Site Design and Development
Feasibility Report

Casitas Azúcar
Prepared for
Community Development
Corporation of Brownsville
February 2018

PlaGar Engineering LLC.
Civil Engineering Consultant
1155 Military Hwy Brownsville, Texas 78520
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Executive Summary

This site design and development feasibility report study is for the proposed Casitas Azúcar Development, located in Santa Rosa, Texas. The project site is 6.00 acres. The proposed development will contain 50 single dwelling units, laundry building, office building, learning center, community room, mailroom/BBQ area and open space. The property is located in central Santa Rosa, bordered by FM 506 and Parker Road. Surrounding land uses include single-family residences. The property is adjacent to the school on the north. The legal description is shown on the site survey provided in the report.

Permit processes, requirements, and infrastructural facilities information was gathered from City of Santa Rosa staff and Mr. Jared Hockema, city consultant. Different regulatory agencies and utility companies were contacted as well to verify services provided in the area.

The site layout included in the report shows the development of the single dwelling units, parking areas, sidewalk paths and community buildings. In addition, the site plan shows the proposed site layout, water, wastewater, paving & drainage utilities being proposed. A green area is proposed on the south side which will be used to receive the storm water runoff from the drives and carry out the rainwater to Parker Road. Access will be from two entrances via Parker Road and FM 506.

The purpose of this site design and feasibility study for Casitas Azúcar development is to assess the site location referencing the existing utilities available and to provide the proposed infrastructural improvements and probable construction costs.
Site Analysis

The property is located along just north of San Roman Avenue and between FM-506 and Parker Road. Surrounding land uses include Elementary School and a variety of single-family residences. The property is in the city limits of Santa Rosa, north from the center of the city.

The following four pages offer satellite images of the site in reference to the Rio Grande Valley area. Figure A shows the site in relation to the Rio Grande Valley. Figure B shows the site in relation to Cameron County. Figure C shows the site in relation of the site to the City of Santa Rosa. Figure D shows the immediate area surrounding the site.
Figure A

Site in relation to Rio Grande Valley
Figure B

Site in relation to Cameron County
Figure C
Site in relation to City of Santa Rosa
Figure D
Site in relation to immediate area
**Governmental Agencies and Utility Companies**

The following agencies have review jurisdiction on the development:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Contact Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Santa Rosa</td>
<td>956-636-1113</td>
</tr>
<tr>
<td>Santa Rosa Building Department</td>
<td>956-636-1113</td>
</tr>
</tbody>
</table>

The following utility companies are available to serve and offer individual services:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Contact Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Santa Rosa (water and wastewater)</td>
<td>956-636-1911</td>
</tr>
<tr>
<td>AEP (electricity)</td>
<td>956-361-2053</td>
</tr>
<tr>
<td>Magic Valley Electric (electricity)</td>
<td>956-207-4709</td>
</tr>
<tr>
<td>VTX1 (communication &amp; cable)</td>
<td>956-642-1320</td>
</tr>
<tr>
<td>Texas Gas Service (gas)</td>
<td>956-444-3929</td>
</tr>
<tr>
<td>Charter Spectrum (communication &amp; cable)</td>
<td>866-519-1263</td>
</tr>
</tbody>
</table>
Property Identification Number and Millage Rates

The property ID number are as follow: 180866.

Millage rates per 1000.00 valuation is shown:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
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</thead>
<tbody>
<tr>
<td>CSR</td>
<td>City of Santa Rosa</td>
<td>0.650000</td>
</tr>
<tr>
<td>GCC</td>
<td>Cameron County</td>
<td>0.407743</td>
</tr>
<tr>
<td>ISR</td>
<td>Santa Rosa I.S.D.</td>
<td>1.446965</td>
</tr>
<tr>
<td>SST</td>
<td>South Texas I.S.D.</td>
<td>0.049200</td>
</tr>
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</table>
Zoning Requirements

The property designation is R-M or multiple family. Setbacks are Front: 25 Ft., Sides: 12, Rear: 12 Ft.

Subdivision Requirements

Subdivision platting is anticipated to re-plat the property. The area of the property is 8.0 acres of which 6.0 acres will be platted for the Casitas Azúcar development. Applicant will comply with the City of Santa Rosa Subdivision Rule, Regulations and Ordinances.
Site Survey

See attachment of recent survey showing the property being developed. The gross area is 6.00 acres.
Ulma E. Burrage Elementary School

Survey of
6.00 Acres out of the South 10 Acres of Block 11B, Missouri-Texas Irrigation Company
Subdivision in Casselman County. From according to the plat recorded in Volume 4, Page 35 of the Casselman County Map Records.

