FEASIBILITY STUDY

Prepared For

Plano Seniors 001, LP

PATRIOT PARK
PHASE 2 MULTI-FAMILY
SOUTH OF 14TH STREET BETWEEN
G AVENUE & US-75
PLANO, TEXAS

BY
MULTATECH ENGINEERING INC.

February 27, 2019
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EXECUTIVE SUMMARY
SITE INVESTIGATION REPORT
Patriot Park Seniors
14th Street
City of Plano, Texas

EXECUTIVE SUMMARY

In the preparation of this due diligence Multatech has visited the site, researched the City of Plano requirements on their internet web page and has attended a pre-development meeting with the City. Multatech has had numerous discussions with Plano Seniors 001, LP regarding the site location and layout.

The overall site is comprised of two phases. Phase 1 is a 139 multifamily site on 3.587 acres and designated as Lot 1 Block A Patriot Park. This is Patriot Park Family, TDHCA 18096 and not part of this project. Phase 2 is Patriot Park Seniors, will be a 81 unit multifamily site on 2.107 acres and is designated as Lot 2 Block A Patriot Park. The overall development is located within the City of Plano, TX, south of 14th Street and between G Avenue and US-75. The total site Phase 1 and Phase 2 comprises 5.568 acres and is currently zoned PD 123-BG. The existing zoning allows for the construction of Multifamily by right.

This report addresses development of Patriot Park Seniors and provides for the construction of 81 units on 2.107 acres on four stories, a club house, guest parking, utilities, accessory structures and parking. All persons who have a property interest in this report hereby acknowledge that TDHCA 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.

A review of the attached survey reveals that there is about 14-18 feet of vertical relief from the north to the south side of the site. This site will likely require several retaining walls varying in height between 4-and 6 feet.

A review of city records show that water and sewer are available in 14th street.

ZONING

The property is currently zoned PD-123-BG. This planned development will allow the site to be exempt from the 200 foot setback and all Section 15.800 requirements, which dictates Multifamily Residence building setbacks and building separation requirements.

- Yard setbacks from 14th street (Minor Street) are Minimum 10 and maximum of 20 feet from the face of curb or edge of pavement stripe.
- The maximum height for buildings in this zoning is 4 stories. The proposed complex will be 4 stories high and meets City of Plano height requirements.
• Proposed signs for the site will require a sign permit from the Building Inspection Department and will have to comply with Article 22 of the Zoning Ordinance.

Other requirements specific to Multifamily in the BG (underlying zoning) zoning include:

1. Minimum Floor Area per Dwelling Unit

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Minimum Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>400 square feet</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>475 square feet</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>625 square feet</td>
</tr>
<tr>
<td>Each add. bedroom</td>
<td>150 square feet</td>
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</table>

2. In buildings greater than 100 units,
   • A minimum of 20% of the units must be 2 bedroom
   • The average unit size will be a minimum of 700 square feet

3. Minimum Density: 40 dwelling units per acre

Parking Requirements

Parking for a multifamily residence in a Downtown Business/Government District requires:

• 1 Parking Space for 1-bedroom or less units
• 1.5 Parking Spaces for 2-bedroom units
• 2 Parking Spaces for 3-bedroom units

<table>
<thead>
<tr>
<th>Parking Summary Table</th>
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</thead>
<tbody>
<tr>
<td>Unit Type</td>
</tr>
<tr>
<td>1 Bedroom/Efficiency</td>
</tr>
<tr>
<td>2 Bedroom</td>
</tr>
<tr>
<td>3 Bedroom</td>
</tr>
<tr>
<td>TOTAL PARKING REQUIRED</td>
</tr>
</tbody>
</table>

The current layout provides 90 parking spaces. A total of 4 parking spaces are required to be handicap parking spaces for a site that provides 72-100 parking spaces. Under the current layout 5 handicap parking spaces will be provided (out of the total 90 spaces). Standard parking spaces in the club/visitor surface parking shall measure no less than 9 feet by 20 feet.
where a vehicle is overhanging the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right of way, or adjacent property, the length of the standard space may be reduced to 18 feet. PD 123 BG zoning allows for compact spaces. Compact spaces for this zoning are 7.5 feet by 16 feet. Of the 89 spaces provided 9 spaces are designated as compact.

