SITE INVESTIGATION REPORT

Fairmont Senior Living
Red Bluff Road @ Fairmont Parkway
City of Pasadena, Harris County, Texas

Prepared for:
Mr. Matt Fuqua
Nantucket Housing, LLC
4001 W. Sam Houston Parkway N., Suite 100
Houston, Texas 77043

February 2018
February 28, 2018

Mr. Matt Fuqua  
Nantucket Housing, LLC  
4001 W. Sam Houston Parkway N., Suite 100  
Houston, Texas 77043

RE: Site Investigation Report  
Proposed Fairmont Senior Living and Fairmont Retail  
Red Bluff Road & Fairmont Parkway  
City of Pasadena, Harris County, Texas 77505

Dear Mr. Fuqua:

BIG RED DOG Engineering | Consulting (BRD) is pleased to submit this Site Investigation Report (SIR) for the ±13.20-acre project site located at the northwest corner of Red Bluff Road and Fairmont Parkway in the City of Pasadena, Harris County, Texas. This site is being evaluated by BRD to examine the existing site conditions and identify the improvements needed to serve the proposed commercial development of the property.

The information in the SIR was collected by BRD through research of the available City of Pasadena planning and development information, coordination with the City of Pasadena and Harris County staff, publicly available data from the City of Pasadena, the Harris County Appraisal District, and Harris County Engineering. Information and exhibits included in the SIR are related to the existing site conditions, the improvements needed to serve the proposed development, the process and timeline for development in the City of Pasadena, Harris County and the known engineering constraints.

BRD would like to thank you for the opportunity to supply this report and trusts that the information included will be useful during the development of the site. If there is anything in the report that needs further clarification or that you would like to have investigated in greater detail, please let us know.

Sincerely,

BIG RED DOG Engineering | Consulting  
Texas Engineering Firm No. F-11201

Dustin A. Hannah, P.E.  
Education Market Leader - Houston
### SIR Quick Reference Table

**Fairmont Senior Living and Fairmont Retail**  
City of Pasadena, Harris County, Texas  
February 2018

<table>
<thead>
<tr>
<th>Site Plan Item</th>
<th>Page</th>
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<tr>
<td>Applicable Permitting Jurisdictions</td>
<td>8</td>
<td>All development within the subject site must comply with development regulations from the City of Pasadena and Harris County。</td>
</tr>
<tr>
<td>Subdivision/Platting</td>
<td>8</td>
<td>The site needs to be re-platted as a single plat with a multifamily lot, a retail lot, a restricted drainage reserve, and various easements as needed. Both a preliminary plat and a final plat will be required to be submitted for City approval.</td>
</tr>
<tr>
<td>Zoning Requirements</td>
<td>10</td>
<td>The site is within Pasadena City limits, which has no zoning ordinance or designation in place. Although there is no zoning, the city enforces building setbacks and parking requirements which carry similar restrictions to zoning ordinances.</td>
</tr>
<tr>
<td>Setback Requirements</td>
<td>10</td>
<td>The building setbacks outlined within are 25 feet building and parking setbacks from all public ROW’s or property lines for both residential and commercial developments. Residential developments also require a 100 feet setback from any neighboring residential property or subdivisions. Side lot property lines have 10 feet building and parking setback, and 10-foot green line at all property lines. In regards to the 2500 feet separation requirement for multifamily residential complexes it is our understanding, the measurement of this ordinance to be the distance from the outside edge of a proposed multifamily residential structure foundation, to the outside edge of an existing multifamily residential structure foundation. The distance between the structure of the Cedar Bluff Apartment complex to the Northwest and the structure of the proposed multifamily development exceeds this distance.</td>
</tr>
<tr>
<td>Floodplain</td>
<td>11</td>
<td>This site is within Federal Emergency Management Agency (FEMA) flood Zone X, which is an area of flood hazard in the 500-year floodplain at a 0.2% annual chance of flood, and not within the 100-year floodplain per FEMA’s Flood Insurance Rate Map, Panel No. 48201C0920M and Panel No. 48201C0940M, dated January 6, 2017.</td>
</tr>
<tr>
<td>Site Restrictions</td>
<td>11</td>
<td>Restrictions for the multifamily developments include: All utility service lines must be underground; The maximum, Floor to area ratio shall not exceed 0.40; No multifamily development may exceed 18 units per acre of land or more than a total of 200 units per complex. The City of Pasadena has allowed the use of detention areas to be used in the land use calculations of the multifamily development.</td>
</tr>
</tbody>
</table>

