Site Design and Development Feasibility Report

For

Casitas Palo Alto

Prepared For:
Community Development Corporation of Brownsville
901 East Levee Street
Brownsville, Texas 78520

February 23, 2018

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**A) EXECUTIVE SUMMARY**

1. INTRODUCTION

This feasibility report has been prepared for Casitas Palo Alto, a proposed single-family detached residential apartment complex with 80 dwelling units situated on 8.28 acres of land in Brownsville, Texas. The development site occupies parts of Blocks 42 and 43 out of Palo Alto Groves Subdivision No. 1, in Share 22 of the Espiritu Santo Grant, as recorded in Volume 8, Page 8, of the Map Records of Cameron County, Texas.

An Overall Concept Plan of the proposed development is provided in Exhibit A.

The development site is located along the east side of Old Alice Road, in Brownsville, Texas, approximately 1 mile south of State Highway 550 (also F.M. 511). Nearby developments include the Brownsville Sports Park, an electrical sub-station owned by Brownsville Public Utilities Board, Cameron County Detention Center, Cameron County Sheriff’s Department, a bail bond business, and a construction materials stockpile yard. A large residential subdivision is also located in close vicinity.

In the near future, Idea Public Schools is planning construction of a new school on property located immediately south of the Casitas Palo Alto development site. In addition, a proposed single-family residential subdivision, Butterfly Grove, will abut the development site to the east.

Currently, the 8.28 acre site is undeveloped, lightly wooded grassland.

The proposed development will include the aforementioned 80 dwelling units, as well as central community amenities, common and private green spaces, rain gardens, bioswales, and an interconnected network of shaded walking paths.

The purpose of this feasibility study is to present an assessment of the proposed development site, a summary of the proposed improvements, and a preliminary estimate of probable construction costs associated with the development. The level of due diligence exercised in the preparation of this report includes visits to the development site to observe overall topographic conditions, and consultation with local representatives of Brownsville Public Utilities Board - BPUB (potable water, wastewater service provider), American Electric Power – AEP (electric service provider), Texas Gas Service (natural gas service provider), City of Brownsville Engineering Department (storm drainage), City of Brownsville Planning Department (land use, zoning), and Cameron County Drainage District No.1 (storm drainage).

2. DISCLAIMER

This preliminary feasibility study and report is for the sole use and purpose of Casitas Palo Alto, and is based on the best available data as of the date of submission. More extensive boundary and topographic surveys, sufficient to complete the final engineering designs for the project, have not been performed. These expanded surveys would normally be performed prior to the engineering design phases. Since the site development layout is conceptual at this time, the site civil engineering design layouts provided herein are conceptual as well.

The Community Development Corporation of Brownsville, through its architects, bcWorkshop, provided Ambiotec with the project’s conceptual site plan to use in developing the conceptual site civil design layouts for proposed potable water, wastewater (sanitary sewer) and storm drainage improvements. Ambiotec used these site layouts to develop estimated construction quantities for each utility and to determine preliminary estimates of probable construction costs.
3. REGULATORY AGENCIES & FRANCHISE UTILITY COMPANIES

There are five regulatory agencies and five franchise companies that will review documents prior to the development of the site. The five regulatory agencies are the following:

City of Brownsville - Building Permits Division
  • Building Permit

City of Brownsville – Planning Division
  • Subdivision Platting / Planning & Zoning

City of Brownsville – Engineering Department
  • Storm Runoff Detention and Storage / Site Civil Review

Brownsville Public Utilities Board (BPUB)
  • Water & Wastewater Improvements / Impact Fees

Cameron County Drainage District No. 1 (CCDD #1)
  • Stormwater Runoff Detention and Storage

The five franchise utility companies are the following:

American Electric Power (AEP)
  • Electrical Improvements (CCN certified)

Texas Gas Service – A Division of ONE Gas
  • Natural Gas System Improvements

American Telephone & Telegraph (AT&T)
  • Telephone System Improvements

Time Warner Cable
  • Cable Television & Internet Improvements

Governmental Managerial Services (GMS)
  • Collection and Disposal of Commercial/Industrial Solid Waste
4. **ZONING SUMMARY**

**Area District:** According to the City of Brownsville Planning Department, the development site is currently zoned under the default “G” Area District. This zoning Area designation is consistent with the proposed development, allowing an intensity of up to 12.5 dwelling units per acre.

**Use District:** According to the City of Brownsville Planning Department, the development will require that the land be zoned to Apartment Use District “A”. A zoning application will need to be prepared, submitted to, and reviewed by the City of Brownsville Planning Department, then presented to and approved by the City of Brownsville Planning and Zoning Commission.

**Overlay Districts:** According to the City of Brownsville Planning Department, the development site falls under two Overlay Districts, O51-A (commercial quality overlay district) and O31 (nonresidential overlay district). The O51-A overlay designation is consistent with the proposed development; however, the O31 overlay district, which does not allow dwellings, will need be removed before the project can move forward. The project developers will need to coordinate with the City of Brownsville Planning Department to initiate the process by which the O31 designation is removed.

At the time of zoning application, the City of Brownsville will assess a fee of $1,000.00 (applicable for commercial zoning applications ranging from 5.0 to 10.0 acres).

Below are references to City of Brownsville’s Zoning Ordinance, relating to the Zoning Summary above:

City of Brownsville Code of Ordinances, Chapter 348 - Zoning, Article IV - Use Districts
- Division 4 – Apartment Use District (A).

