February 27, 2018

Mr. Justin Zimmerman  
JMZ Land Company, LLC  
1730 East Republic Road, Suite F  
Springfield, Missouri 65804

RE:  CIVIL ENGINEERING FEASIBILITY STUDY  
HILL COURT VILLAS  
HILL COURT BOULEVARD  
GRANBURY, 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 48-unit development to be constructed as one 2-story building with an integrated clubhouse. The site is currently vacant and is comprised of 4.36 acres. The subject property is currently zoned as Multi-Family (MF). Re-platting of the area will be required. Platting will provide conformance with the City of Granbury’s subdivision regulations. All local site design requirements are outlined within the zoning and subdivisions regulations. Water and sewer currently exist next to the site. The buildings will be design in accordance with the 2012 International Building Code and the 2012 International Fire Code which are currently adopted by the City of Granbury.

Taxing Jurisdictions and Rates

The subject property is identifiable by the Hood County Property ID Number R000045282 and is subject to three taxing jurisdictions. The property is subject to a 0.367 millage rate by Hood County, a 0.399 millage rate by the City of Granbury and a 1.21 millage rate by the Granbury Independent School District, and 0.040 millage rate by the lateral road district. All taxes are up to date.
Utility Availability

The City of Granbury has indicated that an 8-inch water main is located northeast of the project site north of Hill Boulevard. The City has indicated that 8-inch sanitary sewer main is located approximately 1,000 feet east of the subject property. Fees for water and sanitary sewer connection costs are approximately $42,000.

Offsite Requirements and Costs

One thousand feet of sanitary sewer extension, and 400 feet of water extension will be required. An opinion of probably cost associated with offsite utility construction is $105,000.

Onsite Requirements and Costs

A water main loop will be constructed through the site. The water main will be dedicated to the City of Granbury 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 Hill Boulevard.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $667,000.

Ingress and Egress Requirements

Primary access to the site shall be made by means of Hill Boulevard, which is adjacent to the north portion of the site.

Drainage and Detention Requirements

The storm water drainage and detention will be developed in accordance with the City of Granbury requirements. The detention facility is planned for the southeastern portion of the site. No additional permanent storm water quality measures are required.

Required Approvals, Processes, and Timing

The City of Granbury staff has verified that the property is currently zoned Multi-Family.

The property is currently not platted. Platting shall be required prior to issuance of the building permit. The City requires Planning Commission approval of the revised final plat shall be submitted ten days prior to the intended Planning Commission meeting. After approval of the
final plat by the Planning Commission, the City Council must approve. The Planning Commission meets on the fourth Tuesday of each month. The City Council meets on the first Monday of each month. The application fee associated with the platting is $590. Four to six weeks should be scheduled for the platting process.

During the platting process, the site development and building construction plans will be designed (i.e. construction documents). Prior to the plat, the construction documents will be submitted to the City of Granbury Codes Department. Discussions with the City of Granbury indicate the review and approval process is 4 to 6 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $29,260.

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 16 to 20 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

Michael R. Osbourn, Principal