February 27, 2018

Mr. Vaughn Zimmerman
VCZ Development LLC
1730 East Republic Road, Suite F
Springfield, Missouri 65804

RE: CIVIL ENGINEERING FEASIBILITY STUDY
    HARVEST PARK APARTMENTS
    HARVESTER ROAD
    PAMPA, TEXAS

Dear Mr. Zimmerman:

The following information has been obtained through various resources including surveys, plats, City and County websites, City Code of Ordinances, Subdivision Regulations, and phone conversations with City staff. The information obtained is reliable for the intended purpose and shall be used for preliminary design only.

Executive Summary

The proposed development is a 60-unit development to be constructed as three 3-story buildings with a separate clubhouse. The site is currently vacant and is comprised of 4.02 acres. The subject property is currently zoned as Multi-Family (MF). All local site design requirements are outlined within the zoning and subdivisions regulations. Water and sewer are currently adjacent to the project site. The buildings will be design in accordance with the 2012 International Building Code and the 2006 International Fire Code which are currently adopted by the City of Pampa.

Taxing Jurisdictions and Rates

The subject property is identifiable as a portion of the Summit Subdivision recorded in Volume 857, Page 1051, deed records of Gray County, Texas, and is subject to three taxing jurisdictions. The property is subject to a 0.570 millage rate by Gray County, a 0.677 millage rate by the City of Pampa and a 1.031 millage rate by the Pampa Independent School District. All taxes are up to date.
Utility Availability

The City of Pampa has indicated that a 16-inch water main is located adjacent to the south side of the project site on the north side of Harvester Road. The City has indicated that an 8-inch sanitary sewer main exists in the Harvester Road right-of-way adjacent and south of the project site. Fees for water and sanitary sewer connection costs are approximately $30,000.

Offsite Requirements and Costs

No offsite improvements are anticipated for the proposed project.

Onsite Requirements and Costs

A water main loop will be constructed through the site. The water main will be dedicated to the water district and each structure will be metered. Separate fire service connections will be made to the looped water main. Fire hydrants will be installed throughout the site per the latest revision of the International Fire Code. A public sanitary system will be routed through the site to serve the proposed structures.

Fill placement, excavation, and fine grading of the site will be completed to provide positive drainage away from the proposed structures. An onsite storm sewer network will be designed to convey runoff from the property. The parking and drive areas will have curbs and asphalt paving. Commercial entrances will be constructed on Harvester Road, with a security access point onto the improved road on the west side of the project site.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $815,000.

Ingress and Egress Requirements

Primary access to the site shall be made by means of Harvester Road, which is adjacent to the south side of the site.

Drainage and Detention Requirements

The storm water drainage and detention will be developed in accordance with the City of Pampa requirements. Detention will not be required for the project site. No additional permanent storm water quality measures are required.

Required Approvals, Processes, and Timing

The City of Pampa staff has verified that the property is zoned Multi-Family. No additional zoning efforts will be required.

The property is currently unplatted and will require platting. The city council meets the third Monday of the month, and the planning commission meets as needed.
Upon completion of the platting process, the site development and building construction plans will be designed (i.e. construction documents) and submitted to the City of Pampa Codes Department. Discussions with the City of Pampa indicate the review and approval process is 4 to 8 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $15,386.

The project requires the development of an NPDES Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of land disturbing activities.

The combination of the re-platting process, site development permitting and building permit process is anticipated to be 10 to 14 weeks. The described schedule should allow for construction to initiate in late 2018.

If you have any questions, please contact me at (913) 894-5150.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal
DESCRIPTION:

Being 4.02 Acre tract out of a 9.806 Acre tract described in Volume 967, Page 404, Deed Records of Gray County, Texas and also being a portion of (Unimproved) The Summit Subdivision recorded in Volume 857, Page 1051, Deed Records Gray County, Texas in Section 101, Block 3, M&N RR Co Survey, Gray County, Texas; BEGINNING at a 5/8" Iron Rod in concrete Found at the Southwest corner of this tract or parcel also being the Southwest corner of said The Summit Subdivision; THENCE N 29'41''41" W along the West line of said Subdivision a distance of 662.72 feet to a 1/2" Iron Rod with cap Set for the Northwest corner of this tract or parcel; THENCE N 89'02''00" E a distance of 364.39 feet to a 1/2" Iron Rod with cap Set for the Northeast corner of this tract or parcel; THENCE S 19'17''00" E a distance of 612.17 feet to a 1/2" Iron Rod with cap Set in the North Right-of-Way of Harvester Avenue for the Southeast corner of this tract or parcel; THENCE S 89'02''00" W along the North Right-of-Way of Harvester Avenue a distance of 238.24 feet to the PLACE OF BEGINNING and containing 4.02 Acres;

CERTIFICATE

I, David Youree, do hereby certify that this survey was made on the ground under my supervision and that all measurements and monuments are correctly shown and indicated.

David Youree
Registered Professional
Land Surveyor No.584

YOUNT Surveying and Mapping
P.O. BOX 1011, Pampa, TX 79065, PH (806)663-0402
FIRM NUMBER 10194165

SURVEYED BY: D.YOUREE
DRAWN BY: D.YOUREE
SCALE: 1"=200'
DATE: 02-27-18