated.
- No other unique development requirements are known at this time.
- Per the Flood Insurance Rate Map No. 48121C0390G effective April 18, 2011, a portion
of the northwest corner of the subject property lies within the 100-year floodplain. If the proposed development, including grading, does encroach upon the 100-year floodplain, the floodplain will be required to be remapped through a Conditional Letter of Map Revision (CLOMR) process and a Letter of Map Revision (LOMR) process.

- Per the City of Denton Mobility Map, Teasley Lane is ultimately proposed to be a primary arterial, which requires 135 feet of right-of-way and will include at least three lanes in each direction separated by a median. Per the Land Title Survey, the existing right-of-way is only 90 feet. Therefore, 22.5 feet of right-of-way will be required to be dedicated.

- Per the Pre-Development Meeting, construction of the widening of Teasley Lane was scheduled to begin in November, 2017 with no scheduled completion date.

- There currently exists a concrete driveway connection to Teasley Lane that is proposed to be utilized by the proposed development. If a new driveway connection is to be constructed on Teasley Lane, a Driveway Permit will be required to be obtained by TxDOT.

- There currently exist a large number of trees on-site that will be unable to be saved during construction of the proposed development. See Section J for mitigation requirements.

- The City of Denton has adopted the following Building Construction Codes:
  - 2009 International Building Code
  - 2009 International Fire Code
  - 2009 International Mechanical Code
  - 2009 International Plumbing Code
  - 2009 International Residential Code
  - 2009 International Fuel Gas Code
  - 2012 International Energy Conservation Code
  - 2011 National Electric Code
II. Vicinity Map
III. Project Description

A. Site Description

The 6.84-acre subject property is located along the west side of FM 2181, hereafter referred to as Teasley Lane, approximately 500 feet north of the intersection with Hickory Creek Road. The subject property lies within the city limits of Denton, Texas.

Per the Land Title Survey of the subject property produced by KAZ Surveying on January 12, 2017, there currently exists a concrete fire lane within a Variable Width Access and Utility Easement near the southeast corner of the subject property. This existing drive connects the property directly south of the subject property with Teasley Lane. There also exists overhead power lines and power poles along the entire frontage of Teasley Lane.

The subject property is adjacent to a Sprouts Farmers Market to the south, a medical office building to the north, and a single-family residence to the west. The Land Title Survey may be referenced in Attachment C.

The site is currently undeveloped and generally covered in trees. Per record drawings provided by the City of Denton, the subject property currently slopes from the southeast corner of the subject property to the northwest corner with approximately 40 feet of elevation change. It is anticipated that export of soil and the construction of retaining walls around the majority of the site will be required to develop the subject property. The retaining walls will vary from 0’ to approximately 13’ in height.

Per the Denton County Appraisal District, the subject property is labeled Property ID 164440. The Geographic ID for this property is A1018A-000-0007-00B2. The taxing jurisdiction and millage rates for the subject property are as follows:

- City of Denton: 0.637856%
- Denton County: 0.237812%
- Denton ISD: 1.540000%

The Denton County Appraisal District Property Information may be referenced at: [https://www.dentoncad.com/home/details?search=164440](https://www.dentoncad.com/home/details?search=164440).

B. Zoning

Per the City of Denton Zoning Map, the subject property is currently zoned CM-G: Community Mixed Use General. Per Subchapter 5 of the City of Denton Development Code, multi-family dwellings are a permitted use with the following two limitations:

- (4) Multi-family dwellings are permitted only with a Specific Use Permit (SUP)
- (6) Multi-family dwellings are permitted only on the 2nd story or above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not
Per Cindy Jackson with the City of Denton Planning Department, Limitation 6 applies to Teasley Lane and all proposed buildings must include a commercial component. However, the current zoning ordinance is currently changing to eliminate Limitation 6. Per the City Planning Department, the removal of Limitation 6 from the CM-G district has been approved by the Planning and Zoning Commission and will go before the City Council in March. Therefore, pending the City Council approval of the revised code, a zoning change will not be required to develop the subject property as shown in the Preliminary Site Plan.

Per Section 35.5.4.3, the following regulations apply to developments within the CM-G District:

- Maximum Floor-Area-Ratio is 1.5.
- There is no minimum front, side, or rear yard setback.
- Minimum yard abutting a residential use or district is 20 feet. This setback applies to the west property line of the subject property because the property adjacent to the west is zoned NR-2: Neighborhood Residential.
- Minimum residential unit size is 500 square feet.
- The maximum lot coverage is 80%.
- The minimum landscaped area is 20%.
- Maximum building height is 65 feet.
- The maximum WECS height is 75 feet.

