BRIARWEST APARTMENTS

SITE INVESTIGATION REPORT

Prepared for:
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WGA
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS

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(713) 789-1900
Firm #9756
WGA Project # 00383-005

February 2019

02/26/2019
# TABLE OF CONTENTS

**BRIARWEST APARTMENTS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. EXECUTIVE SUMMARY</td>
<td>1</td>
</tr>
<tr>
<td>II. SITE DESCRIPTION</td>
<td>1</td>
</tr>
<tr>
<td>III. FLOODPLAIN AND MITIGATION</td>
<td>1</td>
</tr>
<tr>
<td>IV. UTILITY AVAILABILITY</td>
<td>1</td>
</tr>
<tr>
<td>Water – City of Houston</td>
<td>1</td>
</tr>
<tr>
<td>Storm Sewer – City of Houston</td>
<td>2</td>
</tr>
<tr>
<td>Sanitary Sewer – City of Houston</td>
<td>2</td>
</tr>
<tr>
<td>Electric – CenterPoint Energy</td>
<td>2</td>
</tr>
<tr>
<td>Gas – CenterPoint Energy</td>
<td>2</td>
</tr>
<tr>
<td>Telecommunication – AT&amp;T</td>
<td>2</td>
</tr>
<tr>
<td>V. DETENTION POND</td>
<td>2</td>
</tr>
<tr>
<td>VI. TRAFFIC ANALYSIS</td>
<td>3</td>
</tr>
<tr>
<td>VII. SITE ACCESS</td>
<td>3</td>
</tr>
<tr>
<td>VIII. SITE RESTRICTIONS</td>
<td>3</td>
</tr>
<tr>
<td>IX. ZONING REQUIREMENTS</td>
<td>4</td>
</tr>
<tr>
<td>X. HARRIS COUNTY PROPERTY TAX INFORMATION</td>
<td>4</td>
</tr>
<tr>
<td>XI. FIRE DEPARTMENT REQUIREMENTS</td>
<td>4</td>
</tr>
<tr>
<td>XII. LOCAL APPROVAL PROCESS</td>
<td>4</td>
</tr>
<tr>
<td>XIII. PARKLAND DEDICATION</td>
<td>5</td>
</tr>
<tr>
<td>XIV. ASSESSMENT AND FEES</td>
<td>5</td>
</tr>
<tr>
<td>XV. PRELIMINARY SITE PLAN</td>
<td>6</td>
</tr>
<tr>
<td>XVI. DUE DILIGENCE STATEMENT</td>
<td>6</td>
</tr>
</tbody>
</table>

## LIST OF EXHIBITS

- Exhibit A  Project Vicinity Map
- Exhibit B  FEMA Floodplain Exhibit
- Exhibit C  Existing Utilities Exhibit
- Exhibit D  Private Utility Will Serve Letters
- Exhibit E  City of Houston Form A
- Exhibit F  Boundary and Topographic Survey by Interland Surveying and Mapping, Inc.
- Exhibit G  City of Houston No Zoning Letter
- Exhibit H  HCAD Facet Map
- Exhibit I  City of Houston Platting Process
- Exhibit J  City of Houston Construction Codes
- Exhibit K  Preliminary Site Plan
I. **EXECUTIVE SUMMARY**

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed Briarwest Apartments multi-family development in Houston, Texas. The proposed development is approximately 5.39 acres in size. 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 project site is located on Westheimer Road, between Gentryside Drive and Briarwest Boulevard. It is currently undeveloped, except for an existing detention pond on the pultruded eastern portion of the subject site. Adjacent tracts consist of an existing commercial lot on the east, single-family residential developments directly north, an electric facility to the west, and a multi-family residential development across Westheimer Road on the south side of the subject site.

*See Exhibit A for Site Vicinity Map*

III. **FLOODPLAIN AND MITIGATION**

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0830L, effective June 18, 2007. The subject site is partially located in shaded Zone “X”, and partially located in shaded Zone “AE”. These are areas determined to be within 0.2% (500-year) and 1.0% (100-year) annual chance floodplain, respectively. The BFE for the subject site appears to be approximately 78.25’, and the 500-yr BFE at approximately 79.75’. Based on the provided survey contour data by Interland Surveying and Mapping, Inc.; the site appears to have an average elevation of ~79’. The buildings will have finished floor elevations of at least 81.75’ placing them 24” above the 500-yr BFE and 2.75’ above natural ground. Mitigation will be provided on-site.