**Site Plan Approval**

Prior to the submittal of any development plans for approval a pre-development conference must be held with the City to review development procedures and discuss the proposed project.

The development of this site will require the approval of a Preliminary Site Plan (PSP). The PSP is submitted for staff review and the City of Plano Planning Commission approval. Once the PSP is approved the Preliminary Plat and Site Plan (full civil documents) are submitted to Engineering and the Planning Commission for formal Site Plan Approval. This process requires approximately 3 months from start to end.

**SUBDIVISION REQUIREMENTS**

The land proposed for subdivision must have adequate street access, water, waste water disposal, and offsite drainage. All platted lots must have direct access to an improved public street and have 2 means of access. All platted lots must have water service connections from a looped water main providing water flow from two directions or sources and water service must be sufficient to meet the fire flow requirements of the proposed development. All platted lots must be serviced by an approved means of waste water collection and treatment. Increased storm water runoff attributable to new development must not exceed the capacity of the downstream drainage system or adversely affect adjoining property.

The existing site has an existing 12” water line on F Avenue from 14th Street to 13th/14th Connector. An 8” sewer line is also on F Avenue from 14th Street to 13th/14th Connector. Gas lines and storm drain lines are accessible to the site from 14th Street and 13th/14th Connector. F Avenue has an overhead power line from 14th Street to 13th/14th Connector that can provide service to the site but this power line along with other utilities on the south side of F Avenue will have to be relocated so they are not in conflict with the site’s proposed building in that area.

The proposed site will have direct access to 14th Street and 13th/14th Street Connector. These two access points will satisfy city requirements.

Before a plat or site plan is prepared, a pre-application meeting is required to review potential subdivision design before formal submittal. The plat and site plan process will be done simultaneously.
First, a concept plan showing the proposed street and lot layout must be submitted for approval by both the Planning Commission and the City Council. Once Concept plan is approved the Preliminary Site Plan must be submitted to Planning Commission and the City Council for approval.

If a site is expected to generate over 8,000 trips per day a TIA is required. This site will not generate this volume and therefore a TIA is not required.

The preliminary plat, site plan, and engineering plans must be submitted to the Planning Department for review. A $280 per acre fee is required for the preliminary plat submittal and a fee of 4.0% of the estimated costs of public improvement is required for the engineering plans submittal. Once the preliminary plat has been approved by the Planning & Zoning Commission and the engineering plans have been approved by the City Engineer, the developer may begin construction of public improvements to the property.

After the completion of the required public improvements, a corrected final plat for the subdivision may be submitted to the Planning and Zoning Commission for approval. A fee of $250 is required for Final Plat review. If approved a signed plat must be filed and the building permit can be obtained. The platting process will require the Development Application and will take at least 30 days.

**PROPERTY INFORMATION**

The following subject tract’s property identification numbers, taxing jurisdictions, and millage rates apply for this tract and are with the Collin County Central Appraisal District.

- Identification numbers

<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION</th>
<th>IDENTIFICATION NUMBERS</th>
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<tbody>
<tr>
<td>MILLENNIUM, BLK 1, LOT 2R</td>
<td>2070986</td>
</tr>
<tr>
<td>KENDRICKS FIRST, LOT 10C</td>
<td>116154</td>
</tr>
<tr>
<td>KENDRICKS FIRST, LOT 10D</td>
<td>116163</td>
</tr>
<tr>
<td>KENDRICKS FIRST, LOT 11B</td>
<td>116190</td>
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<tr>
<td>KENDRICKS FIRST, LOT 11C</td>
<td>116207</td>
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<td>116181</td>
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<td>KENDRICKS FIRST, LOT 12D</td>
<td>116243</td>
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<td>KENDRICKS FIRST, LOT 12C</td>
<td>116234</td>
</tr>
<tr>
<td>KENDRICKS FIRST, LOT 12A</td>
<td>116216</td>
</tr>
<tr>
<td>KENDRICKS FIRST, LOT12B</td>
<td>116225</td>
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- Taxing Entity & Tax Rate

