## I. TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. TABLE OF CONTENTS</td>
<td>2</td>
</tr>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Executive Summary</td>
<td>3</td>
</tr>
<tr>
<td>II. Vicinity Map</td>
<td>5</td>
</tr>
<tr>
<td>III. Project Description</td>
<td>6</td>
</tr>
<tr>
<td>A. Site Description</td>
<td>6</td>
</tr>
<tr>
<td>B. Zoning</td>
<td>6</td>
</tr>
<tr>
<td>C. Platting/General Development Process</td>
<td>8</td>
</tr>
<tr>
<td>D. Water Service</td>
<td>10</td>
</tr>
<tr>
<td>E. Sanitary Sewer Service</td>
<td>10</td>
</tr>
<tr>
<td>F. Stormwater Drainage</td>
<td>10</td>
</tr>
<tr>
<td>G. Fire</td>
<td>11</td>
</tr>
<tr>
<td>H. Floodplain</td>
<td>12</td>
</tr>
<tr>
<td>I. Site Access</td>
<td>12</td>
</tr>
<tr>
<td>J. Required Fees</td>
<td>13</td>
</tr>
<tr>
<td>K. Franchise Utilities</td>
<td>14</td>
</tr>
<tr>
<td>L. Building Codes</td>
<td>14</td>
</tr>
</tbody>
</table>

### Appendix

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attachment A</td>
<td>Preliminary Site Plan</td>
</tr>
<tr>
<td>Attachment B</td>
<td>Architectural Site Plan</td>
</tr>
<tr>
<td>Attachment C</td>
<td>Land Title Survey</td>
</tr>
<tr>
<td>Attachment D</td>
<td>City of Plano Zoning Map</td>
</tr>
<tr>
<td>Attachment E</td>
<td>City of Plano Utility Record Drawings</td>
</tr>
<tr>
<td>Attachment F</td>
<td>Preliminary Utility and Drainage Plan</td>
</tr>
<tr>
<td>Attachment G</td>
<td>City of Plano Drainage As-Builts</td>
</tr>
<tr>
<td>Attachment H</td>
<td>Flood Insurance Rate Map No. 48085C0390K</td>
</tr>
<tr>
<td>Attachment I</td>
<td>City of Plano Thoroughfare Plan</td>
</tr>
<tr>
<td>Attachment J</td>
<td>Development Fee Schedule</td>
</tr>
<tr>
<td>Attachment K</td>
<td>Building Permit Fee Schedule</td>
</tr>
<tr>
<td>Attachment L</td>
<td>Atmos Energy Will-Serve Letter</td>
</tr>
<tr>
<td>Attachment M</td>
<td>Charter Will-Serve Letter</td>
</tr>
<tr>
<td>Attachment N</td>
<td>Charter Location Map</td>
</tr>
<tr>
<td>Attachment O</td>
<td>Oncor Will-Serve Letter</td>
</tr>
</tbody>
</table>
Introduction
This feasibility study report has been prepared for DMA Development Company, LLC for the proposed DMA Senior Housing development in Plano, Texas. It is our understanding that your intent is to develop this property as senior living community with 60 units as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment A for the Preliminary Site Plan and Attachment B for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site.

Executive Summary
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment A reflects an 60-unit development with 67 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- The existing subject property is relatively flat. At the time of this report, it is not anticipated that there will be any major import or export of soil required.
- Per the City of Plano Zoning Map, the subject property is currently zoned PD-123-BG: Planned Development 123 with a base zoning of Downtown Business/Government District. The proposed development is an allowable use within this district.
- The subject property is not currently platted. A Preliminary Site Plan, Preliminary Plat, and a Final Plat will be required to develop the subject property.
- Per the record drawings, there currently exists an eight-inch water line along the center of 14th Street, a 12-inch water line along the east side of F Avenue, a six-inch water line along the west side of G Avenue and a 12-inch water line along the east side of G Avenue. No offsite water line extensions are anticipated.
- Per the record drawings, there currently exists an eight-inch sanitary sewer line along the center of F Avenue, an eight-inch sanitary sewer line along the south side of 14th Street, and an eight-inch sanitary sewer line along the center of G Avenue. No off-site sanitary sewer extensions are anticipated.
- Per the record drawings, the subject property is designed to discharge stormwater to the south where it will be collected in the existing storm sewer system within the 13th/14th Connector. The existing downstream storm sewer system appears to be sized to convey fully-developed conditions. Therefore, no on-site detention is anticipated to be required and no offsite stormwater extensions are anticipated.
- No other unique development requirements are known at this time.
- Per the Flood Insurance Rate Map No. 48085C0390K, no portion of the site lies within the 100-year floodplain.
- Because the existing right-of-way widths for 14th Street, G Avenue, and F Avenue are less than required by the Thoroughfare Plan, right-of-way dedication will be required along the subject property. Per the Title Survey referenced in Attachment C and record drawings, it is anticipated that ten feet of right-of-way along G Avenue and 14 feet of right-of-way along both 14th Street and F Avenue will be required to be dedicated.
- The City of Plano has adopted the following Building Construction Codes:
  - 2015 International Building Code
- 2015 International Fire Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Residential Code
- 2015 International Fuel Gas Code
- 2014 International Energy Conservation Code
- 2015 National Electric Code
II. Vicinity Map
III. Project Description

A. Site Description

The 1.54-acre subject property is located at the southwest corner of 14th Street and G Avenue within the city limits of Plano, Texas. A portion of the subject property extends west to F Avenue and is currently adjacent to three single-family residences to the south.

Per the Title Survey of the subject property produced by Roome Land Surveying on January 9, 2018, there exist a multitude of easements encumbering the perimeter of the site. All of these existing easements are anticipated to be absorbed within the required right-of-way dedications. See Section I for more information regarding the dedication requirements.

The site is currently undeveloped. There currently exist multiple driveways connecting to the surrounding streets as well as utility infrastructure along the perimeter of the site. There is currently an overhead power line currently bisecting the southeast corner of the subject property that is not currently within an easement. This line will be required to be relocated. See Section K for more information.

Per the Collin County Central Appraisal District, the subject property consists of four separate tax properties. The tax parcels for the subject property from east to west and largest to smallest are:

Property ID 116127, Geographic ID R-0230-000-009A-1 (35,890 square feet)
https://www.collincad.org/propertysearch?prop_id=116127

Property ID 116145, Geographic ID R-0230-000-009B-1 (17,459 square feet)
https://www.collincad.org/propertysearch?prop_id=116145

Property ID 116172, Geographic ID R-0230-000-010E-1 (7,815 square feet)
https://www.collincad.org/propertysearch?prop_id=116172

Property ID 116136, Geographic ID R-0230-000-010A-1 (5,602 square feet)
https://www.collincad.org/propertysearch?prop_id=116136

The taxing jurisdiction and 2017 millage rates for the subject property are as follows:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano City</td>
<td>0.468600</td>
</tr>
<tr>
<td>Collin County</td>
<td>0.192246</td>
</tr>
<tr>
<td>Collin College</td>
<td>0.079810</td>
</tr>
<tr>
<td>Plano ISD</td>
<td>1.439000</td>
</tr>
</tbody>
</table>

The Title Survey may be referenced in Attachment C.

