WEST LITTLE YORK APARTMENTS

SITE INVESTIGATION REPORT
Prepared for:
Mr. Matt Fuqua
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February 2019

WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS

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Houston, TX 77063
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Firm #9756
WGA Project # 00383-100-05

February 2019
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I. EXECUTIVE SUMMARY

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed West Little York multi-family development in Houston, Texas. Aspects of city and developmental restrictions, site access, utility availability and various constraints or items that affect the site development were researched. The purpose of this report is to present a summary of our findings.

II. SITE DESCRIPTION

The subject site is approximately 6.6748 acres and is located near the southeast intersection of West Little York Road and Oakwood Trail. Adjacent tracts to the property consist of trees and brush to the East and West, and a vacant lot to the South. The site is currently undeveloped and consists of mainly trees and brush. The site is currently not platted, but a plat will need to be completed prior to permitting.

See Exhibit A for Site Vicinity Map

III. FLOODPLAIN REVIEW

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0635M, effective June 9, 2014, the subject site is partially located in shaded Zone “AE” and partially located in shaded Zone “X” shaded. These are areas determined to be within the 1% (100-yr) and 0.2% (500-yr) annual chance flood plain, respectively. The majority of the site is located in Zone AE with a small portion mapped in Zone X Shaded. The 500-yr BFE for the subject site appears to be approximately 88.5′. Based on GIMS contour data the site appears to have an average elevation of approximately 87’. The buildings will have finished floor elevations of at least 90.5′ placing them 24″ above the 500-yr BFE and ~3.5’ above natural ground. Fill will be offset throughout the site and within a combination detention/mitigation pond.

See Exhibit B for FEMA Floodplain Exhibit

IV. UTILITY AVAILABILITY

The proposed development is located within City of Houston (COH) jurisdiction. Therefore, Utility Capacity must be requested from City of Houston for the proposed site, this process typically takes 2-4 weeks. Until the capacity letters are received, the exact connection points are unknown but the locations of all known existing utilities are described in the following sections.

Water – City of Houston
There is a 16” water line that runs along the north side of the property line. There are also 2 fire hydrants adjacent to the north side of the site. A new tap will need to be made in order to tie in to the existing water line and a water meter will need to be installed.

Storm Sewer – City of Houston
There is a HCFCD ditch that runs north-south along the West side of the property. There are no existing storm lines or manholes adjacent to the property. The closest storm features are an existing 36-inch storm sewer line located on the East side of Guhn Road and a 24-inch line running along the West side of Hollister Road. The site will collect drainage by sheet flow into inlets and then convey it in underground storm sewer.
On-site storm sewer drainage will likely outfall into the 3’ deep HCFCD ditch on the West side, via storm sewer lift station. For storm drainage, a Stormwater Information Form along with the proposed plans must be submitted to the Office of the City Engineer for review and approval. Additionally, a Storm Water Quality Management Plan (SWQMP) will also be required for this development per COH Infrastructure Design Manual Chapter 13.

Sanitary Sewer – City of Houston
There are no existing sanitary lines or manholes adjacent to the property. The closest sanitary features are an existing manhole (UFID 7741327) and accompanying 8-inch sanitary sewer line that run north-south, about 350’ south of the southeast corner of the property. The existing sanitary sewer will need to be extended, through easements to be acquired, in order to service the proposed site. According to the City of Houston GIMS, the existing line appears to be approximately 11.6 feet deep, which should be adequate depth to serve the development. Therefore, a lift station should not be necessary for this site.

See Exhibit C for Existing Utilities Exhibit

Electric – CenterPoint Energy
CenterPoint Energy has confirmed that electric service is available for this project. Point of service, voltage supplied and specific load requirements can be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s electric service consultant is listed as follows:

Anne Perdue  
(713) 945.4890  
Anne.Perdue@centerpointenergy.com

Gas – CenterPoint Energy
CenterPoint Energy has confirmed the availability of gas mains in the vicinity of the subject site adequate to supply natural gas demands. The natural gas service contact for the area is listed below:

Brian Moncel  
(281) 561-6011  
Brian.Moncel@centerpointenergy.com

Telecommunication – AT&T
AT&T has confirmed the availability of telecommunications services to the subject site. Contact information for the area’s account representative is listed as follows:

John Frazer  
(281) 374-3324  
JF4735@att.com

See Exhibit D for Private Utility Will Serve Letter

V. DETENTION POND

On-site detention is required per Harris County Flood Control standards. Based on HCFCfD criteria, required detention volumes for areas greater than 1 acre is calculated at a rate of 0.55 Ac-feet per acre of developed area. The proposed development will require 3.67 Ac-feet of detention. The site will also require a storm sewer lift station in order to outfall to an existing ditch located along the West side of the property.
VI. TRAFFIC ANALYSIS

