THE VILLAGE AT OVERLOOK, TDHCA NO.18086
Site Design & Development Feasibility Report

February 2018
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February 2018
February 28, 2018

Mr. Ryan Wilson  
Franklin Development  
21260 Gathering Oak, Suite 101  
San Antonio, Texas 78260  

Re: The Village at Overlook, TDHCA No.18086  
Site Design & Development Feasibility Report  

Dear Mr. Wilson:  

We have completed the feasibility study on the above referenced property as requested in accordance with the 2018 Uniform Multifamily Rules to be used to complete your application. Additionally, we hope this information proves useful in your evaluation of the property; please do not hesitate to call if any questions arise during your review. We look forward to working with you as the project progresses.  

Sincerely,  
Pape Dawson Engineers, Inc.  

Tom Carter, P.E.  
Senior Vice President  

Attachments  
P:\862606\Word\Reports\PER\180227a2_letter.docx
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A. EXECUTIVE SUMMARY

1. Due Diligence Statement

The intent of this report is to provide a due diligence assessment of the current site conditions and development requirements of the proposed Overlook at 281 project. This report was compiled based on information obtained by phone and email correspondence with local utility purveyors (San Antonio Waster System (SAWS), CPS-Energy-Energy, Spectrum, and Guadalupe Valley Telephone Company (GVTC), and a site visit. We have read and understood 2018 Uniform Multi-Family Rules issued by the Texas Department of Housing & Community Affairs (TDHCA). This site design and feasibility report for Overlook at US 281 in San Antonio, Texas is prepared in accordance with §10.204(15) of these rules.

2. Project Overview

Overlook at 281 is a proposed ±9.4-acre, 146-unit multi-family development located along the south side of Overlook Parkway approximately 750-feet west of US 281 (Attachment 1). Overlook at 281 falls within the City of San Antonio (COSA), inside Bexar County, Texas. The site is currently undeveloped and bound by Overlook Parkway to the north, a CPS-Energy Energy substation to the east, undeveloped land to the south, and a residential subdivision to the west. The site was annexed into the city limits of San Antonio and is zoned Mixed-Use District (MXD). The site will need to be platted with COSA in order to obtain a building permit and utility services. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel number 48029C0140G identifies the site as outside the limits of the 1% annual chance (100-year) floodplain (Attachment 5). The site is composed of portions of two separate tracts of land. The two Bexar County Property IDs are 1063660 (1.5578-Acres), valued at $471,800 and 1063661 (12.5018-acres), valued at $1,851,560. The current millage rate for the two properties is $26.70042 per $1,000 assessed value (1063661) and $26.95042 per $1,000 assessed value (1063660).
Since the site is located in the Edwards Aquifer Recharge Zone, a Water Pollution Abatement Plan (WPAP) will be required. Additionally, the site will require a Sewage Collection System (SCS) to be approved prior to construction. The site is located within presumptive endangered species habitat areas according to US Fish and Wildlife guidelines. These areas contain suitable habitat areas for both Golden Cheeked Warblers and Karst Invertebrates. Therefore, an Endangered Species Survey will need to be performed prior to construction.

Pape-Dawson Engineers contacted San Antonio Water System, CPS-Energy-Energy, Time Warner Cable, AT&T, and Guadalupe Valley Telephone Company regarding their ability to provide services to the site. City water and sanitary sewer utilities are available to serve the site. The only utility extension anticipated is 525-linear feet of sanitary sewer main extension to the site. There are dry utilities near the site including electric, gas, telephone, and cable TV available for the proposed development. Current Letters of Availability for electric, gas, water and sewer were provided by CPS-Energy-Energy and the San Antonio Water System (SAWS) (Attachment 9).

In conjunction with this report, Pape-Dawson Engineers is updating a Land Title Type 1A survey for the site (Attachment 9).

A preliminary site plan and probable construction cost estimate was prepared for the proposed development. Preliminary calculations indicate the on-site costs of the proposed 146-unit multi-family development will be approximately $2,117,000.00. The off-site costs will be approximately $133,698.00. Overall, the development of the site appears feasible.