Surveyed for:
Community Development Corp. of Brownsville

Job No. 1272

Amaya Surveying Co., LLC
501 East Alamo, Box 2184
Brownsville, TX 78520
office: 956-210-6777
amayaco@ymail.com

Plattar Engineering LLC
147 East Chicon Street
Austin, TX 78704

NOTE: The undersigned certifies that the survey described herein was made on the ground or February 10, 2005, that the work was done in a professional manner, and that there are no errors or omissions in the plat, and this certificate is only valid with an original signature and if the plat contains no erasures or additions.

Plotted and Plotted by:

J. A. Trujillo, Texas Licensed Professional Land Surveyor No. 4354

NOTE: The undersigned certifies that the survey described herein was made on the ground or February 10, 2005, that the work was done in a professional manner, and that there are no errors or omissions in the plat, and this certificate is only valid with an original signature and if the plat contains no erasures or additions.

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J. A. Trujillo, Texas Licensed Professional Land Surveyor No. 4354
Soils and Geography

Flood Zone

The property is located in Zone C, as depicted in FEMA’s Flood Insurance Rate Map, Community Panel No. 4801010125B. The effective date is September 15, 1983. Flood zone information is illustrated in the FEMA map, below.
Soil Classification

Referencing the Soil Survey of Cameron County, Texas, dated 1977, the following observed:

There is one type of soil designation, Raymondville (RE). Raymondville soil texture is clay loam (CL), soil depth from 0 to 25 inches. Clay soil is from 25 to 78 inches in depth. Plasticity index ranges from 22 to 35. See next page for soil information tables.
### SOIL SURVEY

#### Table 5.—Estimated soil properties

<table>
<thead>
<tr>
<th>Soil series and map symbols</th>
<th>Flood hazard</th>
<th>Depth to seasonal high water table</th>
<th>Hydrologic soil group</th>
<th>USDA texture</th>
<th>Classification</th>
<th>Liquid limit</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Frequency</td>
<td>Duration</td>
<td>Inches</td>
<td>D</td>
<td>Inches</td>
<td>CH</td>
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<th>Permeability</th>
<th>Available water capacity</th>
<th>Reaction</th>
<th>Salinity</th>
<th>Shrink-swell potential</th>
<th>Corrosivity to</th>
<th>Uncoated steel</th>
<th>Concrete</th>
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<td>100 100 90–100 75–90 &lt; 0.06</td>
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<th>Reaction</th>
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<th>Corrosivity to</th>
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<td>Very high</td>
<td>Very high</td>
<td>Moderate.</td>
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</tbody>
</table>
Existing Utilities

1. Streets-The property lies along the west right of-way of Parker Road. Parker Road has 60 feet of right of way with a 20-21 feet wide asphalt surface with roadway swales. FM-506 is located on the west side of this development. FM-506 is a State of Texas maintain roadway with a 26-28 feet wide asphalt pavement with roadway swales. The streets are shown on the survey provided in the report.

2. Water-Public potable water and fire hydrants are present along Parker Road via a 6 inch water line.

3. Wastewater - Sanitary sewer service is present along Parker Road via a 12 inch sewer line. Existing sewer manholes are present. Utility information was provided by Santa Rosa representative and also field gathered as shown on the survey.

4. Electrical-Electrical power is available by American Electric Power (AEP) and Magic Valley Electric Company. The area is dually certified for electrical power. See attached correspondence from AEP and Magic Valley Electric describing the present service.

5. Gas-Gas service is available via a 2 inch line located approximately 650 feet south of the development. See attached correspondence from Texas Gas Service describing the present service.

6. Telephone—VTX1 has phone, internet and TV service nearby and is available to service the development if requested. See attached email correspondence from VTX1.

7. Communication- Charter Spectrum has fiber optics/coax facilities in the area and is available to service the development if requested. See attached correspondence from communications describing the present service.