For each proposed development in City of Houston, an Access Management Data Summary Form (Form A) must be submitted in order to evaluate access and anticipated traffic volumes associated with the property. A Traffic Impact Analysis (TIA) is required if the Form A concludes that the proposed development will generate 100 or more new peak hour trips (PHT). Per the ITE Trip Generation Rates, the proposed 150 unit multi-family development is estimated to generate 77 trips at the AM peak hour and 93 trips at the PM peak hour. According to the City of Houston criteria, a traffic impact analysis should not be required for this development.

See Exhibit E for City of Houston Form A

VII. SITE ACCESS

The site contains approximately 750 feet of frontage along West Little York Road, which is regulated by the City of Houston. All proposed driveways and access points are subject to review and approval by the City of Houston through the submittal of Form A.

VIII. SITE RESTRICTIONS

a) Right-of-Way (ROW)

The following information was obtained based on a Boundary Survey by Interland Surveying and Mapping, Inc. and the 2018 City of Houston Major Thoroughfare and Freeway Plan.

- West Little York is designated as a Principal Thoroughfare. The current ROW width is 100’ and the minimum ROW width is 100’.
- Alamo Road is designated as a Local Street. The current ROW width is 60’ and the minimum ROW width is 60’

b) Building Setbacks

The property is subject to the following minimum building setback requirements per the City of Houston Code of Ordinances.

- West Little York - 25’ building setback
- Alamo Road – 10’ building setback
- 15’ near the south boundary per Vol. 310, PG.77 H.C.M.R.

c) Easements and Restrictions

Based on the Boundary Survey by Interland Surveying and Mapping, Inc. the property is encumbered by the following easements and restrictions.

- 12’ Access Easement along the east boundary per H.C.C.F. T301904
- 10’ Storm Sewer Easement along the east boundary per Vol. 310, PG. 77 H.C.M.R.
- 50’x50’ Site Agreement along the east boundary per H.C.C.F. T301904.
- Portion of a 30’ Pipeline Easement at the south boundary per Vol. 1294, PG. 118 H.C.D.R.
- 10’x20’ B.C.E at the west boundary per Vol. 310, PG. 77 H.C.M.R.
- 20’ Storm Sewer Easement along the west boundary per Vol. 310, PG.77 H.C.M.R.
- 12’ Sanitary Sewer Easement along the west boundary per Vol. 310, PG 77 H.C.M.R.
- 60’ H.C.F.C.D. Drainage Easement along the west boundary per Vol. 4166, PG. 237 H.C.D.R.

See Exhibit F for Boundary Survey by Interland Surveying and Mapping, LLC.
IX. ENVIRONMENTAL ASSESSMENT

A Phase I Environmental Site Assessment was conducted for this site. The results of this assessment can be found in the report done by Phase Engineering, Inc. dated February 26, 2018. (PEI Project No. 201802004)

X. ZONING REQUIREMENTS

The City of Houston does not have a zoning ordinance.

See Exhibit G for City of Houston No Zoning Letter

XI. HARRIS COUNTY PROPERTY TAX INFORMATION

The proposed site’s Harris County Appraisal District (HCAD) account number is 1153220000014.

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<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate / $100 Valuation</th>
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<tr>
<td>Cypress-Fairbanks ISD</td>
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<tr>
<td>Harris County</td>
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<td>Harris County Flood Control</td>
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<td>Port of Houston Authority</td>
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<td>Lone Star College System</td>
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<tr>
<td>City of Houston</td>
<td>0.588310</td>
</tr>
</tbody>
</table>

See Exhibit H for HCAD Facet Map

XII. FIRE DEPARTMENT REQUIREMENTS

Per the City of Houston Code of Ordinances, fire hydrants shall be located along each private street such that firefighting apparatus will have ample access to park and connect by hose to a hydrant not more than 300 feet away. Furthermore, a 200-foot long hose extending from the equipment must be able to reach any part of any building within the development. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Additionally, fire hydrants shall be located not more than 600 feet apart; unless the fire chief approves a different configuration where, in his professional judgement, fire protection can be adequately provided.

XIII. LOCAL APPROVAL PROCESS

a) Subdivision Platting and Requirements
The site is currently platted as part of “Northwest Highlands” and is subject to development requirements per Chapter 42 of the City of Houston Code of Ordinances. The City of Houston Planning Commission will require the site to be re-platted in order to develop a multi-family development.