**Drainage**

The site will have to comply with the City of San Antonio drainage requirements, which will include preparing a stormwater management plan (SWMP). The site falls within
the Upper Salado Creek Watershed over the Edwards Aquifer Recharge Zone and is not within any known mandatory detention areas. According to FEMA Flood Insurance Rate Map (FIRM) Number 48029C0140G the site is outside of the 100-year floodplain. The site encircles a hilltop just south of Overlook Parkway which directs runoff in three separate directions. The northern part of the site sheet flows north, northeast into Overlook Parkway and drains west in the Overlook Parkway right-of-way before discharging into an improved drainage channel through three, open end curb inlets. The western and southern portion of the site sheet flows southwest, and is captured by an existing swale that runs along the back of a residential subdivision west of the site. This swale drains southwest through the Summer Glen neighborhood before discharging into Mustang Creek. The eastern portion of the site drains southeast, down the hill eventually crossing Summer Glen Road in a system of box culverts.

A detention pond is anticipated for the site based upon the amount of increased impervious cover and the existing drainage structures downstream. The likely area for the detention basin would be the southwest corner of the site, as shown on the preliminary site plan (Attachment 11). Alternatively, if the SWMP proves that there is no drainage impact to other properties, drainage or habitable structures, to a point 2,000-foot downstream, the project may elect to pay fees in lieu of detention (FILO). The fees are aggregated into the City of San Antonio stormwater management participation program and used for public drainage improvements across the city. The current multi-family rate is $0.20 per square foot of increased impervious cover. Based upon the site plan and preliminary estimates, there will be an approximate increase in impervious cover of around 219,678 SF, which equates to a fee of $43,935.60 under the current rates. The site plan includes a detention pond to mitigate the increase in peak flow runoff; therefore, we do not anticipate these fees in lieu of detention being required.
Soils and Grading

According to United States Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) soil maps, the majority of the site is comprised of Eckrant cobbly clay and Eckrant-Rock Outcrops (Attachment 6). A geotechnical report will be required to obtain recommendations for building pad and pavement design.

The site encircles a hill top and naturally slopes away in three directions. Retaining walls will be necessary in several areas to avoid extreme slopes and achieve flat building pads. The primary grading constraints on the site will be directing enough runoff through the WPAP Best Management Practice (BMP) features, and that the required walkways are compliant with the American’s With Disabilities Act (ADA). Approximately 660-linear feet of retaining walls will be required. The site will also be graded in a way to minimize the discrepancy between cut and fill.

Water & Wastewater

San Antonio Water System (SAWS) will be the water and sanitary sewer provider for the site. The site falls within SAWS Pressure Zone 11A, in the middle water development zone. The site is within the upper wastewater collection zone and within the Dos Rios/Leon Creek watershed. Since the site is located within the Edwards Aquifer Recharge Zone, a Utility Service Agreement (USA) will be required. The USA will outline the required improvements, impact fees and connection points for sanitary sewer and water service. Additionally, SAWS will review the WPAP to ensure water quality compliance.

An existing 16-inch water main crosses Overlook Parkway, and runs west on the south side of Overlook Parkway along the front of the site. There are two existing fire hydrants in the vicinity of the site. Based on a utility availability letter received on February 26, 2018, it appears SAWS will allow connection to this line without any main extensions. There is also an 8-inch sanitary sewer main running along the north
side of Overlook Parkway, with an 8-inch stub to the south side. SAWS will require the developer to construct a short main extension from this stub to bring sanitary sewer service to the site. Based on the existing inverts listed in the SAWS sewer block map, the site will be able to gravity drain to the existing 8-inch line.

The projected impact fees are required for the site based on the San Antonio Water System Utility Service Regulations, which became effective June 1, 2015. The fees will be based upon the number of Equivalent Dwelling Units (EDUs) connected to SAWS services. Multi-family developments are calculated at a rate of 0.5 EDU/unit, and irrigation meter rates are calculated by meter size. A water flow rate of 313 gallons per day is equivalent to 1 EDU. A sewer flow rate of 240 gallons per day is equivalent to 1 EDU. The projected fees are summarized below.

