SCOTT STREET LOFTS

SITE INVESTIGATION REPORT

Prepared for:
Mr. Zach Cavender
Mark-Dana Corporation
26302 Oak Ridge Drive, Suite 100
Spring, Texas 77380

February 27, 2018
I. EXECUTIVE SUMMARY

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed Scott Street Lofts multi-family development in Houston, Texas. The subject site is approximately 1.4805 acres and is located near the southwest intersection of Scott Street and Clay Avenue. We researched city and development restrictions, site access, utility availability and various constraints or items that affect the development of the site. The purpose of this report is to provide a summary of our findings from this investigation.

II. SITE DESCRIPTION

The site is trapezoidal with a street frontage of approximately 282 feet on Clay Avenue and 200 feet on Scott Street. Adjacent tracts to the property consist of single-family homes to the west and a church to the south. The site currently consists of an existing warehouse. The site is currently platted as part of “Settegast’s Tierwester” subdivision and will be required to be re-platted for this development.

See “Exhibit A” for Project Vicinity Map

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0880M, effective January 6, 2017, the subject site is located in unshaded Zone “X”. This is an area determined to be outside the 0.2% (500-yr) annual chance flood plain. Fill mitigation will not be required for the subject site.

See “Exhibit B” for FEMA FIRM Panel Exhibit

III. UTILITY SERVICES

See Exhibit “C” for Existing Utility Exhibit

Water – City of Houston

There is an 8-inch PVC water line that runs along the far side of Denver Street. A new tap will need to be made in order to tie in to the existing water line and a water meter will need to be installed.

Sanitary Sewer – City of Houston

There is an 30-inch RCP sanitary sewer that runs along Scott Street. A service line could connect to the existing sanitary manhole located near the southeast property corner, or a new manhole can be placed on an existing line. According to the City of Houston GIMS, the existing lines appear to be approximately 23 feet deep which should be adequate depth to serve the development. Therefore, a lift station should not be necessary for this site.

Storm Sewer – City of Houston

There is an existing 24-inch and 30-inch RCP that run along Scott Street and an existing 18-inch RCP along Sampson Street. The site will collect drainage by sheet flow into inlets and then convey it in underground storm sewer. On-site storm sewer drainage will outfall into an existing storm structure or a new structure will be placed on an existing line. Connection points will be determined by the City of Houston when utility capacity is requested.
Gas – CenterPoint Energy

CenterPoint Energy has confirmed that there are gas mains available with the ability to serve the development. Service must be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s gas service coordinator is listed as follows:

Alfredo Vega
(281) 420-5945
Alfredo.Vega@centerpointenergy.com

Electric – CenterPoint Energy

CenterPoint Energy has confirmed that there are overheard facilities available to serve the proposed development. Point of service, voltage supplied and specific load requirements can be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s electric service consultant is listed as follows:

Ted Broaddus
(713) 945-4592
Ted.Broaddus@centerpointenergy.com

Telecommunication – AT&T

AT&T has confirmed that they are able to provide telecommunication services to the site. Contact information for the area’s account representative is listed as follows:

Hung Nguyen
(713) 741-7731
hn2935@att.com

See “Exhibit D” for Utility Availability Letters

IV. DETENTION

Onsite detention will be required for this site per City of Houston standards. Based on the COH criteria, required detention volumes for areas greater than 1 acre are calculated as follows:

\[ V_T = [43,560 \times (0.50 \times A_{II})] + (1815 \times A_{EI}) \]

\( V_T \) = Total Required Detention Volume (Cubic Feet)
\( A_{II} \) = Area of Increased Impervious Cover (Acres)
\( A_{EI} \) = Area of Existing Impervious Cover (Acres) for which detention is not currently provided

Based on a site plan provided on February 10, 2018 by Mucasey & Associates, WGA has estimated that the proposed development will include a 1.18 acre increase in impervious cover. Per the Rebuild Houston website, the site is currently accounting for 44,340 SF of existing impervious cover. The total estimated amount of detention volume required is calculated as follows:

\[ (43,560 \times (0.50 \text{ AC-FT/AC} \times 0.16 \text{ AC}) + (1815 \times 1.02) = 5,381.7 \text{ CF} = 0.12 \text{ AC-FT} \]

The proposed detention can be stored within an underground detention system and outfall to an existing storm sewer system.
V. SITE RESTRICTIONS
The property will be encumbered by building lines per the City of Houston Code of Ordinances. The site will have a 10’ building line along Denver Street, Sampson Street and Clay Avenue. There will also be a 15’ building setback from the existing back of curb along Scott Street per the building setback requirements along a transit corridor.

