PROPOSED DEVELOPMENT
OF A MULTI FAMILY COMPLEX
(5.605 ACRES N.W. CORNER OF PRINCETON PL. & HAMILTON WOLFE RD)
SAN ANTONIO, TEXAS
DUE DILIGENCE REPORT

February 25, 2019
MBC Job. No. 32299-1073

PREPARED BY:

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TABLE OF CONTENTS:

INTRODUCTION: ........................................................................................................... 3
EXECUTIVE SUMMARY: ............................................................................................. 3
SITE CHARACTERISTICS: ............................................................................................ 3
WATER QUALITY/DRAINAGE: ..................................................................................... 4
ZONING RESTRICTIONS: ............................................................................................ 4
TAXING JURISDICTION: .............................................................................................. 5
SIGNAGE: .................................................................................................................. 5
RIGHT-OF-WAY DEDICATIONS: .................................................................................. 5
EASEMENTS: ............................................................................................................... 6
TREES/LANDSCAPING: .............................................................................................. 6
PARKLAND DEDICATION: ............................................................................................ 6
ROUGH PROPORTIONALITY: ....................................................................................... 7
ACCESS: ..................................................................................................................... 8
CODES AND REGULATIONS: ...................................................................................... 8
UTILITIES: ................................................................................................................. 8
INCENTIVES AND PROGRAMS: .................................................................................. 10
PLATING: ................................................................................................................... 10
BUILDING PERMITTING: ........................................................................................... 10
N.P.D.E.S. REQUIREMENTS: ....................................................................................... 11
FIRE REQUIREMENTS: ............................................................................................... 11
STUDIES: ................................................................................................................... 11
CONCLUSION: ............................................................................................................. 11
INDEX OF ATTACHMENTS: ....................................................................................... 13
INTRODUCTION:

This report outlines a general summary of items related to the development of 5.605 acres of land into an 74-unit multi-family apartment complex. The site consists of mostly undeveloped land, within the city limits of San Antonio. The property currently exist as a single contiguous parcel. Information included in this report is based on utility maps and availability letters obtained from various entities including CPS Energy, San Antonio Water System (SAWS), AT&T, Charter Communications, as well as zoning and development regulations outlined in the City of San Antonio’s Unified Development Code. Floodplain and topographic conditions of the site have been reviewed to identify potential impacts to the proposed development and are summarized in this report.

EXECUTIVE SUMMARY:

The property has reasonable topography for the intended use. The site is currently zoned C-2, (Commercial District) and will need to be re-zoned to allow for multi-family uses. The property is platted as Lot 12, Block 2, NCB 16350. The property is largely undeveloped. A 3 foot right of way dedication is going to be required along Hamilton Wolfe. The city will require curbs and public sidewalks be constructed along the adjacent streets. In addition, the city can require developments to expand the pavement width on sub-standard streets adjacent to the property. This would likely require adding pavement 6 feet of pavement width along Hamilton Wolfe. Utilities appear to be available to serve the proposed development; however, the tie-in locations will require the adjacent street to be cut and repaired. No other off-site improvements are anticipated for this developments at this time. Low Impact Development and water quality treatment are not expected to be required for this development. A downstream drainage study is needed to determine if detention will be required. This report does not specifically address any environmental concerns. A Phase One Environmental Site Assessment is recommended, if one has not already been performed.

SITE CHARACTERISTICS:

The site is largely undeveloped grassland with scattered trees. The site contains a private street (Princeton Pl) with a 12-foot wide landscaped median. This street is encompassed by a 60-foot wide mutual access easement and has 20-foot wide lanes in each direction. This street is owned and maintained by land owners of the Cinnamon Creek Subdivision and grants owners access through this street directly to Hamilton Wolfe and Fredericksburg Road. All properties served by Princeton Pl have frontage to a public street. The site has approximately 300 feet of frontage along Hamilton Wolfe Road. The property has mild topography for the intended use with slopes of approximately 5% throughout the site. Based on aerial topography obtained from the San Antonio River Authority, the highest elevation is 1013 feet at the northeast corner of the tract and the lowest elevation is 976 feet at the southeast corner of the tract.
WATER QUALITY/DRAINAGE:

According to FEMA Firm Map No. 48029C0240G, the site is not within the 100 year floodplain. The property is not within the Edwards Aquifer Recharge Zone or Contributing Zone so a water quality submittal is not required by the state.