B. Zoning

Per the City of Plano Zoning Map, the subject property is currently zoned PD-123-BG: Planned Development 123 with a base zoning of Downtown Business/Government District. Per the Planned Development ordinance, the permitted uses and standards shall be in accordance with the existing Downtown Business/Government (BG) zoning
The general provisions of Planned Development 123 are:

1) Three and 4 story multifamily uses shall be exempt from the minimum 200-foot setback requirement from single-family and 2-family residential zoning districts.

2) Multifamily uses shall be exempt from Section 15.800 (Multifamily Residence).

3) Multifamily uses shall be set back a minimum of 400 feet from the centerline of U.S. Highway 75. Residential structures within 750 feet of the centerline of U.S. Highway 75 shall be screened by a minimum 10-foot wide landscape buffer with evergreen scrubs used to create at least an 8-foot tall solid screen within 2 years of their installation, placed between any building and the western property line.

4) A minimum 15-foot setback is required from Plano Original Donation, Block 28, Lot 5I where structures are adjacent. A landscape buffer and 6-foot tall solid fence shall be maintained within the setback.

The subject property does not appear to be adjacent to Plano Original Donation, Block 28, Lot 5I nor are any proposed structures within 750 feet of the centerline of U.S. Highway 75.

Section 14.200 of the Plano Zoning Ordinance contains the allowable uses for non-residential districts. Per the non-residential use table, senior living is not a prescribed use. However, multi-family residences are an allowed use within the BG District.

Per the BG Zoning Ordinance, the following area, yard, and bulk requirements apply to all development within the BG district:

<table>
<thead>
<tr>
<th>Minimum Lot Area</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (14th)</td>
<td>15 feet</td>
</tr>
<tr>
<td>Maximum Front Yard Setback (14th)</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (F and G)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Maximum Front Yard Setback (F and G)</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>Four stories of multifamily are permitted on a horizontal structural concrete podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below-grade parking is excluded). Flex space units are defined as</td>
</tr>
</tbody>
</table>
a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

<table>
<thead>
<tr>
<th>Maximum Lot Coverage</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Floor-Area Ratio</td>
<td>4:1</td>
</tr>
</tbody>
</table>
| Minimum Floor Area per Dwelling Unit | Efficiency - 400 square feet  
1 bedroom - 475 square feet  
2 bedroom - 625 square feet  
Each additional bedroom - 150 square feet |
| Minimum Density | 40 Dwelling Units per Acre |

The City of Plano Zoning Map may be referenced in Attachment D.

The complete City of Plano Zoning Ordinance may be referenced at: https://www.plano.gov/DocumentCenter/View/12755

The BG: Downtown Business/Government District Zoning Ordinance may be referenced at: http://www.plano.gov/DocumentCenter/View/1376

PD-123-BG may be referenced at: http://www.plano.gov/DocumentCenter/View/13951#search=PD-123

C. Platting/General Development Process

The subject property is not currently platted.

Per the City of Plano Subdivision Ordinance, prior to submission of applications, a pre-application meeting is required. The purpose of the meeting is to review potential subdivision design before formal submittal.

The approval process for a subdivision typically begins with the preparation of a preliminary site plan. This plan establishes a general schematic for the site development, primarily focusing on vehicular access and circulation.

The approval of a preliminary plat is the second step in processing a subdivision. The preliminary plat must generally conform with the approved preliminary site plan for the property. The preliminary plat is a detailed, fully dimensional plat and engineered plan for the subdivision. No preliminary plat shall be approved by the Commission unless the following standards have been met:
• The plat substantially conforms with the approved preliminary site plan
• The construction plans have been reviewed by the City Engineer.
• Provision for installation and dedication of public improvements has been made.
• The plat conforms to applicable zoning and other regulations.
• The plat meets all other requirements of these regulations.

Following the approval of the preliminary plat by the Planning & Zoning Commission and the release of the engineering plans by the City Engineer, the developer may begin construction of the subdivision improvements. The preliminary plat may not be filed with the county clerk, nor may lots be sold with preliminary plat approval.

The final stage of the subdivision process is approval of the final plat. Once the improvements have been constructed, inspected and approved for acceptance by the City Engineer, the final plat may be presented to the Planning & Zoning Commission for approval. All corrections and alterations to the plat are made prior to approval, thus eliminating the reasons for most replats. The Commission may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat by the Chairman of the Commission. The Commission may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site’s development with adjacent properties and offsite public improvements. Any required public improvement(s) approved for deferred construction must be provided for prior to the approval of the final plat. If the Commission does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat by the Chairman, it shall require that the applicant execute an improvement agreement and provide security for the agreement.

No final plat shall be approved by the Director, the Commission, or the Council unless the following standards have been met:

• The plat substantially conforms to the preliminary plat.
• Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.
• The plat conforms to applicable zoning and other regulations.
• Provision has been made for adequate public facilities under the terms of the subdivision ordinance.
• The plat meets all other requirements of the subdivision ordinance.

It shall be the responsibility of the City Engineer to file the final plat with the County Clerk.

Building permits may be issued for nonresidential and multi-family development provided that a preliminary plat is approved by the city and construction plans have been released by the City Engineer. Building construction will not be allowed to surpass the construction of fire protection improvements.

No certificate of occupancy shall be issued for a building permit or the use of a property unless all subdivision improvements have been completed and a final plat approved by the city has been recorded.
The City of Plano Subdivision Ordinance may be referenced at:  
http://www.plano.gov/DocumentCenter/View/1319

The City of Plano Engineering Permit Process Chart may be referenced at:  
https://www.plano.gov/DocumentCenter/View/20855

D. Water Service

Per record drawings provided by the City of Plano, there currently exists an eight-inch water line along the center of 14th Street, a 12-inch water line along the east side of F Avenue, a six-inch water line along the west side of G Avenue and a 12-inch water line along the east side of G Avenue. The 12-inch water line along the east side of G Avenue is plugged near the northeast corner of G Avenue and 14th Street.

All utility design must conform to the City of Plano Water and Sanitary Sewer Design Manual.

A Preliminary Utility and Drainage Plan was produced for the proposed development. Per the Preliminary Utility and Drainage Plan, a six-inch domestic water line and meter in a vault along with an eight-inch fire service line and detector check vault are proposed to service the building off of the existing eight-inch water line within Avenue G. Three fire hydrants are also proposed at the northeast and northwest intersections as well as near the water vaults in the southeast corner of the subject property.

No offsite water line extensions are anticipated.

The City of Plano Utility Record Drawings are referenced in Attachment E. The Preliminary Utility and Drainage Plan may be referenced in Attachment F. The City of Plano Water and Sanitary Sewer Design Manual may be referenced at:  
http://www.plano.gov/DocumentCenter/View/24286

E. Sanitary Sewer Service

Per record drawings provided by the City of Plano, there currently exists an eight-inch sanitary sewer line along the center of F Avenue, an eight-inch sanitary sewer line along the south side of 14th Street, and an eight-inch sanitary sewer line along the center of G Avenue.