In the next pages we have included the utility correspondences about services available.
1/18/2018

Placido J. Garcia
PlaGar Engineering LLC
155 Military Hwy
Brownsville, TX 78520

SUBJECT: Will Serve – Casitas Azucar

In concern of Charter facilities at the property located near the northwest corner of San Roman Ave and N Parker Rd in Santa Rosa, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866) 519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zachary H.P. Marcum

Zach Marcum
Charter Communications
Date: 1/18/2018

Attn: Chole Dodson
Community Development Corp. of Brownsville
901 East Levee
Brownsville, Texas 78520

RE: Letter of Availability for Casitas Azucar

After having reviewed the information provided, Magic Valley Electric has verified that the development is located within MVEC territory. We are able to provide electrical service to Las Casitas de Azucar Project located between FM 506 and Parker Road, just north of San Roman Avenue in Santa Rosa, Texas (Cameron County Property Id 180866).

Thank you,
Domitilo Cantu
Engineering Manager
Magic Valley Electric Cooperative

Thank you,
Domitilo Cantu

Engineering Manager
Magic Valley Electric Cooperative
January 18, 2018

Placido J. Garcia, PE
PlaGar Engineering LLC
Civil Engineering Consultant
1155 Military Hwy
Brownsville, Texas 78520

RE: Casitas Azucar
Santa Rosa, TX

Mr. Garcia,

This letter is to inform you that we have reviewed the information regarding the above mentioned request. Texas Gas Service has a 2” gas line about 650’ south of location that can be used to provide natural gas service to this site.

Please contact our Texas Gas Service Project Manager, Bernardo Elizondo (956) 444-3947 or Luis Adame at (956) 357-2519 when you are ready to initiate service. We will provide a cost and contract required for the service line. Should you have any questions or require further information, please do not hesitate to contact me at (956)444-3929.

Thank you.

Octavio Rangel
Tech Analyst
Texas Gas Service
(956)444-3929
Octavio.Rangel@onegas.com
02/01/2018

Mr. Placido J. Garcia, PE
PlaGar Engineering, LLC
Civil Engineering Consultant
1155 Military Hwy.
Brownsville, TX 78520

Dear: Mr. Garcia;

The subdivision in question, Casitas Azucar Project, located between F.M. 506 and Parker Road, just North of San Roman Avenue, in Santa Rosa, Texas has been reviewed.

AEP TEXAS has electrical service in the area and would be happy to provide service. The company looks forward to working with you during its development.

Thank you for selecting AEP TEXAS supplier. Should you have any questions, please feel free to contact me at 956-361-2053.

Sincerely,

Joe A. Martinez
Technician Specialist
Chloe Dobson,

This email is regarding Mr. Garcia’s request for available services VTX1 can provide in Santa Rosa Tx for your Upcoming Project La Casitas Azucar.

As mentioned last year, VTX1 can provide Fiber Optic Services for Telephone, Internet and TV once Fiber is Built to The Project.

There will be Cost associated to Build to the Facility and will be determined by our Engineers Department by completing a site visit with your Engineers.

Would we be able to scheduled a site survey sometime next week?

Please let me know if anything further is needed.

Thank you

Marty P Martinez

Account Executive

VTX1 Companies

Office: 956.642.1320

Fax: 956.642-1051

www.vtx1.net

https://mail.yahoo.com/
Mr. Garcia

Thank you for reaching out to us regarding the availability of services to the upcoming project Las Casitas Azucar in San Rosa,

VTX1 currently services the community with Fiber Optic, Phone, Internet, and TV services.

We verified the location and seems that Fiber Optic is in area, we can issue an order to determine if construction is needed it and if any cost will apply.

I will need to submit and order.
I have attached the service application with services available including pricing for your review.

Let me know if this is that was needed for VTX1.

How far is your construction project? Let us know with time so that we may meet with you so that we may work together to make this project a smooth one.

Let me know what else I can assist with,

Marty P Martinez

Account Executive

VTX1 Companies

Office: 956.642.1320

Fax 956-642-1051
Site Ingress & Egress

The development will have access via two entrances through an easement from the Santa Rosa school district. One entry is through FM-506 on the west and other via Parker Road to the east. The street access from the development will be 28 feet wide with a 4 feet sidewalk along the entire length to FM -506. The other street access will be 23 feet wide and have a 4 feet sidewalk to Parker Road. The easement will be acquired as part of the development.

Building Codes and Local Design Requirements

The leading agency will be City of Santa Rosa the Building Department, with support from other City Departments.

The codes that regulate the building aspects are the 2012 International Building Code and 2012 International Residential Code.