  LINK: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH348ZO_ARTIVUSDI_DIV4APUSDIA

City of Brownsville Code of Ordinances, Chapter 348 - Zoning, Article V – Area Districts
- Division 9 – “G” Area District.

  LINK: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH348ZO_ARTVARDI_DIV9GARDI

City of Brownsville Code of Ordinances, Chapter 348 - Zoning, Article VI – Overlay Districts
- Division 2 – Individual Overlay Districts
  - Sec. 348-1031. – O31 (nonresidential overlay district)

    LINK: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH348ZO_ARTVIOVDI_DIV2INOVDI_S348-1031O3NOOVDI

  - Sec. 348-1052. – O51-A (commercial quality overlay district)

    LINK: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH348ZO_ARTVIOVDI_DIV2INOVDI_S348-1052O5COQUOVDI
5. SUBDIVISION REQUIREMENTS & DEVELOPMENT ORDINANCES

The Casitas Palo Alto development site is proposed to be platted as part of a larger 47 acre, single-family residential subdivision, Butterfly Grove. A subdivision plat will need to be prepared, submitted to and reviewed by the City of Brownsville Planning Department, then presented to and approved by the City of Brownsville Planning and Zoning Commission. At the time of subdivision plat application, the City of Brownsville will assess a “land development fee” of $2,000.00 (applicable for subdivisions covering more than 10 acres. The only other fees that will remain to be paid are the customary fees associated with the building permit process and regulatory review fees. Fees associated with utility services will be discussed later in this report.

The subdivision plat will need to be prepared in accordance with City of Brownsville Municipal Code of Ordinances, Chapter 332 – Subdivisions.

LINK:
https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTICOOR_CH332SU.

The development of Casitas Palo Alto will need to conform to all applicable ordinances found in the Code of Ordinances of the City of Brownsville including, but not limited to, Chapter 332 – Subdivisions and Chapter 348 – Zoning (i.e. Apartment Use District “A”; “G” Area District; Overlay District O51-A).

The design of the proposed dwelling units will need to conform to the following (as applicable), all in accordance with the City of Brownsville’s Code of Ordinances, Chapter 18 – Buildings and Building Regulations:

- Article XII – Windstorm Code.......................... International Residential Code, 2012 Edition including revisions by Texas Department of Insurance

Additionally, the development will need to conform to the 2012 International Fire Code and 2006 International Property Maintenance Code, both of which have been adopted by the City of Brownsville.
At the time of building permit application, a landscaping plan for the development site, conforming to City of Brownsville Code of Ordinances, Chapter 344 – Vegetation, Article III – Landscaping, will need to be prepared, submitted to, reviewed and approved by the city’s site plan and building plan review committees.

LINK: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH344VE_ARTIIILA

The City of Brownsville’s Building Permit Department provides a “Commercial Development Submittal Review and Checklist”, outlining all documentation that will need to be submitted for the building permit application.


6. PROPERTY IDENTIFICATION NUMBERS & TAXING INFORMATION

The 8.28 acre site occupies parts of Blocks 42 and 43 out of Palo Alto Groves Subdivision No. 1, in Brownsville, Cameron County, Texas. The Cameron County Appraisal District shows the following legal descriptions for Blocks 42 and 43, respectively:

ABST 2 – PALO ALTO GR 1 BLK 42, 20.0000 ACRES
ABST 2 – PALO ALTO GR 1 BLK 43, 20.0000 ACRES

2017 taxing information for Blocks 42 and 43 are as follows:

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<td>77-3430-0430-0000-00 for Block 43</td>
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<th>Description</th>
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<td>Cameron County</td>
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</tr>
<tr>
<td>ILO</td>
<td>Los Fresnos C.I.S.D</td>
<td>1.190000</td>
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</tr>
<tr>
<td>SBN</td>
<td>Brownsville Navigation District</td>
<td>0.035920</td>
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(B) PROPERTY SURVEY

The Plat of Survey for the 8.28 acre Casitas Palo Alto development site is provided in Exhibit B.
7. CONCEPTUAL UTILITY DESIGN AND LAYOUT

7.1 STREETS & PAVING

**Existing:** The Casitas Palo Alto development site is accessed from Old Alice Road. Old Alice Road has a two-lane, 24-ft. wide, asphalt-paved, rural pavement section with roadside drain ditches on either side. At the development site, the Old Alice Road right-of-way is a total of 105 feet wide.

**Access Road connecting to Old Alice Road:** The Casitas Palo Alto concept plan calls for a 26-ft. wide road access connection to Old Alice Road, eastward directly into the development site. Between the existing Old Alice Road pavement and the east right-of-way line, there are two roadside ditches and an old irrigation swale that will need to be crossed.

**Access Roads connecting to future Butterfly Grove subdivision:** The Casitas Palo Alto concept plan calls for two, 22-ft. wide road access connections on the south side. These access roads would connect to a proposed road, to be installed in the near future as part of the Butterfly Grove development. The proposed road will have a right-of-way width of 60-ft., with a 36-ft. wide (back-to-back), curbed, asphalt paved roadway section.

**Engineering / Traffic Impact Analysis (TIA):** Although not likely, it is possible that the City of Brownsville may require an Engineering / Traffic Impact Analysis (TIA). The TIA would assess the impacts Casitas Palo Alto will have on operation, safety, mobility of Old Alice Road, the adjacent roadway network, and nearby intersections. Among other things, the TIA would provide recommendations regarding widening and/or upgrade of Old Alice Road (if necessary).