All utility design must conform to the City of Plano Water and Sanitary Sewer Design Manual.

Per the Preliminary Utility and Drainage Plan, a six-inch building service line is proposed to connect to the existing manhole within 14th Street.

No offsite sanitary sewer extensions are anticipated.

The City of Plano Water and Sanitary Sewer Design Manual may be referenced at:  
http://www.plano.gov/DocumentCenter/View/24286

F. Stormwater Drainage
Per record drawings provided by the City of Plano, the subject property is designed to discharge stormwater to the south where it will be collected in the existing storm sewer system within the 13th/14th Connector. Per the Drainage Area Map, the subject property lies within four separate drainage areas, each flowing to a different collection point within G Avenue or the 13th/14th Connector. The existing downstream storm sewer system appears to be sized to convey fully-developed conditions. Therefore, no on-site detention is anticipated to be required.

Per the Preliminary Utility and Drainage Plan, all on-site stormwater drains to the south. Two curb inlets are proposed to collect the stormwater and discharge it to the existing curb inlets at the southeast corner of the subject property.

All proposed drainage must comply with the City of Plano Storm Drainage Design Manual.

The City of Plano Drainage As-Builts may be referenced in Attachment G. The City of Plano Storm Drainage Design Manual may be referenced at: http://www.plano.gov/DocumentCenter/View/24295

G. Fire

The City of Plano has adopted, as amended, the 2015 International Fire Code. Per Chapter 5 of the International Fire Code, approved fire apparatus access roads shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire apparatus roads are required to be within 50 feet of any fire department hose connection. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Fire lanes may have gates across them. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire apparatus access roads. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.

Per the City of Plano Fire Code Amendments, the 150 feet shall be measured along a ten-foot wide unobstructed pathway around the external walls of the structure. The grade shall not exceed six percent. Fire lanes may be required to be located within thirty feet of a building if deemed to be reasonably necessary by the Fire Chief to enable proper protection of the building. A five-foot wide level pathway shall be provided unobstructed through all barriers. A continuous row of parking between the fire lane and the structure shall be considered a barrier. Fire lane and access easements shall be provided to serve all buildings through parking areas, to service entrances of buildings, loading areas and trash collection areas, and other areas deemed necessary to be available to fire and emergency vehicles. The Fire Chief is authorized to designate additional requirements for fire lanes where the same is reasonably necessary so as to provide access for fire and rescue personnel. Fire lanes provided during the platting process shall be so indicated on the plat as an easement.

All structures and subdivisions shall provide two points of access. The two points of access shall be a minimum of 140 feet apart.

Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, except for approved security gates in accordance with Section 503. 6, and an
unobstructed vertical clearance of not less than 14 feet. Any such fire lane easement shall either connect both ends to a dedicated street or be provided with a turnaround having a minimum outer radius of 50 feet. If two or more interconnecting lanes are provided, interior radius for that connection shall be required in accordance with the following:

- 24’ fire lane — minimum radius 20’
- 30’ fire lane — minimum radius 10’

Per the City of Plano Water and Sanitary Sewer Design Manual referenced in Sections D and E, fire hydrants shall be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of 400 feet as measured along the length of the centerline of the roadway. Additionally, the front of any structure at grade shall be no further than 500 feet from a minimum of two fire hydrants as measured along the route that a fire hose is laid by a fire vehicle.


**H. Floodplain**

Per the Flood Insurance Rate Map No. 48085C0390K, no portion of the site lies within the 100-year floodplain. The Flood Insurance Rate Map No. 48085C0390K is referenced in Attachment H.

**I. Site Access**

Access to the site is provided by 14th Street and G Avenue. 14th Street and G Avenue are currently two-lane, concrete roads. F Avenue is currently a two-lane, asphalt road.

Per the City of Plano Thoroughfare Plan, 14th Street and F Avenue are designated as Type E Secondary Thoroughfares. Type E Secondary Thoroughfares are four lanes, undivided, and have 68 feet of right-of-way.

Because the existing right-of-way widths for 14th Street, G Avenue, and F Avenue are less than required by the Thoroughfare Plan, right-of-way dedication will be required along the subject property. Per the Title Survey referenced in Attachment C and record drawings, it is anticipated that ten feet of right-of-way along G Avenue and 14 feet of right-of-way along both 14th Street and F Avenue will be required to be dedicated. At the time of this report, any potential street improvement requirements are unknown.

Per the City of Plano Thoroughfare Standards, driveways along the curbline of a or Secondary Thoroughfare shall be located a minimum of 30 feet from the end of the street radius of the closest street. The minimum driveway spacing in relation to other drives along a Secondary Thoroughfare is 100 feet. The distance being measured will be from the beginning of the closest tangent curb-line of one driveway, to the closest tangent curb-line of the next driveway.
Per the Preliminary Site Plan, two driveway connections are proposed to be constructed to connect the subject property to 14th Street.

The City of Plano Thoroughfare Plan is referenced in Attachment I.

The City of Plano Thoroughfare Standards may be referenced at:  
http://www.plano.gov/DocumentCenter/View/738

**J. Required Fees**

The following are the anticipated fees required for development by the City of Plano:

- **Preliminary Plat Fee**: $560
- **Final Plat Fee**: $255
- **Preliminary Site Plan Fee**: $250
- **Landscape Plan Fee**: $250
- **Site Plan Fee**: $250
- **Engineering Inspection Fee**: 4% of Total Cost of Public Improvements
- **Building Permit Fee**: $5.25 per $1000 valuation of work
- **Fire Plan Review Fee**: $0.035 per square foot
- **Certificate of Occupancy**: $75
- **Domestic Water Meter Fee**: $3,612
- **Irrigation Water Meter Fee**: $788
- **Electronic Meter Reader Fee**: $495
- **Park Fee**: $19,437.60

All per-acre fees are calculated rounding acreage up to the nearest whole acre.

The Preliminary Plat fee is $280 per acre.

The Final Plat fee is $250 plus $5 per lot.

The Preliminary Site Plan fee is $50 per acre with a $250 minimum fee.

The Landscape Plan fee is $100 per acre with a $250 minimum fee.

The Site Plan review fee is $100 per acre with a $250 minimum fee.

For the Engineering Inspection fee, public improvements include public water, sanitary sewer, storm and paving.

The Domestic Water Meter Fee assumes one four-inch domestic water meter. The Irrigation Water Meter Fee assumes one two-inch irrigation water meter. The Electronic Meter Reader Fee is $350 for the domestic meter and $145 for the irrigation meter. The Sewer Connection Fee assumes one six-inch sanitary sewer connection.

The Park Fee is $323.96 per unit. Per the Preliminary Site Plan, there are 60 proposed units.

The City of Plano Development Fee Schedule may be referenced in Attachment J. The Building Permit Fee Schedule may be referenced in Attachment K.
K. Franchise Utilities

The franchise utility companies listed below have been contacted in reference to service.