The site has mild slopes and generally slopes to the south towards Hamilton Wolfe. Based on the city of San Antonio GIS maps, a small portion near the northwest corner of this site is within a Mandatory Detention Area. Based on the actual drainage patterns of this area detention for this site would not be required based solely on this mandatory detention designation. However, upon preliminary review of downstream drainage conditions, on-site storm water detention will likely be required. A downstream drainage study is needed to further assess the need for on-site detention. Should on-site detention be required, storm water increases would likely need be attenuated through an earthen pond located near the southeast corner of the tract and discharge to the culvert crossing Princeton PI. Since providing on-site detention may change the drainage patterns, this culvert may be undersized and a new culvert will likely need to be constructed crossing Princeton PI as part of this development. If it is determined on-site detention is not required, the developer may participate in the regional storm water management program by paying a fee-in-lieu-of (FILO) providing on-site detention. If on-site detention is not provided, and downstream improvements are required as part of the development, the developer may offset the FILO with the cost of the improvements.

ZONING RESTRICTIONS:

The site is currently zoned C-2, (Commercial District). C-2 zoning does not allow for multi-family development greater than 10 dwelling units per acre; therefore, this development will need to be re-zoned. The site will be re-zoned to MF-33. This zoning district is limited to 33 dwelling units per acre. The zoning setbacks and buffers for the proposed zoning of MF-33 are described below and will comply with Sec. 35-310 of the current City of San Antonio Unified Development Code (UDC). Additional setbacks may apply based on deed restrictions, restrictive covenants, or any additional fire or building code requirements. Owner imposed construction setbacks or construction easements should be considered where a minimal setback is being considered.

FRONT SETBACK: A maximum front building setback of 20 feet is required for this site. However due to the existing 40' electric easement located along Hamilton Wolfe, the development would likely be exempt from this requirement.

SIDE SETBACK: A 5 ft side building setback is required on the site. However, building and fire code requirements will need to be considered during the site layout.

REAR SETBACK: A 10 ft rear building setback will be required.

BUILDING HEIGHT: MF-33 zoning has a building height restriction of 45 feet.
This height restriction gets increased as the building is setback from the property line. Per the City of San Antonio UDC the building height is calculated based on the average elevation of the finished ground at the front of the building to the average roof top elevation.

SURROUNDING ZONING: Surrounding zoning consists primarily of MF-33 (multi-family, maximum 33 dwelling units per acre) and C-2 with a few scattered parcels zoned O-2 and single family residential

TAXING JURISDICTION:

The total acreage of the parcel is 5.605 and the Bexar County Appraisal District Parcel Identification number is 614714. According to the Bexar County Appraisal District, Millage rates for the property are shown in the table below.

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<th>2018 Tax Rate</th>
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SIGNAGE:

The City’s signage ordinance governs in this case. The county does have a signage ordinance relative to the type of signage that is used in an apartment complex. During our research, we determined that the Texas Administrative Code (Part 1, Ch. 21, Sub-chapter K) may not apply since the signage will not be visible from a state road. During the permitting process, the signage company can coordinate to ensure that applicable codes are met. The City of San Antonio Sign Code can be found at the following link.


RIGHT-OF-WAY DEDICATIONS:

Hamilton Wolfe is classified as a secondary arterial with a current right of way width of 80 feet and ±36 feet of pavement width adjacent to the site. The current minimum right-of-way width for a secondary arterial is 86 feet; therefore, a 3 foot right of way dedication may be required.

The right of way dedications listed above represent our best guess of the worst-case scenario. Ultimately, the right of way dedications are determined at the time of platting or permitting.
EASEMENTS:

Our firm has prepared a survey of this site which includes a title company review. The survey is provided as an attachment to this report. There is an existing 75 foot electric easement traversing north to south along the western portion of the property, a 40-foot building setback and electric easement along Hamilton Wolfe Road, a 9 foot wide overhang easement adjacent to this electric easement in which no structure taller than 9 feet shall be built or placed, a 60-foot wide mutual access easement located along the south/east property line and a 16-foot sanitary sewer easement located in the median of the Princeton Pl. Additionally there is a Perpetual Mutual Access Easement and Maintenance agreement for Princeton Pl. Due to the current condition of this private street, it is recommended to coordinate with the seller and adjacent landowners concerning potential maintenance costs and responsibilities.

The existing electric transmission lines will need to be analyzed by CPS Energy to determine the “blow-out” of the lines in windy conditions. Based on discussions with CPS, additional easement width will not be required for the existing transmission lines. An indemnity agreement will be required for any improvements within the easement. This is a lengthy process and should be submitted to CPS as soon as possible during the design process. While parking and driveways are permitted within this easement, CPS generally does not permit extensive grading, walls or anything that would impede access through the easement.

