Site Design and Development Feasibility Report
Four Corners Development
Senior Housing – Franklin Trails
Franklin, Texas
February 18, 2019

1. Executive Summary

The below information was obtained through: (1) phone and email correspondence with the City of Franklin Secretary, Shirley Smith, including city documents provided by Mrs. Smith; (2) Conversation with Michelle Kinsler with the Robertson County Central Appraisal District; (3) Record information obtained from the Robertson County Court Clerk; (4) Travis Aaron, Franklin Fire Chief; and (5) Brandon Roark, Franklin Public Works Director.

Due diligence performed on the project site includes (1) limited boundary survey; (2) Phase I Environmental Site Assessment; and (3) title research.

The proposed senior housing development in Franklin, Texas consists of nineteen (19) independent senior living duplexes for a total of thirty-eight (38) living units as well as one community building. Two separate floor plans will be utilized for the duplexes, including a 1 bedroom/1 bath floorplan and a 2 bedroom/1 bath floorplan. The project site is a 12.68 acres tract that will be subdivided out of a larger parent tract that will be retained by the current owner. The project site is located within the Franklin city limits and is currently an open field that is generally mowed for hay.

Off-site work that this project will incur includes installation of a drainage ditch to the southwest of the site to allow proper stormwater drainage.

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.
2. **Site Summary Items**

2.1 Property Identification Number for Taxing Jurisdictions

Per records obtained from the Robertson County Clerk’s Office:
- 000335-000745

2.2 Millage Rates for Taxing Jurisdictions

Per phone conversation with the Robertson Central Appraisal District ([https://www.robertsoncad.com/](https://www.robertsoncad.com/)) on January 23, 2019, the applicable 2018 tax rates per $100 of value are as listed below. Michelle was unable to confirm anticipated rates and/or rate changes for 2019.

- Robertson County: 0.48500
- Robertson County Emergency Services District (ESD): 0.08510
- City of Franklin: 0.45703
- Franklin Independent School District (ISD): 1.2300

2.3 Zoning Requirements

The subject site is located within the Franklin City Limits. It was annexed by ordinance in 2007.

Per conversations with the Franklin City Secretary, the City of Franklin does not have zoning restrictions. All uses are allowed by right within the city limits.

2.4 Subdivision Requirements

Per the City of Franklin Land Subdivision Regulations and conversations with the City Secretary, a subdivision plat will be required. The platting process includes submission of a Preliminary and Final Plat for approval by City Council. The submittal deadline is 10 days prior to the scheduled City Council Meeting. Both the Preliminary and Final Plats can be submitted for approval at the same City Council Meeting. It is estimated that the platting process will take approximately 4 weeks.

2.5 Development Ordinances

2.5.1 Parking

Per conversations with Franklin City Secretary, the City of Franklin does not have any parking requirements.
2.5.2 Landscaping

Per conversations with Franklin City Secretary, the City of Franklin does not have any landscaping requirements.

2.5.3 Water Supply

Water service will be provided to the site by the City of Franklin. Per the Water Map provided by the city, there is an existing 8” water main along the site’s frontage to FM1644 and a 6” water main along the site’s rear property line. It is anticipated that water service to the site will be achieved by extending a new 6” main into the proposed development that will be connected to one or both of these existing mains. There are no anticipated pressure/flow issues per conversations with the Public Works Director.

2.5.4 Sewer

Sewer service will be provided to the site by the City of Franklin. Per the Sewer System Map provided by the city, there is an existing 8” sewer main running along the north side of FM1644 as well as a 6” sewer main along the site’s rear property line. It is anticipated that the proposed development will be provided sewer service from the existing 6” sewer main along the site’s rear property line as the city’s sewer system generally slopes from northeast to southwest towards the city’s treatment facility. Per conversations with the Public Works Director, there are no anticipated issues with obtaining sewer service for this site.

2.6 Fire Department Requirements

Per discussions with Chief Travis Aaron with the Franklin Volunteer Fire Department, they do not have any specific requirements related to the proposed development.

2.7 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to West Decherd Street (FM1644). FM1644 is a two-lane roadway that is a Texas Department of Transportation (TxDOT) route. A separate driveway permit from TxDOT will be required. No road improvements are anticipated.

