Site Design and Development Feasibility Report

for

Residences of Long Branch

Rowlett, TX

Prepared by:

Pedcor Investments, A Limited Liability Company
PO Box 684162
Austin TX 78768

Prepared for:

Pedcor Investments, A Limited Liability Company
PO Box 684162
Austin TX 78768

817.529.2700 Office
817.529.2709 Fax

420 Throckmorton, Suite 620
Fort Worth, Texas 76102
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Project Overview:

Evolving Texas, LP was asked to do a Site Design and Development Feasibility Report for a proposed development located at 4217 Rowlett Road in Rowlett, TX. The property in question is an 8.20-acre portion of an 18.22-acre tract of land situated in the Thomas Collins Survey, Abstract No. 332. The Dallas Central Appraisal District Parcel ID number is 65033251010220000.

Pedcor Investments, A Limited Liability Company (“Pedcor”) is proposing to construct a 76-unit apartment community, Residences of Long Branch, consisting of 24 one-bedroom, 48 two-bedroom, and 4 three-bedroom units, along with a common building which will include leasing office, common space, and other facilities.

This development will be income and rent restricted, reserved for households with incomes at or below 60% of the Area Median Income (“AMI”) as well as some with incomes at or below 50% and 30% AMI.

Taxing entities and Millage rates are as follows:

- **Dallas County**: $6.56738 per $1000 Valuation (includes County, School Equalization, Parkland Hospital and Dallas County Community College District)
- **Garland ISD**: $14.6 per $1000 Valuation
- **City of Rowlett**: $7.77173 per $1000 Valuation

Existing Site Conditions:

The subject site is currently vacant land and is located at the northwest corner of Rowlett Road and Kyle Road in the City of Rowlett, Dallas County. Rowlett Road is a six lane divided thoroughfare with three north bound lanes and three south bound lanes. Kyle Road is a two lane undivided road with one west bound lane and one east bound lane. Turn lanes are provided at the intersection on both Kyle and Rowlett Roads.

The site is bound on the north by the remaining 10 acres of this tract, and is currently vacant. Further north the tract is bound by three single family residences in a currently zoned C-2 (Commercial) district and a Planned Development District. To the west of the property, there is a tributary known as Long Branch. The south is bound by Kyle Road and further south by a funeral home on property zoned PD with a Special Use Permit. Rowlett Road bounds the property on the east and further east are several properties with multiple zoning categories including C-2 (Commercial), O-1 and O-2 (Office) and MF-U (Multi-Family – Urban). The current uses of the eastern property include multi-family apartments, a church and a real estate office.
The subject site is currently zoned PD – (Planned Development) with an underlying zoning of MF-S (Multi-Family - Surburban). The current zoning will allow the proposed use, and was specifically re-zoned for this proposed development. A copy of the approved ordinance is attached as Attachment A.

The Development Code can be found at the following link:

**Investigation Summary:**

In our due diligence efforts, we have reviewed City utility maps, City zoning maps, and the Comprehensive Land Use Plan. In addition, we performed a preliminary environmental investigation, reviewed FEMA FIRM maps, and city ordinances. We have included construction costs, development fees and a schedule as well.

We attended a Pre-Development meeting on Thursday, February 16, 2017. The meeting was held with Development review staff including Planning, Engineering, Fire Marshall and Building Official. These meetings are held in effort to aid the developer in project planning. City staff appeared to be in support of the project, and recommended a zoning change to PD (Planned Development). The results of our investigation efforts are as follows:

- The Site will need to be platted. A Preliminary and Final Plat will be required. The City of Rowlett platting requirements can be found at the following link:
  https://www.municode.com/library/tx/rowlett/codes/code_of_ordinances?nodeId=VOLIIPAIIDERE_CH77DECO_CH77-800REAPPR_S77-806PL
  - The Development Process Flow Chart is Attached in the Appendix as Attachment B.
- The zoning change application for a Planned Development, as mentioned above, has been approved. The parameters of the zoning are as follows:
  - **Exterior building materials.** A minimum of 75% of each building elevation must be masonry material. A maximum of 25% of each building elevation may be hardi-plank/fiber cement siding.
  - **Parking requirements.** The parking requirement is as follows:
    - 1.25 parking spaces required for each 1-bedroom unit.
    - 1.75 parking spaces required for each 2-bedroom unit.
    - 2.5 parking spaces required for each 3-bedroom unit.
    - 0.25 parking space per unit for guests.
  - **Perimeter screening.** An incompatibility buffer is not required along the western property line. An incompatibility buffer, type 1, is required along the northern property line.
  - **Number of stories.** The maximum number of stories is three.
o **Building height.** The maximum building height to roof line is 35 feet to the roof line. Gable roofs, parapets and other architectural features may extend above the maximum building height. Roof-mounted equipment may also extend above the roof height.

o **Building setback, northern property line.** The minimum building setback from the northern property line is 20 feet.

o **Building length.** The maximum building length for multi-family unit buildings is 295 feet in length.

o **Building mass or articulation.** Multi-family unit buildings shall provide a minimum 3-foot wall plane projection or recess for a minimum of 20% of the length of the façade. Clubhouse building or other accessory structure is exempt from building mass and articulation requirements, Section 77-508, E-2.