**Pavement Design:** All streets will be constructed of 6-inch thick reinforced concrete, placed over 6 inches of lime-stabilized soil subgrade. The typical street cross-section will be an inverted crown, with no curbs. Coordination with the City of Brownsville Engineering Department will be necessary before actual street connection to Old Alice Road is made.

The west entrance road from Old Alice will be 26-ft. wide. All other road sections, including the two road access connections on the south side, will be 22-ft. in width.

The proposed roads for this development will be privately owned and maintained.

The Overall Concept Plan for the development shows the locations of proposed paving improvements – See Exhibit A.

7.2 POTABLE WATER UTILITIES

**Existing System:** The Casitas Palo Alto development site lies within the Brownsville Public Utilities Board (BPUB) Certificate of Convenience and Necessity (CCN) service area for potable water service. See Exhibit C for map showing CCN service area for potable water service.

BPUB owns and operates a potable water distribution system throughout the City, including an 8-inch PVC waterline that runs along the west side of Old Alice Road, across the street from the development site. The existing 8-inch water line on Old Alice Road is adequate to supply the proposed development with both domestic and fire flows.
The BPUB’s potable water system is designed and installed in accordance with applicable design and construction standards of Texas Commission on Environmental Quality (TCEQ) and the BPUB.

**Proposed Improvements:** To serve Casitas Palo Alto, a new 8-inch PVC waterline can be connected to the existing 8-inch waterline on Old Alice Road, and extended east under Old Alice, directly into the development site.

The new 8-inch PVC waterline can be extended and looped around the development site. The new 8” waterline system will need to include gate valves and fire hydrant assemblies, as needed. Individual dwelling units can be served via ¾” water service lines connected to the new 8-inch waterline.

To serve dwelling units that “front” on Old Alice Road, individual water services can be connected to BPUB’s existing 8” waterline, however, each installation will require boring under and across Old Alice Road. Alternatively, another waterline loop can be installed, bringing a new 8” waterline to the east side of Old Alice Road, directly to these dwellings.

After its installation, it is recommended the new 8” waterline system be turned over to the BPUB for permanent ownership, operation and maintenance. This will require dedication of a utility easement(s). If BPUB owns and maintains the system, a separate fire line will not be required. In such case, a combined domestic/fire master water meter, backflow preventer and vault will need to be installed for the new 8-inch waterline system. The meter vault would be located near where the waterline enters the project site. The size of the master meter can be determined during the design phase.

If, on the contrary, the new 8” waterline system is to be privately owned, operated and maintained, a separate fire line will be required.

An overall concept plan of the development showing location of proposed potable water improvements is provided in Exhibit D.

**Water Impact Fees:** The payment of domestic water impact fees will be required for this development site. BPUB imposes impact fees on new development projects to pay for the costs of providing services to the new development. The water impact fee will depend on the size of the master water meter (sized by others), and the BPUB Impact Fee Zone in which the development is located. For example, in Zone 2 (where Casitas Palo Alto is located), a water impact fee of $15,000 is assessed for projects requiring a 4-inch water meter, whereas, a water impact fee of $30,000 is assessed for projects requiring a 6-inch water meter.

A table showing water impact fees for various meter sizes is provided in Exhibit E.

**Water Rights:** The water rights charge covering the development site will need to be paid at the time of subdivision platting of Butterfly Grove. The BPUB’s water rights charge is $1,815 per acre being subdivided. For the Casitas Palo Alto portion of the Butterfly Grove subdivision plat, the payment would be $15,028.20 ($1,815 per acre x 8.28 acres).
7.3 WASTEWATER UTILITIES

Existing System: The Casitas Palo Alto development site lies within the Brownsville Public Utilities Board (BPUB) Certificate of Convenience and Necessity (CCN) service area for wastewater service. See Exhibit F for map showing CCN service area for wastewater service.

BPUB owns and operates a wastewater collection system throughout the City, including a 12-inch PVC wastewater gravity line along the north side of Sports Park Boulevard, about 1,100 feet west-northwest of the development site. The existing 12-inch wastewater gravity line on Sports Park Boulevard is adequate to collect wastewater flows generated by the proposed development.

The BPUB’s wastewater system is designed and installed in accordance with applicable design and construction standards of Texas Commission on Environmental Quality (TCEQ) and the BPUB.

Proposed Off-Site Improvements: To serve Casitas Palo Alto, the existing 12-inch PVC wastewater gravity line along the north side of Sports Park Boulevard will need to be extended eastward approximately 900 feet. This will require crossing under Old Alice Road via a 20-inch diameter bored steel casing (to house the 12-inch gravity line). After the new 12” gravity line has crossed to the east side of Old Alice Road, a new 8-inch wastewater gravity line can be extended southward about 150 feet, along the east side of Old Alice Road, to reach the project site.

Proposed Site Improvements: After the new 8-inch gravity line enters the site, it can continue southward, serving those dwelling units that “front” on the east side of Old Alice Road. The 8” gravity line can branch out to the east, into the development site, creating a system to provide service to each dwelling. Individual dwelling units can be served via 4” PVC wastewater service lines connected to the new 8-inch gravity system.

After its installation, the new 8” wastewater gravity system can be turned over to the BPUB for permanent ownership, operation and maintenance. This will require dedication of a utility easement(s). If the developer desires, the new 8” wastewater water gravity collection system can be privately owned, operated and maintained.

An overall concept plan of the development showing location of proposed wastewater improvements is provided in Exhibit G.