Per Subchapter 14 of the City of Denton Development Code, the following parking spaces required shall be based on the following unit sizes:

- Efficiency/studio units that are larger than 500 square feet but not greater than 600 square feet require 1.25 spaces per unit.
- One-bedroom units, regardless of square footage, and efficiency/studio units that exceed 600 square feet require 1.50 spaces per unit.
- Two-bedroom units require 1.75 spaces per unit.
- Three-bedroom units require 2.00 spaces per unit.
- Four-bedroom units require 1.00 space per bedroom.

Per Subchapter 3 of the City of Denton Development Code, an application for a Specific Use Permit that conforms to the Future Land Use element of the Denton Plan may be made to the City. Per Karen Hermann, Planning Technician with the City of Denton, all projects are applied for online, through ETrakiT which is accessible from the planning webpage or by following the link: https://www3.cityofdenton.com/etrakit3/. Ms. Hermann stated that applications are accepted anytime; however, to be included in the week’s new submission list, the deadline to apply online is noon on Monday and noon on Wednesday.

A public hearing shall be held before the Planning and Zoning Commission in accordance with state law.

Following the public hearing before the Planning and Zoning Commission, the Planning and Zoning Commission shall make a report and forward the report to the City Council in
accordance with the City Charter and state law.

A public hearing shall be held before the City Council as required by state law. Notice of such hearing shall be given by publication in a newspaper of general circulation in the City stating the time and place of such hearing, which time shall not be earlier than fifteen days from the date of publication.

If a proposed amendment has been denied by the Planning and Zoning Commission, such amendment shall not become effective except by a three-fourths vote of all members of the City Council qualified to vote. If a proposed rezoning of property has been protested in writing by the owners of at least twenty percent of the area within two hundred feet, such amendment shall not become effective except by a three-fourths vote of all members of the City Council qualified to vote.

After closing the public hearing, the City Council may take action consistent with The Denton Plan and the Development Code. If an application is denied, then the subject property shall not be eligible for resubmittal for twelve months unless the applicant can show a substantial change in circumstances to justify a resubmittal.

The City of Denton Zoning Map may be referenced in Attachment D.

Subchapters 3 and 5 of the City of Denton Development Code may be referenced at: https://www.cityofdenton.com/en-us/business/development-review/code-criteria-manual

C. Platting/General Development Process

The subject property is not currently platted.

Per discussions with City staff, a preliminary plat and final plat are required for the proposed development.

Per Subchapter 16 of the City of Denton Development Code, the following is the general procedure for preliminary plat approval:

An application shall be accepted for filing by the Development Review Chair along with the applicable fees.

Applicants will be notified of the acceptance or rejection of their application within 10 working days of the submittal. The basis of the rejection will be included in the notification.

After the Department has accepted the application for filing the Development Review Committee shall review the preliminary plat for compliance with the requirements of this Subchapter. The applicant shall be afforded an opportunity to meet with the Development Review Committee to receive comments and recommendations on the sufficiency of the plat. The applicant may make any recommended or desired changes, corrections, or modifications. The Development Review Committee shall forward the preliminary plat to the Planning and Zoning Commission along with its recommendation.

A preliminary plat shall become null and void 24 months from the date of approval by the Commission, unless a final plat is filed and approved for all or part of the preliminary plat within that time or within the time provided by a phasing schedule approved for the
preliminary plat.

Per discussions with City staff, the preliminary plat may be submitted concurrently with the Specific Use Permit submittal. However, it does not have to run concurrently. The preliminary plat is only approved by the Planning and Zoning Commission.

Per Subchapter 16 of the City of Denton Development Code, the following is the general procedure for final plat approval:

The application and copies of the final plat and construction plans, along with any applicable fee, shall be submitted in the form and number specified in the Application Criteria Manual.

The Development Review Committee shall review the final plat and construction plans for compliance with the requirements of this chapter. The applicant shall be afforded an opportunity to meet with the committee to receive its comments and recommendations on the sufficiency of the plat and plans, so as to allow the applicant to make any recommended or desired changes, corrections, or modifications.