**Atmos Energy:**

Bobby Rogers  
972-964-4109  
Bobby.Rogers@atmosenergy.com  

Mr. Rogers has provided a Will-Serve Letter for the subject property. Per Mr. Rogers, there is a two-inch poly main in the south right-of-way of 14th Street extending east from F Avenue approximately 200 feet. There is a two-inch poly main in the west right-of-way of Avenue F and a steel and poly main in the east right-of-way of Avenue G.

The Atmos Energy Will-Serve Letter may be referenced in Attachment L.

**Charter Communications:**

Jeremy Eckenroth  
866-519-1263  
west-engineering-relo@charter.com  

Mr. Eckenroth has provided a Will-Serve Letter and a Location Map for the subject property. Per Mr. Eckenroth, Charter has existing fiber and coax facilities near the subject property.

The Charter Will-Serve Letter may be referenced in Attachment M. The Charter Location Map may be referenced in Attachment N.

**Oncor:**

Danny Lilley  
972-569-1224  
James.Lilley@oncor.com  

Mr. Lilley has provided a Will-Serve Letter for the subject property. The Oncor Will-Serve Letter may be referenced in Attachment O.

L. Building Codes

The City of Plano has adopted the following Building Construction Codes:

- 2015 International Building Code
- 2015 International Fire Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
2015 International Residential Code
2015 International Fuel Gas Code
2014 International Energy Conservation Code
2015 National Electric Code
Attachment A

Preliminary Site Plan
Attachment B

Architectural Site Plan
Attachment C

Land Title Survey
Attachment D

City of Plano Zoning Map
Attachment E

City of Plano Utility Record Drawings
Attachment F

Preliminary Utility and Drainage Plan
Attachment G

City of Plano Drainage As-Builts
BOUND AND GRADED GENERAL NOTES

1. All construction shall comply with the City of Tyler Zoning Ordinance and codes. The Architect or Engineer shall ensure that the plans comply with all applicable codes, requirements, and standards before final approval or issuance.

2. All circulation areas shall be finished with at least one (1) course of block aggregate or pervious materials.

3. Minimum 5 ft. setback shall be maintained for circulation areas. For off-street parking areas, the Architect shall develop a site plan that includes the setback requirements.

4. All sidewalks, ramps, and pedestrian areas shall be constructed in accordance with the City of Tyler Zoning Ordinance and codes.

5. All driveway appurtenances shall match existing street pavement. Drainage and access to designated locations and access control shall be provided for all driveways and appurtenances.

6. Building elevations shall be maintained in accordance with the City of Tyler Zoning Ordinance and codes.

7. The road standard for the project shall be maintained in accordance with the City of Tyler Zoning Ordinance and codes.

8. The curb and gutter installation shall comply with the City of Tyler Zoning Ordinance and codes.

9. Stormwater runnoff shall be calculated in accordance with the City of Tyler Zoning Ordinance and codes.

10. The plan shall be drawn to scale, and all necessary information shall be included on the plans.

GRADING AND DRAINAGE PLAN

105TH STREET VILLAGE NO. 1

105TH STREET, W., P.

CITY OF PLANO, TEXAS

HELMBERGER ASSOCIATES, INC.

CIVIL ENGINEERS

BRIAN A. WITSHUSSEN

PLANNING COORDINATOR

C3
Attachment H

Flood Insurance Rate Map No. 48085C0390K
LEGEND
Thoroughfare Plan Types
- Type A: Expressway (variable lanes)
- Type B and B+: Regional Arterial (6 lanes divided)
- Type C: Major Thoroughfare (6 lanes divided)
- Type C1: Major Thoroughfare (6 lanes divided with on street parking)
- Type D: Secondary Thoroughfare (4 lanes divided)
- Type E: Secondary Thoroughfare (4 lanes undivided)
- Type F: Collector Street (2 lanes undivided)
- D (Future)
- F (Future)
- Interchange Grade Separation
- City Limit

THOROUGHFARE PLAN MAP
Thoroughfare Plan Map and Cross-Sections adopted by Council on October 12, 2015 as part of the Plano Tomorrow Comprehensive Plan.

Date: February, 2015
Source: City of Plano, GIS Division
CITY OF PLANO
THOROUGHFARE CROSS-SECTIONS
Thoroughfare Plan Map and Cross-Sections adopted by Council on October 12, 2015 as part of the Plano Tomorrow Comprehensive Plan.

For applicable cross-section dimensions, please refer to Thoroughfare Standards Ordinance.

Type A
(E8DA)
Freeway - Regional - No Frontage Roads

Type B
(M6DA)
Arterial - Regional

Type B+
(M6DA)
Arterial - Regional
With 12’ Access Lanes

Type C
(M6D)
Major Thoroughfare

Type D
(S4D)
Secondary Thoroughfare

Type E
(S4U)
Secondary Thoroughfare

Type F
(S2U)
Collector

Type G
(R2U)
Residential / Local
Attachment J

Development Fee Schedule
### CITY OF PLANO FEE SCHEDULE

*Fees calculated on a per acre basis shall be rounded up to the next whole acre (i.e., 2.3 acres to 3 acres).*