*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 an existing 8” PVC water line system running along the north, west, and south boundaries of the subject site. There is one existing fire hydrant on the southwest corner of the property. Any existing water meter on site will need to be abandoned and a new water meter is required to be installed.
Storm Sewer – City of Houston

There is an existing 72-inch RCP storm sewer system running through the site from the northwest boundary toward the southwest corner. A 72-inch RCP storm sewer line also runs along the southern boundary of the proposed site. 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 is an existing 4-inch PVC force main along the south boundary of the subject site. For the proposed development, a sanitary sewer extension would be required. When capacity is received, City of Houston will dictate the point of connection for this site.

See Exhibit C for Existing Utilities Exhibit

Electric – CenterPoint Energy

CenterPoint Energy has confirmed the availability of adequate electric power to serve the proposed development. Point of service, voltage supplied and specific load requirements must be coordinated with CenterPoint Energy prior to construction. The electric service contact for the area is listed below:

M.C. Martin
(281)561-3218
mc.martin@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:

Alyssa Rodriguez
(281)9561-6016
Alyssa.Rodriguez@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:

Hayes Marrero
(281)561-4395
jm3873@att.com

See Exhibit D for Private Utility Will Serve Letter

V. DETENTION POND

Based on plans provided by Municipal Engineering Co. on January 25, 2019, detention has been provided for the entire tract at a rate of 0.55 Ac-feet per acre with a surface pond located east of the subject tract. Additional detention will not be required for this site.
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 120 unit multi-family development is estimated to generate 61 trips at the AM peak hour and 74 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 350 feet of frontage along Westheimer Road which is regulated by Texas Department of Transportation (TxDOT). All proposed driveways and access points are subject to review and approval by TxDOT; and must meet the requirements as established by the TxDOT Access Management Manual and TxDOT Roadway Design Manual. The review process for TxDOT permit applications can take up to an estimated 16 weeks.

VIII. SITE RESTRICTIONS

a) Right-of-Way (ROW)
   The following information was obtained based on a boundary survey provided by Interland Surveying and Mapping, Inc. and the 2018 City of Houston Major Thoroughfare and Freeway Plan.
   • Westheimer Road is designated as a Principal Thoroughfare. The current ROW width is 120’ and the minimum ROW width is 120’.

b) Building Setbacks
   The property is subject to the following minimum building setback requirements per the City of Houston Code of Ordinances.
   • Westheimer Road - 25’ building setback

c) Easements
   Based on the boundary survey provided by Interland Surveying and Mapping, Inc. the property is encumbered by the following easements.
   • 8’ Utility Easement along the north boundary of the property per documented plat.
   • 10’ Sanitary Sewer Easement per H.C.C.F. No. E991146 and F700074.
   • 16’Utility Easement along the west boundary of the property per documented plat.
   • 25’ Utility Easement along the south boundary of the property per documented plat.
   • 5’x20’ Aerial Easement along the north, west, and south boundary of the property per documented plat.
   • 25’ Dedicated Cross Access near the south boundary per H.C.C.F. No. 20060262804.
   • Unobstructed Aerial Easement at the south west corner per H.C.D.R. Vol. 6679, Page 134.

See Exhibit F for Boundary and Topographic Survey by Interland Surveying and Mapping, Inc.
IX. **ZONING REQUIREMENTS**

The City of Houston does not have a zoning ordinance.

*See Exhibit G for City of Houston No Zoning Letter*

X. **HARRIS COUNTY PROPERTY TAX INFORMATION**

The proposed site’s Harris County Appraisal District (HCAD) account number is 1075110000001.