Upon completion of the review process, if the construction plans have been approved by the Director of Engineering, the Development Review Committee shall forward the final plat to the Planning and Zoning Commission along with its recommendation.

The Planning and Zoning Commission shall take action on the final plat as required by law at a regularly scheduled meeting held within thirty days of the date the final plat and construction plans for which approval is requested is submitted to the department, unless the applicant requests and consents in writing to waive any time deadline for action upon the plat.

If the final plat meets all the requirements of this chapter, the Planning and Zoning Commission shall approve the plat.

Upon approval of the final plat by the Planning and Zoning Commission and the construction plans by the City Engineer, the applicant shall submit an execution package in accordance with the Application Criteria Manual.

The City Engineer shall file in the plat records of Denton County the final plat upon submission of the execution package, recording fees, developer contracts, bonds, and any other applicable fees.

Once construction plans have been approved by the Engineering Department, an Early Clearing and Grubbing/Grading Permit may be issued to begin work prior to the plat being filed.

The Preliminary Plat must be approved before an application for building permit may be submitted and the final plat must be filed prior to the issuance of a building permit. In lieu of filing the plat, a three-way contract may be issued prior to the final plat being filed to obtain a building permit. This three-way contract will provide for all public utilities, drainage and pavement costs.

Subchapter 16 of the City of Denton Development Code may be referenced at:
D. Water Service

Per the City of Denton Locator Map and record drawings provided by the City of Denton, there currently exists an 18-inch water line along the west side of Teasley Lane. This water line currently lies within a 20-foot Permanent Utility Easement parallel to the existing right-of-way. Per the Pre-Development Meeting, this line belongs to the Upper Trinity Regional Water District and may not be tapped for service to the subject property.

Water service to the subject property will be provided by the existing system within the Sprouts development to the south. There currently exist two eight-inch water line stubs from the Sprouts development to the south. One stub extends into the subject property while the second extends into the undeveloped parcel directly southeast of the subject property. This water line system eventually taps into an existing 16-inch water line along Hickory Creek Road.

In order to provide two sources of water and loop the on-site system, either an off-site easement will need to be obtained from the property to the southeast so that the second stub may be reached or an off-site water line extension of approximately 40 feet will be required to extend into the Sprouts development to tap into their existing system. There currently exists a Utility Easement connecting the subject property to the existing Sprouts system, so no off-site easement would be necessary. However, a portion of Sprout’s existing driveway would be required to be removed and replaced in order to access the existing line.

A Preliminary Utility and Drainage Plan was produced for the proposed development. Per the Preliminary Utility and Drainage Plan, the existing eight-inch stub into the subject property will be utilized. In order to loop the on-site water, an off-site water line extension of approximately 40 feet is proposed to extend into the existing driveway of the Sprouts development to the south. This off-site extension is proposed to remain inside the existing Utility Easement. The City of Denton requires all on-site water be private. Therefore, the proposed private water line will be looped via two master meter connections to the existing eight-inch public water. Both a fire and a domestic meter with a backflow device in a vault will be required at both connections. Both of the water master meters are proposed to be located within a 15-foot Utility Easement. Fire and domestic water service will then tee off of this single, private water line loop.

The City of Denton Locator Map is referenced in Attachment E. The Record Drawings for the Upper Trinity Regional Water District are referenced in Attachment F. The Sprouts Utility Plan is referenced in Attachment G. The Preliminary Utility and Drainage Plan may be referenced in Attachment H.

All proposed water must comply with Subchapter 21 of the City of Denton Development Code. Subchapter 21 may be referenced at https://www.cityofdenton.com/en-us/business/development-review/code-criteria-manual

E. Sanitary Sewer Service

Per the City of Denton Locator Map and Lexington Medical Park Utility Plan, there
currently exists a sanitary sewer manhole within the Lexington Medical Park property to the north of the subject property. The manhole is located near the northeast corner of the subject property and is within a 16-foot Sanitary Sewer Easement and a landscaped area. From this existing manhole, an eight-inch sanitary sewer line extends east across Teasley Lane to an existing 15-inch sanitary sewer line.

Per the Preliminary Utility and Drainage Plan, an 8-inch sanitary sewer main is proposed to extend from the existing manhole within the Lexington Medical Park development and loop throughout the site to service each building. Each building is proposed to be serviced by a six-inch sanitary sewer lateral. A four-foot diameter manhole is proposed at every change in direction of the main line.