2.8 Building Codes and Local Design Requirements

Per conversations with Shirley Smith, the City of Franklin has not adopted a local building code. Per the Texas State Law Library (https://www.sll.texas.gov/law-legislation/building-codes/), the following building codes have been adopted:
• International Residential Code (IRC) 2000 as it existed on May 1, 2001 as adopted by Texas Local Government Code §214.212.

2.9 Atypical Items

As noted in the Executive Summary above, an off-site drainage ditch will be required to be installed extending out from the site’s southwest corner to an existing drainage channel that is located approximately 600 feet west of the site and on the seller’s remaining land. Full topographic survey data has not been obtained for the off-site ditch routing, but it is assumed that only minimal grading will be necessary to achieve the necessary positive drainage to the existing drainage channel.

No other atypical items are anticipated that will materially impact costs or take extended time to complete for this project.

3. **Overview of Process, Timing and Costs**

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Preliminary/Final Plat – Approximately 4 weeks. See Section 2.4 above for description of the process.

3.1.2 Construction Plan – Approximately 6 weeks. The construction plan review is a staff level only review by the city’s engineer and can be submitted concurrent with the Preliminary and Final Plats.

3.2 Building Permit Process and Timing

The building permit submittal(s) for the development can be made once the Construction Plans are approved. The plans will be reviewed by the city engineer and the permit will be issued by the City Secretary. Review and approval is anticipated to take approximately 2 weeks.

3.3 Cost Itemization of All Anticipated Fees (Anticipated Impact, Site Development Permit, Building Permit, and Other Required Fees)

3.3.1 City Engineer Review Fee (Plat & Construction Plans) $6,000
3.3.2 City Attorney Review Fee $2,500
3.3.3 Construction Stormwater Permit $225
3.3.4 Water Meter Fee $9,430
3.3.5 Oversized Water Tap Fee $1,800
3.3.6 Sewer Tap Fee $400
3.3.7 Public Works Inspection Fee (Water & Sewer) $300
3.3.8 Building Permit $6,000

Per conversation with the Franklin City Secretary, building permit fee is based upon construction costs. The city was unable to provide exact fee schedule, but did provide the following examples:

<table>
<thead>
<tr>
<th>Building Construction Cost</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000</td>
<td>$7.50</td>
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<tr>
<td>$50,000</td>
<td>$130</td>
</tr>
<tr>
<td>$100,000</td>
<td>$230</td>
</tr>
<tr>
<td>$1,000,000</td>
<td>$1,333</td>
</tr>
<tr>
<td>$2,000,000</td>
<td>$2,333</td>
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</tbody>
</table>

Joseph Parsley, PE
Vice President
### Site Work Cost Breakdown - Franklin Trails

**This form must be submitted with the Development Cost Schedule as justification of Site Work costs.**

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Unit Price</th>
<th>C. # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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</thead>
<tbody>
<tr>
<td>Temporary Site Items</td>
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<td>$15,000.00</td>
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<td>Earthwork</td>
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<td>$96,600</td>
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<tr>
<td>Erosion Control</td>
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<td>$30,900</td>
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<tr>
<td>Storm Drainage</td>
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<td>$63,867</td>
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<tr>
<td>Landscaping/irrigiation</td>
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<td>$64,800</td>
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<td>Fencing/Site Security/Site Amenities/Misc</td>
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<td>Paving/Parking</td>
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<td>$395,556</td>
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<td><strong>Total</strong></td>
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<td></td>
<td><strong>$ 1,028,626</strong></td>
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</tbody>
</table>

*Signature of Registered Engineer*

*Printed Name*

*Seal*

*2/25/2019*

_Date if a revised form is submitted, date of submission:_
# Off-Site Cost Breakdown - Franklin Trails

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed in this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Unit Price</th>
<th>C. # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ditch Cut</td>
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<td>400</td>
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<td>$2,400.00</td>
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<tr>
<td>Sod</td>
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<td>1000</td>
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<td>Rip-rap</td>
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<td>$6,000.00</td>
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</tbody>
</table>

**Total** $12,000

Signature of Registered Engineer responsible for Budget Justification: [Signature]

Printed Name: Joseph Parsley, PE

Date: 2/25/2019

If a revised form is submitted, date of submission: [__________]