See Exhibit I for City of Houston Platting Process

b) Performance Standards Review
Multi-family developments within the City of Houston are required to submit to the City of Houston Planning and Development Department for a Performance Standards Review. The purpose of the review is

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b Tax Rates shown are based on HCAD 2019 report.
to determine whether the proposed site plan meets the requirements set forth by Chapter 42 of the City of Houston subdivision ordinance.

c) Public Works and Engineering Review
Proposed work within City of Houston right-of-way require submittal to the Public Works and Engineering Department for review and approval. The typical review time is generally 30 days. The approval process consists of attending City of Houston Walk-Through on Thursdays and obtaining all the Public Works departments’ signatures on mylar plans. Once all the signatures are obtained, the mylars are processed and returned within two weeks.

d) Commercial Permitting and Code Enforcement Plan Review
The Building Permit Process consists of departmental reviews, code enforcement reviews and a structural plan analysis. This process generally takes 90 to 150 days. The following approvals are required prior to receiving a building permit:
- Subdivision Plat Approval and Recordation
- Performance Standards Approval
- Public Works and Engineering Approval
- Form A Approval
- Other governing agency approvals, if applicable

See Exhibit J for City of Houston Construction Codes

e) Other Approvals
Private franchise utility approvals (CenterPoint Energy and AT&T) are required prior to receiving Public Works and Engineering approval. The review process takes approximately 3 to 6 weeks and can run concurrently with all other reviews. Private utility signatures are required on mylar plans prior to attending City of Houston Walk-Through.

XIV. PARKLAND DEDICATION

Residential developments within the City of Houston are required to dedicate land for the creation of parks or pay a fee in lieu of parkland dedication.

a) Park Land Dedication
Per Chapter 42-252, the amount of land required to be dedicated for parks is calculated on the basis of the following formula:

\[ 10 \text{AC} \times \text{DU} \times \frac{\text{PPDU}}{1,000} \]

Where:
- DU = number of proposed dwelling units
- PPDU = number of persons per dwelling unit for each dwelling unit

b) Fee Payment in Lieu of Park Land Dedication
Per Chapter 42-253, the parks director may require the developer to pay fees in lieu of dedicating land. The fees are calculated at $700 per dwelling unit.
XV. ASSESSMENTS AND FEES

a) Water and Wastewater Impact Fees
The impact fee for wastewater is $1,199.11 per service unit and the impact fee for water is $706.83 per service unit. An additional administrative fee of $29.18 is also charged for each service. The calculation of service units is based on the City of Houston Impact Fee Service Unit Equivalency Table. A service unit is defined as 250 gallons per day.

b) Drainage Impact Fees
Developer Drainage Impact Fees are determined based on the number of drainage service units a new development includes. A service unit is defined as each 1,000 square feet of impervious surface. The subject site is located within White Oak Bayou which has an impact fee of $16.38 per service unit.

c) City of Houston Construction Plan Review Fee
The fee submitted for public plans submitted to the City of Houston Public Works Department is $84.05 plus an additional $116.75 administrative fee.

d) City of Houston Building Permit Fees
The City of Houston 2018 Building Code Enforcement Permit Fee Schedule can be found at the following link.

https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html

Summary of Estimated Fees
Water Impact Fee ................................................................. $85,652.43
Waste Water Impact Fee ...................................................... $50,488.87
Drainage Impact Fees .......................................................... $1,170.02
Public Works Plan Review Fee ............................................ $116.75 + $84.05/sheet
Building Permit .................................................................. Determined by Valuation
Park Dedication Fee .............................................................. $105,000

XVI. PRELIMINARY SITE PLAN

Based on the findings of this site investigation, a preliminary site plan has been prepared and included as Exhibit J. The site plan adheres to all known applicable City of Houston zoning, site development and building code ordinances.

See Exhibit K for Preliminary Site Plan

XVII. DUE DILIGENCE STATEMENT

Ward, Getz & Associates (WGA) conducted this site investigation in compliance with Texas Administrative Code Title 10, Part 1, Chapter 10, Rule 10.205. This report was compiled based on information ascertained in a field survey, City of Houston Geographic Information & Management System (GIMS), FEMA FIRM Maps, visual observations of the site from Google Earth images, research regarding City of Houston criteria and from extensive experience with prior projects in the City of Houston.
Exhibit A

Project Vicinity Map
Exhibit B

FEMA Floodplain Exhibit
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2018 at 2:00:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. The NHIF, and effective information may change or become superseded by new data over time. This map is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Exhibit D

*Private Utility Will Serve Letters*
Letter of Gas Availability

Project: West Little Road Apartments

Address

Contact: Talia Delos Santos
Telephone: 713-333-0914

Fax: ________________________________

To Whom It May Concern:

Based on the information you have provided, my preliminary investigation shows that CenterPoint Energy has gas mains in the vicinity of the above mentioned address adequate to supply your natural gas demands. Easements may be required to service your gas supply.