Domestic water impact fee (based on 146 units) = $348,721 ($4,777/EDU)
Irrigation water impact fee (based on 2” meter) = $66,878 ($4,777/EDU)
Sewer impact fee (based on 146 units) = $241,338 ($3,306/EDU)

Total impact fees = $656,937

Dry Utilities
CPS-Energy is the electric purveyor for the site. An electric availability letter was received on February 26, 2018. CPS-Energy indicated that electric service is available to the site. There is an existing overhead electric line running across the northern portion of the site, as well as an overhead transmission line, which will have to be avoided during development. The developer has disclosed in their application to TDHCA an Undesirable Site Feature, as defined in the TDHCA Multifamily Rules. The Development Site is located within 100 feet of nearby lines and structures of overhead transmission lines. Mitigation efforts include offsetting all building structures to be more than 100 feet away from any overhead transmission lines and structures. The offset is shown on the preliminary site plan, see attachment 11 – Preliminary Site...
Plan. There is also a natural gas supply line running east/west parallel to the overhead electric line. The grading of the Overlook Parkway driveway will need to avoid these lines; otherwise the developer will need to pay CPS-Energy to lower them. Once the site plan is finalized, final design and construction costs will need to be coordinated with CPS-Energy.

Time Warner Cable (TWC) is one of the telephone and communications providers for the site. On January 20, 2015 an availability letter from Time Warner was received indicating that TWC has existing coax and/or fiber facilities near the site.

AT&T is not able to provide telephone or communication services to the site. On January 20, 2015, a letter from AT&T was received indicating that the site falls outside of the AT&T service zone, and service will not be available to the site.

Guadalupe Valley Telephone Cooperative (GVTC) is one of the telephone and communications providers for the site. On January 19, 2015, an availability letter from GVTC was received indicating that the site was within the GVTC service area and that fiber optic facilities are available to the proposed development.

**Parkland Dedication**

The City of San Antonio requires all multi-family projects to dedicate 1 acre of parkland per 114 dwelling units. COSA Parks and Recreation will review parkland requirements during the platting process. For the proposed 146-unit multi-family site, it is anticipated that approximately 1.28 acres of parkland dedication will be required. However, this requirement is typically satisfied by acquiring parkland dedication credits for the proposed site amenities such as the clubhouse, open play areas, walking trails, recreation centers and pools.
B. SITE SUMMARY ITEMS

1. Zoning Requirements

The site is currently within the City of San Antonio, and is Zoned Mixed-Use District (MXD), within an overlay of Edwards Recharge Zone District (ERZD) and the Gateway Corridor (GC-3). MXD Zoning provides for a Mixed-use development. City of San Antonio Ordinance Number 2016-12-01-0902, dated December 1, 2016 established the proposed site as multi-family use at 25 units per acre within this site.

2. Subdivision Requirements

The site is currently unplatted and will need to be platted with the City of San Antonio. As a 525-linear foot sewer main extension is anticipated, the site will be platted as a major plat. The plat will also need to be submitted to all of the various utility entities for approval. Within COSA, several distinct reviews will take place at time of plat, including stormwater, trees, historic preservation, parks and recreation, and traffic. The plat review process will take approximately 120-150 days. The projected platting fees for the ±9.4-acre plat is listed below.

<table>
<thead>
<tr>
<th>MAJOR PLATTING</th>
<th>CITY FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plat Application Fees</td>
<td></td>
</tr>
<tr>
<td>City Application Fees</td>
<td></td>
</tr>
<tr>
<td>Base Fee</td>
<td>$662.50</td>
</tr>
<tr>
<td>Lot Fee</td>
<td>$5.00</td>
</tr>
<tr>
<td>Non-Single Family (Acre)</td>
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<td>Historic Review</td>
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<td>Recording Handling</td>
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<td>Total Application Fees</td>
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<tr>
<td>Fees during Review</td>
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</tr>
<tr>
<td>Tree Review</td>
<td>$1,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$7,474.50</td>
</tr>
</tbody>
</table>
3. Development Ordinances

The site will need to comply with COSA’s Unified Development Code (UDC) requirements. A copy of this ordinance is available online at the City of San Antonio (www.sanantonio.gov) website.

The site will also have to comply with the current 2010 COSA Tree Ordinance. For a multi-family development, 40% of significant trees and 100% of heritage trees must be preserved or mitigated outside the 100-year floodplain, requiring a minimum of 20% to be preserved. The remaining percentage may be mitigated by tree preservation fees or new tree planting.