- The City of Rowlett has a Landscaping and Screening Ordinance that will be applicable to the development. The Landscape requirements can be found at the following link: [https://www.municode.com/library/tx/rowlett/codes/code_of_ordinances?nodeId=VOLIIPAIIDERE_CH77DECO_CH77-500DEDEST_S77-504LASC](https://www.municode.com/library/tx/rowlett/codes/code_of_ordinances?nodeId=VOLIIPAIIDERE_CH77DECO_CH77-500DEDEST_S77-504LASC)

  o Interior planting is required for 8% of the parking areas.

  o A landscape architect will be engaged to ensure compliance with the landscaping and screening requirements as required and amended through the Planned Development.

- The Rowlett fire department will require two points of access into the property. If gated, access needs to be readily available.

  o The City of Rowlett Fire Lane requirements include a Twenty-Four (24) foot width with minimum interior radii of thirty (30) feet.

  o Fire Department Connections (FDC) will be required. Remote placement of the FDC is required.

- A Traffic Impact Analysis (TIA) should not be required for the project. The current Level of Service (LOS) for Rowlett Road is Level C. Peak hour trips greater than 100 will generate the need for a TIA. The anticipated peak hour trip generation rate based on the 9th Edition of the ITE Trip generation manual is shown to be approximately 48 trips.

- NCTCOG Public Works Construction Standards and the City of Rowlett Standard Construction Details shall be used for design of the property.

- For building construction, the City of Rowlett currently has adopted the International Building Code, 2012 Edition.

- According to FEMA FIRM Panel 48113C0240K, a small portion of the property falls within zone AE and the floodway. A flood study will be completed to determine the actual BFE and if work is
to be done in the floodplain/floodway, a letter of map revision (LOMR) may be required from FEMA. While this may be the case, all structures will remain safely out of the floodplain.

**Atypical Items:**

- Topography will most likely warrant retaining walls throughout the site. Our current preliminary layout shows them on the perimeter to keep as much of the development out of a potential flooding hazard and simplify the site. We anticipate the cost of retaining walls to be approximately $140,000.

- It is anticipated that select fill will be required for foundation support as well as site elevation. We anticipate excavation and import of fill to be approximately $210,000.

- There is a 16” water line on the east side of Rowlett Road. We anticipate of bore of this 120’ Right of Way will be required for water extension to the site. We also anticipate a 60’ bore to the south side of Kyle Road will be required in order to tap the 8” line to meet the required looping requirements for fire protection. We anticipate the boring costs to be approximately $75,000.

Respectfully Submitted,

Samantha Renz, PE, CFM
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE PLAN, COMPREHENSIVE ZONING ORDINANCE, AND ZONING MAP, REZONING A TRACT OF LAND FROM LIMITED COMMERCIAL/RETAIL—C-1 TO PLANNED DEVELOPMENT ZONING WITH UNDERLYING ZONING OF LIMITED COMMERCIAL/RETAIL—C-1 FOR 18.22 +/- ACRES OF LAND LOCATED AT 4217 ROWLETT ROAD, BEING DESCRIBED AS 18.22 ACRES OF LAND IN ABSTRACT NO. 332 IN THE THOMAS COLLINS SURVEY, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT A; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described herein has made application for a change in zoning, requesting that the subject property be rezoned from Limited Commercial/Retail—C-1 to Planned Development with an underlying zoning designation of Limited Commercial/Retail—C-1; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

SECTION 1: That the Comprehensive Plan, Comprehensive Zoning Ordinance, and Zoning Map of the City of Rowlett, Texas be and are hereby amended to grant a change in zoning from the existing Limited Commercial/Retail—C-1 to Planned Development with an underlying zoning designation of Limited Commercial/Retail—C-1 for property located at 4217 Rowlett Road, and described as 18.22 acres of land in Abstract No. 332 in the Thomas Collins Survey, City of Rowlett, Dallas County, Texas, and being more specifically described in Exhibit “A” attached hereto and incorporated herein (hereinafter referred to as the “Property”).
SECTION 2: That the Property shall be developed and may be used to accommodate any use allowed in accordance with the Limited Commercial/Retail district and multi-family residential uses in accordance with Exhibit “D” and Exhibit “E”, and shall be in accordance with and controlled by the standards, requirements and regulations set forth in the following exhibits, each of which are attached to this ordinance and, by this reference, incorporated herein:

Exhibit C – Statement of Intent and Purpose;
Exhibit D – Planned Development Standards; and
Exhibit E – Zoning Concept Plan;

SECTION 3: That all development and use regulations and requirements imposed on property in the Limited Commercial/Retail—C-1 zoning district, as amended, shall apply to the development and use of the Property unless in conflict with any provision of this ordinance, in which case the provisions of this ordinance and its exhibits shall prevail.

SECTION 4: That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof, other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Code of Ordinances as a whole.

SECTION 7: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8: That this ordinance shall take effect immediately from and after its passage and the publication of its caption as the law and charter in such cases provide.
At a meeting of the City Council on November 7, 2017 this Ordinance be adopted. The motion carried by the following vote:

**Ayes: 4**  Councilmember Sherrill, Mayor Pro Tem Brown, Councilmember Grubisich and Councilmember Bell.

**Noes: 3**  Mayor Dana-Bashian, Councilmember Margolis, Deputy Mayor Pro Tem Bobbitt.

The remainder of this page was intentionally left blank.
STATEMENT OF INTENT AND PURPOSE – EXHIBIT C

June 20, 2017

TO: Tony Felts, AICP, City of Rowlett - Development Services

FROM: Jean Latsha/Craig Lintner – Pedcor Investments, A Limited Liability Company

RE: Mixed Use Development at 4217 Rowlett Road

Pedcor Investments, A Limited Liability Company ("Pedcor") requests approval of a change of zoning from C-1 to Planned Development District with underlying zoning of a combination of C-1 and MF-S. The proposed development is located at approximately 4217 Rowlett Road, and the conceptual plan consists of 76 multi-family units and approximately 136,300 square feet of office/retail space. The concept plan shows one possible layout of the commercial portion of the development, but the proposed zoning is intended to allow for some flexibility with respect to the uses and site design, particularly of the commercial portion, so that a site plan with no more than a 20% variance in floor areas and/or locations of building may be approved by the Director of Development Services. Should the multifamily portion not be developed, the Planned Development would allow the multifamily portion shown on the concept plan to be developed under C-1 District development regulations.

The conceptual plan indicates that the multifamily portion of the development would encumber the narrowest and most challenging portion of the entire parcel. The property contains a creek that intersects with the site’s frontage on Kyle Road. This drainage way and irregular terrain deters most commercial development from this portion of the tract given its constraints of optimal access and convenient parking. As such, that portion of the site is ideally suited for multi-family. This design provides for a multi-family buffer between commercial and single family development. The wooded creek to the west will remain, providing additional natural buffer from the single family neighborhood.

The properties surrounding the site represent a variety of uses. Across Rowlett Road to the east are apartments. There is commercial development, including some municipal buildings, to the north, and single family homes to the west. Immediately south of the property is primarily vacant land with the exception of a funeral home.

The proposal is in accordance with the comprehensive plan by diversifying Rowlett’s housing stock and providing a new quality leasing option.

There are a few requests for alternative compliance, but they are specific to setbacks and compatibility buffers that are necessary due to the physical characteristics of the site. The proposal also includes a request to allow flexibility in exterior building materials, but it does not compromise the quality of those materials. It is a clarification that hardi-plank, which is often considered masonry, can be incorporated into the design.

APPROVAL CRITERIA Per Section 77-805.C.

1. The proposed zoning meets the growing needs for a variety of housing in the City of Rowlett and more importantly work force housing.

2. The area is not withinbut is adjacent to one of the Study Areas or Rowlett 2020; the Plan also calls for the need of a variety of housing types which this project meets.
3. The addition of a variety of housing types for all income levels is essential for the health, safety and welfare of the public. The proposed development meets this need.

4. The proposed development is sited on property which under the current zoning could generate considerably more vehicle trips. The addition of the option for multifamily development potentially decreases the total number of trips that would otherwise be generated by the development. Building of the multifamily portion will be subject to a requirement that there is access to Larry Street. The public utilities in the area have adequate capacity to handle the proposed development. Fire protection is approximately ½ mile away on Miller Road and the Police station is less than ½ mile away on Rowlett Road.

5. The proposed development leaves a significant portion of the site in open space in order to help preserve these areas. The proposed development will be required to comply with any drainage/runoff requirements of the City and will not have a detrimental effect on noise levels in the area.