TREES/LANDSCAPING:

The proposed development will be required to comply with the City of San Antonio’s 2010 Tree Preservation Ordinance, unless vesting is obtained. A full tree survey has not been conducted but there appears to be few protected trees scattered throughout the property. Protected trees are defined as trees with diameters greater than 6” measured at breast height (for most species). Heritage trees have diameters greater than or equal to 24”. Mitigation equates to $200 per caliper inch for protected trees and $600 per inch for heritage trees. A minimum of 20% of the existing caliper inches, in each category, must be preserved. The remaining percentage may be mitigated by planting new trees or paying a fee to the City. Tree warranties and planting trees in lieu of paying the mitigation amounts are permitted. Additionally, the project will need to comply with the Final Tree Canopy requirement and must provide a tree canopy cover of 25% of the lot acreage. It is recommended to consult a landscape architect early so careful consideration can be given to tree and landscaping requirements. We have provided a link to the tree ordinance which goes into more detail:
https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTVD_EST_DIV5NAREPR_S35-523TRPR

PARKLAND DEDICATION:

Multi-family projects are required to dedicate 1 acre of parkland for every 114 units. The site plan we have been supplied with indicates there will be 74 units. The required dedication for this number of units is 0.7 acres. Due to the low density of the proposed site plan, and amenities such as a pool and playground, on-site dedication is a viable option. If all parkland dedication
was neglected at this time parkland fee-in-lieu would total approximately $53,500. Conversely, the City does give parkland credit for on-site amenities such as swimming pools, athletic courts, etc. For example, a swimming pool can receive credit for half of the required parkland dedication. In this case that amount would be 0.4 acres (with 0.3 acres of credit awarded for every 500 square feet of pool surface area). There are many different scenarios for gaining parkland credit. For example, a basketball court earns 0.75 acres of credit and a picnic area earns 0.25 acres of credit. Additionally, a 1,000 square foot recreational building would earn 0.5 acres of credit. The City of San Antonio Parkland Dedication information can be found at the following link:
(http://library.municode.com/index.aspx?clientId=14228&stateId=43&stateName=Texas)

ROUGH PROPORTIONALITY:

This project will fall under the City’s Rough Proportionality Ordinance (RPO). The RPO requires any development creating over 76 peak hour trips to do a level 1 or above Traffic Impact Analysis (TIA) and construct roadway improvements based on their impact to the system. Based on the current site plan of 88 units, this development would create 43 peak hour trips; therefore, it does not need a detailed traffic impact analysis. The city will require improvements be made to any sub-standard street sections adjacent to the site to the center line of the roadway. The maximum amount the City can force a developer to pay is calculated through Rough Proportionality which has been estimated to be $157,700 for this development. Standard pavement sections for the adjacent streets are described as follows:

- Hamilton Wolfe’s current pavement width is ±36 feet and the standard minimum pavement width requirement is 48 feet (Secondary Arterial classification). This would require installing 6 feet of additional pavement and curb on the north side of Hamilton Wolfe along the property frontage.

Based on nearby developments and the existing drainage condition of the street and right of way, a variance can be submitted to the city to possibly exempt this development from the requirement of constructing curbs and additional street width along Hamilton Wolfe.

The city has also started enforcing the bike facility requirement for developments fronting Collector and Arterial Streets. The bike facility requirement can be satisfied by providing a 5 foot lane on the street designated for bicycles or an expanded multi-use path with pedestrian use. The type of facility would need to be coordinated with the City of San Antonio. The city is expected to establish a mitigation fund soon for bike facility requirements, where the city may allow developers to pay a fee into this fund in-lieu of constructing bike lane facilities. At a minimum, the city will require a 6 foot sidewalks and curbing to be constructed along the streets. Based on recent nearby developments and the South Texas Medical Center’s master bike plan, a variance can be submitted to the city to possibly exempt the development from the bike facilities requirement.
ACCESS:

The City of San Antonio limits the number and spacing of drives on public streets. The property is limited to one access driveway for every 200 feet of frontage. There is currently one access point (Princeton Pl.). No additional access points will be permitted along Hamilton Wolfe. The city may allow an emergency access only driveway along Hamilton Wolfe. The primary access to the complex will need to be from the existing driveway encompassed by the platted access easement. The property owner’s rights with regard to modifications of the existing street need to be further evaluated to determine the permissible driveway location and access. There is currently one median opening in the private driveway along the property. The site layout and grading should also be considered when deciding final driveway placement.