- Item foreseen to be a major issue.  
- Further investigation required.  
- No foreseen issues with item.
### SIR Quick Reference Table

Fairmont Senior Living and Fairmont Retail

City of Pasadena, Harris County, Texas

February 2018

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<tr>
<td><strong>Landscaping</strong></td>
<td>12</td>
<td>The City Landscape Ordinance mandates that for multifamily residential sites all buildings on site shall not cover more than 45% of the total site area, and has no less than 35% of open space in their layout. (Open space is land that is not covered by structures or for parking and circulation.) At the time of submission for the building permit, a landscape permit shall be filed with the planning department for review and approval.</td>
</tr>
<tr>
<td>**Screening</td>
<td>Fencing**</td>
<td>12</td>
</tr>
<tr>
<td><strong>Historical</strong></td>
<td>12</td>
<td>The site is not listed as a Historical Site nor Local Landmark on the National Register of Historical place for Montgomery County Texas.</td>
</tr>
<tr>
<td><strong>Environmental Concerns</strong></td>
<td>13</td>
<td>The National Fish and Wildlife Services (NWS) mapping system shows an existing 0.13-acres excavated area on the property, classified as PALUSTRIE SCRUB-SHRUB, Broad-Leaved Deciduous, Temporary Flooded, Excavated (PSS1Ax) land. We are of the option that the existing excavated farm pond does not pose significant impact to the development of the property.</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td>Multifamily development parking areas and driveways shall be bound by concrete curbs and shall not be within 10 feet of a residence. There will need to be a minimum of 1 enclosed parking space for every 4 units with a designated 2 parking spaces per unit and 1 guest space per every 10 units. The 2 parking spaces per unit rate can be reduced to 1.8 if needed, excluding the handicapped parking. There is no multilevel parking allowed for multifamily developments. Commercial retail development parking spaces are based off of the type of businesses that the development will consist of, so further investigation into this will be required.</td>
</tr>
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## Dry Utilities

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<tr>
<td>Dry Utilities</td>
<td>18</td>
<td>Gas service is provided by CenterPoint Energy (CNP). Gas service pipelines exist along the Center Street and CNP has provided a letter of availability on 01/19/2018 indicating that there is potential capacity to service this site. A Will Service Letter has been requested from Center Point Energy and will be provided upon approval. Cable, telephone, and internet services are available from AT&amp;T. A letter of availability was received on 01/18/2018.</td>
</tr>
</tbody>
</table>

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## SIR Quick Reference Table

**Fairmont Senior Living and Fairmont Retail**

City of Pasadena, Harris County, Texas  
February 2018

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<td>Detention Requirements</td>
<td></td>
<td>Onsite detention will be required for this site per City of Pasadena standards. These standards design detention ponds for the three-year rainfall event. Since the site is greater than 10 acres, further analysis using unit hydrograph method and Harris County Flood Control District standards will be needed to give an accurate required detention volume.</td>
</tr>
<tr>
<td>Fire Department Requirements</td>
<td></td>
<td>The City of Pasadena’s Fire Department follows the 2015 International Fire Code. Multifamily dwellings of greater than 100 units must have two separate fire apparatus access roads. Each multifamily residential structure must install an NFPA 13R automatic fire suppression sprinkler. Commercial developments with buildings exceeding three stories or 30 feet in height must have at least three means of fire apparatus access for each structure. Commercial developments with buildings exceeding 62,000 square feet in area must have two separate and approved fire apparatus access roads. Commercial developments inside the City requiring on-site fire hydrants must provide a 15 feet minimum water line easement for both the waterline and the fire hydrant.</td>
</tr>
<tr>
<td>Building Permit Procedures</td>
<td></td>
<td>Residential building permit. An applicant for a residential building permit for construction, alteration, additions, or repairs shall submit with the application two sets of drawings of plans and specifications. The minimum plan review fee shall be paid upon submission. All detached structures will be viewed as independent construction with plan review fees incurred for construction over five hundred square feet under roof. A commercial building permit application will include two sets of plans and specifications complete. The applicant shall also submit a plan review fee in the amount equal to one-half of the building permit fee. The plan review fee shall be submitted in advance when submitting the application package for construction, no routing or plan review will take place prior to the fees being satisfied. Plan checking fee shall not be refundable.</td>
</tr>
<tr>
<td>Site Development Permit Process</td>
<td>19</td>
<td>Review and approval must be obtained by the City of Pasadena Public Works department, the City of Pasadena Planning department, and the City of Pasadena Code of Enforcement and can take approximately 12 weeks upon submission. The plat and construction plans can be submitted concurrently, though the plat must be recorded prior to the approval of the construction plans. According to the City of Pasadena Site Plan Fee Schedule. For apartment complex’s over 130 units there is a fee of $360.00 plus $1.00/unit for each unit after 130 units. Based on a Site plan of 168 units there will be a fee of $398.00 for the site plan review of a multifamily complex with 168 units. There will be an additional $75.00 Plat review fee.</td>
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- Item foreseen to be a major issue.
- Further investigation required.
- No foreseen issues with item.
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Note: Images used on the Cover Sheet were obtained from the following:
Introduction

