CIVIL ENGINEERING
FEASIBILITY STUDY

Westwind of Andrews
Andrews, Texas 79714

SCF Andrews 18 LP - Developer

February, 2018

Prepared By:

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00
INDEX

EXECUTIVE SUMMARY
A. EXISTING CONDITIONS
B. SURVEYS
C. ENVIRONMENTAL SITE ASSESSMENT
D. STORM WATER MANAGEMENT
E. TOPOGRAPHIC REVIEW
F. SITE INGRESS/EGRESS REQUIREMENTS
G. OFFSITE REQUIREMENTS
H. WATER/SANITARY SEWER SERVICE SUMMARY
I. ELECTRIC, GAS AND TELEPHONE SERVICE SUMMARY
J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY
K. ENTITLEMENT/SITE DEVELOPMENT/BUILDING PERMITTING PROCESS SUMMARY AND TIMING
L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY
M. TAXING ENTITIES WITH MILLAGE RATES

ATTACHMENTS
A - SITE LOCATION MAP
B - SITE SURVEY
C - PROJECT CONTACT INFORMATION
D - FLOOD PLAIN MAP
E - SITE DEVELOPMENT COST ESTIMATE
F - PRELIMINARY CIVIL ENGINEERING PLANS
EXECUTIVE SUMMARY

The Westwind of Andrews home development is proposed to be located in the City of Andrews, Texas. The development will be a multi-family complex with a total of 48 units of which there will be eighteen one bedroom, eighteen two bedroom and twelve three bedroom units.

The proposed site is situated at the northwest corner of the intersection of NE Mustang Drive and County Road 201, both of which are well maintained roadways. It is also bounded by NE 1350 Street on the north. NE Mustang Drive is a state maintained highway. The 1.78 acre site is open land with minimal trees. The terrain has an approximate slope of 2 percent.

Necessary utilities (i.e. water, sanitary sewer, electrical, natural gas, telephone and cable) are currently available at the site or will be extended should the project develop. Utility providers were contacted as part of this feasibility study and all confirmed possible utility availability.

The City of Andrews was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City regulates property access, parking requirements and building and parking setback requirements. The proposed site plan (Attachment D to this feasibility study) meets those regulations.

The property is zoned SF - Single Family. This classification does not allow for a Multi-family development and would need to be re-zoned.

The property is currently inside the City Limits of Andrews. The City does have a platting requirement for the property.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is well-suited for the development of the Westwind of Andrews home development.
A. **EXISTING CONDITIONS**

The Westwind of Andrews development will be sited on a 1.79 acre tract which is open field. Based on available topographic information, the land has a slope of approximately 2 percent.

B. **SURVEYS**

A boundary survey has been completed and is submitted with this report (See Attachment B - Site Survey). All known existing easements and required setback lines are shown on Sheet 3 of Attachment F - Preliminary Civil Engineering Plans.

C. **ENVIRONMENTAL SITE ASSESSMENT**

There are no known adverse environmental issues that would preclude the development of this parcel of land as a multi-family housing complex.

D. **STORM WATER MANAGEMENT**

1. Is the site in a 100-year flood plain?
   - No

2. What is the flood zone?
   - Zone X

3. Is the site part of a master stormwater drainage system?
   - No

4. Is drainage approval required by any other agencies other than the City?
   - No

5. Are any off-site drainage easements required?
   - No

6. Are any on-site drainage easements required?
   - No

7. Is stormwater detention required? If so, what are the guidelines?
   - No

E. **TOPOGRAPHIC REVIEW**

This parcel of land is currently an open parcel, which generally slopes from the northwest to the southeast corner of the parcel. (See Sheet 2 of Attachment F - Preliminary Civil Engineering Plans).

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?
   - The development will be accessed from County Road 201, which is a well maintained county road and will require no additional upgrades due to this development.

2. What are the existing requirements for access to this roadway?
   - A driveway permit will be required to be obtained from the City of Andrews.
3. Are there any roadway improvements scheduled for this area?
   No
4. What is maximum and/or minimum driveway width?
   Single drive - 20' minimum
5. Is a sidewalk required?
   Yes
6. Is a separate permit required for driveway connections?
   Yes, City of Andrews
8. Is a separate permit required for sidewalk?
   No

G. OFF-SITE REQUIREMENTS

Existing water and sewer utilities are off-site. Water and sewer lines will have to run within the right-of-way of NE 1350 Street from a location approximately 300 feet west to the site.