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amended Plat (01-622-4363)</td>
<td>$250 plus $5 per lot</td>
</tr>
<tr>
<td>Annexation/Disannexation</td>
<td>No charge</td>
</tr>
<tr>
<td>Concept Plan (01-622-4363)</td>
<td>$350</td>
</tr>
<tr>
<td>Conveyance Plat (01-622-4363)</td>
<td>$190</td>
</tr>
<tr>
<td>Engineering Inspection Fee (01-721-4422)</td>
<td>4.0% of estimated costs of public improvements</td>
</tr>
<tr>
<td>Facade Plan (01-622-4363)</td>
<td>$100</td>
</tr>
<tr>
<td>Final Plat (01-622-4363)</td>
<td>$250 plus $5 per lot</td>
</tr>
<tr>
<td>Flood Study Analysis (47-472-4999)</td>
<td>$3,000 for the analysis of new flood studies as required in the Design Manual</td>
</tr>
<tr>
<td></td>
<td>for Storm Drainage Facilities (Ordinance No. 93-6-11)</td>
</tr>
<tr>
<td>General Tree Survey</td>
<td>No charge</td>
</tr>
<tr>
<td>Heritage Resource Designation (01-622-4363)</td>
<td>$30</td>
</tr>
<tr>
<td>Landscape Plan (01-622-4363)</td>
<td>$100 per acre with a minimum fee of $250</td>
</tr>
<tr>
<td>Minor Plat (01-622-4363)</td>
<td>$250 plus $5 per lot</td>
</tr>
<tr>
<td>Preliminary Plat (01-622-4363)</td>
<td>$280 per acre</td>
</tr>
<tr>
<td>Preliminary Site Plan (01-622-4363)</td>
<td>$50 per acre with a minimum fee of $250</td>
</tr>
<tr>
<td>Priority Processing (01-622-4363)</td>
<td>$2,500 in addition to other applicable fees</td>
</tr>
<tr>
<td>Replat (01-622-4363)</td>
<td>$250 plus $5 per lot</td>
</tr>
<tr>
<td>Site Plan (01-622-4363)</td>
<td>$100 per acre with a minimum fee of $250</td>
</tr>
<tr>
<td>Site Plan - Substantially Conforming (01-622-4363)</td>
<td>$100</td>
</tr>
<tr>
<td>Specific Use Permit (01-622-4361)</td>
<td>$250</td>
</tr>
<tr>
<td>Street Name Change (after preliminary plat approval)</td>
<td>$250</td>
</tr>
<tr>
<td>Subdivision Mapping Fees</td>
<td>No charge</td>
</tr>
<tr>
<td>Subdivision Name Change (after preliminary plat approval) (01-622-4363)</td>
<td>$100</td>
</tr>
<tr>
<td>Traffic Impact Analysis (01-622-4499)</td>
<td>$1,000 for analyses submitted as required under Article 25 of the Comprehensive</td>
</tr>
<tr>
<td></td>
<td>Zoning Ordinance of the city (Ordinance No. 2015-5-2)</td>
</tr>
<tr>
<td>Tree Mitigation (01-622-4941)</td>
<td>$175 per caliper inch, based on the total number of caliper inches to be</td>
</tr>
<tr>
<td></td>
<td>mitigated</td>
</tr>
<tr>
<td>Tree Preservation Plan</td>
<td>No charge</td>
</tr>
<tr>
<td>Vacation of Plat (01-622-4363)</td>
<td>$30</td>
</tr>
<tr>
<td>Zoning Appeal (01-622-4361)</td>
<td>$110 plus $5 for each property owner listed on the public hearing notice</td>
</tr>
<tr>
<td>Zoning Case Withdrawal (01-622-4361)</td>
<td>Refund 50% of filing fee prior to mailing or publication of a notice of public</td>
</tr>
<tr>
<td></td>
<td>hearing. After public notice has been given, no refund will be made.</td>
</tr>
<tr>
<td>Zoning Requests (01-622-4361)</td>
<td>Commercial &amp; Multifamily Zoning: $1,500 for 0-50 acres plus $10 per acre over</td>
</tr>
<tr>
<td></td>
<td>Residential Zoning: $600</td>
</tr>
<tr>
<td></td>
<td>Planned Development Zoning: $1,500 for 0-50 acres plus $10 per acre over 50</td>
</tr>
<tr>
<td></td>
<td>acres</td>
</tr>
<tr>
<td>Zoning Verification Letter (01-622-4999)</td>
<td>$50</td>
</tr>
</tbody>
</table>
Attachment K

Building Permit Fee Schedule
BUILDING INSPECTION

FEES SCHEDULE

Initial Deposit/Fees are due at the time of the submittals.
Effective 03/01/10
A.  
**Access Control** $5.25/$1000.00 valuation of project 40.00 min  
Electric (if applicable) 45.00  
**Accessory Buildings/Detached Patio Covers**  
(Residential) $5.25/$1000 valuation of project 40.00 min  
Electrical Residential (if applicable) 45.00  
(Commercial) $5.25/$1000 valuation of project 40.00 min  
Electrical Commercial (if applicable) 45.00  
**Addendum or Plan Redraw**  
(1/2 hr. min) 20.00  
Addendum Per hour 40.00  
**Antenna Permit**  
Electrical Commercial (if applicable) 45.00  
**After Hours Inspections**  
After Hours (after 3:30 pm Mon – Friday and/or Saturday) 120.00  
**Appeal Boards**  
**Board of Adjustment**  
Residential (Homestead) Built after May 1987 150.00  
Residential (Homestead) Encroachments Built prior to May 1987 75.00  
Other Residential 265.00  
Commercial 265.00  
Signs (additional signs for same address $25.00 each) 265.00  
**Building Standards Commission**  
Commercial & Residential 265.00  
Residential (Homestead) 50.00  
Administrative Fee for Special Meeting 250.00  
**Awning** $5.25/$1000.00 valuation of project 40.00 min  
B.  
**Banner/Promotional** 75.00  
C.  
**Carport** See Accessory Building  
**Certificate of Occupancy** (Re-occupancy without construction) 100.00  
Clean and Show 75.00  
House-Lights 75.00  
Multi-Family Complex (per building) 75.00  
Temporary Certificate of Occupancy 100.00*  
*Plus $100.00 per level for each of the coordination (for example: Health, Mechanical, Electrical, Plumbing, Backflow and Fire)  
**Cell Towers**  
New/Alteration-Remodel  
($5.25/$1,000 valuation of project + $45.00 per trade) 40.00 min  
**Cooling Towers** $45.00 per trade (if applicable) 40.00 min  
D.  
**Demolition** 50.00  
Plumbing or Electrical (if applicable) 45.00  
**Drive Approach** $5.25/$1,000 valuation 40.00 min  
**Dumpster Enclosure** 60.00  
E.  
**Express Permits** $10.00 per $1,000 Valuation BI permit only  
Residential and Commercial 100.00 min  
F.  
**Fence Permit Commercial/Residential**  
Residential Permit Fee: 35.00 & Day Laborer Fee: 10.00 45.00  
Commercial Permit Fee: 50.00 & Day Laborer Fee: 10.00 60.00  
**Fire Protection Permit** only $0.0175 sq ft minimum $100.00 100.00 min  
**Flag Pole** $5.25/$1000.00 valuation of project 100.00 min  
**Foundation Repair Com/Res** $5.25/$1000 valuation project 40.00 min  
**Fountain** 60.00  
G.  
**Generator**  
Commercial - ($5.25/$1,000 valuation of project + $70.00 per trade)40.00 min  
Fire Plan Check fee 60.00 min  
Residential - ($5.25/$1,000 valuation of project + $45.00 per trade) 40.00 min  
H.  
**Health Plan Review** 300.00  
I.  
**In-Home Day Care (Annual Fee)** 60.00  
L.  
**Lawn Irrigation System**  
Residential Permit Fee: 165.00 & Day Laborer Fee: 10.00 175.00  
Commercial Permit Fee: 250.00 & Day Laborer Fee: 10.00 260.00  
**Letters** 25.00  
(Encroachment or other verification letters except Reciprocal letters paid in advance with 24-hour notice)  
M.  
**Mobile Home Hookups**  
Plumbing (gas) hookup 50.00  
Electrical hookup 50.00
O. Outdoor Fireplace $5.25/$1000.00 valuation of project 40.00 min

P. Plan Review – Residential – New Homes 80.00

Plan Review – Residential – Additions/Alterations
if project is $10,000 or greater 45.00

Plumbing – Site Pre Build $5.25/$1000.00  45.00 min

R. Registration of Contractors (annual registration fee)
   General Contractor  100.00
      - Irrigation Contractor*  100.00
      - Mechanical Contractor*  100.00
      - Electrical Contractors*  100.00
   Sign Contractor  100.00
   Solid Waste Disposal Contractor  20.00
      (for each additional identification tag)  10.00
   Annual Renewal Fee (per vehicle identification tag)  10.00

*Registration may be prorated based on state license renewal

Reinspection Fees (Must be paid before scheduling any final inspections)
   First Reinspection Fee  50.00
   Second Reinspection Fee  75.00
   Third Reinspection Fee  100.00