BIG RED DOG Engineering and Consulting (BRD) is pleased to submit this Site Investigation Report (SIR) for the ±13.20-acre project site located at the northwest corner of Red Bluff Road and Fairmont Parkway. This site is located within the City of Pasadena, Harris County, Texas. The ±13.20-acre tract is proposed to be platted and subdivided into three proposed tracts, one multifamily residential tract, one commercial retail tract, and one reserve for a detention pond that will service both of the other tracts. The proposed commercial retail tract is 3.827-acres in the southwest corner of the property. The proposed multifamily residential tract is a ±7-acres affordable housing development along the eastern border of the property. The proposed detention pond is ±2-acres in the northwest corner of the project site. This SIR will focus on the ±13.20-acre tract as a whole taking into consideration the multifamily residential tract, the commercial retail tract, and the detention reserve. BRD has prepared this SIR to evaluate the existing site conditions and identify improvements needed to serve the proposed developments on the property. A Site Location Map has been included in the appendix as Exhibit 1.

Subdivision | Platting Process

The proposed multifamily residential development is located within an overall ±13.20-acre tract. The 13.20-acre tract has not been platted. Platting will be required prior to the issuance of any building permits. The site will be platted as a single plat comprised of (1) multifamily lot, (1) retail lot, (1) restricted drainage reserve, and various easements as needed.

Both a preliminary plat and a final plat will be required for City approval. The preliminary plat and any variances will be submitted together. The first submittal will be to the Planning Commission for approval, the second submittal will be to City Council for hearing, and a third submittal will be to City Council for final approval. The entire process is expected to take between 10 and 12 weeks following initial submission.

An address request will be submitted to the City of Pasadena to assign the addressing for the site and all the proposed buildings and/or structures.

HCAD Property Information
The Harris County Appraisal District (HCAD) information has been included in the appendix as Exhibit 2. The HCAD information for the property is as follows:

<table>
<thead>
<tr>
<th>Property ID.</th>
<th>Owner</th>
<th>Legal Description</th>
<th>Deed Info.</th>
</tr>
</thead>
<tbody>
<tr>
<td>R282249</td>
<td>SUSHOLTZ ADOLPH O TRUSTEE</td>
<td>TRS 7A-2, 7B-2, 7F-2 ABST 643 F REYNOLDS</td>
<td>FC: 502891311</td>
</tr>
</tbody>
</table>

**Zoning Requirements**

The site is within Pasadena City Limits, which has no zoning ordinance or designation in place. See Exhibit 3 for a No Zoning Letter by City of Pasadena. Although there is no zoning, the city enforces building setbacks and parking requirements which carry similar restrictions to zoning ordinances.

**Setback Requirements**

A review of the Planning Departments Multifamily Ordinance and City Code of Ordinance shows design specifications that are similar to minor zoning guidelines. The building setbacks outlined within are 25 feet building and parking setbacks from all public ROW’s or property lines for both residential and commercial developments. Residential developments also require a 100 feet setback from any neighboring residential property or subdivisions. Side lot property lines have 10 feet building and parking setback, and 10-foot green line at all property lines.

As stated in the City Code of Ordinance Multifamily (Apartments) Ordinance, Section 9.2 - 8a:

“Each multifamily residential structure in which the entire project or complex is larger than fifty (50) units shall be at least two thousand five hundred (2,500) feet from any other multifamily residential project or complex of (20) or more units.”

The City has clarified the measurement of this ordinance to be the straight-line distance from a proposed multifamily residential structure to an
existing multifamily residential structure. The distance between the structure of the Cedar Bluff Apartment complex to the Northwest and the structure of the proposed multifamily development exceeds this distance as shown in Exhibit 4.