H. WATER/SANITARY SEWER SERVICE SUMMARY

See Preliminary Civil Engineering Plans - Site Utility Plan
1. Are there concerns about infrastructure capacity (water and/or sewer) that will be required to serve this project?
   No
2. Is there a sanitary sewer main immediately adjacent to the proposed site? If no, what is the approximate distance to the nearest sewer line that has capacity available?
   No. The nearest sewer line of sufficient capacity is approximately 300 feet west of the site.
3. What is the existing main's line size and location?
   The existing main is 12" and lies within a utility easement in the alley to the west of this project
4. Will off-site sewer easements be required?
   No, the needed sewer line to the site will be placed in the existing NE 1350 Street right-of-way.
5. Will on-site sewer easements be required?
   No
6. Does a municipality or a private contractor make the sewer tap?
   The City of Andrews will make the tap
7. Is a separate submittal required other than site plan review?
   No
8. Is there an existing water main immediately adjacent to the site?
   No. The nearest water main of sufficient size is located approximately 300 feet west of the site.

9. What is the existing mains line size and location?
   The existing main is 12" in diameter and lies within a utility easement in the alley to the west of this project.

10. Will off-site waterline easements be required?
    No, the needed water line to the site will be placed in existing street right-of-way.

11. Will on-site waterline easements be required?
    No.

12. Does the municipality or a private contractor make the water tap?
    The City of Andrews will make the tap.

13. Is a separate submittal required other than site plan review?
    No.

I. ELECTRIC, GAS, TELEPHONE, SOLID WASTE SERVICE SUMMARY

1. Is electric service available? If so, who is the provider?
   Yes, Oncor
   a. Are any offsite easements required for electricity?
      No.
   b. Are any onsite easements required for electricity?
      No.

2. Is gas service available? If so, who is the provider?
   Yes, Texas Gas.

3. Is telephone service available? If so, who is the provider?
   Yes, Suddenlink
   a. Is telephone service in the area underground or aerial?
      Aerial.
   b. Where is the location of the existing service?
      Aerial service is located on the west side of County Road 201 and also along the north side of NE Mustang Drive.
   c. Are any offsite telephone easements required?
      No.
d. Are any onsite telephone easements required?
   No

4. Is cable television service available? If so, who is the provider?
   Yes, Suddenlink

5. Is internet service available? If available, who are the possible providers and is existing capacity sufficient to service project?
   Yes, Suddenlink

6. Is solid waste service available?
   Yes
   a. What are requirements for solid waste collection (location, size, number of dumpster stations)?
      Dumpster locations shall accommodate 3 cubic yard side load dumpsters, placed so that the truck does not have to back up.
   b. Who are the solid waste contractors? (Municipal, private)
      Municipal, City of Andrews

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?
   SF - Single Family
   a. Does this classification allow multi-family complexes as a permitted use?
      No, the property must be re-zoned to Multi-Family (Specific Use)
   b. Are there any special requirements/restrictions due to adjacent zoning?
      Yes
   c. Is re-zoning required? Process and time frame.
      Yes

2. Does the development of this project require a subdivision plat? If so, what are the requirements for the plat, including process and time frame?
   Yes. The subdivision plat is submitted and goes before the Planning & Zoning Commission, and after approval goes before the City Council. Total timeframe from time of submission to approval of the plat typically takes 30 to 45 days.

3. Are special exceptions or conditional use required for this project?
   None expected

4. Setbacks and Parking Requirements
   a. What are the building setbacks?
      The building setbacks will be specified in the required Specific Use Permit.
b. Are there minimum parking setback lines from the property lines?

   Minimum parking setbacks will be specified in the Specific Use Permit.

c. What is the number of parking spaces required for the proposed use?

   2 spaces per unit

d. How many of these spaces must be handicap accessible?

   The number of accessible spaces is regulated by the Texas Accessibility Standards. In this particular case, 80 parking spaces are planned, which will require that a minimum of 4 spaces be accessible. Plans are to provide a total of ten handicap accessible spaces.

e. What is the required size for a parking space?

   9' x 18'

f. What are the fire lane requirements?

   24' wide as per the 2012 International Fire Code

5. Landscaping

   a. Is there a minimum required open space percentage?

      Any minimum required open space percentage will be specified in the required Specific Use Permit.

   b. What are the landscape requirements?

      Developer shall attempt to landscape area to provide an aesthetically pleasing area.

   c. Is an irrigation plan required?