Fire Department Regulations

The leading agency will be the City of Santa Rosa. The code that governs is the 2013 National Fire Protection Association.
Development Process, Permits and Permit Schedules

The development process would entail submitting construction plans to City of Santa Rosa. See enclosed Building and Inspection Fee Schedule and Development Checklist. The development plans would be reviewed for conformance to water, sewer, drainage, access and site plan geometrics in accordance to their rules. We anticipate the review process would take at least 30 days. Permit fees will be based as shown on the enclosed fee schedule.

A Storm Water Pollution Prevention Plan will be prepared to comply with the Texas Commission Environmental Quality rules and regulations. A “Notice of Intent” to Texas Commission on Environmental Quality will need to be applied for to comply with the Storm Water Pollution Plan. After project completion a “Notice of Termination” will be filed to close out the project.
City of Santa Rosa, Texas

Building and Inspection Fee Schedule
and Development Checklist

Date: __________________________

Project Name: __________________________________________________________________

Project Address: ________________________________________________________________

Legal Description of Project Location: _______________________________________________

Description of Work to be Performed: _______________________________________________

______________________________________________________________________________

______________________________________________________________________________

Owner’s Name: ___________________________________ Owner’s Phone: ________________

Owner’s Address: _______________________________________________________________

Is the owner of the structure also the owner of the property? ______

If no, please attach a lease agreement or notarized instrument from the property owner authorizing the construction. ______

Contractor’s Name: ________________________________ Contractor’s Phone: _____________

Contractor’s Address: ____________________________________________________________

Was the project designed by an architect or engineer: ______

If so, please list any design professionals: ____________________________________________

______________________________________________________________________________

Have plans and specifications been turned in? ______

If not, plans and specifications must be turned in before proceeding.

Has a construction contract been turned in? ______
Is contract attached? _____

If no, then permit cost will be calculated by area method.

Value of Construction Contract: ______ Commercial Area: ______

Residential Occupied Area: ______ Residential Un-Occupied Area: ______

Will a structure be demolished as part of the project? _____

If yes, please note that a demolition fee is required.

Will the curb be cut, or a crossing be constructed over the city’s ROW? _____

If yes, a curb cut fee is required.

Total Cost of Permit, including Fees: ______

1. Floodplain:

   List FIRM Designation: ______

   Is FIRMETTE attached? _____

   Is the proposed structure located in a regulatory floodplain or floodway?

   Yes ______ No ______

   If in a regulatory floodplain, plans must be accompanied by an elevation certificate signed by a licensed engineer stating that the lowest habitable floor is at least six inches above the base flood elevation. Attached ______

   If in a floodway, the plans must be accompanied by a no-rise certificate, signed by a licensed engineer stating that the structure will not result in an increase in flood elevations, or is otherwise exempt. Attached ______

   Will the building, as designed, otherwise comply with the city’s floodplain ordinance and the requirements of the National Flood Insurance Program? _____

   If no, permit cannot be issued.

2. Land Use: List zoning designation of proposed site: ______
State set-back amount: ______ Describe Structure: ________________________________

Is the proposed structure consistent with the definitions of the zoning ordinance, including structure type and set-backs? ______

If no, project must obtain a variance prior to issuance of a construction permit. Date variance granted: ______

Do the size and dimensions of the structure, as designed, conform with definitions of the zoning ordinance? ______

If no, project must obtain a variance prior to issuance of a construction permit. Date variance granted: ______

Is the proposed use of the structure consistent with definitions of the zoning ordinance? Described proposed use: ____________________________________________

If no, owner must obtain a special use permit prior to issuance of a certificate of occupancy. (Note, it is advisable to obtain the special use permit prior to beginning construction.) Date of Special Use Permit: ______

If the structure is a residential structure, is a single-family residential structure already located on the same lot? ______

If another single-family residence is on the same lot, the property must be subdivided prior to issuance of the construction permit.

Do the size and dimensions of the structure, as designed, conform with definitions of the zoning ordinance? ______

If no, project must obtain a variance prior to the issuance of a construction permit. Date variance granted: ______

Is the project likely to result in excessive and repeated noise; noxious dust, gas or odors; substantially-increased traffic? ______

If yes, the project must be reviewed against municipal ordinances to verify compliance.

Does the project require a special permit from the city, state or federal government? Examples include liquor licenses, gambling licenses, etc. ______
If yes, it is advisable that the owner obtain the permit prior to beginning construction. Use of the premises will not be permitted unless the permits have been obtained.

3. Building Codes:

Have plans and specifications been sealed? 

If no, verify with building official if sealed plans will be required. 

Have plans and specifications been reviewed by building official? 