**Floodplain**

According to the Federal Emergency Management Agency Flood Insurance Rate Map Nos. 48201C0920M and 48201C0940M, revised January 6, 2017, the subject property lies within "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain and Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The FEMA Floodplain Maps are included in the appendix as Exhibit 5.

**Site Restrictions**

Restrictions for the multifamily developments include:

- All utility service lines must be underground
- The maximum, Floor to area ratio shall not exceed 0.40
- No multifamily development may exceed 18 units per acre of land or more than a total of 200 units per complex.

The City of Pasadena has allowed the use of detention areas in the calculations of the multifamily development. The bounds of the overall subject development are shown in the attached boundary survey included in Exhibit 6.

**Landscaping**

The City Landscape Ordinance mandates that for multifamily residential sites all buildings on site shall not cover more than 45% of the total site area, and has no less than 35% of open space in their layout. (Open space is land that is not covered by structures or for parking and circulation.) This can include both landscaping, drainage areas and detention ponds; rights-of-way are not included in this total.

Per City of Pasadena Code of Ordinance any parking lot for either the multifamily or commercial development shall provide a planter at the ratio of one for every ten parking stalls. These planters shall not be attached on
more than one side to required perimeter landscape areas. Each planter shall contain one tree or shrub at least four feet in height. Planters may be aggregated but shall serve the entire parking area.

At the time of submission for the building permit, a landscape permit shall be filed with the planning department for review and approval.

**Screening | Fencing**

All commercial waste reciprocals, storage areas, and electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners must be screened from adjacent public streets and adjoining properties. Multifamily residential structures must maintain a distance of 200 feet between any trash bins and any neighboring subdivision.

Every multifamily dwelling defined by the building code in the City of Pasadena shall be enclosed on all sides except those abutting or facing a public dedicated street. Where appropriate, one pedestrian opening shall be allowed per side. The fence shall be no less than 7 feet high except for where it adjoins the neighboring subdivision, where it shall be no less than 8 feet high and opaque. According to the City's design code fences are to be constructed of either wood or masonry to meet the opaque requirement. A 5 feet wide landscaped area is required along the front property line and along the side property line.

For commercial developments, the maximum allowable fence height is 9 feet, which excludes barbed wire or razor wire placed on top of a security fence. No fence shall be built, erected, or removed without a permit from the building official. The permit fee shall be calculated at the rate of $20 for each 500 lineal feet of fence.

**Historical | Environmental Concerns**

The site is not listed as a Historical Site nor Local Landmark on the National Register of Historical Places or Harris County Texas.

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 13, 2018. (PEI Project No. 201802003)
The National Fish and Wildlife Services (NWS) mapping system shows an existing 0.13-acres excavated area on the property, classified as PALUSTRINE SCRUB-SHRUB, Broad-Leaved Deciduous, Temporary Flooded, Excavated (PSS1Ax) land. The area is an existing excavated pond surrounded by trees, giving it the appearance of a PSS wetland on the mapper. It is our professional opinion that this area is more indicative of a natural or manmade pond or basin typically classified as PALUSTRINE, UNCONSOLIDATED BOTTOM, semi-permanently Flooded, Excavated (PUBx) land. The referenced area is identified on the map as shown in Exhibit 7.

Furthermore, Harris County Central Appraisal District real property records classify the land as D1 -- Real, Qualified Agricultural Land qualifying the existing excavated pond for a Farm Pond Exemptions. In October of 2006, United States Army Corps of Engineers and the Natural Resources Conservation Service entered a field level agreement exempting certain farm ponds from the Clean Water Act (Section 404) permitting process. The referenced farm pond would likely not be considered jurisdictional, not governed by Section 404 of the Clean Water Act, and would therefore not require individuals to obtain a permit before discharging dredged or fill material into the identified area.

We are of the opinion that the existing excavated farm pond does not pose significant impact to the development of the property.

**Parking**

Multifamily development parking areas and driveways shall be bound by concrete curbs and shall not be within 10 feet of a residence. There will need to be a minimum of 1 enclosed parking space for every 4 units with a designated 2 parking spaces per unit and 1 guest space per every 10 units. The 2 parking spaces per unit rate can be reduced to 1.8 if needed, excluding the handicapped parking. There is no multilevel parking allowed for multifamily developments.
Commercial retail development parking spaces are based off of the type of businesses that the development will consist of, so further investigation into this will be required.