6. The site is adjacent to commercial development to the north and a large creek/wooded area to the west which will serve as a natural barrier between the development and single family homes to the west.

7. The proposed PD will allow the additional use of multifamily but retain the option for commercial uses on the entire site.

8. The proposed development is located across Rowlett Road from another multifamily complex yet the City is still under served with the housing choice of multifamily, especially work force housing.

9. The scale of the proposed buildings will be in keeping with the surrounding site and zoning and the use of a mix of building heights and styles allows more of the site to be saved for open space and a buffer for the single family to the west.

10. The City does not have an abundance of land zoned for multifamily uses. Adding the option for multi-family use on a portion of this commercially zoned site will still leave a large supply of commercially zoned land.

Should you have any questions, or need additional information, don’t hesitate to email at jlatsha@pedcor.net or clintner@pedcor.net or contact us at 512.470.7312 or 317.695.3018
Entire development is subject to the C-1 District development regulations, with up to 8.5 acres being permitted to be developed under MF-S District development regulations with the following exceptions:

Site Plan. Changes to the site plan that reflect more than a 20% variance in floor areas and/or locations of building may not be approved administratively but would call for a revision to the Planned Development with ultimate approval from City Council.

Exterior building materials. For the portion of the development subject to MF-S development regulations, a maximum of 30% of each building elevation may consist of a hardi-plank.

Parking requirements. No exceptions to the code. However, depending upon the ultimate use, requirements will follow either C-1 or MF-S District development regulations.

Perimeter screening. An incompatibility buffer is not required along the western property line. An incompatibility buffer, type 1, is required between the portion of the site developed under MF-S District development regulations and the portion developed under C-1 regulations.

Number of stories. The maximum number of stories is three for the portion of the site developed under MF-S District development regulations.

Building height. No exceptions to the height restrictions. Gable rooves, parapets and other architectural features may extend above the maximum building height. Roof-mounted equipment may also extend above the roof height.

Building setback, northern property line. Should the property be subdivided, the minimum building setback from the property line interior to the entire PD is 20 feet.

Building length. The maximum building length for multi-family unit buildings is 295 feet in length.

Building mass or articulation. Multi-family unit buildings shall provide a minimum 3-foot wall plane projection or recess for a minimum of 20% of the length of the façade. Clubhouse building or other accessory structure is exempt from building mass and articulation requirements, Section 77-508, E-2.

ROW buffer. No changes to the current ROW buffer requirements are being requested.

Mechanical Equipment. Any roof mounted mechanical equipment will be screened.

Traffic Impact Analysis. If a Traffic Impact Analysis (TIA) is required any mitigation as a result of the TIA will be incorporated into the Site Plan.
Development Process Flowchart

- Pre-Application Meeting
- Zoning Process
- Preliminary Plat Process
- Development Plan Process
- Engineering Permit Process
- Final Plat/Replat Process
- Building Permit Process & Certificate of Occupancy
Attachment C

Fee Summary Report

for

Residences of Long Branch

Rowlett, TX

Prepared by:

Prepared For: Pedcor Investments, LLC
City of Rowlett Fees:

Preliminary Plat $500.00
Final Plat $600.00
Zoning Fee (P.D.) $1,200.00

Water/Wastewater Impact Fees
Based on a 3” meter $23,456.00 (water) + $22,032.00 (wastewater) = $45,488.00 (Total)
Based on a 2” meter = $11,728.00 (water) + $11,016.00 (wastewater) = $22,744.00

Roadway Impact Fee $1,405.95/per Dwelling Unit. For 76 units = $106,852.20

Mass Grading Permit and review $200.00
Floodplain Development Permit $100.00
Flood Study Review $750.00
Retaining Wall (over 4’ tall) $100.00

Civil Engineering Plans Review (Public Improvements) $600.00 minimum
+ $100.00 per acre over 1 acre

Engineering Inspection Fee 4% of all Public Improvements

Screening (Commercial and Residential) $50.00

Building Fees and Related Permit item Multi-Family Construction Plan Review
$1 million and up $2,407.45 for the first million plus $1.35 for each additional $1,000.00.

Building Inspection Fees for Multi-Family Construction
$1 million and up $3,701.78 for the first million plus $2.08 for each additional $1,000.00.

Swimming Pool $200.00

Non-Illuminated Signs:
1-100 square feet $50.00
101-200 square feet $75.00
**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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<th>Materials or # of Units</th>
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<th>Acquisition Costs</th>
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Signature of Registered Engineer

Samantha Renz

Printed Name

01/22/2018

Date
Attachement D

Entitlement and Permitting Schedule

for

Residences of Long Branch

Rowlett, TX

Prepared by:

Prepared for: Pedcor Investments, LLC
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