VI. ENVIRONMENTAL ASSESSMENT
A Phase I Environmental Site Assessment was conducted for this site. The results of this assessment can be found in the report done by Phase Engineering, Inc. dated February 12, 2018. (PEI Project No. 201801104)

VII. SITE ACCESS
The site will take access from Clay Avenue (50’ R.O.W.). Additionally, the site is adjacent to the Scott Street transit corridor containing the Metro Light rail. The Leeland/Third Ward Station is accessible from an existing sidewalk along Scott Street approximately 600 feet south of the proposed site. All proposed driveways and access points must meet City of Houston criteria.

VIII. TRAFFIC IMPACT ANALYSIS
For each proposed development in City of Houston (COH), an Access Management Data Summary Form must be submitted to determine whether a Traffic Impact Analysis (TIA) is required. According to COH criteria, if the development generates 100 new trips at peak hour, a TIA may be required. Per the ITE Trip Generation Rates, the proposed 80-unit multi-family development generates 41 trips at the AM peak hour and 50 trips at the PM peak hour. According to the City of Houston criteria, a traffic impact analysis should not be required for this development.

IX. HCAD PROPERTY TAX INFORMATION AND MILLAGE RATES

Property Identification Numbers
0322150000001, 0322150000017, 0322150000008, 0322150000010

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<tr>
<th>Taxing Entity</th>
<th>Tax Rate/$100 Valuation¹</th>
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<td>Harris County Flood Control</td>
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<td>Port of Houston Authority</td>
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<td>Harris County Hospital District</td>
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<td>Harris County Educational Department</td>
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<td>City of Houston</td>
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<td>Houston Community College</td>
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<td>East Downtown Management District</td>
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</table>

X. ZONING REQUIREMENTS
The City of Houston does not have a zoning ordinance.

See Exhibit “E” for City of Houston No Zoning Letter

¹ Tax Rates shown are from 2017. The Harris County Appraisal District website has not updated its tax rates for 2018 as of February 22, 2018.
XI. SUBDIVISION REQUIREMENTS

The site is subject to subdivision requirements per Chapter 42 of the City of Houston Code of Ordinances.

XII. FIRE DEPARTMENT REQUIREMENTS

According to the City of Houston Code of Ordinances, fire hydrants shall be located along each private street in a manner that will allow firefighting apparatus to park and connect by hose to a hydrant not more than 300 feet away and reach any part of any building within the development with a 200-foot long hose extending from the equipment. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Notwithstanding the foregoing, fire hydrants shall be located not more than 600 feet apart, unless the fire chief approves a different configuration where, in his professional judgement, fire protection needs can be adequately provided.

XIII. BUILDING CODES & BUILDING PERMIT PROCESS


The Building Permit Process consists of getting an initial structural plan analysis, departmental reviews, code enforcement reviews, and a final structural plan analysis. Throughout the process plans are returned for revisions. Once permit is approved, plan review fees must be paid to obtain the building permit. This process is estimated to take three months. All multi-family residential developments in the City of Houston are required to have a site performance standards review by the City of Houston’s Planning Department and Fire Marshall. Additional transit corridor performance standards analysis will also be required for this development, which will be conducted as part of the planning review. This review is a prerequisite to the building permit approval. Required plan review and permit fees are based on the 2017 Building Code Enforcement Permit Fee Schedule.

XIV. SITE DEVELOPMENT PERMIT PROCESS

The site is within the jurisdiction of City of Houston Code Enforcement and City of Houston Public Works and Engineering. The review and approval process requires approval from City of Houston Public Works for utility connections in the public right-of-way prior to approval from City of Houston Code Enforcement. The permit process can take 3 to 4 months. The subject tract will be required to be platted by the City of Houston, which can take approximately 2 months. The plat can be submitted concurrently with the development plans, but must be recorded prior to permit issuance. The site will also have to go through the City’s Performance Standards review. This review is done pending utility, right-of-way and plat approval.
XV. IMPACT, SITE DEVELOPMENT PERMIT, BUILDING PERMIT AND OTHER FEES

Estimated Impact Fees

- Storm Drainage ................................................................. $60.14
- Water .................................................................................. $23,867.14
- Waste Water ........................................................................ $45,681.29

Permit Fees

The City of Houston 2018 Building Code Enforcement Permit Fee Schedule can be found at the following link. The total building fees are estimated to be $55,000.

https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html

XVI. PRELIMINARY SITE PLAN

Based on the findings of this site investigation, a preliminary site plan has been prepared and included as Exhibit G. The site plan adheres to all known applicable City of Houston zoning, site development and building code ordinances.