Both multifamily and commercial development off-street parking requirements are two-way aisles with widths of 25 feet for 90-degree parking stalls, which have widths of 8.5 feet and depths of 18 feet. All parking spaces shall be striped using four-inch wide painted lines and all handicap markings shall comply with American Disabilities Act requirements.

**Site Access**

The multifamily site can be accessed from both Fairmont Parkway and Red Bluff Road, with potential access for the Commercial tract from both Center Street and Fairmont Parkway. As shown in the City of Pasadena Major Thoroughfare Map in Exhibit 8.

- Fairmont Parkway is classified as a Major Thoroughfare and is maintained by Harris County
- Red Bluff Road is classified as a Major Thoroughfare and is maintained by Harris County
- Center Street is classified as a Major Thoroughfare and is maintained by Harris County

Additional access driveways, street tie-ins, or modification to existing driveways on Fairmont Parkway and Red Bluff Road will require approval from Harris County.

Two driveways are currently being proposed for the multifamily development. These driveways shall be a minimum of 12 feet wide at the ROW line and should be placed a minimum of 10-feet away from the side the property line. A minimum 120 feet frontage is required for a lot with two driveways, maintaining a 50 feet separation distance between the driveways.

- Non-residential driveways shall be 25-35 feet wide, and on major thoroughfares must be placed no less than 125 feet from the ultimate curb line of an intersecting major thoroughfare.
- Commercial tracts with between 321 feet and 600 feet of frontage shall have no more than 3 driveways.
- Commercial tracts with more than 600 feet of frontage shall have driveways specially designed and must be approved by the Public Works and Traffic Departments.

Traffic Impact Analysis
A traffic impact analysis is required for multifamily developments with 100+ units.

Impact Fees
The City of Pasadena Public Works Department does not require impact fees associated with new developments in the City of Pasadena.

Water
There is a 12-inch water line along Center Street within the ROW on the western border of the property. There are also 24-inch water lines along the Fairmont Parkway and Red Bluff Road ROW’s. A new tap will be required to tie in to the existing water line and a water meter will need to be installed. Coordination with the City of Pasadena and our engineering team will determine whether we tap into the 12-inch line or the 24-inch water line. These waterlines are shown in the Waterline Utility Map, Exhibit 9A.

Sanitary Sewer
There is a 21-inch sanitary sewer line that flows south along Center Street within the ROW. It crosses under Fairmont Parkway and continues to flow west along the southern side of Fairmont Parkway. There are two 8-inch stubs that enter the property from Center Street. These sanitary sewer lines are shown in the Wastewater Utility Map, Exhibit 9B.

Storm Sewer
There is a 60-inch storm sewer line that flows south along Center Street within the ROW, that increases to 72-inch in the southwest corner of the property. There is also a 54-inch storm sewer line that flows west along the Fairmont Parkway ROW. The outfall will be to Center street since it is closest to the proposed detention pond location, and there are existing structures at the intersection of Center Street and Fairmont that outflow to the
Fairmont parkway bayou. These storm sewers are shown in the Storm Sewer Utility Map, Exhibit 9C.

**Gas**

Gas service is provided by CenterPoint Energy (CNP). Gas service pipelines exist along the Center Street and CNP has provided a letter of availability on 01/19/2018 indicating that there is potential capacity to service this site. The CNP letter of availability are included in the appendix as Exhibit 10A.

**Electric**

A Will Service Letter has been requested from Center Point Energy and will be provided upon approval.

**Telecommunications**

Cable, telephone, and internet services are available from AT&T. A letter of availability was received on 01/18/2018 and is included in the appendix as Exhibit 10B.

**Detention Requirements**

Onsite detention will be required for this site per City of Pasadena standards. These standards design detention ponds for the three-year rainfall event. Since the site is greater than 10 acres further analysis using unit hydrograph method and Harris County Flood Control District standards will be needed to give an accurate required detention volume.

**Fire Department Requirements**

The City of Pasadena’s Fire Departments follows the 2015 International Fire Code. Multifamily dwellings of greater than 100 units must have two separate fire apparatus access roads. Each multifamily residential structure must install an NFPA-13R automatic fire suppression sprinkler.

Commercial developments with buildings exceeding three stories or 30 feet in height must have at least three means of fire apparatus access for each structure. Commercial developments with buildings exceeding 62,000 square feet in area must have two separate and approved fire apparatus access roads. Commercial developments inside the City requiring on-site
Fire hydrants must provide a 15 feet minimum water line easement for both the waterline and the fire hydrant.

