Civil Engineering Feasibility Study

For

Residences at Alsbury
A Senior Living Facility in Burleson, Texas

Prepared By:

HICKMAN CONSULTING ENGINEERS, INC.

3094 County Road 1024

Farmersville, Texas 75442

HCE Project No.: 1921-30

February 15, 2019
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EXECUTIVE SUMMARY

The Residences at Alsbury is a proposed senior living apartment complex to be primarily located on a 6.959 acre tract of land located at 749 Ridgehill Drive aka Lot 3, Block 2, Hillside Addition Phase IV, at the southwest corner of Alsbury Blvd and Ridgehill Drive. Lot 1, Block 2, Hillside Addition Phase IV is a 1.172 acre tract directly across Ridgehill Drive from the subject tract which is included in the sale and ownership of this project, is almost entirely encumbered with floodplain and easements but is needed in order to meet the landscape requirements for the City of Burleson. The property is bounded on the east by Ridgehill Drive, on the north by Alsbury Blvd and two commercial buildings, on the west by a residential subdivision and on the south by several residential homes. The exact location is shown on Figure 1 of this report.

The configuration of this senior housing facility would consist of a “U” shaped structure with a commons and dining area in the middle. The facility would consist of 63, 1 bedroom units and 20 2 bedroom units for a total of 83 units. The commons area would consist of an area for activities and meetings along with an area designated for dining and the office area for staff. A circular outdoor patio would be available for outdoor dining, games or socializing and is located outside the back of the building adjacent to the commons area. Just beyond the outdoor patio are 2 additional and smaller patios as well as a quiet outdoor garden area with benches for relaxing, reading or socializing. The garden area has a meandering path with exercise trails for daily walks.

Due Diligence - Hickman Consulting Engineers, Inc. (HCE) has met with the City of Burleson Planning and Engineering Departments to discuss the specific requirements that they anticipate for this development. HCE has contacted the appropriate franchise utility companies to request and obtain “will serve” letters (see appendix). Additionally, an on-site visit was conducted to inspect the existing conditions along with researching flood and topographic maps for drainage requirements.

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

• Johnson CAD Property ID - The Reference ID Number designated for this property by Johnson County Appraisal District is 126.2666.01500
• **Millage Rates for all Taxing Jurisdictions** - the millage rates are as follows

  City of Burleson  | 0.735000  
  Johnson County   | 0.441700  
  Burleson ISD    | 1.670000  
  Farm to Market LTRD | 0.030300  
  **Total**        | 2.877000  

• **Zoning Requirements** - The property is currently zoned “MF1” (Multiple-Family One). Under the current zoning this property will need to be rezoned to MF2 or PD (Planned Development).

• **Subdivision Requirements** - The property is currently platted but a replat may be in order due to the number of proposed easements that need to be dedicated (fire, access, utility, etc...). The easements can be dedicated by separate instrument but the cost might be prohibitive and it may be cheaper to replat the property instead. Additionally, due to the number of easements the City may REQUIRE that the property be replatted.

• **Development Ordinances** - The proposed site will have to comply with the City of Burlesons Development Ordinances and Codes and Design Standards Manual.

• **Fire Department Regulations** - The City of Burleson Fire Department is enforcing the 2012 International Fire Code. The proposed site layout meets the minimum fire lane width and turning radii requirements.

• **Site Ingress and Egress Requirements** - The proposed drive entrances off of SW Alsbury Blvd. and Ridgehill Drive meet the current City of Burleson Driveway Standards. The entrance off of Ridgehill Drive is an existing driveway.

• **Building Codes and Local Design Requirements** - The City of Burleson requires all structures to meet the requirements of the 2012 International Building Code.

• **Atypical Items that will Materially Impact Costs or Take Extended Time to Complete** - The City of Burleson requires all new developments to provide detention. Although this is becoming a common requirement in most cities it is certainly required for this project.

**Projected Development Timeline**

The projected timeline for the development process within the City of Burleson is outlines below:

• PD Rezoning Application is submitted to the City. Due to this being a PD Rezoning, a formal site plan will be required to be approved as part of the PD approval. This process will take approximately 120 days.
• Platting application is submitted to the City. As part of the platting process the City will require that the civil engineering construction documents be prepared and approved prior to formal approval of the plat. Generally the replatting and engineering review process can take up to 120 days which will include two City reviews and appropriate responses.

• Building permit submittal of completed architectural, MEP and structural plans to the City for review. Building permit review may take up to 45 days to maneuver through contingent upon the number of initial comments and the response time to resubmit.

The timeline discussed here is based upon City provided information and experience in the industry and with the City of Burleson.

Survey
A survey is included in Figure 1 of this report. The survey shows the boundary information and lot size. The legal description is Lot 3, Block 2, Hillside Addition, Phase IV recorded in P.R.J.C.T., Volume 9, Page 160 and Lot 1, Block 1, Hillside Addition, Phase IV.

Site Plan
A site plan was prepared for this report and is included as figure 2. It illustrates the location of all proposed improvements (structures, firelanes, parking, sidewalks, patios, walks, gardens and detention ponds) relative to the boundary. This site plan generally adheres to all zoning, site development and building code ordinances.