No offsite sanitary sewer extensions are anticipated.

The Lexington Medical Park Utility Plan may be referenced in Attachment I.


F. Stormwater Drainage

Per the City of Denton Locator Map and record drawings provided by the City of Denton, the southeastern property lines of the subject property generally lie along an existing ridge. The majority of the subject property currently slopes from the southeast to the northwest.

Per the Sprouts Drainage Area Map and Storm Sewer Plan, there currently exists a four-foot by four-foot drop inlet near the existing concrete drive to the southeast of the subject property. This existing inlet is sized to collect fully-developed stormwater runoff from the southeast edge of the subject property.

Per the Lexington Medical Park Drainage Area Map, approximately 2.3 acres of the subject property currently sheet flows into the Lexington Medical Park development. The Lexington Medical Park drainage infrastructure was only sized to collect stormwater runoff from the subject property at a runoff coefficient of 0.5. Per the current City of Denton Drainage Design Criteria Manual, multi-family developments have a runoff coefficient of 0.7. Therefore, only a portion of the 2.3 acres may discharge into the Lexington Medical Park development. Per the Lexington Medical Park Storm Drain Plan, a three-foot by three-foot drop inlet was constructed within a 16-foot Drainage Easement to collect this portion of stormwater runoff from the subject property.

The remainder of the subject property currently sheet flows to the northwest. This portion of the subject property along with the portion of the 2.3-acre area that exceeds the Lexington Medical Park development capacity will be required to be detained in an on-site detention pond and discharged at-grade to the northwest. This pond will be used to maintain the pre-development peak discharges from the site.

Per the Preliminary Utility and Drainage Plan, all on-site stormwater is proposed to be collected in curb inlets and discharged into the detention pond just outside the floodplain. The detention pond is proposed to discharge to the northwest corner of the subject
property at grade.

All proposed drainage must comply with Subchapter 19 of the City of Denton Development Code and the City of Denton Drainage Design Criteria Manual.

The Sprouts Drainage Area Map and Storm Sewer Plan may be referenced in Attachment J. The Lexington Medical Park Drainage Area Map and Storm Drain Plan may be referenced in Attachment K.


G. Fire

The City of Denton has adopted, as amended, the 2009 International Fire Code. Per Chapter 5 of the International Fire Code, approved fire apparatus access roads shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire apparatus roads are required to be within 50 feet of any fire department hose connection. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Fire lanes may have gates across them. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire apparatus access roads. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.

Per the City of Denton Fire Code Amendments, a 10-foot wide unobstructed pathway around the external walls of any structure must be provided. Also, each fire apparatus access road must have an inner turning radius of at least 35 feet and an exterior turning radius of at least 55 feet.


H. Floodplain

Per the Flood Insurance Rate Map No. 48121C0390G effective April 18, 2011, a portion of the northwest corner of the subject property lies within the 100-year floodplain.

Per the Conceptual Site Plan in Attachment A, no portion of the proposed development will encroach upon the 100-year floodplain. If the proposed development, including grading, does encroach upon the 100-year floodplain, the floodplain will be required to be remapped through a Conditional Letter of Map Revision (CLOMR) process and then a Letter of Map Revision (LOMR) process.
The Flood Insurance Rate Map No. 48121C0390G is referenced in Attachment L.

I. Site Access

Access to the site is provided by Teasley Lane. Teasley Lane is currently an asphalt road with 90 feet of right-of-way. Teasley Lane is currently maintained by the Texas Department of Transportation (TxDOT) as FM 2181. Per the Preliminary Site Plan referenced in Attachment A and the Land Title Survey referenced in Attachment C, there currently exists a concrete driveway connection to Teasley Lane that is proposed to be utilized by the proposed development.

Per the City of Denton Mobility Map, Teasley Lane is ultimately proposed to be a primary arterial, which requires 135 feet of right-of-way and will include at least three lanes in each direction separated by a median. Per the Land Title Survey, the existing right-of-way is only 90 feet. Therefore, 22.5 feet of right-of-way will be required to be dedicated.

Per the Pre-Development Meeting, construction of widening Teasley Lane from two lanes to six, divided lanes was scheduled to begin in November, 2017 with no scheduled completion date. A Traffic Impact Analysis will be required to determine if a turn lane along Teasley Lane will be required. Additionally, cross access to the Lexington Medical Park development to the north is optional. The Preliminary Site Plan only proposes cross-access to the south. Due to existing topography, it is not feasible to provide access to the Lexington Park development.