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate (2015)</th>
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<tbody>
<tr>
<td>CPL (Plano City)</td>
<td>0.488600</td>
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<tr>
<td>GCN (Collin County)</td>
<td>0.225000</td>
</tr>
<tr>
<td>JCN (Collin College)</td>
<td>0.081960</td>
</tr>
</tbody>
</table>
FIRE DEPARTMENT REQUIREMENTS

Fire protection will be provided from 14th Street, 13th/14th Connector, and G Avenue.

All subdivisions shall provide two points of access. The two points of access should be a minimum of 140 feet apart.

Fire lanes should be no less than 24 feet wide. A 90° or greater turn requires a minimum radius of 20 feet for a 24 foot fire lane. A fire lane must be striped in red traffic paint 6 inches in width with the words “NO PARKING FIRE LANE” or “fire lane no parking” shall appear in 4 inch white letters at 25 foot intervals on the red border markings along both sides of the fire lane. When a curb is available, the striping shall be on the vertical face of the curb. Signs reading “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall be 12 inches wide and 18 inches high. Signs shall be painted on a white background with letters and borders in red, using no less than 2 inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be 6 feet, 6 inches above finished grade. Signs shall be spaced not more than 50 feet apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

The maximum distance between fire hydrants for a multi-family residence is 400 feet for a sprinkled complex and 300 feet for a non-sprinkled complex. Within these distances, there should be a minimum of 2 fire hydrants serving each property. Fire hydrants must be located 4 feet to 7 feet back of curb or fire lane and shall not be located in the bulb of a cul-de-sac. Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such system and shall have an isolation valve located between the connections to a looped main.

SITE INGRESS AND EGRESS REQUIREMENTS

The site currently has two operating driveways. The first is along 13/14th street connector and the second will be through a platted cross-access agreement to 14th street. The proposed driveway must comply with City of Plano Code of Ordinances Sec. 19-26.1, which states, a driveway approach must be 6 inch reinforced concrete at 3,000 psi. The driveways must also meet the requirements for a Visibility, Access and Maintenance (VAM) Easement.

BUILDING CODES

The following codes are needed to meet City of Plano design requirements.

- 2012 International Building Code
- 2012 International Residential Code
- 2012 International Plumbing Code
- 2012 International Mechanical Code
• 2012 International Fuel Gas Code
• 2012 International Energy Conservation Code
• 2014 National Electric Code
• 2012 Fire Code

LOCAL DESIGN REQUIREMENTS

The following design manuals are needed to meet City of Plano design requirements.

• 2015 City of Plano Standard Construction Details
• 1997 Erosion Control Manual
• 1993 Strom Drainage
• 2006 Right of Way Management
• 2006 Updated Ordinance Amending Streets and Sidewalks Right of Way Management
• 2009 Thoroughfare Standards
• 2010 Monumentation Map
• 1997 Water and Sewer Design Manual
• 1998 NCTCOG Standard Specifications for Public Works Construction, 3rd Edition
• 1997 Special Provisions to Standard Specifications for Public Works Construction
• 2009 Geodetic Monumentation Manual

ATYPICAL ITEMS

The following are any atypical items materially impacting costs.

• Several Retaining Walls on Site
• Storm Water Detention
  o Based on as built plans obtained from the City, it appears that the design of existing storm sewer (which this site outfalls to) has adequate capacity to drain the developed site and stormwater detention should not be required. The final decision will come from Plano Engineering Review of a formal drainage report which will be submitted as part of the site plan approval process.
• Utility Relocation and Construction
  o Gas Line Relocation
  o Electrical Line Relocation
  o Sewer Line Demolition and Reconstruction
  o Onsite Drainage Systems
  o Onsite Domestic and Fire Protection Water System

SURVEY OR CURRENT PLAT

The survey for this site was prepared by Coombs Land Surveying, Inc. and is dated 2-26-19 (see Attachment A for Exhibit and Attachment B for Legal Description).
PRELIMINARY SITE PLAN

Multatech Engineering Inc. in coordination with ARRIVE Architecture Group has prepared a preliminary site plan including proposed structures, proposed site amenities, parking spaces, driveways, topography, water and waste water utility tie-ins, set-back requirements, and locally required items. Refer to Attachment D for the Preliminary Site Plan.