4. Fire Department Requirements

The site falls within the Bexar Bulverde FD-2 area and is currently served by the Bexar-Bulverde Volunteer Fire Department as well as Acadian Emergency Medical Service. There are two existing fire hydrants along Overlook Parkway adjacent to the site along the 16-inch ductile iron.

The site will have to comply with the respective sections of the 2015 International Fire Code, and city of San Antonio local amendments as adopted by ordinance number 2015-01-29-0067. These requirements include, fire lane, sprinkler, fire department connection, hose lay and other requirements that will be inspected by the San Antonio Fire Marshall. It is anticipated that private on-site hydrants will be required to provide adequate fire protection to all buildings. Any buildings over 30-feet in height will also require aerial apparatus access, which requires the building face to be between 15-feet and 39-feet from fire lanes.
5. Site Ingress and Egress Requirements

According to the preliminary site plan, a primary access driveway is proposed from Overlook Parkway. The site will need to obtain a driveway permit for Overlook Parkway from San Antonio. The Site Plan exceeds 125 units and will therefore need secondary access onto US 281. An access easement from the neighboring property will be required and provided the seller. Coordination with TxDOT will be required to allow the driveway connection on US 281. The offsite driveway is approximately 730 feet long at an estimated cost of $68,083.00. A Traffic Impact Analysis (TIA) during the COSA platting review will not be required, assuming the site generates less than 75 peak hour trips.

There is an existing sidewalk along Overlook Parkway; therefore, no additional public sidewalk will be required. This sidewalk will be impacted by the proposed driveway, and an accessible route across the driveway will need to be provided along Overlook Parkway.

6. Off Street Parking Requirements

The required number of COSA Standard 9-foot by 18-feet parking spaces for 146 units is 146 minimum or 277 maximum spaces. The Preliminary Site Plan provides parking spaces for 251 spaces at least 7 will need to be accessible parking spaces.

7. Building Codes and Local Design Ordinances


Within San Antonio, the following codes are in effect (with amendments):
- 2015 International Building Code
8. Atypical Items

The items listed below will be critical path items for the project to remain on schedule.

Sanitary Sewer Main Extension

The site will require an off-site SAWS sanitary sewer main extension. The sewer line will require additional engineering design and coordination with SAWS, to obtain approval during the platting process. The sewer main extension to the property line will include approximately 525 LF of off-site sewer pipe at an estimated cost of $42,000.

Edwards Aquifer Recharge Zone

The site falls within the Edwards Aquifer Recharge Zone, an environmentally sensitive artesian aquifer that is the primary water source for the City of San Antonio. It is also home to several unique and endangered species. To protect the water quality within the recharge zone, a Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) plan will be required for the design and construction of the project. These would be reviewed concurrently, and typically take approximately 90 days for approval. A geological assessment is also required to determine the sensitivity of geological and manmade features that are potential pathways for contaminant movement into the aquifer. Impervious cover is regulated over the Edwards Aquifer Recharge Zone by San Antonio Water System (SAWS).

SAWS Category Status

San Antonio Water System (SAWS) regulates the impervious cover over the Edwards Aquifer Recharge Zone based on Category classification. The site is classified as a Category 1 property according to a 1999 SAWS Category Letter. Category 1 allows 100% impervious cover on-site. Therefore, the preliminary site plan is currently in

• 2015 International Fire Code
compliance. Pape-Dawson Engineers will coordinate the appropriate submittals to confirm Category 1 status, or new classification during design prior to construction.

**Habitat Compliance / Endangered Species**
The site is located within a presumptive area known to contain suitable habitat for Golden Cheek Warblers and Karst invertebrates according to COSA Maps compiled from U.S. Fish & Wildlife guidelines. Therefore, an Endangered Species Survey will need to be conducted by a certified wildlife biologist during the site permitting process. Any mitigation required will need to take place prior to construction.