Reprint or Lost Permit (any change of information)  20.00

Re-Roof - $5.25/$1000 valuation of project  40.00 min
   Multi-family-one permit per building

Retaining Wall Commercial/Residential
   Residential  45.00
   Commercial  60.00

S. Same Days
   Same day Inspections (Inspections for Same Day before 11am)  75.00

Satellite Dish  30.00
   Electric (if applicable)  45.00

Service Inspection Plumbing Certificate  40.00

Seasonal Sales  100.00

Sidewalk or Approach in right of way (new or replacement)  40.00

Signs
   Banner  75.00
   Non-Illuminated Sign  75.00
   Illuminated (includes electrical fee)  95.00

Simple Trade Permits  45.00

Commercial Simple Trade Permit w/plans  70.00
Com. /Res. Simple Trade Permit without plans  45.00

Solar Panel $5.25/$1000 valuation of project  40.00 min
Simple Electric Permit  45.00

Spas
   Permit Fee:  140.00 & Day Laborer Fee:  10.00  150.00
Spas Portable - Above Ground  50.00

Swimming Pool
   Commercial/Residential (In Ground)
      Permit Fee:  290.00 & Day Laborer Fee 10.00  300.00
      Health Review Fee  300.00

   Above Ground
      Permit Fee:  45.00 & Day Laborer Fee 10.00  55.00

   Swimming Pool/Spa Combination - Commercial/Residential
      Permit Fee:  290.00 & Day Laborer Fee 10.00  300.00

Demo Pools Commercial/Residential
   Permit Fees $5.25/$1000  40.00 min

T. Temporary Sales/Seasonal  100.00

   Tent  50.00

   Trailer
      Construction Trailer
         Commercial  40.00
         Electrical Commercial  45.00
         Plumbing Commercial (if applicable)  45.00

      Residential Trailer
         Electrical Residential (if applicable)  45.00
         Plumbing Residential (if applicable)  45.00
         Meter & Sewer (if applicable reference meter chart)

      Sales/Leasing Trailer - $5.25/$1000 valuation of project  40.00 min
         Electrical (if applicable)  45.00
         Plumbing (if applicable)  45.00

W. Water Estimate Fee (if Applicable)  40.00

Water Well (Com & Res)
   (if Applicable Res Simple Electric & Plumbing)
   (if Applicable Com Simple Electric & Plumbing with plans)

Wind Turbine $5.25/$1000 valuation of project  40.00 min
   (if Applicable Simple Electric)

X. Xerographic Copies
   Standard Size Copies (per copy up to 8 ½ “ x 14”)*  .10*
   Paper Copies (11”x17”)*  .50
RESIDENTIAL PROJECTS

Addition, Alteration and New Construction
Minimum fee 40.00

Addition/Alteration/Attached Patio Cover
Building Permit Addition/Alteration (if applicable)
$5.25 per $1000.00 valuation of project 40.00min
Addition/Alteration valued at $10,000 or greater 45.00*
*Add Plan Review Fee
Electrical, Plumbing*, Mechanical Permits (if applicable)
Per square foot .01
Minimum Fee* 45.00
*If Plumbing required –
Service Inspection - Plumbing Certificate 40.00

A duplex will be charged as an individual address for purpose of permitting & fees.
*100% of fees may be paid at time of application.
Minimum deposit of 65% of the building permit fee,
Plumbing Service Certificate and the plan review fee must be paid at the time of application submittal.

RESIDENTIAL TOWNHOME PROJECTS

New Residential Townhomes
Cost per square foot (under roof) .25
Plan Review Fee 80.00
Service Inspection (Plumbing Cert.) 40.00
1”meter 222.00
Sanitary Sewer Connection
4” Tie-in or 50.00
6” Tie-in 75.00
Automatic meter reader 145.00
Park Fee (if applicable) 467.47
Fire Review Fee
1-100,000 square feet (per square foot per unit 0.035
Minimum fire review fee 60.00

COMMERCIAL PROJECTS

New, Addition, Alteration or Interior Finish
Foundation Permit Only - An additional 25% of building permit fee, max.
$2500.00/min $40.00
(All permit fees must be paid prior to issuing foundation only permit)
Building Permit cost $5.25 per $1000.00 valuation of project. 40.00 min
Express permits $10.00 per $1000.00 valuation of project.
Service Inspection - Plumbing Certificate 40.00
(Note: Separate fees for trades and meters)
Plumbing – Site Pre Build $5.25/$1000.00 45.00 min

ELECTRICAL/MECHANICAL/PLUMBING COMMERCIAL PERMIT FEES
Simple Trade Permits 45.00
Simple Trade Permits with plans 70.00
Service Inspection - Plumbing Certificate 40.00
Calculated by Square Footage
1-3,000 square feet 70.00
3,001-10,000 square feet 90.00
10,001-100,000 square feet 110.00
over 100,000 square feet 130.00

CONTRACTOR REGISTRATION (ANNUAL FEE)
Electrical, Mechanical, Irrigation, Annual Fee $100.00 prorated at $.27 day based on license holder’s expiration date (master electrician’s expiration date).
General, Concrete, Demolition, Fence, Foundation, Pool, Roof and Sign Contractors’ annual fee of $100.00.
Fire Alarm, Fire Sprinkler Suppression, Fire Extinguisher, Access Control & Plumbing Contractors - no registration fee will be required. Must have state license.
### REINSPECTION FEES

(Must be paid before scheduling any trade final inspections or BI final inspections)

<table>
<thead>
<tr>
<th>Reinspection</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Reinspection</td>
<td>50.00</td>
</tr>
<tr>
<td>Second Reinspection</td>
<td>75.00</td>
</tr>
<tr>
<td>Third Reinspection</td>
<td>100.00</td>
</tr>
<tr>
<td>Additional Reinspections</td>
<td>125.00</td>
</tr>
</tbody>
</table>

### FIRE PLAN CHECK FEE

- **1-100,000 square feet**: only $0.035 per sq ft, minimum $60.00
- **100,001-300,000 square feet**: $3,500 for the first 100,000 sq ft plus $0.017 for each additional sq ft of area
- **300,001 + square feet**: $6,900 for the first 300,000 sq ft plus $0.01 for each additional sq ft of area

Fire Protection Permit – only $0.0175 sq ft or minimum $100.00

### FIRE DEPARTMENT REVIEW FEES

- Environmental Site Assessment* per hour: $50.00*
- Fireworks (outdoor): 300.00
- Flammable & Combustible Liquid Storage Tanks (new installation)* per tank: 250.00*
- LP Gas Stationary Tank (new installation)* each tank: 250.00*
- Pyrotechnics-theatrical effects* per event: 100.00*
- Pyrotechnics-theatrical effects* annually: 500.00*
- Re stamp, lost plans or addendum to project* per hour: 30.00*
- Tank or fuel line repair (LP gas or flammable/ combustible liquids)* per site: 200.00*
- Tank Removal – no- Fee- Permit is required

*At the time of submittal all Fire Review Fees must be paid.
**All Fire Department Review Fees are non-refundable.