If yes, does building, as designed, meet the following codes:

Structural: 

Electrical: 

Plumbing: 

Fire: 

Mechanical: 

4. Contractor Registration and Licensing

List the names of the contractors, plumbers and electricians working on this project. If plumbing or electrical work is not being performed, write N/A.

Plumber: ___________________________ State License: 

Electrician: ________________________ State License: 

HVAC: ______________________________ State License: 

Contractors: 

________________________________________________________________________

________________________________________________________________________

Are all electricians, plumbers, HVAC, etc. licensed by the State of Texas: 

If no, construction permit cannot be issued.

Are all contractors (except plumbers) currently registered with the city: 

If no, contractors must be licensed prior to issuance of construction permit.

5. Construction Phase

Number of inspections requested:

Structural: ______

Electrical: ______

Plumbing: ______

Fire: ______

Mechanical: ______

Does the building official concur with the number of inspections requested? ______

Has contractor obtained a temporary container for disposal of construction debris? ______

If no, check with building official to see if container will be required.

Has contractor requested a temporary electrical connection? ______

If no, check with building official to see if temporary connection will be required.

6. Occupancy Phase

Was the building built according to the plans and specifications turned in? ______

If no, was permission obtained from the building official for any changes? ______

If no, to either question, occupancy permit cannot be issued.

Has building passed the following final inspections:

Structural: ______

Electrical: ______

Plumbing: ______
Fire: ______

Mechanical: ______

If no to any of the above, occupancy permit cannot be issued until all inspections are passed.

Has owner contacted electric service provider to establish permanent power? ______

Has owner requested water tap? ______

Has owner requested sewer tap? ______

Have all tap and impact fees been paid? ______

If no to any of the above, occupancy permit cannot be issued until connection of utilities has been requested and tap and impact fees paid.

Please Note: For the purposes of this checklist, construction and moving permits are used interchangeably.
Schedule of Permit and Inspection Fees

Before proceeding with the installation, alteration of or addition to, of any building, electrical, plumbing, gas, air conditioning or equipment within or on any building, structure or premises, publicly or privately owned with the City, the Master Plumber, Master Electrician or contractor in charge of such project shall first file with the building official an application requesting inspection, and pay fees in accordance with the following schedules in order to obtain a permit to carry on such work.

Organizations exempt, except units of government, exempt from the payment of federal income tax, pursuant to a ruling or determination of the Internal Revenue Service regarding the organization’s tax-exempt status.

Any structure less than 100 feet square shall be exempt from inspection, and from all fees under this resolution, provided that the structure does not have plumbing, gas or electrical service, nor is it intended to be occupied by any person.

Valuation Method, Building Permits

<table>
<thead>
<tr>
<th>Valuation</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$499 or less</td>
<td>$50</td>
</tr>
<tr>
<td>$501 to $999</td>
<td>$100</td>
</tr>
<tr>
<td>$1,000 to $50,000</td>
<td>$100 for the first $1,000; plus, $7 for each $1,000 or fraction thereof, up to and including $50,000.</td>
</tr>
<tr>
<td>$50,000 to $100,000</td>
<td>$280 for the first $50,000; plus $7 for each $1,000 or fraction thereof, up to and including, $100,000.</td>
</tr>
<tr>
<td>$100,000 to $500,000</td>
<td>$1,860 for the first $100,000; plus $5 for each $1,000, or fraction thereof, up to and including $500,000.</td>
</tr>
<tr>
<td>$500,000 and over</td>
<td>$2,860 for the first $500,000; plus $5 for each $1,000, or fraction thereof.</td>
</tr>
</tbody>
</table>

Area Method, Building Permits

Where a construction contract is not turned in, the permit fee shall be calculated using the area method. The building official will determine the area, type of building and use of space.
<table>
<thead>
<tr>
<th>Type</th>
<th>Fee Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td>$.55 per square foot for occupied space; $.25 per square foot for unoccupied space.</td>
</tr>
<tr>
<td>Commercial:</td>
<td>$.110 per square foot</td>
</tr>
<tr>
<td>Industrial:</td>
<td>$.40 per square foot</td>
</tr>
</tbody>
</table>

**Fees**

- **Moving Fee:** $200
- **Demolition Fee:** $100
- **Curb-Cut or Driveway Fee:** $100
- **Utility Clearance:** $50
- **Electrical Issuance:** $50
- **Meter, per loop:** $50
- **Circuits, per:** $4
- **Temporary Pole:** $50
- **Electrical Repair:** $40
- **Meter Replacement, Electric Provider Switch:** $75
- **Minimum Fee:** $50 (This fee will be charged if the total of all electrical fees is not equal to $50)