**Water Pollution Abatement Plan (WPAP)**
Traditional sand filter basins and vegetative filter strips are typically implemented with WPAPs as best management practices to treat stormwater before leaving the site. A WPAP must go through the application and submission review process and be approved prior to commencement of construction. A $5,000 WPAP review fee is required for multi-family developments between 5-10 acres. Preliminary drainage analysis indicates that at least two water quality basins will be required. The water quality features can be either traditional sand filter basins, or a series of pre-fabricated, cartridge filter systems such as Jellyfish or Stormfilter systems.

**Organized Sewage Collection System (SCS)**
An SCS is required for any portion of the sewage system for a public or privately-owned collection system which extends down gradient from the convergence of two or more private service laterals from waste-water generating facilities within the Edwards Aquifer Recharge Zone. An SCS plan outlining the best management practices protecting the water quality within the aquifer must go through the submission and application review process and be approved prior to the commencement of construction. An SCS will be required for the Bristol Pointe site. A $0.50 per linear
foot fee is associated with the SCS plan, with a minimum $650 fee and maximum $6,500 fee. Assuming 1,982 LF, the approximate SCS fees would be $991.

9. Survey
A Category 1A, Condition II Land Title survey is being updated by Pape-Dawson Engineers. The survey is included as Attachment 10.

10. Preliminary Site Plan
A preliminary site plan has been developed in conjunction with Alamo Architects and is based the current projection of 146-units.

Probable Construction Cost
Based on the preliminary site plan provided in Attachment 11, a probable construction cost estimate was prepared for the proposed multi-family development (Attachment 13). The probable site work construction cost was estimated to be $2,117,000.00, or $14,500.00 per unit.

C. OVERVIEW OF PROCESS, TIMING AND COSTS

1. Entitlements, Site Development Permitting Process and Timing

Platting Process
The site will need to be platted with the City of San Antonio. Based on the assumption that public infrastructure extensions will be required (sanitary sewer extension), the site would be platted as a major plat. Approximately 120 to 150 days should be allowed for the platting process. Platting can occur concurrently with design and permitting.

Site Plan Permitting
San Antonio does not require site plan approval. The zoning site plan established the site as multi-family. An updated zoning site plan is not anticipated.
**Sitework Permitting**

San Antonio does not require a sitework permit. Phased permitting is allowed to begin working prior to full building plan approval. If this is preferred a site permit can be submitted.

**Building Permitting Process and Timing**

The project will require building permits from the City of San Antonio. Building permit fees, in addition to review fees are based upon the valuation and scope of the project. Additionally, if the site elects to not provide detention and can prove no negative impact, the stormwater management participation program fee in lieu of detention (FILO) fees are paid at time of building permit approval and are based on the increase of impervious cover. The building permit process is described in detail on the City of San Antonio website. The review process typically requires approximately 60-90 days. Example fees are listed below, for the project valued at $11,200,000.

### Estimate of Fees Due at Time of Submission:

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<tr>
<th>Fee Type</th>
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<tbody>
<tr>
<td>San Antonio Commercial Plan Review</td>
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<tr>
<td>COSA Tree Canopy – Commercial</td>
<td>$250.00</td>
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<tr>
<td>COSA Review Fee Commercial Tree Preservation</td>
<td>$100.00</td>
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<tr>
<td>COSA Permit Fee Commercial Tree Preservation</td>
<td>$1750.00</td>
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<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$12,315.90</strong></td>
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### Estimate of Fees Due for Permit Issuance:

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</tr>
<tr>
<td>Commercial Certificate of Occupancy ($200/Building)</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Technical Surcharge (4% of total)</td>
<td>$1,150.95</td>
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<tr>
<td>Stormwater FILO*</td>
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</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$25,960.95</strong></td>
</tr>
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2. Impact, Site Development Permit, Building Permit and Other Fees

This section includes a summary of all anticipated fees that will be required for the development.

*FILO fees would be waived if on-site detention is provided (assumed). Approximately $44,000.