If a new driveway connection is to be constructed on Teasley Lane, a Driveway Permit will be required to be obtained by TxDOT.

The City of Denton Mobility Plan may be referenced at: https://www.cityofdenton.com/CoD/media/City-of-Denton/Business/Development%20Review/Denton-Mobility-Plan.pdf

The City of Denton Transportation Criteria Manual may be referenced at: https://www.cityofdenton.com/CoD/media/City-of-Denton/Pat terns/Transportation-Criteria-Manual.pdf

J. Tree Preservation

Tree Preservation requirements for the subject property are outlined in Subchapter 13 of the Development Code.

No person, directly, or indirectly, shall cut down, destroy, remove or move, or intentionally destroy or damage any Quality Tree, Protected Tree, or Historic Tree without first obtaining a tree removal permit. No grading shall take place on any undeveloped property that contains trees subject to this section without obtaining a tree removal permit. No heavy equipment shall be moved onto a site prior to all applicable permits being issued. Trees greater than 3 inches and not identified as a Quality Tree, Protected Tree, or Historic Tree within may be removed with a permit. Trees less than 3 inches and not identified as a Historic Tree may be removed without a permit.

To obtain a Tree Removal Permit, a complete application shall be submitted along with
the application fee. A Tree Inventory Plan and a Tree Replacement/Mitigation Plan must be submitted with the tree removal permit application. After the tree removal permit is issued, the permit holder shall post a tree protection sign, supplied by the City, at each entrance to the property and at any other location designated by the City.

Protected Tree

Any healthy tree with an 18-inch or greater diameter and not in a Quality Tree Stand or a Mesquite, Bois Arc, Locust Hackberry and/or Cottonwood species is a protected tree. All trees greater than 18 inches shall be considered a Protected Tree unless a detailed tree inventory is submitted by an applicant verifying the presence of Mesquite, Bois Arc, Locust Hackberry and/or Cottonwood species.

Historic Tree

A Historic Tree is a healthy tree that stands at a place where an event of historic significance occurred that had local, regional, or national importance; or at the home of a citizen who is famous on a local, regional, or national basis. A tree may also be considered historic if it has taken on a legendary stature to the community; mentioned in literature or documents of historic value; or considered unusual due to size, age or has landmark status.

Quality Tree

All healthy trees greater than six inches, but less than 18 inches and not within a Quality Tree Stand are quality trees. All trees shall be considered Quality Trees unless a detailed tree inventory is submitted by an applicant identifying Secondary Trees. A Quality Tree Stand is when three or more contiguous Quality Trees whose canopies are generally clustered together create a contiguous drip line. All Tree Stands shall be considered Quality Tree Stands unless a detailed tree inventory is submitted by an applicant identifying the tree stand as a Secondary Tree Stand.

Secondary Tree

All healthy Mesquite, Bois Arc, Locust Hackberry, and/or Cottonwood trees greater than six inches, but less than 18 inches are secondary trees. All healthy Mesquite, Bois Arc, Locust Hackberry, and/or Cottonwood trees with an 18 inch or greater diameter are large secondary trees.

If preservation cannot be reasonably achieved, then the following mitigation standards shall apply:

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<th>Tree Preservation Mitigation Requirements</th>
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<td>Historic Trees</td>
</tr>
<tr>
<td>-----------------------------------------</td>
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<td>100%</td>
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*Up to 50% of the percentage required to be preserved may be mitigated at a 1:1.5 ratio.
** Up to 50% of the percentage required to be preserved may be mitigated at a 1:0.75 ratio.

Due to the location of the existing on-site trees and the site topography, it is anticipated that most of the on-site existing trees will be unable to be saved.


K. Required Fees

The following are the anticipated fees required for development by the City of Denton:

<table>
<thead>
<tr>
<th>Development Review Fees</th>
<th>1st and 2nd Reviews</th>
<th>Each Additional Review</th>
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<tbody>
<tr>
<td>Fee Type</td>
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<td>Pre-Application Conference</td>
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<td>Park Land Dedication</td>
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<td>Clearing/Grading Permit</td>
<td>-</td>
<td>$450.00</td>
</tr>
<tr>
<td>Engineering Inspection</td>
<td></td>
<td>3.5% Total Public Improvements</td>
</tr>
<tr>
<td>Building Permit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td></td>
<td>$121,680.00</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td></td>
<td>$68,640.00</td>
</tr>
<tr>
<td>Wastewater Tap Fee</td>
<td></td>
<td>$2,200.00</td>
</tr>
<tr>
<td>Roadway Impact Fee</td>
<td></td>
<td>$111,672.58</td>
</tr>
</tbody>
</table>

The Pre-Application Conference fee may be credited toward other planning fees.