CODES AND REGULATIONS:

The property is located within the San Antonio City Limits and will be required to follow the regulations set forth by the City’s Unified Development Code. The City of San Antonio will review the project during the platting and building permit process. Thus the project will have to meet City of San Antonio standards for access, traffic, sidewalks, utilities, drainage, tree preservation, etc. Also, Fair Housing regulations will apply along with ADA and TAS for the leasing and residential Lobby.

Compliance with Fair Housing regulations is an important issue, especially with apartment complexes. Our firm is familiar with these regulations and will help ensure the site conforms to fair housing to the best of our ability. It is strongly recommended that the owner hire a fair housing consultant during the design phase to help ensure compliance and eliminate costly changes during construction. Our firm can recommend a fair housing consultant if needed.

The site will fall under the following codes:
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2017 National Electric Code

UTILITIES:

Sewer:

Based on San Antonio Water System (SAWS) sanitary sewer maps, there is an existing 8-inch gravity main within the median of Princeton Pl. Based on the sewer maps the sewer invert elevations range from 6 to 7 feet below ground. Sewer tie-in locations for the proposed development will need to be confirmed by SAWS.
The site is located within the SAWS Middle Collection wastewater service area. SAWS requires that an impact fee of $2,255 per Equivalent Dwelling Unit (EDU) be assessed in this service area. SAWS calculates EDU’s for apartment sites as 0.5 EDU’s per unit.

**Water:**

Based on SAWS water maps, there is an existing 8-inch water main along the south side of Hamilton Wolfe. Tie in locations will need to be confirmed by SAWS. As stated in the SAWS availability letter, commercial development requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand. However, based on recent experience this is not enforced when adequate fire flow can be demonstrated with the smaller main.

The site is located within the Middle Elevation water service area as determined by SAWS. SAWS currently requires that an impact fee of $4,777 per Equivalent Dwelling Unit (EDU) be assessed in this service area. Developers can receive a credit with regard the impact fee assessment when there is existing active water meters on-site. Further investigation into the type and status of the existing meter located on this property is needed in order to identify any potential impact fee credits.

A fire flow test was performed on the existing 8” water main on the south side of Hamilton Wolfe. The results of that test are located as an attachment within this report. The static pressure as tested was 75 psi and the residual pressure was 70 psi. The theoretical fire flow at 25 psi would be 4,691 gallons per minute (gpm). These pressures are adequate and there should be no issues with providing fire protection for the project. Booster pumps may be required depending on building height and water requirements.

There is a potential impact fee increase expected sometime in June 2019. Based on the draft report issued by SAWS on 02-13-2019, the total impact fee (water and sewer) is expected to increase by 7.7% for this service area.

Impact fees are based upon the date of plat recordation, however properties requesting an increase beyond that designated in the original plat will be subject to current impact fees. 

**Electric, Gas, Telephone:**

CPS has indicated that the proposed development can be served by CPS Energy’s electric and gas distribution systems. There is an existing 3-phase overhead electric located along the northeast side of the tract and appears available to serve the development.

Spectrum has indicated has exiting coax and/or fiber facilities near this location that may provide a possible point of connection for available services.

AT&T has indicated that the subject property is within the service area of AT&T and that service arrangements will be subject to later discussions and agreements between the developer and AT&T.
Pavement Condition Evaluations received from the city indicate Hamilton Wolfe as having a Pavement Condition Index of 86-100 requiring block to block pavement reconstruction for excavations in the right of way. A variance may be submitted to the City of San Antonio for approval that (if approved) could potentially limit required pavement reconstruction to 100 feet in width.

INCENTIVES AND PROGRAMS:

The Center City Development Office (CCDO) utilizes a variety of incentive programs to promote growth and development in targeted areas of the City, specifically in the underserved residential and commercial real estate markets within the center city. They concentrate on revitalizing targeted sectors and alleviating challenges to development by providing incentives that meet the development and revitalization goals of the City of San Antonio. The City of San Antonio has recently approved replacing the Inner City Reinvestment and Infill Policy (ICRIP) program with the City of San Antonio Fee Waiver Program. To benefit from the program incentives it is recommended to start coordination early in the development process because the funds are subject to availability and timing constraints.

It is the policy of the City of San Antonio to encourage responsible development in the city. The City of San Antonio Fee Waiver Program specifically addresses these goals by encouraging the development and preservation of affordable/workforce housing, the rehabilitation of historic properties, and to foster business development. Incentives include financial assistance, such as fee waivers and tax abatements for eligible projects. Under the City’s Fee Waiver Program, eligible development projects may qualify for a fee waiver that waives certain City development fees, and SAWS impact fees up to $250,000 for affordable housing projects. City fee waivers are valid for one year and SAWS fee waivers are valid for 6 months. Applicants may renew applications within 30 days of fee waiver expiration, but processing charges may apply. All City and SAWS fee waivers are subject to funding availability.