### MOVING PERMITS

- Any building in transit through the City of Plano: 50.00
- Any building originating or terminating within the City limits of Plano: 100.00

The City limits of Plano. In addition, electrical, mechanical, plumbing and building permits will be required for structures terminating within the City.

**Note:** Applicants shall deposit a bond in the sum of $10,000 before a permit is issued and a valid certificate of insurance in force in the amount of $100,000 per person for bodily injuries including death and not less than $300,000 for bodily injuries including death to all persons on account of one accident; and $100,000 per accident for property damage.

### Commercial Recycling Construction & Demolition Debris Recycling

**Exempt:**
- Pre-fabricated enclosures or structures with no foundation or structural modifications
- New and replacement roofing projects; swimming pools, hot tubs, patios, sunrooms and projects requiring only MEP’s

<table>
<thead>
<tr>
<th>PROJECT TYPE</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction Commercial 5,000 sq ft and over</td>
<td>$0.25</td>
</tr>
<tr>
<td>Additions, Alterations &amp; Remodels Commercial 10,000 sq ft over</td>
<td>$0.15</td>
</tr>
<tr>
<td>Commercial Demolition 5,000 sq ft and over</td>
<td>$0.20</td>
</tr>
</tbody>
</table>

**NOTE:** This fee schedule is provided for information only. The Building Inspection Department of the City of Plano will calculate and assess all fees.

Initial Deposit/Fees are due at the time of the submittals. Rev 11/05/15
## MULTI-FAMILY AND NON-RESIDENTIAL METER FEES

<table>
<thead>
<tr>
<th>SIZE</th>
<th>AMOUNT</th>
<th>ELECTRONIC METER READER</th>
<th>SEWER CONNECTION FEE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DOMESTIC</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>¾-inch meter</td>
<td>$163</td>
<td>$145</td>
<td>~</td>
<td>Meter Fee and Electronic Meter Reader Fee plus Sewer Connection Fee~</td>
</tr>
<tr>
<td>1-inch meter</td>
<td>$222</td>
<td>$145</td>
<td>~</td>
<td>$271</td>
</tr>
<tr>
<td>1 ½-inch meter</td>
<td>$396</td>
<td>$145</td>
<td>~</td>
<td>$441</td>
</tr>
<tr>
<td>2-inch meter</td>
<td>$520</td>
<td>$145</td>
<td>~</td>
<td>$661</td>
</tr>
<tr>
<td>3-inch meter</td>
<td>$2725</td>
<td>$350</td>
<td></td>
<td>$3076</td>
</tr>
<tr>
<td>4-inch meter</td>
<td>$3612</td>
<td>$350</td>
<td></td>
<td>$4063</td>
</tr>
<tr>
<td>6-inch meter</td>
<td>$7040</td>
<td>$350</td>
<td></td>
<td>$7390</td>
</tr>
<tr>
<td>8-inch meter</td>
<td>$6426</td>
<td>$350</td>
<td></td>
<td>$7776</td>
</tr>
<tr>
<td>10-inch meter</td>
<td>$10534</td>
<td>$350</td>
<td></td>
<td>$11928</td>
</tr>
<tr>
<td><strong>IRRIGATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>¾-inch meter</td>
<td>$163</td>
<td>$145</td>
<td>~</td>
<td>$308</td>
</tr>
<tr>
<td>1-inch meter</td>
<td>$222</td>
<td>$145</td>
<td>~</td>
<td>$367</td>
</tr>
<tr>
<td>1 ½-inch meter</td>
<td>$396</td>
<td>$145</td>
<td>~</td>
<td>$541</td>
</tr>
<tr>
<td>2-inch meter</td>
<td>$788</td>
<td>$145</td>
<td>~</td>
<td>$933</td>
</tr>
<tr>
<td>3-inch meter</td>
<td>$1496</td>
<td>$145</td>
<td>~</td>
<td>$1641</td>
</tr>
<tr>
<td>4-inch meter</td>
<td>$2238</td>
<td>$145</td>
<td>~</td>
<td>$2383</td>
</tr>
<tr>
<td>6-inch meter</td>
<td>$3978</td>
<td>$145</td>
<td>~</td>
<td>$4123</td>
</tr>
<tr>
<td>8-inch meter</td>
<td>$6426</td>
<td>$145</td>
<td>~</td>
<td>$6571</td>
</tr>
<tr>
<td>10-inch meter</td>
<td>$10534</td>
<td>$145</td>
<td>~</td>
<td>$6791</td>
</tr>
</tbody>
</table>

*Cooling Towers: Fee for domestic meter based on size. NO IMPACT FEES required for meters for cooling towers.
HOW TO CALCULATE A SINGLE - FAMILY RESIDENCE SUBMITTAL

1. Calculate the total area under roof in square feet (x) $.25 which equals the building permit fee;
2. Add $80.00 for plan review fee
3. Add $467.47 for the park fee
4. Add Service Inspection (Plumbing certificate) $40.00
5. Add the cost of the meter fee, the sanitary sewer connection fee based on the applicable size, meter reader fee:

<table>
<thead>
<tr>
<th>Positive Displacement Meter</th>
<th>Sanitary Sewer Connection</th>
<th>Automatic Meter Reader Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4 inch</td>
<td>$163.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>1 inch</td>
<td>$222.00</td>
<td>$75.00</td>
</tr>
<tr>
<td>1 1/2 inch</td>
<td>$396.00</td>
<td>$125.00</td>
</tr>
<tr>
<td>2 inch</td>
<td>$520.00</td>
<td></td>
</tr>
</tbody>
</table>

6. Total air conditioned area 6,000 sq ft or more requires a 1” meter ($220) for fire sprinklers, plus a fire plan check fee calculated a $0.035/sq ft -$60 minimum

NOTE: This fee calculation is provided for information only. The Building Inspections Department of the City of Plano will calculate and assess all fees.

Example:

1. 1500 sq. ft.
   - 375.00 Building Fee (1500 x $.25)
   - 80.00 Plan Review Fee
   - 467.47 Park Fee
   - 40.00 Service Inspection (plumbing certificate)
   - 163.00 3/4” Positive Displacement Meter Fee
   - 50.00 4” Sanitary Sewer Connection Fee
   - 145.00 Automatic Meter Reader Fee
   - $1320.47 Total Permit Fees Due

2. 2500 sq. ft.
   - 625.00 Building Fee (2500 x $.25)
   - 80.00 Plan Review Fee
   - 467.47 Park Fee
   - 40.00 Service Inspection (plumbing certificate)
   - 163.00 3/4” Positive Displacement Meter Fee
   - 50.00 4” Sanitary Sewer Connection Fee
   - 145.00 Automatic Meter Reader Fee
   - $1570.47 Total Permit Fees Due

3. 9000 sq. ft.
   - 2250.00 Building Fee (9000 x $.25)
   - 80.00 Plan Review Fee
   - 467.47 Park Fee
   - 40.00 Service Inspection (plumbing certificate)
   - 315.00 Fire Plan Review Fee
   - 222.00 1” Positive Displacement Meter Fee
   - 50.00 4” Sanitary Sewer Connection Fee
   - 145.00 Automatic Meter Reader Fee
   - $3569.47 Total Permit Fees Due
HOW TO CALCULATE A NEW COMMERCIAL PROJECT - APPLICATION SUBMITTAL

These fees may be assessed with the application submittal:
- Building Permit Fee (each Building requires its own permit)
- Fire Plan Review Fee
- Mechanical Fee
- Plumbing Fee
- Electric Fee
- Service Inspection Plumbing Certificate
- Health Fee (if applicable)
- Meter Fee & Sanitary Sewer Fee
- Plumbing Site Pre Build

Building Permit:  $5.25 per $1000 valuation of work. Minimum $40.00
   Calculate the Building Permit fee by multiplying the valuation of work \( x \) \( \times \) .00525

1. Fire Plan Review Fee:  $0.035 per square foot (per square foot of building area with a minimum of $60.00 ranging from 0-100,000 sq. ft)
   For buildings over 100,000 sq. ft. please refer to Fee Schedule.

