Mr. Vaughn C. Zimmerman  
VCZ Albatross Development, LLC  
1329 East Lark Street  
Springfield, Missouri 65804

RE: CIVIL ENGINEERING FEASIBILITY STUDY  
CARVER RIDGE APARTMENTS  
1301 EAST DORMARD AVENUE  
MIDLAND, TEXAS

Dear Mr. Zimmerman:

The following information has been obtained through various resources including surveys, plats, City and County websites, City Code of Ordinances, Subdivision Regulations, and phone conversations with City staff. The information obtained is reliable for the intended purpose and shall be used for preliminary design only.

Executive Summary

The proposed development is a 60-unit development to be constructed as three three-story buildings with a separate clubhouse. The site is currently vacant and is comprised of 6.86 acres. The subject property is currently zoned as MF-2 (multi-family). Once the project design is completed, the project will conform to the City of Midland’s zoning and subdivision ordinances. All local site design requirements are outlined within the zoning and subdivisions regulations. The proposed parking (126 stalls) is in compliance with the city approved site plan. Water and sewer currently exist at the project site. The buildings will be design in accordance with the 2015 International Building Code and the 2015 International Fire Code which are currently adopted by the City of San Angelo.

Taxing Jurisdictions and Rates

The subject property is identifiable by the county tax number R000025396 and is subject to five taxing jurisdictions. The property is subject to a 0.140 millage rate by Midland County, a 0.392 millage rate by the City of Midland and a 1.120 millage rate by the Midland Independent School District, a 0.126 millage rate by the Midland Memorial Hospital District, and a 0.115 millage rate by the Midland Junior College District. All taxes are up to date.
Utility Availability

The City of Midland has indicated that an 8-inch water main is located adjacent to the north and east sides of the project site. The City has indicated that an 8-inch sanitary sewer main is located adjacent to the western boundaries of the site. The sewer connection will be near the central western portion of the site. Fees for water and sanitary sewer connection costs are approximately $11,600.

Offsite Requirements and Costs

No offsite improvements are anticipated for the proposed project.

Onsite Requirements and Costs

A water main loop will be constructed through the site. The water main will be dedicated to the City of Midland and each structure will be metered. Separate fire service connections will be made to the looped water main. Fire hydrants will be installed throughout the site per the latest revision of the International Fire Code. A public sanitary system will be routed through the site to serve the proposed structures.

Fill placement, excavation, and fine grading of the site will be completed to provide positive drainage away from the proposed structures. An onsite storm sewer network will be designed to convey runoff from the property. The parking and drive areas will have curbs and asphalt paving. The 126 stalls provided is in conformance with the city approved site plan. Commercial entrances will be constructed on Carver Street. Improvement to the north half of East Dormard Street will be required.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $890,000.

Ingress and Egress Requirements

Primary access to the site shall be made by means of Carver Street, which is adjacent to the west side of the site.

Drainage and Detention Requirements

The storm water drainage and detention will be developed in accordance with the City of Midland requirements. The City of Midland has indicated detention may not be required. If a detention facility is needed, the pond element can be constructed on the western portion of the site. No additional permanent storm water quality measures are required.

Required Approvals, Processes, and Timing

The City of Midland staff has verified that the property is currently MF-2, allowing the utilization of the property for multi-family purposes.
The property is currently not platted. Platting shall be required prior to issuance of the building permit. The City requires Planning Commission approval of the final plat, and shall be submitted ten days prior to the intended Planning Commission meeting. After approval of the final plat by the Planning Commission, the City Council must approve. The Planning Commission meets on the second and fourth Tuesday of each month. The City Council meets on the first and third Mondays of each month. The application fee associated with the plat is $425. Four to six weeks should be scheduled for the platting process.

During the platting process, the site development and building construction plans will be designed (i.e. construction documents). Prior to the plat, the construction documents will be submitted to the City of Midland Codes Department. Discussions with the City of Midland indicate the review and approval process is 2 to 4 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $19,539.

The project requires the development of an NPDES Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of land disturbing activities.

The combination of the re-platting process, site development permitting and building permit process is anticipated to be 14 to 18 weeks. The described schedule should allow for construction to initiate in late 2019.

If you have any questions, please contact me at (913) 894-5150.

Respectfully submitted,

Kaw Valley Engineering, Inc.

[Signature]

Michael R. Osbourn
Principal
NOTES:
1.) ALL BEARINGS, DISTANCES, COORDINATES AND AREA’S SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), TEXAS CENTRAL ZONE. VERTICAL DATUM OF NAVD 88.

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TEXAS SURVEYING FIRM LICENSE:
NO. 10194314