DEVELOPMENT PROCESS, SCHEDULE, AND REQUIRED FEES

The site development permitting process consists of submitting full civil engineering plans to the Engineering Department along with the Development Fees form, a certificate of insurance, and the online City of Plano Permit for Installation, Replacement, or Repair of Infrastructure in Public Streets, Easements or Alleys. This process is done simultaneously with the Plat process.

The building permitting process consists of submitting the engineering plans to the Building Inspection Department with the Application for Residential Permit. If demolition is required, proof that an asbestos survey has been conducted is required. The building permit will be issued upon receipt of approved site plan from the Engineering Department.

Fees for a new apartment complex include a building permit fee for each building of $5.25 per $1000 valuation of work with a minimum of $40.00. The fire plan review fee is $0.035 per square foot of building area with a minimum of $60.00. The park fee is $323.96 per unit. The Service Inspection Plumbing Certificate is $40 and the plumbing site pre build is $5.25 per $1000 or $45 minimum. Meter and sewer fees depend on meter and sewer sizes set by the Engineering Department. Mechanical, electrical, and plumbing fees are based on the following square footage of building floor area.

- 1-3,000 square feet $70.00
- 3,001-10,000 square feet $90.00
- 10,001-100,000 square feet $110.00
- over 100,000 square feet $130.00

Development Process:

- Preliminary Site Plan Approval
  - Submittal Date April 12,-2018
  - Planning & Zoning Meeting May 07, 2018
- Site Plan Approval/Preliminary Plat
  - Submittal Date (preliminary plat) May 10,-2018
  - Planning & Zoning Meeting June 04, 2018
  - Submittal to Engineering - coincidental to Preliminary Plat to include Full Civils, Landscaping and Building Façade Date May 10,2018
  - Plan Review Turn Around Time- 1ST Round is 5 to 10 business days June 01,2018
- Building Permit
  - Can be coincidental with Site Plan but not approved until Site Plan is accepted by Engineering
Attachment A

Preliminary Survey & Legal Description
LEGAL DESCRIPTION

BEING a tract of land located in the JOSEPH KLEPPER SURVEY, ABSTRACT No. 213, City of Plano, Collin County, Texas and being a portion of Lot 2R, Block 1, Millennium Addition to the City of Plano, Collin County, Texas according to the plat recorded in Cabinet K, Page 747 of the Plat Records of Collin County, Texas, a portion of Block 10, J. F. Kendrick 1st Addition to the City of Plano, Collin County, Texas according to the plat recorded in Volume 23, Page 494 of the Plat Records Collin County, Texas, a portion of that certain tract of land described in deed to Raymond Jones, Melinda D. High, Dora Denson and Melanie High as Trustees of the Holy Temple Church of God in Christ recorded in Volume 4169, Page 2737 of the Deed Records of Collin County, Texas, a portion of those certain tracts of land described as Parcel No. 3 and Parcel No. 4 in deed to Rhonda Gibson, Trustee of the Rhonda Gibson Revocable Living Trust Dated July 17, 2008 recorded in Clerk’s File No. 20081118001340140 of the Official Public Records of Collin County, Texas, and a portion of that certain part of F Avenue abandoned by the City of Plano, recorded in Clerk’s File No. 20160628000812880 of the Official Public Records of Collin County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron rod found at the most Westerly Northwest corner of said Lot 2R being the Southwest corner of that certain tract of land described in deed to Mohammed I. Jetpuri and Farida Y. Jetpuri, Co-Trustees of the Mohammed I. Jetpuri and Farida Yasmin Jetpuri Revocable Living Trust recorded in Clerk’s File No. 20090915001150110 of the Deed Records of Collin County, Texas and lying in the East right-of-way line of U. S. Highway 75 (a variable width right-of-way);