2. Mechanical, Electrical and Plumbing Fees:  These fees are calculated by the square footage of building floor area; Each trade requires a separate fee:
   - 1-3,000 square feet  70.00
   - 3,001-10,000 square feet  90.00
   - 10,001-100,000 square feet  110.00
   - over 100,000 square feet  130.00

   *Service Inspection Plumbing Certificate:  $40.00
   **Plumbing Site Pre Build ($5.25/$1000.00 or $45.00 min)

3. Health Plan Review:  $300.00 Fee.
   Please refer to the Commercial Information Sheet to determine if health fee is applicable.

4. Meter & Sewer Fees:  Please contact the Engineering Department for meter and sewer size. Effective 9-1-01 fees will be paid in the Building Inspection Department. (Contact the Public Works Department to check if water or sewer taps exist on site.)

The initial deposit required is:
   - 65% of the Building Permit Fee
   - All Fire Plan Review Fee
   - All Health Plan Review Fee (if applicable)
   - Service Inspection Plumbing Certificate (if applicable)

This fee calculation is provided for information only.
When submitting application for Shell Only Permit include only shell valuation. When building has more than one floor separate permit per floor is required.
The Building Inspections Department of the City of Plano will calculate and assess all fees.
The following may be assessed with the application submittal:

- Building Permit Fee
- Fire Plan Review Fee
- Mechanical Fee
- Plumbing Fee
- Electric Fee
- Service Inspection Plumbing Certificate (if applicable)
- Health Fee (if applicable)

1. **Building Permit:** $5.25 per $1000 valuation of work. Minimum $40.00. 
   Calculate the Building Permit fee by multiplying the valuation of work (x) \(0.00525\)

2. **Fire Plan Review Fee:** $0.035 per square foot (per square foot of building area with a min. of $60.00 ranging from 0-100,000 sq. ft)
   For buildings over 100,000 sq. ft. please refer to Fee Schedule.

3. **Mechanical, Electrical and Plumbing Fees:** These fees are calculated by square footage of building floor area; Each trade requires separate fee:
   - 1-3,000 square feet: 70.00
   - 3,001-10,000 square feet: 90.00
   - 10,001-100,000 square feet: 110.00
   - over 100,000 square feet: 130.00

   *Service Inspection Plumbing Certificate:* $40.00 (if applicable)

4. **Health Plan Review:** $300.00 Fee.
   Please refer to the Commercial Information Sheet to determine if health fee is applicable.

The initial deposit required is:
- 65% of the Building Permit Fee
- All Fire Plan Review Fee
- All Health Plan Review Fee (if applicable)
- Service Inspection Plumbing Certificate (if applicable)

This fee calculation is provided for information only.
The Building Inspections Department of the City of Plano will calculate and assess all fees.
HOW TO CALCULATE A NEW APARTMENT COMPLEX - APPLICATION SUBMITTAL

The following may be assessed with the application submittal:

Building Permit Fee (each Building requires its own permit)
Fire Plan Review Fee
Mechanical Fee
Plumbing Fee
Electric Fee
Service Inspection Plumbing Certificate
Park Fee
Meter Fee & Sanitary Sewer Fee
Plumbing Site Pre Build

ONE APPLICATION IS REQUIRED PER BUILDING

1. Building Permit: $5.25 per $1000 valuation of work. Minimum $40.00.
   Calculate the Building Permit fee by multiplying the valuation of work (x) .00525

2. Fire Plan Review Fee: $0.035 per square foot (per square foot of building area with a minimum of $60.00 ranging from 0-100,000 sq. ft)
   For buildings over 100,000 sq. ft. please refer to Fee Schedule.

Mechanical, Electrical and Plumbing Fees: These fees are calculated by square footage of building floor area; Each trade requires separate fee:

<table>
<thead>
<tr>
<th>Square Feet</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3,000 square feet</td>
<td>70.00</td>
</tr>
<tr>
<td>3,001-10,000 square feet</td>
<td>90.00</td>
</tr>
<tr>
<td>10,001-100,000 square feet</td>
<td>110.00</td>
</tr>
<tr>
<td>over 100,000 square feet</td>
<td>130.00</td>
</tr>
</tbody>
</table>

* Service Inspection Plumbing Certificate $40.00
**Plumbing Site Pre Build ($5.25/$1000.00 or $45.00 min)

3. Park Fee: $323.96 per unit.

4. Meter & Sewer Fees: Please contact the Engineering Department for meter and sewer size. Effective 9-1-01 fees will be paid in the Building Inspection Department. (Contact the Public Works Department to check if water or sewer taps exists on site.)

This fee calculation is provided for information only.
Please contact the Building Inspection Department for initial deposit.
The Building Inspections Department of the City of Plano will calculate and assess all fees.

FM624-MP008 REV 11/05/15
Attachment L

Atmos Energy Will-Serve Letter
January 9, 2018

Bill Robinson

RE: SW corner of G Ave. and 14th St., Plano Texas

Please be advised that Atmos Energy has facilities near the above referenced site. There is a 2 inch poly main in the south right of way of 14th Street extending east from Ave. F approximately 200 feet. There is a 2 inch poly main in the west right of way of Ave F, and also a steel and poly main in the east right of way of Ave. G.

After receipt of a site plan and load information, a determination of how to serve the new site will be made. A main extension could be required at a cost to the customer.

Please feel free to contact me at 972-964-4109 should you have any additional questions.

Sincerely,

Bobby Rogers
Sr. Project Specialist
Attachment M

Charter Will-Serve Letter
1/9/2018

Bill Robinson

SUBJECT: Will Serve – SWC G Ave and 14th Street

In concern of Charter facilities at the property located at the southwest corner of G Ave and 14th Street in Plano, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@charter.com. Please share this information with whoever needs these services.

Sincerely,

Jeremy Eckenroth

Jeremy Eckenroth  
Business Dev. Spec, Field Ops  
Charter Communications  
1565 Chenault St.  
Dallas, TX 75228
Attachment N

Charter Location Map
Attachment O

Oncor Will-Serve Letter
Re: Plano DMA Housing, Plano

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me at 972-569-1224.

Sincerely,

Danny Lilley
New Construction Manager
New Construction Management