**Plumbing**

- **Issuance:** $50
- **Fixture, per:** $5
- **Sewer Yardline Repair:** $50
Septic Tank, per: $50
Water Heater, per: $15
Plumbing Repairs: $40
Minimum Fee: $50 (This fee will be charged if the total of all plumbing fees is not equal to $50)

Gas
Issuance: $50
Outlets, per: $15

Mechanical
Issuance: $50
Additional Charge, Per Ton: $15
Repairs: $50

Occupancy Permit
All premises, except residential, shall require an occupancy permit. The permit shall be valid until changes or modifications are made to the building, the use of the building substantially changes, or the building ceases to be used for a period of 6 months, or longer.

Permit: $100

Plan Check Fee
For all construction over $1,000, a plan check fee shall be charged. This fee is in addition to the building permit fee.

Plan Check Fee: 50% of building permit fee

Inspection Fee
Inspection fees shall be charged in addition to any other fees. The number of inspections is at the discretion of the building official. Inspection fees must be paid prior to the issuance of the construction permit, based on an estimate. When additional inspections are required, the additional fee must be paid prior to the additional inspection.
Inspection: $95

Re-Inspection: $95

*Contractor's Registration*

All contractors must register with the city. No permit will be issued except to a registered contractor. The registration fee shall be charged separately from all other permit fees.

All contractors, yearly: $70

Plumbers: $0

*Penalty*

For all construction that commences prior to the issuance of a building permit, a penalty of 50% of the total permit cost shall apply.

For contractors found to be working without a registration, a penalty of 50% shall be assessed. A contractor shall be considered registered if, at the time of the issuance of the building permit, he or she was registered.
Site Plan and Proposed Improvements

The next pages shows the proposed site improvements. The following infrastructure is proposed.

Streets-Access in the development consist of a 28 foot wide concrete pavement for the entrance to FM-506 and a 23 foot wide entrance to Parker Road. Internally the main drives will be 24 foot wide (west-east) and 20 foot (north-south). The concrete pavement cross-section will be a slight slope from the street edge to the center of the pavement. The overland runoff flow would slope south to the green area which serve as storage for runoff.

Water-Water will be provided via a 6 inch waterline that is located along Parker Road. A 6 inch waterline main will be installed in the development and be looped to the same line to maintain the same pressure throughout the site. Single and double water services will connect to each dwelling unit. The required fire hydrants will be installed at the required spacing for fire protection.

Wastewater-Wastewater will be provided via a 12 inch sewer line that is located along Parker Road. An 8 inch sewer main will be constructed in the development. From the sewer laterals individual single and double sewer services will connect to each dwelling unit. Adequate sewer manholes and clean-outs are shown for access and maintenance.

Electrical-Electrical service main will be constructed internally and will connect to each home. Adequate transformers will be placed to feed off the main line. The main line will connect to the electrical power supplier (AEP or Magic Valley Electric) that have electrical lines within the area.

Drainage-Drainage provisions will be incorporated into the development using overland flow from the dwelling units to the streets. From the streets the overland flow will travel south to the green area/drainage storage areas. The storage areas will then slope from west to east and discharge at Parker Road roadway swale. The storage areas will be connected via equalizer pipes. The sidewalk walking trails will slope toward the landscape areas.

This is to confirm that the preliminary site plan of Casitas Azúcar materially adheres to all applicable zoning, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps) and driveways, topography, site drainage and detention, water and waste water utility tie-ins, general placement of retaining walls, set-back requirements, and any other typical or locally required items. Off-site improvements required for utilities, detention, access or other requirement as shown on the site plan.
Impact fees

Water & Sewer-The fees for the water meter are $350.00 plus $100.00 for the tap fee. For sewer the tap fee is $450.00 plus $150.00 per dwelling unit. The anticipated amount for the fifty-six dwelling units, laundry, BBQ area, office, learning center and community building is $58,800.00.
Probable Construction Cost

The development construction costs for the infrastructural improvements are shown on Tables 1, 2 and 3.

