CIVIL ENGINEERING
FEASIBILITY STUDY

Royal Gardens
Burkburnett, Texas 76354

Target Builders, LLC - Developer

January, 2018

Prepared By:

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
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EXECUTIVE SUMMARY

The Royal Gardens apartment home development is within the city limits of Burkburnett. The development will be a multi-family complex with a total of fifteen one bedroom and thirty-four two bedroom units.

The proposed site is situated on D.W. Taylor Pathway which is a city maintained roadway. The 5.00 acre site is presently an open field. The terrain is moderately flat, with a slope of approximately 0.85 percent which slopes from east to west.

Necessary utilities (i.e. water, sanitary sewer, electrical, telephone and cable) are all currently available at or near the site. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability. Natural gas is not currently available at the site.

The City of Burkburnett was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City would regulate property access, parking requirements and building and parking setback requirements. The proposed site plan meets those regulations.

The property is currently zoned MF - Multi-Family, which allows for the construction of multi-family housing.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is suited for the proposed Royal Gardens development.
A. **EXISTING CONDITIONS**

The location of the proposed Royal Gardens apartment development is within the city limits of the City of Burkburnett, Texas. The development will lie adjacent to D.W. Taylor Pathway. The property is an open field and has moderately flat topography, with a slope of approximately 0.85 percent.

B. **SURVEYS**

A boundary survey of the 5.00 acre site has been completed and is included 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?
   
   The site lies within the city limits of Burkburnett and does not lie within a floodplain (See Attachment D).

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?

   Possibly, the City of Burkburnett will review the site plan to decide if on-site detention will be required.

E. **TOPOGRAPHIC REVIEW**

This parcel of land is currently an open and fairly flat parcel, which generally slopes from the west to the east. (See Preliminary Engineering Plans - Site Topography)

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?

   The development will be accessed from D.W. Taylor Pathway which is a city maintained street.
2. What are the existing requirements for access to this roadway?
   A site plan must be submitted to and approved by the City to be able to access the street.

3. Are there any roadway improvements scheduled for this area?
   No

4. How many curb cuts will be allowed to the public roadway?
   One curb cut will be required for this project.

5. What is maximum driveway width?
   The City of Burkburnett has no maximum width requirement for driveways.

6. Is a sidewalk required?
   Yes

7. Is a separate permit required for driveway connections?
   No

8. Is a separate permit required for sidewalk?
   No

G. OFF-SITE REQUIREMENTS
   None known at this time

H. WATER/SANITARY SEWER SERVICE SUMMARY
   See Attachment F - Preliminary Civil Engineering Plans

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?
   Yes

3. What is the existing main's line size and location?
   There is a 6" sewer line which lies just to the north of this property.

4. Will off-site sewer easements be required?
   No

5. Will on-site sewer easements be required?
   No

6. Does the municipality or a private contractor make the sewer tap?
   The contractor will make the tap, with the Municipality being present while the tap is being made.
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

9. What is the existing mains line size and location?
   There is an 8" water main along the east side of County Road which is approximately 1,100 linear feet east of the site.

10. Will off-site waterline easements be required?
    No

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

12. Does the municipality or a private contractor make the water tap?
    If a tap larger than 4" is required, the contractor will make the tap on the main with the Municipality being present while the tap is being made.

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

I. ELECTRIC, GAS, TELEPHONE, CABLE, INTERNET AND SOLID WASTE SERVICE SUMMARY

See Attachment C - Project Contact Information

1. Is electric service available? If so, who is the provider?
   Yes, TXU Energy
   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, Atmos Energy

3. Is telephone service available? If so, who is the provider?
   Yes, AT & T
   a. Is telephone service in the area underground or aerial?
      Aerial & Buried
   b. Where is the location of the existing service?
      Service lines are located along W. Williams Drive and E. Williams 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)?

      Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property by a solid screening device constructed of materials approved by the City Manager, or his designee and not less than six feet in height or by an enclosure within a building. The location of a refuse facility shall be no further than 250 feet from a multi-family dwelling and must be in a location easily maneuverable to a front load garbage truck.

   b. Who are the solid waste contractors? (Municipal, private)

      Municipal, City of Burkburnett

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

(No Zoning Map available for this location)

1. What is the current zoning classification?
   Zoned MF
   a. Does this classification allow multi-family complexes as a permitted use?
      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, a preliminary plat is to be submitted prior to construction plan approval and will be placed on the P&Z agenda. The process will take approximately 30-45 days to gain full approval.
3. Are special exceptions or conditional use required for this project?
   
   No

4. Setbacks and Parking Requirements
   
   a. What are the building setbacks?
      