Wastewater Impact Fees: The payment of wastewater impact fees will be required for this development site. BPUB imposes impact fees on new development projects to pay for the costs of providing services to the new development. The wastewater impact fee will depend on the size of the master water meter (sized by others) and the BPUB Impact Fee Zone in which the development is located. For example, in Zone 2 (where Casitas Palo Alto is located), a wastewater impact fee of $25,000 is assessed for projects requiring a 4-inch water meter, whereas, a wastewater impact fee of $50,000 is assessed for projects requiring a 6-inch water meter.

A table showing wastewater impact fees for various meter sizes is provided in Exhibit E.
7.4 STORM DRAINAGE

Existing Storm Drainage Improvements: There are no existing storm drainage improvements on the development site. There is an old dry pond in the north part of the development site; however, topographic survey ground elevations indicate it does not serve as a drainage feature.

Currently, the only drainage improvements are the two roadside ditches that run parallel and along the east side of Old Alice Road. Storm runoff from the development site is captured by the existing roadside ditch system and conveyed via open channel flow and road culverts for discharge in Ditch No. 3, operated and maintained by Cameron County Drainage District No. 1 (CCDD#1).

Proposed Drainage Improvements: To serve Casitas Palo Alto, a storm sewer system can be installed to collect runoff from the entire site, including the roads, driveways, green spaces, rain gardens, and bioswales. The concrete streets will feature inverted crowns, collecting runoff at centerline of road, and conveying the runoff into grate inlets. Several bioswales/rain gardens that serve as stormwater detention features will also have grate inlets to capture runoff. All these inlets will be interconnected with a network of storm drainage pipes. Ultimately, Casitas Palo Alto’s the storm drainage system will discharge to the south, connecting with the new storm drainage system for Butterfly Grove. The Butterfly Grove storm drainage system will discharge into CCDD#1’s Ditch No. 3.

Exhibit H shows the overall site plan with conceptual design of a storm sewer system to serve the proposed development.

Storm Water Detention – Cameron County Drainage District No. 1: At the time of platting of Butterfly Grove, the Casitas Palo Alto development site, along with the rest of subdivision, will need to be reviewed and approved by Cameron County Drainage District No. 1 (CCDD #1). Before approval is granted, the plat applicant will need to provide for the increased storm runoff volume from the development, in accordance with CCDD #1 Master Drainage Plan.

Based on application of the storm runoff computation methods dictated by CCDD #1, we have determined that the increase in runoff volume attributed to the Casitas Palo Alto portion of the Butterfly Grove subdivision, will be roughly 105,000 cubic feet (0.88 cu. ft./sec/acre x 8.28 ac. x 14,400 sec). This equates to 2.4 acre-feet.

There are number of means by which the applicant can provide for this increased runoff volume, however, the two most practical are as follows:

a) Excavate banks of the CCDD #1’s existing stormwater storage and transportation facilities to increase storage volume capacity by 2.4 acre-feet.

b) Pay CCDD #1 an amount equal to $7,341.02 per acre-foot of increased volume of runoff from the development. In the case of Casitas Palo Alto, the payment would be roughly $17,618. ($7,341.02 per ac.-ft. x 2.4 ac.-ft.).
Storm Water Detention – City of Brownsville: At the time of building permit application, the storm drainage design plans will need to be reviewed and approved by the City of Brownsville Engineering Department. Before approval is granted, the plans will need to provide for the increase in storm runoff rate from the development, in accordance with City design standards. For project sites that are 5 to 10 acres in area, the City requires that a Cameron County 25-year design storm be considered.

Pre-Development Conditions:
- Estimated time of concentration: 45 minutes
- Estimated 25-Year Rainfall Rate: 4.60 inches/hour
- Estimated Runoff Coefficient: 0.25
- Drainage Area: 8.28 acres
- Estimated Peak Storm Runoff Rate: 9.52 cfs

Post-Development Conditions:
- Estimated time of concentration: 30 minutes
- Estimated 25-Year Rainfall Rate: 5.89 inches/hour
- Estimated Runoff Coefficient: 0.45
- Drainage Area: 8.28 acres
- Estimated Peak Storm Runoff Rate: 21.94 cfs

Based on the above drainage assumptions, the storm drainage system for Casitas Palo Alto will need to include storm water detention facilities with volumetric holding capacity of roughly 23,000 cubic feet, or roughly one-half acre-foot. The Casitas Palo Alto development will include an extensive network of bioswales and rain gardens that, collectively, will be designed to provide the volumetric holding capacity required by the City of Brownsville.

Easements: All storm sewer improvements within Casitas Palo Alto will be privately owned, operated, and maintained. It is believed that no storm drainage easements are required.

7.5 ELECTRICAL UTILITIES

Existing Infrastructure - AEP: The Casitas Palo Alto development site lies within the Certificate of Convenience and Necessity (CCN) service area of American Electric Power (AEP) for electrical service. A map showing the CCN electrical service area for the development site is provided in Exhibit I.

AEP currently owns and operates a single-phase, overhead electrical service extending south from FM 511, up to an AT&T sub-station about 0.2 miles north of our site. However, to serve our project, AEP would need to upgrade from single-phase to 3-phase power all the way from FM 511 to the site, a distance of about 1-mile.

AEP can grant a “credit” for each proposed dwelling unit, which would probably cover most, if not all, of AEP’s extension and upgrade costs, depending on the “credit” amount. Once on site, AEP can provide all cable, transformers, equipment, etc., for the internal electrical distribution system. There would be very little, if any, costs to the project owners other than, perhaps, on-site trenching/backfill and street lights… again, depending on the “credit” amount.

