Civil Engineer Feasibility Study:

Residences at Lake Waco
1550 W. State Hwy 6
Waco, TX 76712

February 28, 2019

Prepared for:
Residences at Lake Waco, Ltd.
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   - Exhibit B – Site Work Cost Breakdown
   - Exhibit C – Boundary Survey for Residences at Lake Waco

Per TDHCA 2019 Qualified Allocation Plan, “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.”
I. Introduction and Scope of review.

This report was prepared by Burgess and Niple, Inc. for the use of Residences at Lake Waco, Ltd., 404 East Worth Street, Grapevine, Texas, and its successors and/or assigns. The report is expressly and exclusively for the sole use and benefit of Residences at Lake Waco, Ltd., and its submittal for Tax Credits during the 2019 application cycle. Residences at Lake Waco, Ltd., may assign use of this document to entities named and contained within the TDHCA 2019 application cycle. The use or benefit of, nor may be relied upon by, any other person or entity without the advanced written consent of Burgess and Niple, Inc.

This report is based on a review of documents provided to the civil engineer. Civil Engineer may rely upon the information provided from the owner as accurate. Basis of observations and assessments may be the opinion of the Civil Engineer for the known information, and present time and condition of the property.

This project is a proposed 114-unit senior independent housing development located on a ±9-acre tract of land at 1550 W. State Highway 6 in Waco, Texas. The project will have 84 one-bedroom units and 30 two-bedroom units. The site density is 12.67 units per acre. Amenities provided include a clubhouse, pool, garden, and dog park. Please refer to Exhibit A – Site Plan for Residences at Lake Waco.

II. Review Criteria

The guideline criterion for this report is Per TDHCA 2019 QUALIFIED ALLOCATION PLAN, Chapter 11, Subchapter C, Parts (15) 11.204(15) A, B, C, D. Page 104 of 148.

Review Criteria Items (15) (A, B, C, D)

This report, compiled by the Applicant or Third Party Consultant, and prepared in accordance with this paragraph, which review site conditions and development requirements of the Development and Development Site, is required for any New Construction or Reconstruction Development.

A) Executive Summary as a narrative overview of the Development in sufficient detail that would help a reviewer of the Application better understand the site, the site plan, off site requirements (including discussion of any seller contributions or reimbursements), any other unique development requirements, and their impact on Site Work and Off Site Construction costs. The summary should contain a general statement regarding the level of due diligence that has been done relating to site development (including discussions with local government offices). Additionally, the overview should contain a summary of zoning
requirements, subdivision requirements, property identification number(s) and millage rates for all taxing jurisdictions, development ordinances, fire department requirements, site ingress and egress requirements, building codes, and local design requirements impacting the Development (include website links but do not attach copies of ordinances). Careful focus and attention should be made regarding any atypical items materially impacting costs or the successful and timely execution of the Development plan. The report must also include the following statement, “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.”

B) Survey as defined by the Texas Society of Professional Surveyors in their Manual of Practice for Land Surveying in Texas (Category 1A – Land Title Survey or Category 1B – Standard Land Boundary Survey). Surveys may not be older than 24 months from the beginning of the Application Acceptance Period. Applications proposing noncontiguous single family scattered sites are not required to submit surveys or plats at Application, but this information may be requested during the Real Estate Analysis review.

C) Preliminary site plan prepared by the civil engineer with a statement that the plan materially adheres to all applicable zoning, site development, and building code ordinances. The site plan must identify all structures, site amenities, parking spaces and driveways, topography (using either existing seller topographic survey or U.S. Geological Survey (USGS)/other database topography), site drainage and detention, water and waste water utility tie-ins, general placement of retaining walls, set-back requirements, and any other typical or locally required items. Off-site improvements required for utilities, detention, access or other requirement must be shown on the site plan or ancillary drawings.