Drainage and Flood Zone Determination
The existing site has 2 distinct drainage basins. The site breaks at the southwest corner of the property and drains north toward SW Alsbury Blvd and east toward Ridgehill Drive. Each basin will sheet flow to an underground conveyance system which will in turn contribute to a detention pond and then into the cities existing underground conveyance system. On-site stormwater detention will be required by the City and will therefore be provided in the form of 2 separate detention basins. Lot 3, Block 2 does not lie within a Flood Hazard Area according to the Johnson County Flood Insurance Rate Maps, Community Map No. 48251C0065J, Map Revised December 04, 2012 as shown in figure 3. Lot 1, Block 1 is almost entirely inundated by Zone AE floodplain according to Johnson County Flood Insurance Rate Maps, Community Map No. 48251C0065J, Map Revised December 04, 2012 as shown in figure 3.
Utilities
Hickman Consulting Engineer, Inc. obtained “will serve” letters to verify the availability of water, sanitary sewer, solid waste, electricity, gas, telephone and data/tv. These letters are included in the appendix. The utility providers and their corresponding contacts are listed below:

- Water & Sanitary Sewer - City of Burleson, Michelle McCullough 817-426-9616
- Trash Collection - City of Burleson
- Electricity - ONCOR, Guy Smith 817-676-7766
- Gas - Atmos Energy, Bob Davison 817-988-8079
- Telephone, Data, TV - AT&T, Deborah Robilliard, dg2902@att.com

Water - There is an existing 16" and 12" municipal water line running along the entire west end of the property within an existing 25' waterline easement. There is an existing 16" municipal water line along the south side of Alsbury Blvd. adjacent to the north property line. There is an existing 8" municipal water line running along the west side Ridgehill Road adjacent to the east property line. An existing 8" waterline stub is located on the east property line to connect directly to.

Sanitary Sewer - There is an existing 15" and 8" municipal wastewater main within the south right-of-way of Alsbury Blvd. adjacent to the north property line. There is an existing 8" municipal wastewater main east of Ridgehill Road running north and south and has an existing 8" stub that crosses Ridgehill Road and terminates at the east side of the property.

Storm Sewer - The City has an existing municipal storm sewer line within Alsbury Blvd that terminates at a curb inlet at the northeast end of the property. There are two existing curb inlets on either side of the entry drive from Ridgehill Road. These curb inlets contribute to an existing storm line that crosses Ridgehill Road and terminates into the existing Little Booger Creek.

Solid Waste - The property lies within Zone 2 for Burleson Recycling & Waste. They will provide solid waste collection utilizing front loading solid waste trucks for commercial garbage collection. Garbage is collected weekly on Tuesdays and Fridays and recycling on Tuesdays only.

Electricity - ONCOR has existing facilities within Alsbury Blvd as well as Ridgehill Road that is capable of providing three-phase power to the property and has an existing pad mounted transformer at the northeast property corner. It doesn’t appear that the transformer is located within an existing easement so one will need to be dedicated.
Gas - Atmos has existing facilities at the intersection of Ridge Hill Drive and SW Alsbury Blvd. Atmos is unsure of the exact location and has suggested that a gas main extension may be required in order to service the site.

Telephone - AT&T has existing facilities in the area.

Offsite Improvements
No offsite improvements are anticipated for this project.

Projected Development Costs
The project development costs for this project are outlined below:

- Platting application fee - $500.00 + $15/ac. = $605
- PD Rezoning application fee - $800 + $5/ac = $835
- Approximate non-municipal site construction costs - $1,396,025
- City of Burleson building permit fee - $9,450 + $0.12/sq. ft.
- Sewer impact fee - $3,167.90 for a 2" meter, $6,335.79 for a 3" meter
- Water impact fee - $6,438.87 for a 2" meter, $12,877.75 for a 3" meter
- Roadway impact fee - According to the Burleson Roadway Impact Fee Calculator there is no roadway impact fee for this development.
- Solid Waste Service Application - $75
- Sign Permit - $100

All of the above fees are approximate and subject to change after final design and bid procurement.

End of Report
GENERAL STORM UTILITY LAYOUT

The data has been compiled by the City of Burleson using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.
We do provide service at the address; 749 Ridge Hill Dr 76028. Please feel free to pass my email information along to who will be needing the serve once the building is ready.

Thank you,

Deborah
February 7, 2019

Mark H. Hickman, P.E.
Hickman Consulting Engineers, Inc.
3094 County Road 1024
Farmersville, Texas 75442
972-784-2499 Office
972-877-4175 mobile
Firm No. F-12172

Re: Gas Availability- The Residence at Alsbury
Ridgehill Drive @ Sw Alsbury Blvd
Burleson, Texas

Dear: Mr. Hickman,

Upon your request, I have reviewed the location of gas facilities near your project site. It has been determined that Atmos Energy has a 6 inch gas line at the intersection of Ridge Hill Drive and SW Alsbury Blvd. available at your project location. However, Atmos Energy Corporation does not warrant the accuracy of these locations. Verification of gas main locations can be obtained through 1-800-DIG-TESS.

A main extension, which complies with the Company’s current Line Extension Policy, may be required to serve the project.

If you have questions, please contact me at (817) 207-2832.

Sincerely,

Bob Davison
Project Manager
749 Ridgehill Dr, Burleson
Recycle Pick Up Tuesday
Zone 2 Trash Pick Up Tuesday Friday

Special Pickup Monthly On 2nd Monday
Special Pickup: Please have your items out at the curb by 7:00 a.m. the Monday of your Special Pickup week’s collection. The crews will work through Friday clearing your zone of special pick up items.

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Powered by ReCollect (https://learn.recollect.net/help/)
Re: Service to The Residence at Burleson, Texas

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Guy Smith
P. O. Box 56
Cleburne, Tx  76033

Mark Hickman, P.E.
Hickman Consulting Engineers, Inc
3094 County Road 1024
Farmersville, Texas 75442

Guy Smith
New Construction Manager
fkbg@oncor.com