Access road with a hydrant must have a road width of at least 26 feet with a turning radius determined by the fire code official. Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane; fire apparatus access roads more than 26 feet wide shall be posted one side of the road as a fire lane.

**Building Codes and Building Permit Process**

A commercial building permit application will include two sets of plans and specifications complete with topography, landscape, boundary survey, drainage, electrical, plumbing, ADA compliance, IECC compliance and heating-air conditioning. The applicant shall also submit a plan review fee in the amount equal to one-half of the building permit fee. The plan review fee shall be submitted in advance when submitting the application package for construction, no routing or plan review will take place prior to the fees being satisfied. Plan checking fee shall not be refundable.

Residential building permit. An applicant for a residential building permit for construction, alteration, additions, or repairs shall submit with the application two sets of drawings of plans and specifications complete with a boundary survey, and any plans for plumbing, electrical, IECC compliance and heating-air conditions. The minimum plan review fee shall be paid upon submission. All detached structures will be viewed as independent construction with plan review fees incurred for construction over five hundred square feet under roof. The following are current codes adopted by the City of Pasadena:

- 2015 International Fire Code
- 2006 International Building Code
- 2006 International Residential Code
- 2006 Uniform Mechanical Code
- 2006 Uniform Plumbing Code
- 2017 National Electric Code

**Site Development Permit Process**
Review and approval must be obtained by the City of Pasadena Public Works department, the City of Pasadena Planning department, and the City of Pasadena Code of Enforcement and can take approximately 12 weeks upon submission. The plat and construction plans can be submitted concurrently, though the plat must be recorded prior to the approval of the construction plans.

According to the City of Pasadena Site Plan Fee Schedule. There is a fee of $360.00 plus $1.00/unit for each unit after 130 units for apartment complex’s over 130 units. The site plan review fee is anticipated to be $398.00 for the proposed 168 unit multifamily complex. There will be an additional $75.00 Plat review fee. As shown in the City of Pasadena Fee Schedule, in Exhibit 11.

Preliminary Site Plan
Preliminary site plan, as shown in Exhibit 12, 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.

Reference Notice
Due to the fluid nature of local development codes and regulations, in addition to the interpretation of those codes and regulations, this SIR is only valid for the time at which it was originally prepared, and the information contained in this report should not be referenced later without a thorough review and confirmation.
Site Location Map | 1
**HARRIS COUNTY APPRAISAL DISTRICT**  
**REAL PROPERTY ACCOUNT INFORMATION**  
**0440830000232**  

**Owner and Property Information**

<table>
<thead>
<tr>
<th>Owner Name &amp; Mailing Address</th>
<th>Legal Description</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUSHOLTZ ADOLPH O TRUSTEE % RODNEY D SUSHOLTZ 3834 SPICEWOOD SPRINGS RD STE 202 AUSTIN TX 78759-8978</td>
<td>TRS 7A-2 7B-2 &amp; 7F-2 ABST 643 F REYNOLDS</td>
<td>0 RED BLUFF RD PASADENA TX 77505</td>
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<table>
<thead>
<tr>
<th>State Class Code</th>
<th>Land Use Code</th>
<th>Building Class</th>
<th>Total Units</th>
<th>Land Area</th>
<th>Building Area</th>
<th>Net Rentable Area</th>
<th>Neighborhood</th>
<th>Map Facet</th>
<th>Key Map®</th>
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<tbody>
<tr>
<td>D1 -- Real, Qualified Agricultural Land</td>
<td>9910 -- Agricultural Land</td>
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<td>0</td>
<td>0</td>
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<td>6053C</td>
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**Value Status Information**

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<tr>
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<th>Shared CAD</th>
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**Exemptions and Jurisdictions**

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<thead>
<tr>
<th>Exemption Type</th>
<th>Districts</th>
<th>Jurisdictions</th>
<th>Exemption Value</th>
<th>ARB Status</th>
<th>2016 Rate</th>
<th>2017 Rate</th>
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<tbody>
<tr>
<td>None</td>
<td>002</td>
<td>DEER PARK ISD</td>
<td>Supplemental: 11/10/2017 1.556700 1.556700</td>
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<td></td>
<td>040</td>
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<td></td>
<td>042</td>
<td>PORT OF HOUSTON AUTHY</td>
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<td></td>
<td>043</td>
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<tr>
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<td>047</td>
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Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](https://public.hcad.org/records/Print.asp?taxyear=2017&acct=0440830000232&card=1&bld=1).