The Specific Use Permit fee for the Planning Department is calculated as $1,500 plus $65/acre for the first and second reviews.

Both the Preliminary Plat and Final Plat fees for the Planning Department are calculated as $300 plus $15/acre for the first and second reviews.

Per Section 22-36 of the City of Denton Code of Ordinances, the Park Development Fee is calculated as $187 per multi-family unit. At the time of this report, there are 120 units proposed.

Per Section 22-38 of the City of Denton Code of Ordinances, if the calculation for
required park land within the proposed subdivision development results in less than five acres, the parks and recreation department shall determine the amount of a fee in lieu of park land dedication as follows:

- The Department first shall determine the total amount of land required to be dedicated in accordance with Sections 22-36 and 22-37.
- Per the formula in Section 22-36 (c), for 120 proposed multi-family units at 1.8 persons per unit, 0.54 acres of land will be required to be dedicated.
- The value of the land shall be calculated as the average estimated fair market value per acre of the land being subdivided at the time of preliminary plat approval, reduced by the value of any land actually to be dedicated for park purposes. The net value of the land otherwise to be dedicated shall be apportioned among the total number of dwelling units proposed for the residential subdivision and by dwelling unit type.
- Park dedication fees shall be imposed at the time of preliminary plat approval. Fees shall be paid prior to release by the city of any final plat for filing in the deed records of Denton County. Park dedication fees established for the preliminary plat shall apply to subsequent approved final plats for a period of two years from the date of preliminary plat approval by the planning and zoning commission. Thereafter, park dedication fees shall be re-determined and applied to final plats, using current appraised value of land in the subdivision at time of final plat submittal.

For the Engineering Inspection fee, public improvements include public water, sanitary sewer, storm and paving.

Impact fees for both water and sanitary sewer are calculated using the Single-Family Equivalent (SFE), which is based on the size of the water meter. One SFE unit is the water or wastewater demand associated with the smallest water meter in the City of Denton’s system. This equates to the typical water usage of a single-family residence. Impact fees vary in direct proportion to meter size and the capacity to use water or discharge wastewater compared to the SFE base meter unit. Impact fees for apartment complexes are calculated using the projected water demand of that complex on the distribution system. Based on historical data, the service unit calculation for apartment complexes having eight or more units has been set at 0.26 SFE per bedroom.

- Per the Water Impact Fee Service Area Map, the subject property lies within Water Impact Fee Zone 1B. The net cost per SFE for the Water Impact Fee is $3,900. At the time of this report, there are 120 proposed bedrooms.
- Per the Wastewater Impact Fee Service Area Map, the subject property lies within Wastewater Impact Fee Zone 1. The net cost per SFE for the Sewer Impact Fee is $2,200. At the time of this report, there are 120 proposed bedrooms.

There is no anticipated Water Tap Fee because there are already two existing eight-inch water lines stubbed out to the subject property.

The Wastewater Tap Fee assumes one six-inch wastewater connection to the existing manhole in the unpaved area within the Lexington Medical Park development.

Per the Roadway Impact Fee Ordinance, the Roadway Impact Fee is a function of the
size of the proposed development, the proposed land use, the area of the City the
development resides, and the adjacent street type. Per Exhibit B, Schedule 1 within the
Roadway Impact Fee Ordinance, the maximum fee per service unit in Service Area B is
$1,260 per vehicle mile. Per Exhibit B, Schedule 2, the Roadway Impact Fee collection
rate is $306.12 per vehicle mile. Per Exhibit C for multi-family developments, there are
3.04 vehicle miles per unit. At the time of this report, 120 units are proposed.

The Roadway Impact Fee may be offset by credits gained from right-of-way dedication,
perimeter street improvements, and/or sidewalk construction. At the time of this report, it
cannot be determined what street improvements, if any, would be required. If
construction costs of required improvements were to exceed the total Roadway Impact
Fee amount, there would be no Roadway Impact Fee due.