      No

6. Signage, Lighting and Building Restrictions

   a. Are there any zoning or master plan restrictions for site lighting?

      No

   b. What is the minimum and/or maximum building floor ratio?

      The City has no specified building floor ratio.

   c. Are there any architectural standards for this site?

      Yes, buildings shall be no higher than two story or 24 feet.

   d. What are the acceptable sign requirements and limitations?

      Requirements include only one sign per each street frontage, signs shall not exceed forty square feet, nor exceed 12' in height, construction design and material shall match main building(s) and the entire sign must be located on and within private property with a minimum setback of 5' from any street.
K. **ENTITLEMENT/SITE DEVELOPMENT/BUILDING PERMITTING PROCESS SUMMARY AND TIMING**

1. What are the required approvals needed to begin construction, review process timing and estimated time periods for obtaining permits and other relevant information?
   a. Grading and Excavation Permit?
      
      No
   
   b. Development Permit?
      
      No
   
   c. Public Improvements Permit (Water, Sewer, Drainage, Street)?
      
      No
   
   d. Residential Building Permit?
      
      No
   
   e. Required Approvals?
      
      Building Construction Plan Approval
   
   f. Review Process?
      
      2-3 weeks maximum
   
   g. General Timing?
      
      10-15 business days

L. **ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY**

1. Are impact fees required by the City?
   
   No

2. What is the water tap/connection fee?
   
   To be determined by size needed for development

3. What is the sewer tap/connection fee?
   
   To be determined by size needed for development

4. Building Permit Fee?
   
   $0.05 sq/ft

5. Drainage Fees?
   
   No

6. Landscaping Fees?
   
   No, but there will be a separate permit fee for irrigation system

7. Any other fees?
   
   Plumbing, electrical, mechanical permit fees will be assessed at time of building permit issuance
M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

- City of Andrews: $0.18900
- Andrews County Hospital District: $0.54172
- Andrews ISD: $1.20000
- Andrews County: $0.56550
TSPS 1A LAND TITLE SURVEY

BEING A 1.790 ACRE TRACT OF LAND OUT OF LOT 1 AND 2, BLOCK 1, BENNY BOYD ADDITION, LOCATED IN SECTION 17, BLOCK A-45, PUBLIC SCHOOL LANDS, ANDREWS COUNTY, TEXAS.

GF Number G1800190C

AS SURVEYED DESCRIPTION

DESCRIPTION OF A 1.790 ACRE TRACT OF LAND OUT OF LOT 1 AND 2, BLOCK 1, BENNY BOYD ADDITION, LOCATED IN SECTION 17, BLOCK A-45, PUBLIC SCHOOL LANDS, ANDREWS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OR ELECTRONIC DATA OF AN ACTUAL SURVEY MADE UPON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 3A, CONSTRUCTION SURVEY.

Note 1: The property is not within the flood zones identified by City Ordinance No. 440 or by Flood Hazard Boundary Map H-01-06, Community No. 480000, dated August 27, 1978.

Note 2: Cell distances are in kilometers when different from actual distances.

NORTH向きに直角に両方向に45°をずらして読み、図面全体を正確に把握しましょう。
## SALEM CLARK DEVELOPMENT
### WESTWIND OF ANDREWS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>COMPANY NAME</th>
<th>CONTACT PERSON</th>
<th>CONTACT NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANDREWS, TX</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>Suddenlink</td>
<td></td>
<td>844-874-7558</td>
</tr>
<tr>
<td>GAS</td>
<td>Texas Gas</td>
<td></td>
<td>432-523-9207</td>
</tr>
<tr>
<td>CABLE TV</td>
<td>Suddenlink</td>
<td></td>
<td>844-874-7558</td>
</tr>
<tr>
<td>INTERNET</td>
<td>Suddenlink</td>
<td></td>
<td>844-874-7558</td>
</tr>
<tr>
<td>WATER, SEWER, &amp; SOLID WASTE</td>
<td>City of Andrews</td>
<td>Anna Garcia, Code Enforcement</td>
<td>830-278-3316</td>
</tr>
<tr>
<td>ELECTRICITY</td>
<td>Oncor</td>
<td></td>
<td>432-756-2247</td>
</tr>
</tbody>
</table>
Attachment D