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<tr>
<th>Taxing Entity</th>
<th>Tax Rate / $100 Valuation</th>
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</thead>
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<tr>
<td>Harris County Flood Control</td>
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<td>Port of Houston Authority</td>
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<td>Harris County Hospital District</td>
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<td>Harris County Educational Department</td>
<td>0.005190</td>
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<tr>
<td>Houston Community College</td>
<td>0.100263</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*

XI. **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.

XII. **LOCAL APPROVAL PROCESS**

a) Subdivision Platting and Requirements

The site is currently platted as part of “Reserve ‘F’ of Briarwalk Section 1” 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.

*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 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

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The tax rates shown are based on HCAD 2019 report.
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.

**XIII. 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:

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

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.

**XIV. ASSESSMENT 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 Brays Bayou which has an impact fee of $8.63 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 ........................................................................................................ $68,521.94
Waste Water Impact Fee ............................................................................................... $40,391.09
Drainage Impact Fees .................................................................................................... $493.15
Public Works Plan Review Fee ....................................................................................... $116.75 + $84.05/sheet
Building Permit .............................................................................................................. Determined by Valuation
Park Dedication Fee ....................................................................................................... $84,000

XV. PRELIMINARY SITE PLAN

Based on the findings of this site investigation and a preliminary site plan provided by Mucasey and Associates, Architects; a preliminary Overall Site Layout was prepared and included as Exhibit J. The site plan adheres with all the applicable City of Houston zoning, site development and building code ordinances.

See Exhibit K for Preliminary Site Plan

XVI. 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
THE BRIARWEST
PROJECT VICINITY MAP

PROJECT LOCATION

EXISTING SCHOOL

PROPOSED SITE

EXISTING COMMERCIAL LOT

SINGLE-FAMILY RESIDENTIALS

MULTI-FAMILY RESIDENTIALS

BRIARWEST BOULEVARD

WESTHEIMER ROAD

GENTRYSIDE DRIVE

PORTWOOD STREET

NORWOOD STREET

EXISTING

COMMERCIAL

LOT

SINGLE-FAMILY

RESIDENTIALS

MULTI-FAMILY

RESIDENTIALS
Exhibit B

FEMA Floodplain Exhibit
Exhibit C

Existing Utilities Exhibit
PROPOSED SITE

LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- STORM MANHOLE
- SANITARY MANHOLE
- STORM INLET

8" PVC

WESTHEIMER ROAD

EXHIBIT C
Exhibit D

*Private Will Serve Letters*
Re: Melwin Mathew

To Whom It May Concern

For your inquiry concerning availability of electric service for Westheimer Road between Gentryside Drive and Briarwest Blvd, I found available power in your area that can be utilized to provide you service from Westheimer Rd.

Service will be available within the guidelines set forth in our Terms and Conditions as filed and approved by the State of Texas Public Utility Commission. The point of service, voltage requested, specific load requirements will be determined when detailed plans are submitted for approval to and by this office.

Sincerely,

M.C. Martin
Service Associate
281-561-3218
Sugarland Service Center
02/12/2019

RE: Gas availability for site located @ Westheimer between Gentryside and Briarwest Blvd.

CenterPoint Energy currently has a 6" gas main line located in the right of way at the front of the property on Westheimer, which runs east and west. Please note that if the total load for this project is 10 MCF or greater that a pressure study will be required by our engineering department to verify service to the property good for 6 months.

Cost to install the new service to your location and route of passage can only be determined after I have received the following information:

1. A copy of the recorded survey plat (with scale)
2. A copy of the site plan showing meter location.
3. A copy of the plumbing diagram OR a detailed list of all gas equipment and BTU input of each appliance.
4. Required delivery pressure.
5. Gas need date

I look forward to working with you. If you have any further questions, please give me a call.

Sincerely,

Alyssa Rodriguez
CenterPoint Energy
Gas Service Coordinator
Office (281)561-6016
Alyssa.Rodriguez@CenterPointEnergy.com
February 14, 2019

Re: Letter of Service Ability / Plat Approval / Letter of No Objection for Houston, Texas. Site located the Northwest corner of Westheimer Rd and Briarwest Blvd.

To: Melwin Mathew
WGA
2500 Tanglewilde, Suite 120
Houston, TX 77063
Email: www.wga-llp.com

Attn: Mr. Mathew:

Thank you for your recent inquiry concerning any ATT service regarding the above-referenced location(s).