The City of Denton Development Review Fee Schedule may be referenced at:

The Building Permit Fee Schedule may be referenced at:
https://www.cityofdenton.com/CoD/media/City-of-Denton/Business/Permits%20and%20Licenses/Health%20Permits/Fee-Schedule_1.pdf

The Water and Wastewater Impact Fee Ordinance containing the Impact Fee Service
Area Map may be referenced at: https://www.cityofdenton.com/CoD/media/City-of-
Denton/Government/Water%20Utilities/Water-and-Wastewater-Impact-Fee-Ordinance-
2013-326.pdf

The Impact Fee Schedule may be referenced at:

The Tap and Meter Fee Schedule may be referenced at:

The Roadway Impact Fee Ordinance may be referenced at:
https://lfpubweb.cityofdenton.com/PublicWeblink/DocView.aspx?dbid=0&id=446762&page=1&cr=1

The City of Denton Code of Ordinances may be referenced at:
https://www.municode.com/library/tx/denton/codes/code_of_ordinances?nodeId=SPACOR_CH22PARE_ARTIIIPADE_S22-38PAFELIPALADE

L. Franchise Utilities

The franchise utility companies listed below have been contacted in reference to service.

Atmos Gas:

Mark Mahan
(940) 380-7475
Mr. Mahan has provided a Will-Serve Letter for the subject property.

The Atmos Energy Will-Serve Letter may be referenced in Attachment M.

Denton Municipal Electric:

Denton Municipal Electric will provide electric power to the subject property. There currently exists three-phase overhead power along the west side of Teasley Lane.

M. Building Codes

The City of Denton has adopted the following Building Construction Codes:

- 2009 International Building Code
- 2009 International Fire Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Residential Code
- 2009 International Fuel Gas Code
- 2012 International Energy Conservation Code
- 2011 National Electric Code
Attachment A

Preliminary Site Plan
Attachment B

Architectural Site Plan
Attachment C

Land Title Survey
Attachment D

City of Denton Zoning Map
Attachment E

City of Denton Locator Map
B. ROBINSON-UTL MAPS
Attachment F

Upper Trinity Regional Water District Record Drawings
Attachment G

Sprouts Utility Plan
Attachment H

Preliminary Utility and Drainage Plan
Attachment I

Lexington Medical Park Utility Plan
TAPE TO THE SEWER LINE WILL BE DONE BY THE CITY OF DENTON WASTEWATER DEPARTMENT.
CONTACT JUSTIN DUNNE @ 662-299-5488.
TAPE TO THE WATER LINE WILL BE DONE BY THE CITY OF DENTON WATER DEPARTMENT.
CONTACT KEVIN FINCH @ 662-299-4181.

WATER DEMANDS

WATER DEMAND PER DOMESTIC METER

COMMUNITY FLUSHING 0.5 GPM
1 GPM BASED ON 122 FIXTURE UNITS

LEASE SPACE 0.5 GPM

AT THIS TIME, THERE IS NOT AN END USER FOR THE PROPOSED LEASE SPACE. AS A RESULT, WE HAVE MADE SOME ASSUMPTIONS RELATING TO THE NUMBER OF FIXTURES. THIS RESULTS IN A WATER DEMAND OF APPROPRIATELY 1.0 GPM.
Attachment J

Sprouts Drainage Area Map and Storm Sewer Plan
Attachment K

Lexington Medical Park Drainage Area Map and Storm Sewer Plan
Attachment L

Flood Insurance Rate Map No. 48121C0390G
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2018 at 12:54:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, LOMR panel number, and LOMR effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Attachment M

Atmos Energy Will-Serve Letter
February 1, 2018

Cross Engineering  
Attn: Johnathan Hake  
131 S. Tennessee St.  
McKinney, TX 75069

Re: Service Availability from Atmos Energy for a site located on Teasley Ln. a portion of Parcel 2 of Lexington Park South in Denton, Texas.

Mr. Robinson,

In response to your request I am forwarding this letter confirming that Atmos Energy can provide natural gas service to the above mentioned site to Lexington Park South Denton, Texas.

Any line extensions needed to serve this project would fall under our current line extension policies and would be subject to review by Atmos Energy’s Planning Group for any modifications needed to the existing system to serve the site.

If I can help with anything else please let me know.

Sincerely,

Mark Mahan  
Account Manager  
Atmos Energy  
Your natural gas company  
940-380-7475