PLATTING:

The subject property is platted; therefore, platting will not be required.

BUILDING PERMITTING:

Commercial building permit applications normally go through a plan review process by the City of San Antonio to ensure compliance with local building codes and regulations. The time frame for this process is typically 2 to 3 months for multi-family developments and can run concurrently with the platting process, however; this time frame varies depending on the project scope and complexity.
**N.P.D.E.S. REQUIREMENTS:**

Currently, the Environmental Protection Agency (EPA) requires that certain procedures are followed for the construction of developments that are similar in size and scope to this one. This will require the preparation of a Notice of Intent, a Notice of Termination, a written Storm Water Pollution Prevention Plan and an Erosion Control Plan. These plans must be adhered to during construction.

**FIRE REQUIREMENTS:**

San Antonio requires that all apartment buildings built according to the 2018 International Fire Code with the City of San Antonio 2015 Amendments. Buildings over 30 feet in height must have a fire lane running the entire length of one side of the building (minimum of 50 feet) or 25% of the entire building perimeter. These lanes shall run parallel to the building and shall be located at a distance between 15 and 39 feet to the building. If the building is greater than 124,000 square feet or more than 200 units then two access drives throughout the complex would be required to adequately provide cover for the structures.

**STUDIES:**

Studies were not available at the time of this report, it is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.

**CONCLUSION:**

In conclusion, there are several civil related factors that must be addressed in order to develop the project. These items are summarized below and must be taken into consideration to efficiently develop the site as desired.

1. The property will need to be re-zoned to allow for multi-family development.
2. The property owners rights and responsibilities with regard to the existing access driveway (Princeton Pl.) need to be further evaluated to determine permissible driveway locations and median cuts (if the existing median opening will not be used) as well as potential maintenance costs for the existing street. This street will need to be cut and repaired for sewer service for the site and any closures should be coordinated with the adjacent landowners.
3. It is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.
4. It is recommended to coordinate with a landscape consultant early in the design process to identify potential impacts to the site layout.
5. Pavement Condition Evaluations received from the city indicate Hamilton Wolfe as having a Pavement Condition Index of 86-100 requiring block to block pavement reconstruction for excavations in the right of way. A variance may be submitted to the
City of San Antonio for approval that could limit pavement reconstruction to 100 feet in width.

6. CPS has indicated that additional easement width will not be required for the existing transmission lines but that an indemnity agreement will be required any improvements within the electric easements. This is a lengthy process and should begin early in the design phase to avoid delays.

7. A downstream drainage study is needed to determine if on-site storm water detention will be required.

8. Right of way dedications for all adjacent streets are likely and outlined in the section above.

9. There is a potential impact fee increase expected sometime in June 2019. Based on the draft report issued by SAWS on 02-13-2019, the total impact fee (water and sewer) is expected to increase by 7.7% for this service area.

10. The city can require the following public street improvements be constructed adjacent to the site up to a maximum estimated cost of $187,536:
    - Public Sidewalk and curbing along Hamilton Wolfe
    - Additional pavement width added to Hamilton Wolfe

* 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.
INDEX OF ATTACHMENTS:

A. Location Map
B. Survey
C. Bexar CAD Tax Map
D. Site Plan
E. Fee Estimate Summary
F. COSA Permit Fee Estimate
G. Aerial and Topographic Exhibit
H. USGS Map
I. FEMA Firm
J. GIS Maps
   1. Zoning Map
   2. Zoning Overlay Map
   3. Flood & Water Resources Map
   4. Major Thoroughfare/Historic District/Future Land Use Map
K. Letters of Availability
   1. Water & Wastewater
   2. Electric and Gas
   3. Spectrum
   4. AT&T
   5. Waste Management
L. Utility Maps
   1. Water
   2. Wastewater
   3. Spectrum
M. Fire Flow Test
N. Cinnamon Creek Unit 8 Subdivision Plat
O. Pavement Condition Evaluation
ATTACHMENT A

LOCATION MAP
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
ATTACHMENT B

SURVEY
ATTACHMENT C

BEXAR CAD TAX MAP
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Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.
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| Legal Description: | NCB 16350 BLK 2 LOT S IRR 449.66 FT OF 12 |
| Zoning: | C-2 |
| Agent Code: |  |

