CIVIL ENGINEERING
FEASIBILITY STUDY

SILVERLEAF AT CHANDLER PHASE III
Chandler, Texas 75758

Stoneleaf Companies, Inc - Developer

February, 2019

Prepared By:

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

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
CIVIL ENGINEERING FEASIBILITY STUDY
Silverleaf at Chandler Phase III

INDEX

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

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

The Silverleaf at Chandler Phase III home development is proposed to be located in the City of Chandler in Henderson County, Texas. The development will be a multi-family complex with a total of 38 one-bedroom/one-bath and 22 two-bedroom/one-bath units. An activity center will also be included.

The development is to be situated on a 16.00 acre tract located immediately to the west of the existing Silverleaf at Chandler apartments (Phases I and II). Access to the site will be from FM 2010 through the existing Silverleaf apartments. The project site is currently undeveloped.

Necessary utilities (i.e. water, sanitary sewer, electrical, telephone and cable) are all currently available or are within a reasonable distance from the site. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

The City of Chandler was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City regulates property access, parking requirements, and setback requirements. The proposed site plan (see Attachment F - Preliminary Site Plan) meets those regulations.

The property is currently zoned as Single Family Detached Residential District (R-1) and will need to be re-zoned as Multiple Family Residential District (MF-1).

The property is inside the City Limits of Chandler. The property will need to be platted as required by the city for the development of this project.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is suited for the proposed Silverleaf at Chandler Phase III development.
A. **EXISTING CONDITIONS**

The Silverleaf at Chandler development will be sited on a 16.00 acre tract immediately west of the existing Silverleaf at Chandler (Phase I and II) development. The site is currently undeveloped and is predominantly an open field with some scattered trees along the perimeter. An overhead high voltage transmission line crosses the site. Based on available topographic information, the land has varying slopes of approximately 2.0 to 3.7 percent.

B. **SURVEYS**

A boundary survey has been completed and is submitted with this report (See Attachment B - Site Survey). All known existing easements and required setback lines are shown on the Preliminary Site Plan.

C. **ENVIRONMENTAL SITE ASSESSMENT**

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

D. **STORM WATER MANAGEMENT**

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

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

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

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

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

6. Is stormwater detention required? If so, what are the guidelines?
   
   No. The City does not have any stormwater detention requirements at this time.

E. **TOPOGRAPHIC REVIEW**

The site is currently undeveloped with ground cover consisting mainly of grass with scattered trees. The site slopes to the southwest and at rates varying from approximately 2.0 percent to 3.7 percent.

F. **SITE INGRESS/EGRESS REQUIREMENTS**

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

   This project site is located immediately west of the existing Silverleaf at Chandler (Phases I and II) development and will be Phase III of that facility. Access to the project site will be directly from the existing Silverleaf Phase I via a proposed roadway connecting the two sites. Please note that access to the existing Silverleaf Phase I and II development is from FM 2010, which is a state maintained roadway. However, the development of the project site will not require direct access to any public roadways.
2. How many curb cuts will be allowed to the public roadway?
   Not applicable. The development of the project site will not require direct access to any public roadways.

3. What is maximum driveway width?
   Entry to Silverleaf at Chandler Phase III will be from the existing Silverleaf Phase I development. As such, the entry roadway will be 27 feet wide to match the width of the internal roadways of Phase I.

4. Is a sidewalk required?
   Yes

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

6. Is a separate permit required for sidewalk?
   No.

G. OFF-SITE REQUIREMENTS
   There are no off-site requirements that the developer is responsible for.

H. WATER/SANITARY SEWER SERVICE SUMMARY
   See Attachment F - Preliminary Site 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?
   An existing 6” diameter sanitary sewer line is located along the eastern boundary of the project site in an easement.

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

5. Will on-site sewer easements be required?
   Yes. The City requests at least a 10 ft wide easement, would prefer 20 ft

6. Does a municipality or a private contractor make the sewer tap?
   It varies from project to project.

7. Is a separate submittal required other than site plan review?
   No.
8. Is there an existing water main immediately adjacent to the site?

The City of Chandler has an existing 6" diameter water line running along the western side of FM 2010. The existing Silverleaf at Chandler (Phase I and II) are equipped with 6" water lines that tie-in to the existing City line along FM 2010. In turn, the proposed Silverleaf at Chandler (Phase III) will tie into the existing 6" water lines from the adjacent Phase I and II development.

9. Will off-site waterline easements be required?

No.

11. Will on-site waterline easements be required?

Yes. The City requests at least a 10 ft wide easement, would prefer 20 ft

12. Does the municipality or a private contractor make the water tap?

It varies from project to project.