**Valuations**

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<tr>
<th></th>
<th>Value as of January 1, 2016</th>
<th>Value as of January 1, 2017</th>
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<td>Appraised</td>
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<td>Improvement</td>
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<td>677 Total</td>
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**Land**

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<th>Description</th>
<th>Site Code</th>
<th>Unit Type</th>
<th>Units</th>
<th>Size Factor</th>
<th>Site Factor</th>
<th>Appr O/R Factor</th>
<th>Appr O/R Reason</th>
<th>Total Adj</th>
<th>Unit Price</th>
<th>Adj Unit Price</th>
<th>Value</th>
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<td>2</td>
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**Agricultural Value**

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<th>Unit Type</th>
<th>Units</th>
<th>Size Factor</th>
<th>Site Factor</th>
<th>Appr O/R Factor</th>
<th>Appr O/R Reason</th>
<th>Total Adj</th>
<th>Unit Price</th>
<th>Adj Unit Price</th>
<th>Value</th>
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<tr>
<td>1</td>
<td>9011 -- Harris Native Pasture</td>
<td>--</td>
<td>AC</td>
<td>11.6742</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>--</td>
<td>1.00</td>
<td>55.00</td>
<td>55.00</td>
<td>642.00</td>
</tr>
</tbody>
</table>

**Building**

Vacant (No Building Data)
January 1, 2017

Re: Zoning Verification

To Whom It May Concern:

The above referenced address is located within the corporate limits of the City of Pasadena. Please be advised, the City of Pasadena is a non-zoned municipality. Therefore, any regulations of land use would be accomplished through deed restrictions if applicable to the property. Deed restrictions can be researched at the office of the Harris County Clerk. Any amendments which might have been filed subsequent to the original deed restrictions should also be fully researched at that same office.

Sincerely,

[Signature]

Deanna Schmidt
Interim Director of Planning
Multifamily Distance Requirements | 4
City of Pasadena 480307

SUBJECT SITE
SUBJECT SITE
Letter of Gas Availability

Project: BIG RED DOG

Address 5835 CENTER ST

Contact: SAM DONNELLY

Telephone 832-730-1901

Fax:

To Whom It May Concern:

Based on the information you have provided, my preliminary investigation shows that CenterPoint Energy has gas mains in the vicinity of the above mentioned address adequate to supply your natural gas demands.

Cost (if applicable) of installation and location of service line will be determined after I have received the following information:

1. A copy of the "recorded" site plan (with scale, meets and bounds).
2. A copy of the site plan showing the meter location.
3. A copy of the plumbing plan or a detailed list of all gas equipment and BTU input rating of each appliance. Include estimated days and hours of operation.
4. Required delivery pressure.

Thank you for your interest in natural gas. I look forward to working with you. If you have any further questions, please give me a call.

Sincerely,

James M. Stephenson
Gas Service Coordinator
5310 Old Galveston Rd
Houston, TX 77017
South District,
Fax713-910-9813, - Office-713-941-0216
January 18, 2018

Samuel Donnelly
Big Red Dog Co.
Next to 5835 Center St
Pasadena, Texas

Dear Mr. Samuel Donnelly,

This letter is in response to your request for information on the availability of AT&T service at Project ID#2668168.

Attn: Samuel Donnelly

RE: Next to the following address 5835 Center St, Pasadena TX 77505

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Project ID#2668168 next to 5835 Center St, Pasadena TX 77505 but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Quang Pham
AT&T Engineer

cc:
QUANG PHAM, SOUTHWESTERN BELL TELEPHONE
SUBDIVISION PLAT / SITE PLAN

FEE SCHEDULE

1) Apartment Complex Site Plan Review:
   Under 130 units  $100.00 plus $2.00/unit
   Over 130 units  $360.00 plus $1.00/unit for each unit after 130 units

2) Manufactured Home Park Site Plan Review:
   Under 30 lots  $100.00 plus $5.00/lot
   Over 30 lots  $250.00 plus $2.00/lot for each lot after 30 lots

3) Pre-Application Conference:  $75.00
   (All types of applications)

4) Subdivision, Townhouses, Patio Homes
   Commercial/Industrial/Residential Plat/Replat Review:
   Under 30 lots  $100.00 plus $5.00/lot
   Over 30 lots  $250.00 plus $2.00/lot for each lot after 30 lots

5) Request for Abandonment:  $300.00 to the City
   (Separate Process - CENTER-POINT ENERGY HAS A SEPARATE FEE AND
   SEPARATE APPLICATION TO BE SUBMITTED BY APPLICANT TO THEM)

In order to officially file the project, these fees must be submitted to the Planning Department
upon submittal of the project. All fees shall be made payable to City of Pasadena.