### Protest

| Protest Status: |  |
| Informal Date: |  |
| Formal Date: |  |

### Location

| Address: | HAMILTON WOLFE SAN ANTONIO, TX 78240 |
| Neighborhood: | NBHD code13770 |
| Neighborhood CD: | 13770 |
| Mapsco: | 548F7 |
| Map ID: | 2015 FALL REVAL |

### Owner

| Name: | ABRAMOFF EFRAIM |
| Mailing Address: | 40 NE LOOP 410 SAN ANTONIO, TX 78216-5828 |
| Owner ID: | 2756964 |
| % Ownership: | 100.0000000000% |

### Exemptions:

| (+) Improvement Homesite Value: | + | N/A |
| (+) Improvement Non-Homesite Value: | + | N/A |
| (+) Land Homesite Value: | + | N/A |
| (+) Land Non-Homesite Value: | + | N/A |
| (+) Agricultural Market Valuation: | + | N/A |
| (+) Timber Market Valuation: | + | N/A |

| (=) Market Value: | = | N/A |
| (-) Ag or Timber Use Value Reduction: | - | N/A |

| (=) Appraised Value: | = | N/A |
| (-) HS Cap: | - | N/A |

| (=) Assessed Value: | = | N/A |
Taxing Jurisdiction

Owner: ABRAMOFF EFRAIM
% Ownership: 100.00%
Total Value: N/A

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<td>ALAMO COM COLLEGE</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>10</td>
<td>UNIV HEALTH SYSTEM</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>11</td>
<td>BEXAR COUNTY</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>21</td>
<td>CITY OF SAN ANTONIO</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>56</td>
<td>NORTHSIDE ISD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CAD</td>
<td>BEXAR APPRAISAL DISTRICT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Total Tax Rate:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COB</td>
<td>Commercial Office Building</td>
<td>5.5970</td>
<td>243805.32</td>
<td>0.00</td>
<td>0.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2018</td>
<td>$0</td>
<td>$1,989,450</td>
<td>0</td>
<td>1,989,450</td>
<td>$0</td>
<td>$1,989,450</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$1,913,870</td>
<td>0</td>
<td>1,913,870</td>
<td>$0</td>
<td>$1,913,870</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$1,823,660</td>
<td>0</td>
<td>1,823,660</td>
<td>$0</td>
<td>$1,823,660</td>
</tr>
<tr>
<td>2015</td>
<td>$0</td>
<td>$1,600,000</td>
<td>0</td>
<td>1,600,000</td>
<td>$0</td>
<td>$1,600,000</td>
</tr>
</tbody>
</table>

2019 data current as of Jan 29 2019 12:41AM.
2018 and prior year data current as of Jan 4 2019 9:30AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.24
Database last updated on: 1/29/2019 12:41 AM
© N. Harris Computer Corporation
ATTACHMENT E

FEE ESTIMATE SUMMARY
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of San Antonio Drainage Fee-in-Lieu of Detention Fee</td>
<td>0.00</td>
</tr>
<tr>
<td>City of San Antonio Parkland Fees</td>
<td>0.00</td>
</tr>
<tr>
<td>Re-Zoning Fee</td>
<td>6,344.00</td>
</tr>
<tr>
<td>City of San Antonio Platting Fee Estimate</td>
<td>0.00</td>
</tr>
<tr>
<td>Total Platting</td>
<td>0.00</td>
</tr>
<tr>
<td>SAWS Impact Fees</td>
<td></td>
</tr>
<tr>
<td>Domestic Water (74 Units, Office/Leasing, 38 EDUs)</td>
<td>181,526.00</td>
</tr>
<tr>
<td>Irrigation (1.5&quot; meter)</td>
<td>23,885.00</td>
</tr>
<tr>
<td>Sanitary Sewer (74 Units, Office/Leasing, 38 EDUs)</td>
<td>85,690.00</td>
</tr>
<tr>
<td>Total SAWS Impact Fees</td>
<td>291,101.00</td>
</tr>
<tr>
<td>San Antonio Permit Fee Estimate</td>
<td>27,276.80</td>
</tr>
<tr>
<td>Total Fees</td>
<td>324,721.80</td>
</tr>
<tr>
<td>Off-Site Street Improvements</td>
<td>157,700.00</td>
</tr>
</tbody>
</table>
ATTACHMENT F

COSA PERMIT FEE ESTIMATE
PLAN FEE ESTIMATOR

Commercial/Residential: Commercial
Type of Work: New
Tree Affidavit Option: New
# of Acres: 6
Valuation: 8500000

Tree Options Description
A1 Affidavit Option 1 - Site has no protected, significant, heritage, or historic trees
A2 Affidavit Option 2 - Site has protected trees, but this work will in no way cause damage to or the destruction of said trees
P1 Permit Option 1 - Site has Rights Determination (RD aka Vested Rights)/Consent Agreement (CA)
P2 Permit Option 2 - Site has protected, significant, heritage, or historic trees that will be removed
PAID Preservation fees paid and a previous plan has been approved for this site

Note: Although every attempt is made to ensure the accuracy of these calculations, they should be used as estimates only.
For estimates on multiple commercial buildings, please email dsplansmanagement@sanantonio.gov.