D) Architect or civil engineer prepared statement describing the entitlement, site development permitting process and timing, building permitting process and time, and an itemization specific to the Development of total anticipated impact, site development permit, building permit and other required fees.
III. Utilities and Fees

**Electric** service is provided by **Oncor Electric**.

There is an existing overhead electric line along the property frontage of State Highway 6 that will be used to service this project.

**Fee:** There are no fees associated with electric line extension as far as we have been able to determine. At time of final planning, the developer shall coordinate with Oncor Electric for new underground electric facilities through site.

[http://www.oncor.com/EN/Pages/serve%20new%20landing.html](http://www.oncor.com/EN/Pages/serve%20new%20landing.html)

**Gas** service in this general project area is provided by **Atmos Energy**.

There are currently no gas facilities near or adjacent to the property. According to gas map obtained from Atmos Energy on 2/11/19, the nearest gas facility is a 2-inch line approximately 1,300 feet northwest of property along State Highway 6 frontage.

**Fee:** Atmos Energy provides a cost estimate and possible load credits to provide natural gas service through their multi-family incentive program. The Customer is responsible for the final, actual cost and must be paid in full before work begins.

**Water** service is provided by **City of Waco**.

There is an existing 8” water line (main) in the frontage of State Highway 6 that can serve this property. Two 8” public taps will be made to existing 8” water line to extend an 8” public water line loop throughout the project site. Separate taps for fire and domestic will be made for each building with the domestic requiring a two (2”) inch meter.

**Fee:** There are currently no estimated water meter fees, water meter deposit fees and water impact fees for this project. However, City of Waco is scheduled to begin implementing impact fees by next year.

**Sewer** service is provided by **City of Waco**.

The closest sanitary sewer is an existing 21” sanitary sewer line along the south of the property line. Preliminary findings suggest two sanitary sewer taps will be required to service all building on the site to avoid potential aerial crossing of existing ravine. Per conversation with the City, an engineering study will be required to determine the capacity of the existing 21” sanitary sewer line. Upon
results, developer would be responsible for any needed improvements to service the property.

**Fee:** There are currently no estimated sanitary sewer impact fee for this project. However, City of Waco is scheduled to begin implementing impact fees by next year.

**Stormwater** service is provided by City of Waco.

The site is currently undeveloped and moderately wooded. The site currently drains (sheet flows) from north to south across the property to nearby South Midway Park Creek (+/- 300 L.F.). Additional off-site Stormwater runoff flows through an existing ravine located on the site. For developments greater than two acres, on-site detention will be required to detain the 2-year, 10-year, and 100-yr storms to pre-developed peak flows. The requirement for on-site detention may be waived if at least one condition is met outlined in the City of Waco Stormwater Management Regulations, Section 1.4. Preliminary plans show post development will outfall directly to existing ravine. Further study of near-by creek will be required to determine the requirement for on-site detention.

**Fee:** At this time, there are no fees associated with Stormwater Management.

**Telephone** service is provided by AT&T.

From our preliminary research, it appears that there is telephone service along the property frontage of State Highway 6 that will be used to service this property.

**Fee:** No telephone service fees have been identified at the time of this report. The developer shall coordinate telephone service with AT&T at time of final planning and construction stage of project.

**Cable** service provider is AT&T/Time Warner.

From our preliminary research, it appears that there is cable service along the property frontage of State Highway 6 that will be used to service this property.

**Fee:** No cable service fees have been identified at the time of this report. The developer shall coordinate cable service with AT&T/Time Warner at time of final planning and construction stage of project.

**Trash** collection service is provided by the City of Waco Waste Service Department.

We have reached out to City of Waco Waste Service Department for information pertaining to trash service during construction. Services provide options between
dumpster and roll-off containers ranging 8-40 cubic yards in size. Frequency of service will be determined based upon the customer’s needs.

Fee: The developer will be responsible for costs associated with trash service. The developer shall coordinate trash service pickup with City of Waco Waste Service Department (254-299-2612) at the time of final planning and construction stage of project.