FLOOD PLAIN MAP
# Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$49,500.00</td>
<td>$100,500.00</td>
<td>$150,000.00</td>
<td>$</td>
<td>$</td>
<td>$150,000</td>
</tr>
<tr>
<td>Asbestos Abatement</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Detention</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Rough Grading</td>
<td>$24,750.00</td>
<td>$50,250.00</td>
<td>$75,000.00</td>
<td>$</td>
<td>$</td>
<td>$75,000</td>
</tr>
<tr>
<td>Fine Grading</td>
<td>$24,750.00</td>
<td>$50,250.00</td>
<td>$75,000.00</td>
<td>$</td>
<td>$</td>
<td>$75,000</td>
</tr>
<tr>
<td>On-Site Concrete</td>
<td>$41,250.00</td>
<td>$83,750.00</td>
<td>$125,000.00</td>
<td>$</td>
<td>$</td>
<td>$125,000</td>
</tr>
<tr>
<td>On-site Electrical</td>
<td>$34,650.00</td>
<td>$70,350.00</td>
<td>$105,000.00</td>
<td>$</td>
<td>$</td>
<td>$105,000</td>
</tr>
<tr>
<td>On-Site Paving</td>
<td>$41,250.00</td>
<td>$83,750.00</td>
<td>$125,000.00</td>
<td>$</td>
<td>$</td>
<td>$125,000</td>
</tr>
<tr>
<td>On-site Utilities</td>
<td>$8,910.00</td>
<td>$18,090.00</td>
<td>$27,000.00</td>
<td>$</td>
<td>$</td>
<td>$27,000</td>
</tr>
<tr>
<td>Decorative Masonry</td>
<td>$12,210.00</td>
<td>$24,790.00</td>
<td>$37,000.00</td>
<td>$</td>
<td>$</td>
<td>$37,000</td>
</tr>
</tbody>
</table>

**Total** 719,000

**Signature of Registered Engineer**

[Signature]

2/1/18

**Printed Name**

Bob Staehe

**Date**

If a revised form is submitted, date of submission:

[Signature]

[Stamp] 2/1/18
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

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

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water &amp; Fire Hydrants</td>
<td>$11,550.00</td>
<td>$23,450.00</td>
<td>$35,000.00</td>
<td>$</td>
<td>-</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>Sewer Lateral(s)</td>
<td>$13,200.00</td>
<td>$26,800.00</td>
<td>$40,000.00</td>
<td>$</td>
<td>-</td>
<td>$40,000.00</td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total $75,000

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission:

Seal

STATE OF TEXAS
WESTWIND OF ANDREWS
ANDREWS, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
SCF ANDREWS 18 LP, DEVELOPER

THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE
ZONING, SITE DEVELOPMENT AND BUILDING CODE
ORDINANCES.

INDEX
1. COVER SHEET
2. PRELIMINARY TOPOGRAPHIC SURVEY
3. PRELIMINARY SITE PLAN
4. PRELIMINARY UTILITY PLAN

ANDREWS COUNTY
NOT FOR CONSTRUCTION

02/27/18
NOTE:
TOPOGRAPHIC INFORMATION OBTAINED BY AUTOCAD
CONVERSION OF GOOGLE EARTH DATA.
### Building Tabulation

<table>
<thead>
<tr>
<th>TYPE</th>
<th>#BLDG</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
<th>BLDG S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>16</td>
<td>A1-6, B1-12, C1-6</td>
<td>23,568</td>
<td>23,568</td>
</tr>
<tr>
<td>B</td>
<td>1</td>
<td>17</td>
<td>A1-12, B1-6, C1-6</td>
<td>21,522</td>
<td>21,522</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2</td>
<td>33</td>
<td></td>
<td></td>
<td>45,090</td>
</tr>
</tbody>
</table>

### Unit Tabulation

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>#UNITS</th>
<th>UNIT S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - ONE BEDROOM, ONE BATH</td>
<td>18</td>
<td>686</td>
<td>12,348</td>
</tr>
<tr>
<td>B1 - TWO BEDROOM, TWO BATH</td>
<td>18</td>
<td>1,027</td>
<td>18,466</td>
</tr>
<tr>
<td>C1 - THREE BEDROOM, TWO BATH</td>
<td>12</td>
<td>1,118</td>
<td>14,256</td>
</tr>
<tr>
<td>TOTAL</td>
<td>48</td>
<td></td>
<td>45,090</td>
</tr>
</tbody>
</table>

### Site Data

- 3-story Buildings: 48 units, 1.75 acres, 26.97 units per acre
- Club Spaces: 7
- Unit Spaces: 66

### Parking Tabulation

- Parking Provided: 73

**Note:** Site drainage will be on the surface and not in a storm sewer system.