Service will be available within the guidelines set forth in our terms and conditions as filed and approved by the State of Texas Public Utility Commission. The point of service requirements will be determined when detailed plans are submitted for approval to ATT.

Any relocation or rearrangement of ATT facilities required by this activity will be a billable expense, to be borne by the responsible party. The ATT Business Office will need to be involved, to set up the account.

Please advise the owner/builder to submit a site plan, and any other pertinent MEP drawings for any planned project to my office as soon as they are finalized, but PRIOR to being let for bid.

Also, any other documents which reflect:
   The Final and Correct 911 address, electrical power distribution plan for the project, as well as proposed building locations and dimensions, dedicated utility easements and, if applicable: any apartment numbers, living unit sizes (i.e. 2br, 3br, 4br, etc.), as early as possible.

Upon receipt of this information, ATT will begin the design of the telephone entrance cable placement plan for telephone service to the project.

Significant delay in providing this information may result in the delay of timely services being installed at this undertaking.

The contact information for the electrical Energy Service Consultant handling this project should also be provided to me, to co-ordinate construction activities with the electrical service provider.

If this information should need to be forwarded to a more appropriate party, please do so, or provide me with the contact information.

Should you have any questions, contact me at 281-561-4395, or E-mail: jm3873@att.com.

Sincerely,

Hayes Marrero
Mgr. - Engineering Design
Southwest Engineering Unit - AT&T Texas (Southwest)
Exhibit E

City of Houston Form A
SITE INFORMATION:

Street Address (Primary Access):
Reserve "F" of Briarwalk Section 1, a subdivision in Harris County, Texas

Legal Description (if no street address):
488U 77077
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): 5.39 Acres

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

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

ITE Land Use Classification: N/A AM Trip Rate: PM Trip Rate:
(Code & Description)

AM Peak Hour Trips: PM Peak Hour Trips: Average Daily Traffic:
(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 ~ 120 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: PM Peak Hour Trips: Average Daily Traffic:
(Provide Trip Generation supporting documentation as applicable)
Exhibit F

*Boundary and Topographic Survey by Interland Surveying and Mapping, Inc.*
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.fly2houston.com 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

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)

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 P&D design drawings and specifications to PWE
- PWE reviews final design drawings and specifications
- End

PWE submits review comments to applicant

Optional meeting to discuss comments by PWE

Construction may commence
Exhibit J

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

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<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
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<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
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<td>2017 National Electrical Code (State Mandated)</td>
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<td>Sign Code</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
<td>ICC</td>
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<td>For One and Two-Family Dwellings and Multi-Family 3 stories or less.</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
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<td>For Commercial Structures, including Residential Structures more than 3 stories</td>
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<td>ASHRAE 90.1-2013(with Houston Amendments)</td>
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<td>For Commercial Structures, including Residential Structures more than 3 stories</td>
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<td>2012 Code Word - various sections interpreted</td>
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</table>


**ACCESSIBILITY**
For regulations pertaining to Accessibility, please contact:

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

Preliminary Site Plan
THIS PRELIMINARY SITE PLAN IS RELEASED FOR PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR BUILDING PERMITS, BIDDING OR CONSTRUCTION. THIS PRELIMINARY SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

KEYNOTES

1. EXISTING POWER POLES TO BE RELOCATED.

OVERALL LAYOUT LEGEND:

- PROPOSED BUILDING
- PROPOSED MANHOLE
- PROPOSED GRATE INLET
- PROPOSED STORM SWR
- PROPOSED SANITARY SWR
- PROPOSED WATER LINE
- EXISTING CONTOUR

1-8" FIRE COMPOUND WATER METER W/ IN 15x25' WME
1-8" DBL. CHK. BACKFLOW PREVENTER

- 5-20' AERIAL EASEMENT (PER PLAT)

PROPOSED SAN. SWR. CONN. TO EX. SAN SWR.

PROP. STM. OUTFALL TO EX. DETENTION POND

EXISTING CONTOUR

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KEYNOTES

1. EXISTING POWER POLES TO BE RELOCATED.