Minimum Fees Due at Time of Submission:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN REVIEW FEE</td>
<td>$6,368.40</td>
</tr>
<tr>
<td>TREE CANOPY - COMMERCIAL</td>
<td>$150.00</td>
</tr>
<tr>
<td>REVIEW FEE COMMER TREE PRESERV</td>
<td>$100.00</td>
</tr>
<tr>
<td>PERMIT FEE COMMER TREE PRESERVATION</td>
<td>$1,050.00</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$191.05</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$191.05</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$8,050.50</strong></td>
</tr>
</tbody>
</table>

Minimum Fees Due for Permit Issuance:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMIT FEE BUILDING</td>
<td>$17,410.00</td>
</tr>
<tr>
<td>LANDSCAPE FEE</td>
<td>$728.02</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$544.14</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$544.14</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$19,226.30</strong></td>
</tr>
</tbody>
</table>
ATTACHMENT G

AERIAL AND TOPOGRAPHIC EXHIBIT
ATTACHMENT H

USGS MAP
National Flood Hazard Layer FIRMMette

Site: City of San Antonio
480045

Area of Minimal Flood Hazard

Area of Undetermined Flood Hazard

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
Area of Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone D
Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2019 at 4:26:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
ATTACHMENT J

GIS MAPS

1. Zoning Map
2. Zoning Overlay Map
3. Flood & Water Resources Map
4. Major Thoroughfare/Historical District/Future Land Use Map
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
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ATTACHMENT K

LETTERS OF AVAILABILITY

1. Water and Wastewater
2. Electric and Gas
3. Spectrum
4. AT&T
5. Waste Management
Mr. Don Miller

Re: Hamilton Wolfe and Fredericksburg Rd. Availability of SAWS’ Infrastructure

Mr. Miller:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding”. Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 8 which has a static gradient of 1170 ft. The approximate maximum elevation of the tract is 1012 feet & 68 PSI and the approximate minimum elevation of the tract is 976 feet & 84 PSI. There is an existing 8-inch water main along the south side of Hamilton Wolfe. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.
Recycle Water

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

Wastewater

The Tract is situated within SAWS’ sewer service area and lies within the Middle Leon Creek and San Pedro Creek Watersheds. There is an existing 8-inch gravity sewer main along the southeast side of the tract. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

<table>
<thead>
<tr>
<th>Wastewater Impact Fee Area</th>
<th>Collection</th>
<th>Treatment</th>
<th>Total Wastewater Impact Fees (per 1 EDU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Middle</td>
<td>$1,469</td>
<td>$786</td>
<td>$2,255</td>
</tr>
</tbody>
</table>

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation,
pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development [http://www.saws.org/business_center/developer/newdevel/] for a detailed guideline regarding the process for obtaining water and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments
1. Water Utility Map
2. Wastewater Utility Map
1/30/2019

Don W. Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, Texas  78232

SUBJECT: Will Serve – Hamilton Wolfe Lofts

In concern of Charter facilities at the property located near Princeton Place, off of Hamilton Wolfe Road, San Antonio, 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 ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zachary H.P. Marcum
February 8, 2019

Don Miller  
Macina, Bose, Copeland and Associates, Inc.  
1035 Central Parkway North  
San Antonio, TX 78232

RE: Hamilton Wolfe Lofts, San Antonio, Texas

Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at Hamilton Wolfe Lofts, San Antonio, Texas by AT&T. This letter acknowledges that the Hamilton Wolfe Lofts, San Antonio, Texas is located in an area served by AT&T. Any service arrangements for the Hamilton Wolfe Lofts, San Antonio, Texas will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Hamilton Wolfe Lofts, San Antonio, Texas.

Please contact the AT&T OSP Design Engineer for this service area, Cristina Salinas, with any project specific inquiries. She can be reached at (210) 536-4593.

Thank you for contacting AT&T.