Cost (if applicable) of installation and location of service line will be determined after I have received the following information:

1. A copy of the “recorded” site plan (with scale, meets and bounds).
2. A copy of the site plan showing the meter location.
3. A copy of the plumbing plan or a detailed list of all gas equipment and BTU input rating of each appliance. Include estimated days and hours of operation.
4. Required delivery pressure.

Thank you for your interest in natural gas. I look forward to working with you. If you have any further questions, please give me a call.

Sincerely,

[Signature]

Brian Moncel
Sr. Gas Service Coordinator
12330 Bellaire Blvd
Houston Tx 77072
February 27, 2018

Subject: Letter of Availability
W Little York Rd near Oakwood Trail

Dear Talia Delos Santos:

Reference is made to request dated February 14, 2018 requesting an availability of electric service to the project located at W Little York Rd near Oakwood Trail. Electric service is available to this project from CenterPoint Energy facilities. This does not guarantee extension of these facilities across unsecured or undedicated Road ROW or Private Property. This also does not guarantee this extension at no cost to the developer. All extensions will be done in strict adherence to CenterPoint Energy Policy and Tariff procedures. As your project information develops please contact CenterPoint Energy to finalize your electric service arrangements and execute a Facilities Extension Agreement. This agreement will insure that your electric service will be available when needed and that you are informed of any excess construction charges from CenterPoint Energy. As your project nears completion you will need to arrange for the purchase of your power from a Competitive Retailer. Please select and contact your Competitive Retailer approximately 60 days before you are ready for service.

CenterPoint Energy (Company) will construct, own, operate, and maintain its Delivery System in accordance with Good Utility Practice for the Delivery of Electric Power and Energy to Retail Customers that are located within the Company’s service territory and served by Competitive Retailers. Company has no ownership interest in any Electric Power and Energy its delivers. Company will provide to all Service approved by the Public Utility Commission of Texas (PUCT), which establishes the rates, terms and conditions, and policies for such access. Company shall provide access to Delivery System on a nondiscriminatory basis to all Retail Customers and Competitive Retailers.

CenterPoint Energy will use reasonable diligence to provide continuous and adequate delivery of Electric Power and Energy in conformance with Applicable Legal Authorities, but the Company does not guarantee against irregularities or interruptions.

Should you have any questions concerning the above project, please do not hesitate to call the service consultant for that area, Anne Perdue at 713-945-4890.

Sincerely,

Anne Perdue
Sr. Service Consultant
Greenspoint S/C
February 18, 2018

Talia Delos Santos
Project Engineer
Ward, Getz & Associates.
2500 Tanglewilde, Suite 120
Houston, TX 77063

Re: Availability of telephone facilities for proposed site on West Little York west of Hollister

Dear Talia,

This letter is to inform you that AT&T has adequate telephone facilities in close proximity to the above mentioned proposed site on West Little York west of Hollister Road. We will extend those Facilities into this development in a timely manner upon your request. We will need to work out the details for right-of-way, conduit, easements, etc., as required to access the building as necessary at a later date. Any additional questions may be directed to John Frazer 281-374-3324.

Sincerely,

John Frazer
Mgr OSP Plng & Engrg Design
Exhibit E

City of Houston Form A
SITE INFORMATION:

Street Address (Primary Access):

All of Unrestricted Reserve "B", of Northwest Highlands, an addition in Harris County, Texas according to the map or plat thereof recorded in Vol.310, Pg. 77 of the Map Records of Harris County, Texas.

Legal Description (if no street address)

410U, 410V, 410 Y, 410Z 77049

Key Map Page No. Zip Code

The dimensions of the private property, and the type and location of improvements thereon or to be placed thereon:

Tract Size (Sq Ft or Acres): 6.68 Acres

Current Land Use (include # of units, square footage of improvements, etc.) C2 - Real, vacant, Commercial

Current Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification: N/A AM Trip Rate: N/A PM Trip Rate: N/A

(Code & Description)

AM Peak Hour Trips: N/A PM Peak Hour Trips: N/A Average Daily Traffic: N/A

(Provide Trip Generation supporting documentation as applicable.)