The cost breakdown is split into categories shown as sanitary sewer collection, water distribution, paving & drainage and erosion protection.
## TABLE 1

### COST ESTIMATE

**CASITAS AZUCAR SANITARY SEWER COLLECTION IMPROVEMENTS**

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8&quot; Sanitary Sewer Pipe SDR-35</td>
<td>2,180</td>
<td>L.F.</td>
<td>$40.00</td>
<td>$87,200.00</td>
</tr>
<tr>
<td>2</td>
<td>48&quot; Dia. Sewer Fiberglass manhole (4’- 6”)</td>
<td>2</td>
<td>EA.</td>
<td>$4,000.00</td>
<td>$8,000.00</td>
</tr>
<tr>
<td>3</td>
<td>48&quot; Dia. Sewer fiberglass manhole (6’- 8’)</td>
<td>2</td>
<td>EA.</td>
<td>$4,500.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>4</td>
<td>48&quot; Dia Sewer Fiberglass Manhole (8’- 10’)</td>
<td>3</td>
<td>EA.</td>
<td>$5,500.00</td>
<td>$16,500.00</td>
</tr>
<tr>
<td>5</td>
<td>Single Sewer Service Connection (long)</td>
<td>8</td>
<td>EA.</td>
<td>$1,600.00</td>
<td>$12,800.00</td>
</tr>
<tr>
<td>6</td>
<td>Single Sewer Service Connection (short)</td>
<td>10</td>
<td>EA.</td>
<td>$1,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>7</td>
<td>Double Sewer Service Connection (short)</td>
<td>9</td>
<td>EA.</td>
<td>$1,600.00</td>
<td>$14,400.00</td>
</tr>
<tr>
<td>8</td>
<td>Double Sewer Service Connection (long)</td>
<td>10</td>
<td>EA.</td>
<td>$2,000.00</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>9</td>
<td>8&quot; Sewer Clean-outs</td>
<td>9</td>
<td>EA.</td>
<td>$500.00</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>10</td>
<td>Design of Trench Safety System Plan Improvements</td>
<td>1</td>
<td>LS.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>11</td>
<td>Erosion Pollution Prevention Plan (water and sewer improvements)</td>
<td>1</td>
<td>LS.</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>12</td>
<td>Trench Well Points &amp; Dewatering</td>
<td>1,600</td>
<td>L.F.</td>
<td>$10.00</td>
<td>$16,000.00</td>
</tr>
<tr>
<td>13</td>
<td>Pavement Replacement at Parker Road</td>
<td>1</td>
<td>LS.</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
</tr>
</tbody>
</table>

**TOTAL CONSTRUCTION COST**

$204,400.00
# TABLE 2

## COST ESTIMATE

### CASITAS AZUCAR WATER DISTRIBUTION IMPROVEMENTS

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>EST. QTY</th>
<th>UNIT</th>
<th>TOTAL UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6&quot; (DR-25) PVC Waterline (rubber gasket joint)</td>
<td>2,680</td>
<td>LF.</td>
<td>$30.00</td>
<td>$80,400.00</td>
</tr>
<tr>
<td>2</td>
<td>Fire Hydrant (complete w/tee, gate valve &amp; valve box)</td>
<td>2</td>
<td>EA.</td>
<td>$4,500.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>3</td>
<td>6&quot; x 45 Degree Fitting</td>
<td>13</td>
<td>EA.</td>
<td>$900.00</td>
<td>$11,700.00</td>
</tr>
<tr>
<td>4</td>
<td>6&quot; Resilient Seat Gate Valve (Complete with Metal Box and Cover)</td>
<td>10</td>
<td>EA.</td>
<td>$1,100.00</td>
<td>$11,000.00</td>
</tr>
<tr>
<td>5</td>
<td>6&quot; x 6&quot; x 6&quot; Tee Fitting</td>
<td>4</td>
<td>EA.</td>
<td>$1,000.00</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>6</td>
<td>4&quot; (SCH-40) PUC Waterline</td>
<td>180</td>
<td>LF.</td>
<td>$14.00</td>
<td>$2,520.00</td>
</tr>
<tr>
<td>7</td>
<td>6 x 6 x 4 Tee Fitting</td>
<td>2</td>
<td>EA.</td>
<td>$900.00</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>8</td>
<td>6&quot; Coupler Fitting</td>
<td>1</td>
<td>EA.</td>
<td>$900.00</td>
<td>$900.00</td>
</tr>
<tr>
<td>9</td>
<td>4&quot; x 45 Degree Fitting</td>
<td>1</td>
<td>EA.</td>
<td>$400.00</td>
<td>$400.00</td>
</tr>
<tr>
<td>10</td>
<td>4&quot; Resilient Seat Gate Valve (Complete with Metal Box and Cover)</td>
<td>2</td>
<td>EA.</td>
<td>$500.00</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>11</td>
<td>Connect to existing 6&quot; waterline</td>
<td>1</td>
<td>LS.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>12</td>
<td>Single Water Services (3/4&quot; - short)</td>
<td>7</td>
<td>EA.</td>
<td>$1,000.00</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>13</td>
<td>Single Water Services (3/4&quot; - long)</td>
<td>7</td>
<td>EA.</td>
<td>$1,200.00</td>
<td>$8,400.00</td>
</tr>
<tr>
<td>14</td>
<td>Double Water Service (1&quot; - short)</td>
<td>10</td>
<td>EA.</td>
<td>$1,400.00</td>
<td>$14,000.00</td>
</tr>
<tr>
<td>15</td>
<td>Double Water Service (1&quot; - long)</td>
<td>9</td>
<td>EA.</td>
<td>$2,000.00</td>
<td>$18,000.00</td>
</tr>
<tr>
<td>16</td>
<td>Single Water Service (1&quot; - long)</td>
<td>4</td>
<td>EA.</td>
<td>$1,800.00</td>
<td>$7,200.00</td>
</tr>
<tr>
<td>17</td>
<td>Water Meter Box</td>
<td>56</td>
<td>EA.</td>
<td>$50.00</td>
<td>$2,800.00</td>
</tr>
<tr>
<td>18</td>
<td>Water Line Pressure Test and Sterilization</td>
<td>1</td>
<td>LS.</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
</tr>
<tr>
<td><strong>TOTAL CONSTRUCTION COST</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$184,620.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