See Exhibit F – Preliminary Site Plan

XVII. DUE DILIGENCE STATEMENT

Ward, Getz & Associates (WGA) conducted this site investigation in compliance with Texas Administrative Code Title 10, Part 1, Chapter 10, Rule 10.205. This report was compiled based on information ascertained in a field survey, City of Houston Geographic Information & Management System (GIMS), FEMA FIRM Maps, visual observations of the site from Google Earth images, research regarding City of Houston criteria and from extensive experience with prior projects in the City of Houston.

If you have any questions or comments, feel free to contact us at (713) 789-1900.

Regards,

Tyler Ray, P.E.
Associate

2 Impact fees were estimated based on City of Houston Impact Fees Service Equivalency Table
3 The subject site is located within the Brays Bayou Service Area, which has a drainage impact fee of $8.63/service unit. 1 service unit = 1,000 square feet of increased impervious cover
# LIST OF EXHIBITS

*Scott Street Lofts*

## EXHIBITS

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>Exhibit A</td>
<td>Project Vicinity Map</td>
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<tr>
<td>Exhibit B</td>
<td>FEMA FIRM Exhibit</td>
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<tr>
<td>Exhibit C</td>
<td>Existing Utility Exhibit</td>
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<tr>
<td>Exhibit D</td>
<td>Private Utility Availability Letters</td>
</tr>
<tr>
<td></td>
<td>a. CenterPoint Energy Gas Availability Letter</td>
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<td>b. CenterPoint Energy Electric Availability Letter</td>
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<td>c. AT&amp;T Will Serve Letter</td>
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<td>Exhibit E</td>
<td>City of Houston No Zoning Letter</td>
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<tr>
<td>Exhibit F</td>
<td>Preliminary Site Plan</td>
</tr>
</tbody>
</table>
Exhibit A

Project Vicinity Map
Exhibit B

FEMA FIRM Exhibit
Exhibit C

Existing Utility Exhibit
February 21, 2018

Alice Aldis
Ward, Getz & Assoc., LLP

RE: Electric Service Availability for:
Site at 1320 Scott St
Houston, Tx.

Dear Ms. Aldis,

Reference is made to your request for information concerning the availability of electric service to proposed site.

CenterPoint Energy has adequate electric power available to serve this location. There is currently a three phase, overhead, 12KV, circuit lateral located in the Road Right of Way along the West side of Sampson St and the south side of Denver St. We intend to extend overhead electric service from these facilities to the standard outlet location for the proposed project in accordance with our standard line extension practices and subject to any necessary contractual arrangements. Points of service, voltage supplied, and specific load requirements will be determined when detailed final plans are made available to us. Should you have further questions, you may contact me at 713 945 4292.

Sincerely,

Ted Broaddus
Senior Service Consultant
Power Delivery Solutions
CenterPoint Energy Houston Electric

Return Address:
CenterPoint Energy
Bellaire Service Center
4300 Bissonnet
Bellaire, Texas 77401
To Whom It May Concern

Re: The property at 1320 Scott St, Houston, 77003.

This letter is in response to your request concerning our intent to serve the above mentioned project.

AT&T Texas will provide telephone facilities to the above mentioned location. This is contingent upon the developer providing customer owned conduit throughout the proposed complex or a dedicated easement exclusively for AT&T Texas.

Please have the developer or their representatives contact me at their earliest convenience. Due to the size of the proposed complex, we will require 90 days from receipt of the final plans in order to provide the necessary requested telephone service.

Any questions may be referred to me at 713-741-7731 or email me at hn2935@att.com.

Sincerely,
Hung Nguyen
Manager-Engineering Design
Exhibit E

City of Houston No Zoning Letter
To: Whom It May Concern

From: Patrick Walsh, P.E., Director
Planning and Development Department

Effective Date: January 1, 2018

The City of Houston does not have a zoning ordinance. This is the city of Houston’s no zoning letter applicable to any property inside the city of Houston. This does not address any separately filed restrictions that may be applicable to the property. You may use this letter to present to your lender. This letter will be updated on January 1, 2019.

All applicable development regulations and subdivisions laws can be obtained through a review of the City Code of Ordinances, which is located on the City of Houston internet site accessed through www.houstonplanning.com or www.houstontx.gov/planning.
OVERALL LAYOUT LEGEND:

- PROPOSED BUILDING
- PROPOSED MANHOLE
- PROPOSED GRATE INLET
- PROPOSED 12" STORM SWR
- PROPOSED 6" STORM SWR (DETENTION STORAGE)
- PROPOSED 6" SANITARY SWR
- PROPOSED 6" WATER LINE

This site plan is released for planning purposes only. It is not to be used for building permits, bidding, or construction. This preliminary site plan adheres to all applicable zoning, site development, and building code ordinances.