All fees are non-refundable.
SITE PLAN

Providence at Fairmont
Mucasey & Associates, Architects

TERMS Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

The building matrix is as follows:

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Bldg. Type 1</th>
<th>Bldg. Type 2</th>
<th>Bldg. Type 3</th>
<th>Bldg. Type 4a (Bldg. #8)</th>
<th>Bldg. Type 4b (Bldg. #2)</th>
<th>Bldg. Type 4c (Bldg. #3)</th>
<th>Bldg. Type 4d (Bldg. #4)</th>
<th>Bldg. Type 4e (Bldg. #5)</th>
<th>Bldg. Type 4f (Bldg. #6)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 A5 units</td>
<td>3 A5 units</td>
<td>2 A7 units</td>
<td>9 A1 units</td>
<td>2 B6 units</td>
<td>1 A6 HC unit</td>
<td>6 Total units</td>
<td>4 A4 units</td>
<td>9 A1 units</td>
<td>2 B4 units</td>
</tr>
<tr>
<td>1 A3 HC unit</td>
<td>1 B7 HC unit</td>
<td>3 B1 units</td>
<td>21 Total units</td>
<td>1 B6 unit</td>
<td>1 B7 HC unit</td>
<td>28 Total units</td>
<td>2 B3 HC units</td>
<td>3 B2 units</td>
<td>2 B4 units</td>
</tr>
</tbody>
</table>

Apartments:
- **Type A1**: One Bedroom, 1 Bath
  - Description: 700 s.f.
  - Quantity: 33 units
- **Type A2**: One Bedroom, 1 Bath
  - Description: 777 s.f.
  - Quantity: 50 units
- **Type A3**: One Bedroom, 1 Bath (H.C.)
  - Description: 777 s.f.
  - Quantity: 5 units
- **Type A4**: One Bedroom, 1 Bath
  - Description: 786 s.f.
  - Quantity: 8 units
- **Type A5**: One Bedroom, 1 Bath
  - Description: 793 s.f.
  - Quantity: 7 units
- **Type A6**: One Bedroom, 1 Bath (H.C.)
  - Description: 817 s.f.
  - Quantity: 1 unit
- **Type A7**: One Bedroom, 1 Bath
  - Description: 823 s.f.
  - Quantity: 2 units

Total One Bedroom Units: 106 units

- **Type B1**: Two Bedroom, 2 Bath
  - Description: 943 s.f.
  - Quantity: 18 units
- **Type B2**: Two Bedroom, 2 Bath
  - Description: 1,014 s.f.
  - Quantity: 27 units
- **Type B3**: Two Bedroom, 2 Bath (H.C.)
  - Description: 1,014 s.f.
  - Quantity: 3 units
- **Type B4**: Two Bedroom, 2 Bath
  - Description: 1,085 s.f.
  - Quantity: 6 units
- **Type B5**: Two Bedroom, 2 Bath
  - Description: 1,090 s.f.
  - Quantity: 4 units
- **Type B6**: Two Bedroom, 2 Bath
  - Description: 1,098 s.f.
  - Quantity: 3 units
- **Type B7**: Two Bedroom, 2 Bath (H.C.)
  - Description: 1,098 s.f.
  - Quantity: 1 unit

Total Two Bedroom Units: 62 units

Apartments Net Rentable Total: 168 units

- **Amenity Center**: 7,885 s.f.
- **Amenity Patio**: 421 s.f.
- **Rentable Storage**: 3,132 s.f.
- **Garage**: 12,961 s.f.
- **Detached Garage**: 406 s.f.
- **Unit Patio / Balcony**: 10,037 s.f.
- **Total Breezeway & Stairs**: 31,860 s.f.
- **Other Support Areas**: 5,474 s.f.
- **Maintenance**: 204 s.f.
- **Grille House**: 1,293 s.f.

Project Total: 216,466 s.f.

Parking:
- **Total Parking required**: 168 units x 1.8 cars/unit = 302.4 cars
- **Total Parking provided**: 319.2 cars

Parking Provided:
- **Open Parking (secured)**: 253 cars
- **Attached Garages**: 18 cars
- **Breezeway Garages**: 24 cars
- **Detached Garage**: 1 car
- **Amenity Parking (non-secured)**: 9 cars

Total Parking Provided: 320 cars
TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.