Before agreeing to extend service to the development as described above, AEP will require a notarized Letter of Commitment stating that CDCB will retain AEP as its electric service provider.
Existing Infrastructure - BPUB: Currently, the Casitas Palo Alto development site does not lie within the Certificate of Convenience and Necessity (CCN) service area of Brownsville Public Utilities Board (BPUB) for electrical service.

However, BPUB does own and operate an electrical substation located just south of the development site. In addition, BPUB owns a pair of overhead power lines that run along the west side of Old Alice Road, directly adjacent to the site.

If project owner desires to select PUB for electrical service, project owner will need to submit a written “Request for Electric Service” so that BPUB can become CCN certified for the development site. The CCN re-certification process would take approximately 3 months. Exhibit “L” provides a BPUB “Request for Electrical Service” form letter, and the associated CCN checklist.

Proposed Infrastructure: Whether AEP or BPUB are chosen, the Customer will incur little or no costs to extend electrical infrastructure to the development property.

If BPUB is selected, BPUB, at no cost to Customer, can extend distribution lines and install all necessary facilities to provide underground electric service to meters located at the development site. BPUB can also perform all trenching, as well as provide and install any and all necessary conduit, transformer pad(s) and secondary conductor.

If AEP is selected, AEP will extend 3-phase power from FM 511 south to the development site. The cost to the developer for service extension to the site and/or on-site electrical distribution system within the site will depend on the “per dwelling credit”. It is noted AEP affords its customers the choice of selecting any of a number of electric service providers.

Electrical Fees: The only known fees will be the customary charges involved with the building permit application process.

7.6 GAS UTILITIES

Existing Infrastructure: There is no natural gas pipeline infrastructure along Old Alice Road or anywhere in the vicinity. Extension of gas service to Casitas Palo Alto would not be economically feasible.

7.7 TELEPHONE SERVICE

Existing Infrastructure: Telephone service is readily available for the Casitas Palo Alto development site. American Telephone & Telegraph (AT&T) owns and operates a substation, on the west side of Old Alice Road, about 0.2 miles north of the development site.

8. INGRESS/EGRESS

Casitas Palo Alto will be accessed from the west via Old Alice Road. The access connection will be a 26-ft. wide concrete road, with entrance radii as required by City of Brownville.

Casitas Palo Alto will also be accessed from the south at two locations; both access roads will be 22-ft. wide, and will connect to a proposed road to be installed in the near future as part of the Butterfly Grove development. The proposed road in Butterfly Grove will have a right-of-way width of 60-ft., with a 36-ft. wide (back-to-back), curbed, asphalt paved roadway section.
9. FIRE DEPARTMENT REQUIREMENTS

The development site will include a looped 8" waterline system with sufficient fire hydrant assemblies located throughout the site to satisfy Fire Department requirements. At the time of final design, the road stub-out at the northwest corner of development will need to satisfy Fire Department Requirements.

Aside from this, the development will need to conform to the 2012 International Fire Code which has been adopted by the City of Brownsville.

10. EXISTING FLOOD ZONE INFORMATION


The FEMA Flood Insurance Rate Map is provided in Exhibit J.

11. DEVELOPMENT COSTS

An Off-Site Cost Breakdown, a Site Work Cost Breakdown, and an itemized cost breakdown are provided on the following 3 pages.

(D) ENGINEER'S PREPARED STATEMENT:

Except where specifically noted in this Report, the Overall Concept Plan presented herein materially adheres to all applicable zoning, site development and building code ordinances. Both the site development and building permitting processes typically takes from one to two months, depending on the timeliness of the applicant’s responses to the reviewers’ comments.

Exhibit K provides a summary of City of Brownsville building permit fees, which are based on valuation of the proposed improvements. Other costs, such as water and wastewater impact fees, water rights charges, etc. are discussed elsewhere in this Report.

[Signature]
Joseph A. Tamayo, P.E.
Ambiotic Group

2-23-2018

STATE OF TEXAS

LICENSED PROFESSIONAL ENGINEER

Casitas Palo Alto
Feasibility Report
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those 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.

Columns A 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.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**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>
</tr>
</thead>
<tbody>
<tr>
<td>Gravity Sewer Extension to Site</td>
<td>$ 96,500.00</td>
<td>1</td>
<td>$ 96,500.00</td>
<td></td>
<td></td>
<td>$ 96,500.00</td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total

Signed by:

Joseph A. Tamayo

Signature of Registered Engineer responsible for Budget Justification

Printed Name:

JOSEPH A. TAMAYO

Date:

FEB. 23, 2018

Seal:

STATE OF TEXAS

Stamp:

PROFESSIONAL ENGINEER
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.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Earthwork and Site Grading</td>
<td>$40,000.00</td>
<td>1</td>
<td>$40,000.00</td>
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<td></td>
<td>$40,000.00</td>
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<tr>
<td>Street Pavement</td>
<td>$377,200.00</td>
<td>1</td>
<td>$377,200.00</td>
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<td></td>
<td>$377,200.00</td>
</tr>
<tr>
<td>Storm Drainage</td>
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<td>1</td>
<td>$107,500.00</td>
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<td></td>
<td>$107,500.00</td>
</tr>
<tr>
<td>Potable Water System</td>
<td>$218,050.00</td>
<td>1</td>
<td>$218,050.00</td>
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<td></td>
<td>$218,050.00</td>
</tr>
<tr>
<td>Sanitary Sewer Improvements</td>
<td>$155,600.00</td>
<td>1</td>
<td>$155,600.00</td>
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<td>$155,600.00</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$63,000.00</td>
<td>1</td>
<td>$63,000.00</td>
<td></td>
<td></td>
<td>$63,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>961,350</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: [Signature]