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 E - Project Contact Information)

1. Is electric service available? If so, who is the provider?

Yes. Oncor

a. Are any offsite easements required for electricity?

No.

b. Are any onsite easements required for electricity?

Yes.

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

Atmos energy has a gas main near the project site but not immediately adjacent to it. If gas service is desired at the facility approximately 175 feet of new line would need to be installed along FM 2010 to reach the boundary line of the existing Phase II development.

3. Is telephone service available? If so, who is the provider?

Yes. Suddenlink

a. Is telephone service in the area underground or aerial?

Aerial

b. Where is the location of the existing service?

Along the west side of FM 2010

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)?
      The City currently has no requirements except that collection service must be by Sanitation Solutions Disposal.
   b. Who are the solid waste contractors? (Municipal, private)
      The City has a contract with Sanitation Solutions Disposal to provide waste collection service to all areas within the city limits.

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?
   According to the City of Chandler’s zoning map, the project site is currently zoned as Single Family Detached Residential District (R-1).
   a. Does this classification allow multi-family complexes as a permitted use?
      No. According to the zoning ordinance, the site will need to be re-zoned as Multiple Family Residential District (MF-1)
   b. Are there restrictions on unit density on a per acre, SF, or other basis?
      No.
   c. Are there any special requirements/restrictions due to adjacent zoning?
      No.
   d. Is re-zoning required? Process and time frame.
      Yes. Time frame varies as P&Z meets only once a month, so it can take up to two months to review and approve depending on when it is submitted

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, prior to re-zoning

3. Are special exceptions or conditional use required for this project?
   No.
4. Setbacks and Parking Requirements
   a. What are the building setbacks?
      For MF-1 zoning, the minimum front setback is 25 feet; minimum side yard setback is 15 feet from a public street or 10 feet for interior lot; minimum rear setback is 20 feet. Additionally, for side and rear setbacks, the distance from main structures to adjacent property zoned as R-1, R-2, or RM-2 shall be 50 feet and the distance from accessory structures to adjacent property zoned as zoned as R-1, R-2, or RM-2 shall be twenty feet 20 feet.
   b. Are there minimum parking setback lines from the property lines?
      No.
   c. What is the number of parking spaces required for the proposed use?
      As per City Ordinance 19-8.3(a), multiple-family dwellings are required to provide two (2) parking spaces per dwelling unit. The proposed number of dwelling units at this facility is 64, so 128 parking spaces are required. In addition, 10 spaces will be provided at the clubhouse.
   d. How many of these spaces must be handicap accessible?
      As per City Ordinance 19-8.2(f), based on 128 unit parking spaces a minimum of 5 must be accessible. It is proposed that 4 handicapped spaces and 1 van space be provided. With respect to the 10 parking spaces at the club house, 1 van space will be provided.
   e. What is the required size for a parking space?
      9 feet wide by 19 feet in long.
   f. What are the fire lane requirements?
      A 26 foot fire lane will be required.

5. Landscaping
   a. Is there a minimum required open space percentage?
      Maximum building coverage is 30% of the lot area for MF-1 zoning.
   b. What are the landscape requirements?
      Section 17-4 of the City Ordinances requires a Landscaping Plan be submitted to the city prior to the time an application for a building permit is filed if the lot is used or will be used as a Multiple-Family Dwelling. If a site plan is required to be approved the landscape plan will be reviewed and acted upon at the same time.
   c. Is an irrigation plan required?
      No.

6. Signage, Lighting and Building Restrictions
   a. Are there any zoning or master plan restrictions for site lighting?
      All lighting must be designed and located so as to reflect away from streets and adjacent lots. Illumination of outdoor signs must not be chasing or flashing. When a sign is illuminated the light must be installed such that the light emitted will illuminate the sign face and will not interfere with the vision of motorists nor shine directly onto residentially zoned property or abutting residential uses.
b. What is the maximum building height?
For MF-1 zoning the height limit for buildings is 60 feet.
d. Are there any architectural standards for this site?
Yes. All construction must be in compliance with the following:
- 2009 International Building Code
- 2009 International Residential Code
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Energy Conservation Code
e. What are the acceptable sign requirements and limitations?
The maximum height of a monument sign for multi-family development is 8 feet with a maximum width of 8 feet. The maximum area is 72 square feet per sign, with a maximum area per sign face of 36 square feet. Monument signs must be located a minimum of 5 feet from any lot line and not be placed in a public easement or right-of-way or visibility triangle. A monument sign shall not be located within 125 feet of another monument sign on the same lot or within 50 feet of another monument sign on another lot.