## Estimate of Total Project Fees:

<table>
<thead>
<tr>
<th>Fee Type</th>
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<tbody>
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<tr>
<td>Building Permit Fees</td>
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<tr>
<td>SAWS Impact Fees</td>
<td>$656,937.00</td>
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<tr>
<td>TCEQ Review Fees and SCS fees</td>
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<td><strong>Subtotal:</strong></td>
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<tr>
<td>Stormwater FILO*</td>
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<td><strong>TOTAL:</strong></td>
<td><strong>$752,614.95</strong></td>
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*FILO Fee would be waived if on-site detention is provided (assumed)
ATTACHMENT 1
Site Location Map
ATTACHMENT 2
Aerial Map
9.247 acres

Untitled layer

Polygon 1

Polygon 2
OVERLOOK AT US 281
TAX CREDIT FEASIBILITY

USGS MAP
SAN ANTONIO, TEXAS
OVERLOOK AT US 281
TAX CREDIT FEASIBILITY
FEMA FLOODPLAIN MAP
SAN ANTONIO, TEXAS
ATTACHMENT 6
Soils Map
February 28, 2018

TDHCA
221 East 11th Street
Austin, Texas 78701

SUBJECT: ZV2017202: CB 4865 P-20 & P-48 and CB 4926 P-2; Overlook Parkway at US 281 North, San Antonio, Texas

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned “MXD MLOD-1 ERZD” Mixed Use
Camp Bullis Military Lighting Overlay Edwards Recharge Zone District. The “MXD” base zoning
district was established by Ordinance 2016-12-01-0902, dated December 1, 2016.

The use of Multi-family with a maximum density of 25 units per acre is a permitted use within
the portion dedicated for multi-family use on the approved MXD site plan, herein attached. The
proposed 146-unit senior housing to include two-story apartments and one-story cottage
buildings are permitted uses within the “MXD” base zoning district.

Please reference Articles III and V of San Antonio’s UDC for lot dimension and building criteria,
including outside storage and display standards, height limitations, buffer requirements, building
setbacks, and minimum and maximum parking requirements. If you wish to ensure compliance with
the current building code or with development standards and other regulations in the UDC, which may
require the review of building/site plans, please contact a Development Services Department Engineer
at (210) 207-8281 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the
issuance of building permits, records of zoning code violations and certificates of occupancy, please
contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further
assistance, please contact Daniel Hazlett, the Planner who worked on your request, at (210) 207-7945
or via email at Daniel.Hazlett@sanantonio.gov. Thank you.

Cordially,

Logan Sparrow
Principal Planner
AN ORDINANCE 2016-12-01-0902

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY LOCATED IN THE US 281 NORTH CORRIDOR AREA CONSISTING OF APPROXIMATELY 1.9 SQUARE MILES (1,224 ACRES) GENERALLY AS A VARIABLE WIDTH OF UP TO 4,000 FEET ALONG THE U.S. 281 NORTH RIGHT-OF-WAY; ADOPTING THE CORRIDOR PLAN FOR THE HILL COUNTRY GATEWAY CORRIDOR 3 (GC-3) AND APPLYING THE CORRIDOR STANDARDS.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding these amendments to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by adopting the Hill Country Gateway Corridor “GC-3”, adding the zoning classification “Hill Country Gateway Corridor GC-3”, within the municipal boundary of the City of San Antonio and located in the US 281 North Corridor Area. The Hill Country Gateway Corridor “GC-3” is adopted as set forth in this Ordinance as ATTACHMENT “A” attached hereto, made a part hereof and incorporated herein for all purposes.

SECTION 2. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is further amended by adopting various zoning district boundaries for properties newly annexed located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) generally along a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County more specifically described in ATTACHMENT “B”, attached hereto, made a part hereof and incorporated herein for all purposes; said area being amended by saving and excepting those properties that are the subject of a development agreement between the City of San Antonio and property owners described in ATTACHMENT “C” attached hereto, made a part hereof and incorporated herein for all purposes, saving and excepting 37 Comal County parcels
and 3 Bexar County parcels and the adjoining US 281 Hwy right of way described in ATTACHMENT “D” attached hereto, made a part hereof and incorporated herein for all purposes, and saving and excepting 2.82 acres out of Lot 1, Block 1, County Block 4925, MTM Life Insurance Subdivision, Bexar County described in “ATTACHMENT E” attached hereto, made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective December 31, 2016.

PASSED AND APPROVED this 1st day of December, 2016.