Printed Name: [Joseph A. Tamayo]

Date: [FEB. 23, 2018]

Seal: [Image of Professional Engineer's Seal]
## Paving & Drainage

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6&quot; Lime-Stabilized Sub-Grade (95%)</td>
<td>SY</td>
<td>6,300</td>
<td>$4.00</td>
<td>$25,200.00</td>
</tr>
<tr>
<td>2</td>
<td>Lime (materials only)</td>
<td>TON</td>
<td>80</td>
<td>$200.00</td>
<td>$16,000.00</td>
</tr>
<tr>
<td>3</td>
<td>6&quot; Concrete Pavement w/ #4 @ 12&quot; OCEW</td>
<td>SY</td>
<td>5,600</td>
<td>$60.00</td>
<td>$336,000.00</td>
</tr>
<tr>
<td>4</td>
<td>18&quot; RCP</td>
<td>LF</td>
<td>1,050</td>
<td>$50.00</td>
<td>$52,500.00</td>
</tr>
<tr>
<td>5</td>
<td>24&quot; RCP</td>
<td>LF</td>
<td>350</td>
<td>$60.00</td>
<td>$21,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Type &quot;C&quot; Grate Inlets</td>
<td>EA.</td>
<td>9</td>
<td>$3,500.00</td>
<td>$31,500.00</td>
</tr>
<tr>
<td>7</td>
<td>Tie-in to Palo Alto Groves Storm Drainage System</td>
<td>LS</td>
<td>1</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>8</td>
<td>Earthwork and Grading</td>
<td>LS</td>
<td>1</td>
<td>$40,000.00</td>
<td>$40,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total Paving and Drainage</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$524,700.00</strong></td>
</tr>
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</table>

## Water Improvements

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Tie In To Exist 8&quot; Waterline</td>
<td>LS</td>
<td>1</td>
<td>$3,500.00</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>10</td>
<td>16&quot; Steel Casing (Bored under Old Alice Road)</td>
<td>LF</td>
<td>100</td>
<td>$175.00</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>11</td>
<td>8&quot; PVC DR-25 Waterline (incl. fittings)</td>
<td>LF</td>
<td>2,150</td>
<td>$20.00</td>
<td>$43,000.00</td>
</tr>
<tr>
<td>12</td>
<td>8 Inch Gate Valve Assembly</td>
<td>EA.</td>
<td>8</td>
<td>$1,600.00</td>
<td>$12,800.00</td>
</tr>
<tr>
<td>13</td>
<td>Fire Hydrant &amp; Valve Assembly</td>
<td>EA.</td>
<td>5</td>
<td>$5,000.00</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>14</td>
<td>Single Water Services (Bored under Old Alice)</td>
<td>LF</td>
<td>10</td>
<td>$1,500.00</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>15</td>
<td>Combination Domestic/Fire Water Meter and Vault</td>
<td>EA.</td>
<td>1</td>
<td>$40,000.00</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>16</td>
<td>Single Water Services (Short)</td>
<td>EA.</td>
<td>35</td>
<td>$750.00</td>
<td>$26,250.00</td>
</tr>
<tr>
<td>17</td>
<td>Single Water Services (Long)</td>
<td>EA.</td>
<td>35</td>
<td>$1,000.00</td>
<td>$35,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total Potable Water</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$218,050.00</strong></td>
</tr>
</tbody>
</table>

## Sanitary Sewer Improvements

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>12&quot; PVC DR-35 PVC Sanitary Sewer Line (off-site)</td>
<td>LF</td>
<td>900</td>
<td>$60.00</td>
<td>$54,000.00</td>
</tr>
<tr>
<td>19</td>
<td>Sanitary Manholes (off-site)</td>
<td>EA.</td>
<td>3</td>
<td>$5,000.00</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>20</td>
<td>20&quot; Steel Casing (Bored under Old Alice...off-site)</td>
<td>LF</td>
<td>100</td>
<td>$230.00</td>
<td>$23,000.00</td>
</tr>
<tr>
<td>21</td>
<td>8&quot; PVC DR-35 PVC Sanitary Sewer Line (off-site)</td>
<td>LF</td>
<td>150</td>
<td>$30.00</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>22</td>
<td>8&quot; PVC DR-35 PVC Sanitary Sewer Line (on-site)</td>
<td>LF</td>
<td>2,270</td>
<td>$30.00</td>
<td>$68,100.00</td>
</tr>
<tr>
<td>23</td>
<td>Sanitary Manholes (on-site)</td>
<td>EA.</td>
<td>10</td>
<td>$3,750.00</td>
<td>$37,500.00</td>
</tr>
<tr>
<td>24</td>
<td>Single Sanitary Sewer Service (Short)</td>
<td>EA.</td>
<td>40</td>
<td>$500.00</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>25</td>
<td>Single Sanitary Sewer Service (Long)</td>
<td>EA.</td>
<td>40</td>
<td>$750.00</td>
<td>$30,000.00</td>
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<tr>
<td></td>
<td><strong>Total Sanitary Sewer</strong></td>
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<td></td>
<td></td>
<td><strong>$252,100.00</strong></td>
</tr>
</tbody>
</table>