THENCE along the Northwest boundary line of said Lot 2R as follows:

N 87° 23’ 00” E, 268.69 feet with the South boundary line of said Jetpuri Tract to a ½-inch iron rod found at the Southeast corner of said Jetpuri Tract;

N 00° 50’ 25” W, at 164.99 feet passing a ½-inch iron rod found at the Northeast corner of said Jetpuri Tract being the Southeast corner of that certain tract of land described in deed to Paesano’s Restaurant, Inc. recorded in Volume 5183, Page 1372 of the Deed Records of Collin County, Texas and continuing in all a total distance of 256.22 feet to a 1-inch iron rod found at the most Northerly Northwest corner of said Lot 2R lying in the South right-of-way line of 14th Street (a variable width right-of-way);

THENCE S 89° 53’ 51” E, 142.19 feet along the said South right-of-way line of 14th Street to a 1-inch iron rod found at the most Northerly Northeast corner of said Lot 2R lying in the West boundary line of Lot 5R, Original Donation Block 28, an addition to the City of Plano, Collin County, Texas according to the plat recorded in Cabinet P, Page 738 of the Plat records of Collin County, Texas;

THENCE along the Northeast boundary line of said Lot 2R as follows:
S 00° 22' 04" E, 105.01 feet with the West boundary line of said Lot 5R to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294” at the Southwest corner of said Lot 5R;

S 89° 53' 51" E, at 90.12 feet passing a 1-inch iron rod found at the most Easterly Northeast corner of aforesaid Lot 2R lying in the West right-of-way line of aforesaid F Avenue and continuing in all a total distance of 104.89 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE SOUTH, 46.96 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE EAST, 136.00 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE SOUTH, 36.00 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE WEST, 231.72 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE SOUTH, 165.00 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE WEST, 18.00 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE SOUTH, 90.00 feet, to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE S 89° 46' 15" E, 22.59 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294”;

THENCE SOUTH, 78.72 feet to a ½-inch iron rod set with orange plastic cap stamped “R. W. COOMBS RPLS 5294” in the North right-of-way line of 13th Street and lying N 89° 54' 03" W, 59.48 feet along said right-of-way line from a 1-inch iron rod found at the most Southerly Southeast corner thereof;

N 89° 54' 03" W, 13.66 feet to a 1-inch iron rod found;

N 00° 34' 19" W, 72.79 feet to a ½-inch iron rod found at the Northeast corner of that certain tract of land described in deed to Silverio L. Rey and wife, Maria C. Rey recorded in Volume 1156, Page 635 of the Deed Records of Collin County, Texas;

S 89° 18' 45" W, 67.20 feet with the North boundary line of said Rey Tract to a 5/8-inch iron rod found at the Northwest corner thereof;
S 01° 01' 11" E, 72.82 feet to a 1-inch iron rod found in the aforesaid North right-of-way line of 13th Street;

S 89° 59' 25" W, 68.29 feet with the said North right-of-way line of 13th Street to an “X” cut in concrete found at the most Westerly Southwest corner of aforesaid Lot 2R being the Southeast corner of Lot 1R, aforesaid Block 1;

THENCE along the common boundary line between said Lots 1R and 2R as follows:

N 00° 50’ 25” W, 237.66 feet to an “X” cut in concrete set at the Northeast corner of said Lot 1R;

S 87° 23’ 00” W, 262.53 feet to a P.K. Nail found at the Northwest corner of said Lot 1R lying in the aforesaid East right-of-way line of U. S. Highway 75;

THENCE NORTHWESTERLY, 30.52 feet along the said East right-of-way line of U. S. Highway 75 with a Curve to the Left, having a radius of 6613.74 feet, a central angle of 00° 15' 52" and a chord bearing N 13° 09' 13" W, 30.52 feet to the PLACE OF BEGINNING, containing 2.093 acres of land.
Attachment B

Preliminary Site Plan