Proposed use to be made of the private property: (include proposed # of units, square footage of improvements, etc.) Apartments ~ 150 D.U.

Proposed Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification: 220 - Apartments AM Trip Rate: 6.65 PM Trip Rate: 0.51

(Code & Description)

AM Peak Hour Trips: 77 PM Peak Hour Trips: 93 Average Daily Traffic: 998

(Provide Trip Generation supporting documentation as applicable)
Exhibit F

Boundary Survey by Interland Surveying and Mapping, LLC
Exhibit G

City of Houston No Zoning Letter
Effective Date: January 1, 2019

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV. Regulations and maps for each airport are also available at https://www.fly2houstcom under the Resources/Regulatory tab.

- Tax Increment Reinvestment Zone (TIRZ) #1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is https://library.municode.com/tx/houston/codes/code_of_ordinances.

This letter does not address any separately filed restrictions that may be applicable to a property.

Margaret Wallace Brown, Interim Director
Exhibit H

*HCAD Facet Map*
Exhibit I

City of Houston Platting Process
FIGURE 4.1
CLASS III PRELIMINARY PLAT

Class III preliminary plat

Applicant submits C3P plat to Planning & Development (P&D)

P&D distributes C3P to Public Works and Engineering (PWE)

PWE reviews C3P for major impediments (if any) to water supply, wastewater collection and treatment, and storm sewer drainage systems

PWE submits C3P plat review comments to P&D

C3P plat acted upon by City Planning Commission (CPC)

P&D prepares CPC 101 Form plat review comments based on CPC action and provides comments to the applicant

Optional meeting to discuss CPC 101 Form comments and plat

Applicant submits one-line drawings to PWE

PWE reviews one-line drawings and returns drawings and review comments to the applicant

Applicant prepares final plat

Preliminary meeting strongly recommended but not required

Optional meeting to discuss comment by PWE

One-line drawing required
FIGURE 4.2
CLASS III FINAL PLAT (OR CLASS II PLAT)

Class III final plat (or Class II plat)

- Applicant submits plat to P&D
- P&D distributes plat to PWE
- PWE reviews plat
- PWE submits plat review comments to P&D with a recommendation to approve, conditionally approve, defer, or disapprove
- CPC gives conditional approval or disapproval
- Plat is returned to applicant with conditions for approval or disapproval listed. These include PWE comments (if any)
  - Optional meeting to discuss comments by PWE
  - Applicant submits to PWE completed final original design drawings for signature and copies of corrected plat
  - PWE signs final design drawings releasing plat
  - Applicant submits signed plat release letters and other materials to P&D for recordation process

Applicant submits copies of final design drawings and specifications to PWE
- PWE reviews final design drawings and specifications
- PWE submits review comments to applicant
- Construction may commence

END
## 2018 CITY OF HOUSTON CONSTRUCTION CODES

The following are the current construction codes enforced by the City of Houston.

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<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
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<tr>
<td>2012 International Residential Code (with Houston Amendments)</td>
<td>ICC</td>
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<tr>
<td>2012 International Building Code (with Houston Amendments)</td>
<td>ICC</td>
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<td>2012 International Fire Code (with Houston Amendments)</td>
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<td>2012 Uniform Mechanical Code (with Houston Amendments)</td>
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<tr>
<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
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<td>February 1, 2016</td>
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<tr>
<td>2017 National Electrical Code (State Mandated)</td>
<td>NFPA</td>
<td>September 15, 2017</td>
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<td>Sign Code</td>
<td>COH</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments) For One and Two-Family Dwellings and Multi-Family 3 stories or less.</td>
<td>ICC</td>
<td>October 24, 2016*</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ICC</td>
<td>December 9, 2016*</td>
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<td>ASHRAE 90.1-2013(with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ASHRAE</td>
<td>December 9, 2016*</td>
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<td>2012 Code Word - various sections interpreted</td>
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### ACCESSIBILITY

For regulations pertaining to Accessibility, please contact:

Texas Department of Licensing & Regulation
920 Colorado P.O. Box 12157 Austin, Texas 78711
Toll-Free (in Texas) 800-803-9202
Tel: (512) 463-6599
Fax: (512) 475-2854
TDD: (800) 735-2989
http://www.license.state.tx.us/

The Houston Amendments to the Codes, the Sign Code, and 2012 Code Word can be downloaded at: www.houstonpermittingcenter.org/code-enforcement/publications.html.
Exhibit K

Preliminary Site Plan