IV. Offsite Requirements and Cost

Based on our review of the project, no major off-site improvements will be required to service this site at this time. Further capacity study will be required on nearby sanitary systems to confirm if they currently have enough capacity to meet proposed demands.

V. Onsite Requirements and Cost

This project is for new construction. A summary of the site work cost breakdown is attached to this report. (Please refer to Exhibit B: Site Work Cost Breakdown)

VI. Ingress and Egress Requirements

The ingress and egress to the site is from the frontage of State Highway 6 located along the north property line. State Highway 6 frontage road is currently +/- 24’ edge to edge, asphalt concrete roadway. TxDOT commercial driveway permits are required to provide improved access to the property. At this time, no improvements were identified to be made to State Highway 6 frontage road with the development of this project. Per coordination with local TxDOT office, review and approval of TxDOT permits can take up to a minimum of thirty (30) days once all required information is received.

VII. Approvals, review process and timing

The property is currently zoned Multiple Family Residence (R-3B) use and does allow independent senior housing developments to be located within this zoning district. To develop this project as a multi-family development, the developer must go through the following steps through the City of Waco.

(1) Subdivision Process – Inside Waco City Limits
- Meeting between property owner and City Staff to identify type and requirements for processing the subdivision plat.
- Platting process depending on type can take about 45-60 days. Includes separate submittal packages for review and approval from City Departments, City Plan Commission and Waco City Council. According to City of Waco Calendar, deadline for Subdivision Plat Submittals is the first Monday of the month by 5PM
- TxDOT driveway permit will be required for this project and can take up to a minimum of thirty (30) days to receive approval.
- Plat will be recorded/filed once all departments have granted approval and all associated fees have been paid. Items required for recording include one mylar and five paper copies of the subdivision plan (18 x 24 size), proof of ownership, CD, tax certificates, and any additional information required for approval of the plat.

(2) Application for Building Permit
- A permit set of final construction plans can be submitted for building permit concurrently with submittal of Final Plat.
- Plan review process for new commercial construction plans can take 10-25 working days (excluding holidays) for initial review depending on size of project. Additional time would be needed for addressing any comments and additional reviews. Applications will be submitted through the City’s Online Portal System, CSS.
- Complete list of required documents for submittal can be found in the City of Waco Development Guide located at the link below.


VIII. Permit Fees, Impact Fees, Drainage Fees, & Tree mitigation Fees

Other fees associated with development of this project that we have identified at this time of this report are as follows:

https://www.waco-texas.com/inspection-construction-fees.asp
IX. **Property ID and Millage Rates**

The following information was obtained from the McLennan County Appraisal District website:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2018 rate (from McLennan CAD)</th>
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<tbody>
<tr>
<td>Property ID</td>
<td>172495</td>
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<tr>
<td>Waco ISD</td>
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<tr>
<td>McLennan County</td>
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<tr>
<td>City of Waco</td>
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<tr>
<td>McLennan Community College</td>
<td>0.147696</td>
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X. **Documents (Attachments)**

*Exhibit A - Site Plan for Residences at Lake Waco*
*Exhibit B – Site Work Cost Breakdown*
*Exhibit C – Boundary Survey for Residences at Lake Waco*
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. 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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<tbody>
<tr>
<td>Demolition</td>
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<td>Asbestos Abatement (Demo Only)</td>
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<td>Detention</td>
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<td><strong>1,709,430</strong></td>
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Signature of Registered Engineer

Date  
2-28-2019

Printed Name

If a revised form is submitted, date of submission:
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2, Survey

MITCHELL & ASSOCIATES, INC. does not make or warrant any flood zone designation.

ROBERT E. MITCHELL, R.P.L.S. 5801

FIELD NOTE DESCRIPTION ATTACHED
BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE, NAD 83

THIS THE 14TH DAY OF FEBRUARY 2019

NOTE: The survey is based on the Texas State Plane Coordinate System, NAD 83.