## Miscellaneous Improvements

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Unit</th>
<th>Qty.</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>SWPPP</td>
<td>LS</td>
<td>1</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>27</td>
<td>Trench Dewatering/Groundwater Control</td>
<td>LS</td>
<td>1</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>28</td>
<td>Trench Safety System</td>
<td>LS</td>
<td>1</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>29</td>
<td>Electrical Trenching &amp; Backfill</td>
<td>LF</td>
<td>4,000</td>
<td>$3.00</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>30</td>
<td>Light Poles</td>
<td>EA.</td>
<td>7</td>
<td>$3,000.00</td>
<td>$21,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total Miscellaneous</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$63,000.00</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Total Estimate</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>1,057,850.00</strong></td>
</tr>
</tbody>
</table>
This street to be constructed as part of future Butterfly Grove Subdivision.
THE SITE DEVELOPMENT MATERIALLY ADHERES TO ALL APPLICABLE SITE DEVELOPMENT AND BUILDING CODE ORDINANCES. PLAN DOES NOT MEET ALL ZONING REQUIREMENTS AND IS CURRENTLY IN THE PROCESS TO BE REZONED.
EXHIBIT E

Water and Wastewater Impact Fees
Impact Fees

An impact fee is a fee that is imposed on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development. Impact fees help fund and pay for the construction or needed expansion of offsite capital improvements that are necessary to serve the new development. These fees are implemented to help reduce the economic burden on existing rate payers. Current water and wastewater impact fees are calculated at 74.58% of the total maximum assessable amount. Current impact fees are noted as follows:

### ZONE 1

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>ESU</th>
<th>Water Impact Fee</th>
<th>Wastewater Impact Fee</th>
<th>Combined Impact Fee Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8x3/4&quot;</td>
<td>1</td>
<td>$300.00</td>
<td>$500.00</td>
<td>$800.00</td>
</tr>
<tr>
<td>1&quot;</td>
<td>2.5</td>
<td>$750.00</td>
<td>$1,250.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>5</td>
<td>$1,500.00</td>
<td>$2,500.00</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>2&quot;</td>
<td>8</td>
<td>$2,400.00</td>
<td>$4,000.00</td>
<td>$6,400.00</td>
</tr>
<tr>
<td>3&quot;</td>
<td>15</td>
<td>$4,500.00</td>
<td>$7,500.00</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>4&quot;</td>
<td>25</td>
<td>$7,500.00</td>
<td>$12,500.00</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>6&quot;</td>
<td>50</td>
<td>$15,000.00</td>
<td>$25,000.00</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>8&quot;</td>
<td>80</td>
<td>$24,000.00</td>
<td>$40,000.00</td>
<td>$64,000.00</td>
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<tr>
<td>10&quot;</td>
<td>115</td>
<td>$34,500.00</td>
<td>$57,500.00</td>
<td>$92,000.00</td>
</tr>
</tbody>
</table>

INFORMATION WILL BE PROVIDED UPON REQUEST

---

**Casitas Palo Alto is in Zone 2**

### ZONE 2 & 3

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>ESU</th>
<th>Water Impact Fee</th>
<th>Wastewater Impact Fee</th>
<th>Combined Impact Fee Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8x3/4&quot;</td>
<td>1</td>
<td>$600.00</td>
<td>$1,000.00</td>
<td>$1,600.00</td>
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<td>2.5</td>
<td>$1,500.00</td>
<td>$2,500.00</td>
<td>$4,000.00</td>
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<tr>
<td>1 1/2&quot;</td>
<td>5</td>
<td>$3,000.00</td>
<td>$5,000.00</td>
<td>$8,000.00</td>
</tr>
<tr>
<td>2&quot;</td>
<td>8</td>
<td>$4,800.00</td>
<td>$8,000.00</td>
<td>$12,800.00</td>
</tr>
<tr>
<td>3&quot;</td>
<td>15</td>
<td>$9,000.00</td>
<td>$15,000.00</td>
<td>$24,000.00</td>
</tr>
<tr>
<td>4&quot;</td>
<td>25</td>
<td>$15,000.00</td>
<td>$25,000.00</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>6&quot;</td>
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<td>$30,000.00</td>
<td>$50,000.00</td>
<td>$80,000.00</td>
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<tr>
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<td>$128,000.00</td>
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<tr>
<td>10&quot;</td>
<td>115</td>
<td>$69,000.00</td>
<td>$115,000.00</td>
<td>$184,000.00</td>
</tr>
</tbody>
</table>
The site development materially adheres to all applicable site development and building code ordinances. Plan does not meet all zoning requirements and is currently in the process to be rezoned.
THE SITE DEVELOPMENT MATERIALLY ADHERES TO ALL APPLICABLE SITE DEVELOPMENT AND BUILDING CODE ORDINANCES. PLAN DOES NOT MEET ALL ZONING REQUIREMENTS AND IS CURRENTLY IN THE PROCESS TO BE REZONED.
8.28 ACRES

SURFACE WATER FLOW

PROP. GRATE INLET

PROP. STORM DRAINAGE

EXIST. STORM DRAINAGE

PROP. PAVEMENT

GRAPHIC SCALE

THE SITE DEVELOPMENT MATERIALLY ADHERES TO ALL APPLICABLE SITE DEVELOPMENT AND BUILDING CODE ORDINANCES. PLAN DOES NOT MEET ALL ZONING REQUIREMENTS AND IS CURRENTLY IN THE PROCESS TO BE REZONED.
EXHIBIT J
FEMA Flood Map
EXHIBIT K
City of Brownsville Building Permit Fees
Sec. 18-123. - Same—Schedule of permit fees.