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. Site Plan Approval Process
      - Pre-site Plan Review Conference - The applicant meets with the Building Inspector to discuss basic site plan procedures and requirements for the proposed development.
      - Filing and Review - Following the pre-site plan review conference, five copies of the site plan are filed with the Building Inspector who distributes them to various departments for review and comment. These comments and recommendations will be collected and compiled by the Building Inspector and be presented to the Planning and Zoning Commission for its consideration.
      - Planning and Zoning Commission Review - The Commission shall have forty-five days after receiving the plan in which to review and act thereon.
   b. Building Permit Procedures - A building permit must be applied for within six months after the site plan is approved.

L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

1. Are impact fees required by the City?
   No.
2. What is the water tap/connection fee?
   $300 for residential meters plus a $50 initial connection fee. This will apply for each apartment unit, but the City has indicated a willingness to discount the fee per connection due to the bulk quantity of the apartment units at this site.
3. What is the sewer tap/connection fee?

$300 per connection. This will apply for each apartment unit, but the City has indicated a willingness to discount the fee per connection due to the bulk quantity of the apartment units at this site.

4. Building Permit Fee?

New building permits are $450 each.

5. Drainage Fees?

Not applicable.

6. Landscaping Fees?

$15 per acre.

7. Any other fees?

The City of Chandler lists the following fees pertaining to subdivision plats and zoning:

- Zoning and Platting Administrative Fee ........................................... $35
- Preliminary Plat (Multifamily) .................................................. $150 plus $10/unit
- Final Plat (Multifamily) ......................................................... $150 plus $10/unit
- Site Plan (Multifamily) ........................................................... $100
- Construction Permit Fee ......................................................... 3% of Construction Cost Estimate
- Inspection Fee ................................................................. 2% of Construction Cost Estimate
- Plan Review Fee ............................................................... 1% of Construction Cost Estimate

The City of Chandler lists the following fees pertaining to building and construction:

- Electrical Inspection Fee ...................................................... $75/dwelling
- Plumbing Inspection Fee ...................................................... $75/dwelling
- Mechanical Inspection Fee .................................................. $75/dwelling
- Fence Permit Fee .............................................................. $25

M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

- Brownsboro ISD ............................................................. 1.490000
- City of Chandler ............................................................ 0.599714
- Henderson County Road and Bridge ........................................ 0.025715
- Henderson County .......................................................... 0.392940
- Henderson County FM-FC ................................................. 0.059329
- Trinity Valley Community College ........................................ 0.138540
FIELD NOTES
16.00 ACRES
S. WEISS SURVEY
PART OF THE M E HEADWATERS RANCH, LP TRACT
ABSTRACT NO. 799
HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE S. WEISS SURVEY, A-799, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 443.523 ACRE TRACT OF LAND DESCRIBED IN DEED TO M E HEADWATERS RANCH, LP RECORDED IN DOCUMENT NO. 2016-00019456 OF THE REAL PROPERTY RECORDS, HENDERSON COUNTY, TEXAS (PRHRCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8" iron rod found at the northeast corner of the above mentioned M E Headwaters Ranch, LP 443.523 acre tract, the south line of the Annie Williams 1.7 acre tract of land as described in Deed recorded in Volume 853, Page 13 of the DRHCT, the northwest corner of Lot 1, Block A of Silverleaf at Chandler as shown in Plat recorded in Cabinet F, Slide 109 of the PRHCT, being the northeast corner of this tract;

THENCE, S 02°13'56" E (Control Line), 796.96 feet along the common line of Lot 1 of Silverleaf at Chandler and this tract to a 3/8" iron rod found at the northwest corner of Lot 2 of Silverleaf at Chandler, the east line of the M E Headwaters Ranch, LP 443.523 acre tract, being the southeast corner of this tract;

THENCE, through the M E Headwaters Ranch, LP 443.523 acre tract as follows: S 89°05'09" W, 874.75 feet to a 1/8" iron rod set with a plastic cap labeled #4287; N 02°13'56" W, 795.51 feet to a 3/8" iron rod set with a plastic cap labeled #4287 in the south line of the Eugene Cade and Ginger Ras 43.007 acre tract of land as described in Deed recorded in Document No. 2016-00004440 of the PRHRCT, being the northwest corner of this tract;

THENCE, S 89°05'09" E, 874.75 feet along the common line of the Ras 43.007 acre tract and this tract passing the southeast corner of the Eugene Cade and Ginger Ras 2.03 acre tract as described in Deed recorded in Volume 2338, Page 136 of the PRHRCT, passing the southeast corner of the Williams 1.7 acre tract to the POINT OF BEGINNING and CONTAINING 16.00 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