Sincerely,

Sandra Meszar   
for  
Philip Austin  
Civic Coordinator
February 11th, 2019

To Whom It May Concern,

This document serves as confirmation for availability of service for the property that will be located at North side Hamilton Wolfe at the corner of Princeton Place (private Street), San Antonio, TX 78240. Waste Management can provide recycling and waste disposal services as needed for this location.

The point of contact for this location is:

Ben Hernandez
210-245-1687
bhernan7@wm.com

If you need Roll-Off Containers for the project, please contact our Construction Rep.: 

Jeff Fiedler
210-612-4199
jfiedler@wm.com

Thank you,

Ben Hernandez
ATTACHMENT L

UTILITY MAPS

1. Water
2. Wastewater
3. Spectrum
North Side Operations Center

WATER BLOCK MAP
134614
SAN ANTONIO WATER SYSTEM INFRASTRUCTURE PLANNING GIS MAPPING DIVISION

Revised Date: Jan 04, 2019

Disclaimer:
This utility map is for reference only. The information on the map may not represent what actually has been constructed. S.A.W.S. explicitly disclaims any representations of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. S.A.W.S. prohibits the reproduction or sale of this document. The utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.
ATTACHMENT M

FIRE FLOW TEST
Project Name:
Street Address:
City, State, Zip Code:

**FIRE FLOW TESTING COMPANY INFORMATION**

Name of individual preparing this report: Jeff Meeks
Company represented: American Backflow Services
Street address: 6514 Gin Road
City, State, Zip Code: Marion, Texas 78124
Phone Number: (210) 413-7790
Signature of individual preparing report attesting to the accuracy of data contained herein:
Date of this report: 4 February 2019

**WATER PURVEYOR INFORMATION**

Name of individual witnessing flow test: Rigo Arambula
Name of water purveyor: San Antonio Water System
Telephone Number: 210-233-3252
Signature of water purveyor witness attesting to accuracy of data shown below on this page:

**FIRE FLOW INFORMATION**

Date and Time of flow test: 4 February 2019 11:20 AM
Location of flow hydrant: 
Location of test hydrant: 
Theoretical fire flow available at 25 psi: 4691 g.p.m.
FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:
Project Name: ____________________________
Street Address: ____________________________
City, State, Zip Code: ____________________________

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>TEST HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>TOTAL FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>T</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>STATIC (psig)</td>
<td>RESIDUAL (psig)</td>
<td>PITOT (psig)</td>
</tr>
<tr>
<td>3/19 11:20</td>
<td>75</td>
<td>70</td>
<td>65</td>
<td>2.5</td>
</tr>
</tbody>
</table>

SKETCH FLOW TEST LOCATION:

Google Map View

Princeton Blvd
Hamilton Wolfe Rd
Comforcare Transport
Integrity
WellMed Charitable Foundation
Unicorn Centers
ATTACHMENT N

CINNAMON CREEK UNIT 8 SUBDIVISION PLAT
ATTACHMENT O

PAVEMENT CONDITION EVALUATION
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 01/30/19
Street: HAMILTON WOLFE RD
From: EWING HALSELL DR.
To: PRINCETON PLACE

Company Requesting PCI: MBC
Company Telephone: 210-545-1122

Person Requesting: Marcos Cruz
Email: mcruz@mbcongress.com
PCI: 86-110
Inspector Providing PCI: Thomas Rivera
Response Date: 02/14/19

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base failures, rutting and raveling are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The type and extent of restoration of the pavement becomes the responsibility of the Right-of-Way User.

Pavement Restoration Criteria:

☐ PCI OF 86-100
Excaations in Streets and/or Right of Way with PCI values of 86 or greater shall be deemed 100% loss of pavement life. These Excavations require block-to-block and curb-to-curb Pavement reconstruction. Use of a “Hot Mix Asphalt Repaving Process” is an option, which requires approval by the Director of Public Works. Specifications are available in the Right-of-Way Management Office. In the event of any trench failure in the Street or Right of Way during the guarantee period, the Right of Way User shall reimburse the City for its costs to repair the failure and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

☐ PCI OF 51-85
In the event of an Excavation in a Street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with the specifications set forth in the Right-of-Way Management Office. In the event of failure of the repair during the guarantee period, the Right of Way User excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

☐ PCI OF 0-50
Excavations in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets with minimal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with specifications set forth herein and in the UECM. The repair shall have a guarantee by the Right of Way User as set forth in the Right-of-Way Management Ordinance.

Disclaimer: The provided information is not authorization to open cut the pavement; it is not a variance from pavement restoration requirements or special assignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., un-permitted excavations. City initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.