MAYOR
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Letitia M. Vacek, City Clerk

City Attorney
<table>
<thead>
<tr>
<th>Agenda Item:</th>
<th>4E  (in consent vote: 4A, 4B, 4C, 4D, 4E)</th>
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<td>12/01/2016</td>
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<tr>
<td>Time:</td>
<td>10:41:59 AM</td>
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<td>Vote Type:</td>
<td>Motion to Approve Conditional Use</td>
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<td>Ivy R. Taylor</td>
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<td>Roberto C. Treviño</td>
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<td>Rebecca Viagran</td>
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<td>Ray Saldana</td>
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<td>Shirley Gonzales</td>
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<td>Ray Lopez</td>
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<td>Cris Medina</td>
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<td>Ron Nirenberg</td>
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Proposed Zoning: "MXD ERZD MLOD-1"

Proposed Zoning Detail: Mixed Use District, Edwards Recharge Zone District, Military Lighting Overlay District

County: Bexar
PropID: 267840 CB 4866 P-3 ABS 34
Legal Description: More specifically described in Exhibit 2

Proposed Zoning: "MXD GC-3 ERZD MLOD-1"

Proposed Zoning Detail: Mixed Use District, US 281 North Gateway Corridor District, Edwards Recharge Zone District, Military Lighting Overlay District

County: Bexar
PropID: 266878 CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0171 REFER TO: 80800-005-1799
Legal Description: More specifically described in Exhibit 2

PropID: 266879 CB: 4865 P-17 ABS 934 REFER TO: 04865-000-0170
Legal Description: More specifically described in Exhibit 2

PropID: 266899 CB 4865 P-26 OR TR 6 ABS 934
Legal Description: More specifically described in Exhibit 2

PropID: 266900 CB 4865 P-27 OR TR 8 ABS 934
Legal Description: More specifically described in Exhibit 2

PropID: 266902 CB 4865 P-28A OR S 181.29 FT OF TR 9 ABS 934
Legal Description: More specifically described in Exhibit 2

PropID: 266904 CB 4865 ABS 934 P-28C
Legal Description: More specifically described in Exhibit 2

PropID: 266907 CB 4865 ABS 934 P-28
Legal Description: More specifically described in Exhibit 2

PropID: 266948 CB 4865 BLK 1 LOT 1 281 NORTH BUS PK SUBD
Legal Description: More specifically described in Exhibit 2

PropID: 1063660 CB 4865 P-20 (1.6278 AC) & P-48 (1.5578 AC)
Legal Description: More specifically described in Exhibit 4

PropID: 1063661 CB 4926 P-2
Legal Description: More specifically described in Exhibit 4

Proposed Zoning: "MXD GC-3 MLOD-1"

Proposed Zoning Detail: Mixed Use District, US 281 North Gateway Corridor District, Military Lighting Overlay District

County: Bexar
PropID: 266738 CB 4863 P-2 ABS 290
Legal Description: More specifically described in Exhibit 1

PropID: 266740 CB 4863 P-3 ABS 290
Legal Description: More specifically described in Exhibit 1

PropID: 266767 CB 4864 P-5 (27.718 AC) ABS 266 NON ADJ RMS REF 04864-000-0057
Legal Description: More specifically described in Exhibit 1

PropID: 266832 CB 4864D BLK 3 LOT 2 NORTH CENTRAL BUSINESS PARK
Legal Description: More specifically described in Exhibit 1

PropID: 1186588 CB 4864 P-20 (3.06 AC) ABS 266 NON ADJ RMS REF 04864-000-0056
Legal Description: More specifically described in Exhibit 1
Property ID: 1063660, 1063661

Proposed Zoning: MXD (Mixed-Use District) GC-3 (Us 281 North Gateway Corridor District) ERZD (Edwards Recharge Zone District) MLOD-1 (Military Lighting Overlay District)

More specifically described in the following zoning exhibit and field notes:
ATTACHMENT 9
Utility Letters of Availability
Ms. Lucila Diaz

Re: Overlook Parkway and US Hwy 281 N. Availability of SAWS’ Infrastructure

Ms. Diaz:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding”. Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

**WATER**

Water Supply to the tract will be from Pressure Zone 11A which has a static gradient of 1400 ft. The approximate maximum elevation of the tract is 1286 feet & 49 PSI and the approximate minimum elevation of the tract is 1254 feet & 63 PSI. There is an existing 16-inch water main along the south side of Overlook Pkwy. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.
In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

