February 28, 2019

VCZ 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
REDWOOD APARTMENTS
320 EAST 19TH STREET
DUMAS, TEXAS

Reference is made to the Phase I Environmental Site Assessment dated February 22, 2019, Feasibility Study dated February 25, 2019 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.

[Signature]

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

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

RE: CIVIL ENGINEERING FEASIBILITY STUDY  
REDWOOD APARTMENTS  
320 BLOCK OF 19TH STREET  
DUMAS, 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 5.0 acres. The subject property is currently zoned as E (multi-family), which the proposed development conforms to the City of Dumas zoning and subdivision ordinances. All local site design requirements are outlined within the zoning and subdivisions regulations. The parking provided (99 stalls) exceeds the zoning required count (96 stalls). Water and sewer currently exist at the project 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 Dumas.

**Taxing Jurisdictions and Rates**

The subject property is identifiable by the county tax number 113659 and is subject to three taxing jurisdictions. The property is subject to a 0.846 millage rate by Moore County, a 0.331 millage rate by the City of Dumas and a 1.148 millage rate by the Dumas Independent School District. All taxes are up to date.

**Utility Availability**

The City of Dumas has indicated that a 12-inch water main is located adjacent to the north side of the project site on the north side of 19th Street. The City has indicated that an 8-inch sanitary sewer main is located adjacent to the north boundaries of the site, on the south side of 19th street.
The elevation of existing sewer indicates the need for a lift station to be operated by the City of Dumas to be installed on the site. The connection will be near the northwest portion of the site. Chadbourne Street Fees for water and sanitary sewer connection costs are approximately $9,800.

**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 Dumas 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 private sanitary system will be routed through the site to serve the proposed structures, and flow into a public lift station to be installed on the site.

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 99 parking stalls provided exceed the 96 required (2 per unit) by the zoning ordinance. Commercial entrances will be constructed on 19th Street.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $713,000.

**Ingress and Egress Requirements**

Primary access to the site shall be made by means of 19th 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 Dumas 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 Dumas staff has verified that the property is currently zoned E (multi-family), which is in conformance to be utilized for multi-family purposes.

The property is currently platted. If re-platting is required prior to issuance of the building permit, the process will require City approval. The City requires Commission approval of the revised plat, and shall be submitted ten days prior to the intended Commission meeting. The City Commission meets on the first and third Tuesday of each month. The application fee associated with the plat is $380. 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 Dumas Codes Department. Discussions with the City of Dumas indicate the review and approval process is 2 to 4 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $10,250.

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 10 to 12 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
Principal