PlaGar Engineering LLC.

Casitas Azucar Feasibility Report
### TABLE 3
**COST ESTIMATE**
**CASITAS AZUCAR PAVING, DRAINAGE AND EROSION PROTECTION IMPROVEMENTS**

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>EST. QTY</th>
<th>UNIT</th>
<th>TOTAL UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lime Treated Subgrade (6” compacted)</td>
<td>6,600</td>
<td>S.Y.</td>
<td>$5.00</td>
<td>$33,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Hydrated Lime (material)</td>
<td>110</td>
<td>TON</td>
<td>$225.00</td>
<td>$24,750.00</td>
</tr>
<tr>
<td>3</td>
<td>Concrete Street Pavement</td>
<td>59,200</td>
<td>S.F.</td>
<td>$6.50</td>
<td>$384,800.00</td>
</tr>
<tr>
<td>4</td>
<td>Concrete Sidewalk walking path</td>
<td>19,400</td>
<td>S.F.</td>
<td>$5.00</td>
<td>$97,000.00</td>
</tr>
<tr>
<td>5</td>
<td>Type C Grate Inlet</td>
<td>1</td>
<td>EA.</td>
<td>$4,000.00</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>6</td>
<td>15” Reinforced Concrete Pipe, (Rubber Gasket)</td>
<td>148</td>
<td>L.F.</td>
<td>$45.00</td>
<td>$6,660.00</td>
</tr>
<tr>
<td>7</td>
<td>15” Concrete Headwall</td>
<td>5</td>
<td>EA.</td>
<td>$800.00</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>8</td>
<td>Design of Traffic Control System (by registered engineer)</td>
<td>1</td>
<td>L.S.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>9</td>
<td>Design of SWWP (by registered engineer)</td>
<td>1</td>
<td>L.S.</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>10</td>
<td>Traffic Barricades and Traffic Handling</td>
<td>1</td>
<td>L.S.</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>11</td>
<td>Pavement Markings</td>
<td>1</td>
<td>L.S.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>12</td>
<td>Erosion Pollution Prevention Plan</td>
<td>1</td>
<td>L.S.</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>13</td>
<td>Storage Area Excavation for Stormwater (in-place)</td>
<td>1,500</td>
<td>C.Y.</td>
<td>$5.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>14</td>
<td>Hydromulch (green areas)</td>
<td>30,000</td>
<td>S.F.</td>
<td>$0.25</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>15</td>
<td>Fill Material &amp; Placement (loose)</td>
<td>2,000</td>
<td>C.Y.</td>
<td>$8.00</td>
<td>$16,000.00</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL CONSTRUCTION COST</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$594,710.00</strong></td>
</tr>
</tbody>
</table>