**WASTEWATER**

The Tract is situated within SAWS’ sewer service area and lies within the Mud Creek Watershed. There is an existing 8-inch gravity sewer main along the north side of Overlook Pkwy. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

<table>
<thead>
<tr>
<th>Wastewater Impact Fee Area</th>
<th>Collection</th>
<th>Treatment</th>
<th>Total Wastewater Impact Fees (per 1 EDU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper</td>
<td>$2,520</td>
<td>$786</td>
<td>$3,306</td>
</tr>
</tbody>
</table>

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set.
forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development [http://www.saws.org/business_center/developer/newdevel/] for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments
1. Water Utility Map
2. Wastewater Utility Map
SEWER BLOCK MAP

SAN ANTONIO WATER SYSTEM INFRASTRUCTURE PLANNING GIS MAPPING DIVISION

Revised Date: Jun 15, 2016

Disclaimer:
This utility map is for reference only. The information may not represent what actually has been constructed. SAWS expressly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. SAWS prohibits the reproduction or sale of this document. This utility map may not be reproduced or published in any form or media, or transcribed to another without writing permission of the San Antonio Water System.
2/26/2018

FRANKLIN COMPANIES
Attn: Lucila Diaz
21260 Gathering Oak, St
San Antonio, TX 78260

Re: Letter of Availability (Electric and Gas)

Proposed Development: Proposed property located at Southeast of Overlook Parkway and US Highway 281. CPS Energy does provide gas and electricity in the area.

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy’s electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity’s procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee
Gregory Lee
Customer Service Supervisor
Customer Engineering Department
ATTACHMENT 10
Land Title Type 1A Survey
ATTACHMENT 11
Preliminary Site Plan
1. This drawing is not intended for construction.
2. This drawing materially adheres to all applicable zoning, site development, parking, and building code ordinances to the best of our knowledge.
3. Existing contours are based on USGS map.
4. 100% proposed parking spaces meets City of San Antonio parking requirements.

NOTE:

NOTES:

NOTES:

LEGEND

PROPERTY LINE
EXISTING GAS LINE
EXISTING 12" WATER
EXISTING 16" WATER
EXISTING 8" SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LATERAL
PROPOSED WATER
PROPOSED STORM DRAIN

SITE SUMMARY

NOTES:

NOTES:

NOTES:

LEGEND

PROPERTY LINE
EXISTING GAS LINE
EXISTING 12" WATER
EXISTING 16" WATER
EXISTING 8" SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LATERAL
PROPOSED WATER
PROPOSED STORM DRAIN
ATTACHMENT 12
Probable Off-Site Construction Cost Estimate
# Offsite Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether these costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**Note:** ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT in the Offsite Cost Breakdown above**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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<td>See Note 2</td>
<td>$68,072.50</td>
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**Notes:**

1. Cost included in Development Cost Schedule, Acquisition Cost Section.
2. Cost included in Development Cost Schedule, Indirect Construction Costs Section.

**Signature of Registered Engineer responsible for Budget Justification**

**Printed Name:**

**Date:**

**Seal:**

**STATE OF TEXAS**

**PROFESSIONAL ENGINEER**

**License No.**

2/19/2018
ATTACHMENT 13
Probable On-Site Construction Cost Estimate
# Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.  
**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.  
**Columns B and C:** In determining actual construction cost, two different methods may be used:  
The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR  
The use of unit price (Column B) and the number of units (Column C) data for the activity.  
**Column D:** To arrive at total construction costs in Column D:  
If based on labor and materials, add Column B and Column C together to arrive at total construction costs.  
If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.  
**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.  
**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.  
**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.  

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**  

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.  

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<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
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<td>Asbestos Abatement (Demolition Only)</td>
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<td>See Note 1</td>
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<td><strong>$ 2,117,000</strong></td>
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Notes:  
1. Cost included in Development Cost Schedule, Acquisition Cost Section.  
2. Cost included in Development Cost Schedule, Indirect Construction Costs Section.

---

Chris Orem, P.E.  
Printed Name  
2/28/2018  
Date