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EXECUTIVE SUMMARY

The Pioneer Crossing apartment home development will be within the city limits of Wichita Falls. The development will be a multi-family complex with a total of six one bedroom, thirty-four two bedroom units and five three bedroom units.

The proposed site is situated between Ninth Street and W. Wenonah Blvd. Ninth Street is a city maintained street. The 10.566 acre site is open with moderate vegetation. The terrain is moderately flat, with a slope of approximately 4.1 percent.

Necessary utilities (i.e. water, sanitary sewer, electrical, telephone and cable) are all currently available at 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 Wichita Falls was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City would regulate property access (curb cuts), parking requirements and building and parking setback requirements once it is annexed within the city limits. The proposed site plan meets those regulations.

The property currently is zoned General Commercial. This classification does allow for 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 Pioneer Crossing development.
A. **EXISTING CONDITIONS**

The location of the proposed Pioneer Crossing apartment development will be in the city limits of the City of Wichita Falls, Texas. It is located between W. Wenonah Blvd. and Ninth St. which intersects Seymour Hwy (U.S. Highway No 82-277) just northwest of the site. The property is open with moderately flat topography and a slope of approximately 4.1 percent.

B. **SURVEYS**

A boundary survey of the 10.566 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?
   
   No, 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?

   Not known at this time

6. Are any on-site drainage easements required?

   No

7. Is stormwater detention required? If so, what are the guidelines?

   Yes, must meet with the City Engineer to review the site plan. Plans must be submitted for the on-site stormwater facility and approved by the City Engineer prior to construction.

E. **TOPOGRAPHIC REVIEW**

This parcel of land is currently a fairly flat parcel with moderate vegetation, which generally slopes from the southeast to the northwest. (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 Ninth Street. Ninth Street is a City of Wichita Falls 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 streets.

3. Are there any roadway improvements scheduled for this area?
   
   None known at this time

4. How many curb cuts will be allowed to the public roadway?
   
   One

5. What is maximum driveway width?
   
   35' maximum

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 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?
   
   Yes

3. What is the existing main's line size and location?
   
   There is an existing 8" sanitary sewer line which crosses the property and is within a dedicated easement.

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

8. Is there an existing water main immediately adjacent to the site?  
   Yes

9. What is the existing mains line size and location?  
   There is a 6" water main on the north side of W. Wenonah Blvd. and a 20" AC  
   water main along Seymour Hwy (U.S. Hwy 82-277)

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?  
    Municipality

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?  
      None known at this time.
   b. Are any onsite easements required for electricity?  
      None known at this time.

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, A T & T  
   a. Is telephone service in the area underground or aerial?  
      Both Aerial and Underground  
   b. Where is the location of the existing service?  
      Service lines are located along Seymour Hwy (U.S. Highway No. 82- 
      277), Ninth Street and W. Wenonah Blvd.
c. Are any offsite telephone easements required?
   
   None known at this time.

d. Are any onsite telephone easements required?
   
   None known at this time.

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

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

6. Is solid waste service available?
   
   Yes

   a. What are requirements for solid waste collection (location, size, number of dumpster stations)?
      
      The location(s) can be determined by the developer, but must be in a location easily maneuverable to a front load garbage truck. The number of dumpsters is to be determined by the developer. Dumpsters are to be of the 6 yard size.

   b. Who are the solid waste contractors? (Municipal, private)
      
      Municipal, City of Wichita Falls

J. **ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY**

(No Zoning Map available for this location)

1. What is the current zoning classification?
   
   Current Zoning is General Commercial

   a. Does this classification allow multi-family complexes as a permitted use?
      
      Yes

   b. Are there restrictions on unit density on a per acre, SF, or other basis?
      
      Open Space - 20% of lot area, minimum for multifamily dwellings containing 25 units or more

   c. Are there any special requirements/restrictions due to adjacent zoning?
      
      No

   d. Is re-zoning required? Process and time frame.
      
      No

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?
   
