February 28, 2019

JMZ ALBATROSS DEVELOPMENT, LLC
1329 East Lark Street
Springfield, Missouri 65804

TDHCA-LIHTC PROGRAM
221 East 11th Street
Austin, Texas 78701

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT / FEASIBILITY STUDY / CIVIL SITE PLAN
LAKEWOOD CROSSING
300 SOUTH PARK STREET
GRANBURY, TEXAS

Reference is made to the Phase I Environmental Site Assessment dated February 22, 2019, Feasibility Study dated February 25, 2018 and Civil Site Plan developed for the above noted project. This letter is being issued to address the following:

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report, study and site plan on the Department’s website; release the report, study and site plan in response to a request for public information and make other use of the report, study and site plan as authorized by law.

We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions or comments.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal
February 25, 2019

Mr. Justin Zimmerman
JMZ Albatross Land Company, LLC
1329 East Lark Street
Springfield, Missouri 65804

RE:  CIVIL ENGINEERING FEASIBILITY STUDY
LAKEWOOD CROSSINGS
300 SOUTH PARK STREET
GRANBURY, 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 48-unit development to be constructed as three two-story buildings with a separate clubhouse. The site is currently vacant and is comprised of 10.5 acres. The subject property is currently zoned as Multi-Family (MF). The subject property is currently not platted. Developing the plat and site plan submittal will provide conformance with the City of Granbury’s zoning and subdivision regulations. All local site design requirements are outlined within the zoning and subdivisions regulations. The parking provided (104 stalls) is in conformance with the site plan requirements. Water and sewer currently exist next to the site. The buildings will be design in accordance with the 2012 International Building Code and the 2012 International Fire Code which are currently adopted by the City of Granbury.

Taxing Jurisdictions and Rates

The subject property is identifiable by the Hood County Property ID Number R-000036915 and is subject to three taxing jurisdictions. The property is subject to a 0.428 millage rate by Hood County, a 0.399 millage rate by the City of Granbury and a 1.195 millage rate by the Granbury Independent School District. All taxes are up to date.

Utility Availability

The City of Granbury has indicated that an 8-inch water main is located on the north side of South Park Street, and along the west property line. The City has indicated that 8-inch sanitary
sewer main is located along the west side of the subject property. Fees for water and sanitary sewer connection costs are approximately $73,000.

**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 Granbury 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 104 parking stalls provided will be in conformance with regulations once the site plan is approved. Commercial entrances will be constructed on Park Street.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $718,000.

**Ingress and Egress Requirements**

Primary access to the site shall be made by means of Park Street, which is adjacent to the north portion of the site.

**Drainage and Detention Requirements**

The storm water drainage and detention will be developed in accordance with the City of Granbury requirements. The detention facility is planned for the southeastern portion of the site. No additional permanent storm water quality measures are required.

**Required Approvals, Processes, and Timing**

The City of Granbury staff has verified that the property is currently zoned Multi-Family.

The property is currently not platted. The City requires Planning Commission approval of a site plan and plat which shall be submitted ten days prior to the intended Planning Commission meeting. After approval of the site plan and plat by the Planning Commission, they will need to be approved by the City Council. The Planning Commission meets on the third Monday of each month. The City Council meets on the first Tuesday of each month. The application fees associated with the site plan and plat approval is $1,200. Four weeks should be scheduled for the site plan approval process. A portion of the site is within the 100-year flood plane. A CLOMAR-
F will need to be approved. This process typically requires six weeks, and can be completed in tandem with the City site plan approval 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 Granbury Codes Department. Discussions with the City of Granbury indicate the review and approval process is 4 to 6 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $30,482.

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 site plan approval, CLOMAR-F, site development permitting, and building permit process is anticipated to be 16 to 20 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.

Michael R. Osbourn P.E.
Principal