DATE: FEBRUARY 8, 2019

SURVEYOR'S CERTIFICATE

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 1901112 (SEE SURVEY)
## UTILITY CONTACT LIST

<table>
<thead>
<tr>
<th>DEVELOPER</th>
<th>Stoneleaf Companies, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NAME</td>
<td>Silverleaf at Chandler</td>
</tr>
<tr>
<td>PROJECT LOCATION</td>
<td>Chandler, Texas 75758</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UTILITY NAME</th>
<th>PROVIDER’S NAME</th>
<th>CONTACT PERSON</th>
<th>CONTACT NUMBER</th>
<th>DATE OF CONTACT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>Suddenlink</td>
<td>Various Customer Service Representatives</td>
<td>800-490-9604</td>
<td>02/18/2019</td>
<td>-</td>
</tr>
<tr>
<td>Electricity</td>
<td>ONCOR Electric</td>
<td>Randy Walker</td>
<td>903-535-4944</td>
<td>02/18/2019</td>
<td>-</td>
</tr>
<tr>
<td>Gas</td>
<td>Atmos Energy</td>
<td>Pat Griggs</td>
<td>903-670-3017</td>
<td>02/21/2019</td>
<td>-</td>
</tr>
<tr>
<td>Internet</td>
<td>Suddenlink</td>
<td>Various Customer Service Representatives</td>
<td>800-490-9604</td>
<td>02/18/2019</td>
<td>-</td>
</tr>
<tr>
<td>Sewer</td>
<td>City of Chandler</td>
<td>John Hall, City of Chandler Public Works</td>
<td>903-204-8680</td>
<td>02/20/2019</td>
<td>-</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>Sanitation Solutions Disposal</td>
<td>Tiffany Williams</td>
<td>866-264-6911</td>
<td>02/18/2019</td>
<td>-</td>
</tr>
<tr>
<td>Water</td>
<td>City of Chandler</td>
<td>John Hall, City of Chandler Public Works</td>
<td>903-849-4145</td>
<td>02/20/2019</td>
<td>-</td>
</tr>
<tr>
<td>Telephone</td>
<td>Suddenlink</td>
<td>Various Customer Service Representatives</td>
<td>800-490-9604</td>
<td>02/18/2019</td>
<td>-</td>
</tr>
</tbody>
</table>
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.
Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.
Columns B and C: In determining actual construction cost, two different methods may be used:
The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
The use of unit price (Column B) and the number of units (Column C) data for the activity.
Column D: To arrive at total construction costs in Column D:
If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.
Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.
Column F: Engineering/architectural costs must be broken out by the Site Work activity.
Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

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

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

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 145,000</td>
<td></td>
</tr>
<tr>
<td>Fine Grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 50,000</td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 60,000</td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 100,000</td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 290,000</td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 245,000</td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 10,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 900,000</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer
February 25, 2019

Bob Staehs, P.E.
Printed Name

If a revised form is submitted, date of submission: 2/25/19
BUILDING TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th>#BLDG</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
<th>BLDG S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>11</td>
<td>4</td>
<td>A1-2, B1-2</td>
<td>3,500</td>
<td>38,500</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>6</td>
<td>A1-8</td>
<td>6,000</td>
<td>12,000</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>13</td>
<td></td>
<td>50,500</td>
<td></td>
</tr>
</tbody>
</table>

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>#UNITS</th>
<th>UNIT S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 - ONE BEDROOM, ONE BATH</td>
<td>38</td>
<td>750</td>
<td>28,500</td>
</tr>
<tr>
<td>B1 - TWO BEDROOM, TWO BATH</td>
<td>22</td>
<td>1,000</td>
<td>22,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>60</td>
<td>42,375</td>
<td></td>
</tr>
</tbody>
</table>

ACCESSIBLE UNITS

<table>
<thead>
<tr>
<th>TOTAL UNITS</th>
<th>60</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA (5%)</td>
<td>A1 (2)</td>
</tr>
<tr>
<td></td>
<td>B1 (1)</td>
</tr>
<tr>
<td>H/V (2%)</td>
<td>A1 (1)</td>
</tr>
<tr>
<td></td>
<td>B1 (1)</td>
</tr>
</tbody>
</table>

SITE DATA

- ACRES: 18.00
- UNITS/ACRE: 3.75
- KNOWN EASEMENTS SHOWN
- NO KNOWN FLOOD PLAIN
- NO ON SITE DETENTION

NOTES:

- TOPOGRAPHIC DATA WAS EXTROPOLATED FROM THE 7.5 MINUTE USGS MAP OF THE AREA.
- THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.