(a)  *Generally.* On all buildings, structures, alterations or other matters requiring a building permit, as set forth in 105.1 of the building code adopted in this article, a fee shall be paid as required at the time of filing application, in accordance with the following schedule for building permit fees:

(1) The base fee shall be $40.00, plus:

   a. Where the valuation does not exceed $8,000.00, the fee shall be $40.00, except that on repairs, alterations or remodeling where the valuation does not exceed $8,000.00 the fee shall be $5.00 per $1,000.00 or fraction thereof.

   b. For a valuation over $8,000.00 up to and including $15,000.00 the fee shall be $50.00 for the first $8,000.00 plus $10.00 for each additional $1,000.00 or fraction thereof.

   c. For a valuation over $15,000.00 up to and including $100,000.00 the fee shall be $100.00 for the first $15,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof.

   d. For a valuation over $100,000.00 up to and including $500,000.00 the fee shall be $600.00 for the first $100,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof.

   e. For a valuation over $500,000.00 up to and including $1,000,000.00 the fee shall be $1,500.00 for the first $500,000.00 plus $1.00 for each additional $1,000.00 or fraction thereof.

   f. For a valuation over $1,000,000.00, the fee shall be $2,000.00 for the first $1,000,000.00 plus $1.00 for each additional $1,000.00 or fraction thereof.

(2) For an outdoor advertising display, as defined in section 2301.1 of the building code, the fee shall be $10.00 per $1,000.00 of valuation or fraction thereof.

(b)  *Reinspection fee.* A reinspection fee of $75.00 shall be charged to each applicant for each reinspection conducted by the city building department.

(c)  *Standard for valuation.* In determining the permit fee to be assessed against those applying for building permits within the city the following schedule shall govern:

Per square foot:

Brick veneered or masonry construction .....$56.00

Wood frame construction .....39.00
Garages (three or more sides covered) .....22.00

Roofed carports or patios .....15.00

Detached storage room .....18.00

Commercial construction will be calculated by using the current International Code Council Building Valuation Data Sheet and/or owner/contractor contract.

(d) Moving of residential/commercial building structure. For the moving of any residential/commercial building or structure, the fee shall be $150.00.

(e) Moving of utility building or similar structure. For the moving of a utility building or similar structure, the fee shall be $75.00.

(f) Demolition of any building or structure. For the demolition of any building or structure, the fee shall be $100.00 for the first 1,000 square feet, and $25.00 for every additional 500 square feet over 1,000 square feet.

A fee for the removal of gasoline/diesel, etc., storage tank containers shall be $100.00 for the first storage tank and $5.00 for each additional storage tank.

(g) Double fees. Where work for which a permit is required by the building code or this article is started or proceeded with prior to obtaining the permit, the fees specified in this section shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed therein.

(h) Plan checking fees. The fee for plan checking shall be equal to 50 percent of the permit fee.

(i) Lost permits. An administrative fee for reprinting of a lost permit shall be $15.00 for all building, plumbing, gas, mechanical and electrical permit printouts.

(j) Flood zone verification. The fee for flood zone verification shall be $10.00.

(k) Curb cut/driveway permit. The fee for a curb cut/driveway permit shall be $40.00 plus $1.00 per linear foot at the curb or pavement edge.

(l) Sidewalk permits. The fee for a sidewalk permit shall be $40.00 plus $0.25 per square foot.

EXHIBIT L

Brownsville PUB – Request for Electric Service
(Date)

John S. Bruciak, P.E.
General Manager & CEO
Brownsville Public Utilities Board
P.O. Box 3270
Brownsville, Texas 78523

Re: Request for electric service: __________________________ (Location)

Dear Mr. Bruciak:

My property is located within the corporate limits of the City of Brownsville, and I would like to request that the Brownsville PUB provide electric service to my development described above.

I understand that my property is in AEP’s certified area. It is also my understanding that AEP, by agreement, will not oppose BPUB’s application for certification to this area. I believe that it would be in my best interest to have electric service provided by BPUB for both economic and convenience reasons since I will be using BPUB water and wastewater services.

Please notify me as soon as possible if BPUB will able to provide electric service to this property.

Sincerely,

(Company)

(Signor)
Brownsville Public Utilities Board
Electrical Engineering Department

Certificate of Convenience and Necessity (CCN) Checklist

Engineers or technicians assigned and authorized to prepare Certificate of Convenience and Necessity (CCN) packages must refer the following checklist before submitting to Management for approval. This assures uniformity of process and streamlines document preparation time.

Preparer: ___________________________ Date: __________________
Project: ___________________________ Work Order #: ______________
Location: ___________________________

All CCN packages must include:

☐ Letter from customer requesting service:
  a) All letters must include:
    1. A statement by the customer detailing whether or not they will be receiving B-PUB water/wastewater services.
  b) If the customer currently has an existing electrical service provider, the letter must include the following:
    1. A statement by the customer acknowledging that conversion will require an exit fee to their current electrical provider
    2. A statement by the customer acknowledging they are prepared to pay applicable fees as a condition of service.

☐ A copy of the Deed (i.e. Warranty Deed, tax parcel ID) that includes the acreage. The Deed must also include recording information (Date, Vol., Page, Subdivision, etc.).

☐ *A letter sized (8.5 by 11") drawing showing the following:
  c) Service territories (including amendments)
  d) City limits
  e) Street names (including cross streets)
  f) Existing and proposed electrical lines for all utilities
  g) Scale
  h) North arrow

☐ An ANSI E drawing showing the information detailed in requirement 3.

☐ A Work Order and drawing detailing cost of service.

☐ Customer Checklist detailing loads.

☐ An Expected Revenue Study.

*This item requires two qualified engineering staff members to verify the existing conditions.