      Front Yard - 30', Side Yard - 15', Rear Yard - 25'
   
   b. Are there minimum parking setback lines from the property lines?
      
      None specified in City Ordinance
   
   c. What is the number of parking spaces required for the proposed use?
      
      The City requires 1.5 spaces for each one bedroom unit, 2 spaces for each two bedroom unit, 2.5 spaces for each three bedroom unit and 3 spaces for each 4 or more bedroom unit. There are 15 one bedroom units which will require 23 spaces and there are 34 two bedroom units which will require 68 spaces. In addition, the clubhouse will require spaces at a rate of 1 space for each 300 square feet of floor space, plus 1 space for every two employees. This will require 6 additional spaces for a total of 97 spaces. A total of 98 parking spaces will be provided.
   
   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, 98 parking spaces are planned, which will require that a minimum of 4 spaces be accessible. Plans are to provide a total of 6 handicap accessible spaces.
   
   e. What is the required size for a parking space?
      
      9' x 18'
   
   f. What are the fire lane requirements?
      
      Fires lanes must meet the 2012 International Fire Code. The front door of each dwelling unit shall be no more than one hundred fifty feet from a fire lane (measured by an unobstructed pathway, or route, for fire hoses).

5. Landscaping
   
   a. Is there a minimum required open space percentage?
      
      15% usable open space
   
   b. What are the buffer requirements?
      
      All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms or brick/masonry walls
   
   c. What are the landscape requirements?
      
      For Multi-Family developments adjoining Single Family or residential properties, a solid brick/masonry screening wall of not less than six feet and not more than eight in height shall be erected on the property line separating these districts. Alternate screening and/or landscaping may be approved through the site plan approval process. A landscape plan is required prior to final approval of construction plans.
   
   d. Is an irrigation plan required?
      
      No
6. Signage, Lighting and Building Restrictions
   a. Are there any zoning or master plan restrictions for site lighting?
      
      All lighting should be installed in a manner to not intrude on adjacent property.
   b. What is the minimum and/or maximum building area floor ratio?
      800 SF for first two bedrooms, plus an additional 200 SF for every bedroom over two. Three-bedroom unit must have 1,000 SF minimum.
   c. What is the maximum building height?
      Three Stories or 45'
   d. Are there any architectural standards for this site?
      No
   e. What are the acceptable sign requirements and limitations?
      The City has no specific sign ordinances, but does have a requirement for a 45' sight triangle at the entrance of the development and any intersecting 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)?
         Yes, would take two weeks or less for approval
      d. Residential Building Permit?
         Yes, would take two weeks or less for approval
      e. Review Process?
         Building Department would review and approve development
      f. General Timing?
         Two weeks or less

L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

   1. Are impact fees required by the City?
      No
   2. What is the water tap / connection fee?
      2" meter - $1,200 per meter installed, if a larger meter is required the City will
charge according to the actual cost of the meter and labor to install.

3. What is the sewer tap/connection fee?

Although the developer will be installing the new line and making the tie-in to the existing line, the City has a connection fee which will be determined upon review of the construction plans.

4. Building Permit Fee?

Building - $100 minimum ($0.12/ft), Plumbing, Electrical, & Mechanical - $50 minimum ($0.04/sf), Sign - $25

5. Drainage Fees?

The City of Burk Burnett has a storm water utility fee which is equal to the total impervious surface divided by 3,500 sf which equals an SLUE (single-family living unit equivalent). This number is then multiplied by $1.50 per SLUE. This fee is assessed each month on the water bill.

6. Landscaping Fees?

None

7. Any other fees?

None

M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Millage Rate</th>
</tr>
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<tbody>
<tr>
<td>City of Burk Burnett</td>
<td>$0.720505</td>
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<td>Burk Burnett ISD</td>
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<tr>
<td>Wichita County</td>
<td>$0.657303</td>
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### Contact Information

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<th>Company</th>
<th>Contact No.</th>
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<tr>
<td>TELEPHONE</td>
<td>AT&amp;T</td>
<td>1-800-464-7928</td>
</tr>
<tr>
<td>GAS</td>
<td>Atmos Energy</td>
<td>1-888-286-6700</td>
</tr>
<tr>
<td>CABLE TV</td>
<td>Suddenlink</td>
<td>1-877-794-2724</td>
</tr>
<tr>
<td>INTERNET</td>
<td>Suddenlink</td>
<td>1-877-794-2724</td>
</tr>
<tr>
<td>WATER, SEWER, &amp; SOLID WASTE</td>
<td>City of Burkburnett</td>
<td>(940) 569-2263</td>
</tr>
<tr>
<td>ELECTRICITY</td>
<td>TXU Energy</td>
<td>1-855-847-6135</td>
</tr>
</tbody>
</table>
Attachment D