   No
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 - 25', Side Yard - 0' interior side, 15' side street, Back Yard - 0'
   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 every one bedroom unit and two spaces for two bedroom units. A total of 9 parking spaces will be required for the one bedroom units and a total of 78 spaces will be required for the two bedroom units. In addition, the clubhouse will require spaces at a rate of 1 space for each 300 square feet (gross floor area.) 94 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, 102 parking spaces are planned, which will require that a minimum of 5 spaces be accessible. Plans are to provide a total of 7 handicap accessible spaces.
   e. What is the required size for a parking space?
      9' x 18'
   f. What are the fire lane requirements?
      Fire lanes must meet the 2012 International Fire Code.

5. Landscaping
   a. Is there a minimum required open space percentage?
      Yes
   b. What are the buffer requirements?
      None
   c. What are the landscape requirements?
      Developer should try to maintain existing native vegetation where possible. If adjacent to a public right of way, a minimum 5' landscaped strip shall be required. One canopy tree per 40 linear feet of street frontage is required and must have irrigation provided. Irrigation of all landscaped areas is required. A landscape plan is required for the City's review process.
   d. Is an irrigation plan required?
      No, but irrigation should be shown on the required Landscape Plan.

6. Signage, Lighting and Building Restrictions
   a. Are there any zoning or master plan restrictions for site lighting?
      All lighting in commercial areas shall exhibit the “Dark Skies” qualities where no light shines above the horizon and no up lighting on or from the
property.

b. What is the minimum and/or maximum building area floor ratio?
   None

c. What is the maximum building height?
   40’

d. Are there any architectural standards for this site?
   No

e. What are the acceptable sign requirements and limitations?
   The City of Wichita Falls allows for signage to be no more than 80 square feet and with a maximum height of 20' and with only one sign per street front. The sign may be lighted and have motion directions. Sign classifications for this Zoning are W - wall mount or WG - wall ground. On-premise signs fronting a public street and located within ten feet of the property line shall have a clearance from the surrounding grade to the bottom of the sign face of not less than nine feet.

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?
      Yes, if work is to commence prior to issuance of building permit.

   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?
   Minimum $100 plus $65 per unit. If a meter larger than 1" 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?
   
   To be determined after City has completed plan review.

4. Building Permit Fee?
   
   Building - $0.29/ft plus $36

5. Drainage Fees?
   
   None

6. Landscaping Fees?
   
   None

7. Any other fees?
   
   Driveway Approach - $10.00 for 1st approach, $5.00 for each additional
   Sign - $40 flat rate
   Electrical - $38.00 plus $0.03/ft
   Plumbing - $38.00 plus $0.19/ft
   Mechanical - $38.00 plus $0.007/ft

M. TAXING ENTITIES

   Applicable taxing entities and millage rates are as follows:

   City of Wichita Falls               $0.705980
   Wichita Falls ISD                  $1.230000
   Wichita County                     $0.657303
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<tr>
<th>SERVICE</th>
<th>COMPANY NAME</th>
<th>CONTACT NO.</th>
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<tbody>
<tr>
<td>TELEPHONE</td>
<td>AT&amp;T</td>
<td>1-800-464-7928</td>
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<tr>
<td>GAS</td>
<td>Atmos Energy</td>
<td>1-888-286-6700</td>
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<td>CABLE TV</td>
<td>Spectrum</td>
<td>1-855-446-2763</td>
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<td>INTERNET</td>
<td>Spectrum</td>
<td>1-855-446-2763</td>
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<tr>
<td>WATER, SEWER, &amp; SOLID WASTE</td>
<td>City of Wichita Falls</td>
<td>(940) 761-7477</td>
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<tr>
<td>ELECTRICITY</td>
<td>TXU Energy</td>
<td>1-855-847-6135</td>
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</table>
Attachment E

SITE DEVELOPMENT COST ESTIMATE
# 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>A.</th>
<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>
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Total: $361,800

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Signature of Registered Engineer

January 25, 2018

Robert J. Staehs, P.E.

Printed Name

Date

If a revised form is submitted, date of submission: 01/25/18
PIONEER CROSSING
WICHITA FALLS, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
TARGET BUILDERS, LLC

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

Bobby Jr., P.E.
ROBERT STAETS, P.E.

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

WICHITA COUNTY
NOT FOR CONSTRUCTION

Everett Griffith, Jr. & Associates Inc.
ENGINEERS - SURVEYORS
510 North Ferre Street, Suite 200
Wichita Falls, TX 76301

01/25/18

SHEET 1 OF 5