FLOOD PLAIN MAP
NOTE: THIS DRAWING SHOWS RELEVANT PORTIONS OF THE FEMA FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS AND INCORPORATED AREAS (MAP No. 48485C01800, EFFECTIVE DATE FEBRUARY 3, 2010)

ROYAL GARDENS
BURKBURNETT, TEXAS
FLOODPLAIN MAP

DESIGNED BY: EVERETT GRIFFITH JR. & ASSOCIATES, INC.
408 North Third Street
Lufkin, Texas
936/634-5528
TEXAS ENGINEERING FIRM No. F-1156

CHECKED BY: TCL
APPROVED BY: BS
DATE: 01/22/2018

SCALE: 1"=600'

SUGARBUCH LANE
KRAMER ROAD
W

MISTLETOE STREET
EASY STREET
SUGARBUCH ALLEY
PINE ST

ALLEY
CHESTNUT ST
ALLEY
MIMOSA ALLEY

WALNUT STREET
CAROLYN LANE
MARGARET STREET
LAUREL LANE

BEACH STREET
PEACH STR
S. AVENUE
S. MORNIN
MORNING DRIVE

MAGNOLIA
REAGAN STREET
PARK
TIDAL STREET
MARGARET STREET

ROYAL GARDENS
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SUGARBUCH LANE
KRAMER ROAD
W

MISTLETOE STREET
EASY STREET
SUGARBUCH ALLEY
PINE ST

ALLEY
CHESTNUT ST
ALLEY
MIMOSA ALLEY

WALNUT STREET
CAROLYN LANE
MARGARET STREET
LAUREL LANE

BEACH STREET
PEACH STR
S. AVENUE
S. MORNIN
MORNING DRIVE

MAGNOLIA
REAGAN STREET
PARK
TIDAL STREET
MARGARET STREET

ROYAL GARDENS
BURKBURNETT, TEXAS
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SUGARBUCH LANE
KRAMER ROAD
W

MISTLETOE STREET
EASY STREET
SUGARBUCH ALLEY
PINE ST

ALLEY
CHESTNUT ST
ALLEY
MIMOSA ALLEY

WALNUT STREET
CAROLYN LANE
MARGARET STREET
LAUREL LANE

BEACH STREET
PEACH STR
S. AVENUE
S. MORNIN
MORNING DRIVE

MAGNOLIA
REAGAN STREET
PARK
TIDAL STREET
MARGARET STREET

PROJECT SITE
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>A. 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>
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</table>

Signature of Registered Engineer
January 25, 2018

Robert J. Staehs, P.E.
Printed Name

Date
If a revised form is submitted, date of submission:
**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>A. Activity</th>
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<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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</table>

**Signature of Registered Engineer responsible for Budget Justification**

Robert J. Staehs, P.E.  
Printed Name  
January 25, 2018  
Date  
If a revised form is submitted, date of submission.
ROYAL GARDENS
BURKBURNETT, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
TARGET BUILDERS, LLC

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

ROBERT STAEGHS, P.E.

INDEX

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

Everett Griffith, Jr. & Associates Inc.
ENGINEERS - SURVEYORS

WICHITA COUNTY
NOT FOR CONSTRUCTION

SHEET 1 OF 5
BUILDING TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th>#BLDGS</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
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<td>5</td>
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<td>A1-5, B1-4</td>
<td>8,668</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6</td>
<td>49</td>
<td></td>
<td>51,063</td>
</tr>
</tbody>
</table>

SITE ACREAGE
5,000 ACRES
9.8 UNITS/ACRE

SITE DATA
- FULL PERIMETER FENCING
- CONTROLLED ACCESS GATE
- PICNIC PAVILION W/ BBQ GRILLS
- TOT LOT

CITY REQUIRED PARKING
1.5 PER 1 BEDROOM (15) X 1.5 = 23
2 PER 2+ BEDROOM (34) X 2 = 68
TOTAL REQUIRED 91

PARKING TABULATION
UNCOVERED 92
- (3) HANDICAP PARKING
- (1) VAN HANDICAP PARKING
- CLUBHOUSE 6
- (1) VAN HANDICAP PARKING

TOTAL SPACES PROVIDED 98

NOT FOR CONSTRUCTION

ROYAL GARDENS
BURK Burnett, texas

PRELIMINARY SITE PLAN

D. W. TAYLOR PATHWAY

SCALE: 1" = 100'

01/25/18