Edgemere Palms
Development Executive Summary and Engineer’s Statement

February 26, 2018

Prepared by:

Prepared for:
Edgemere Palms, LTD
300 E. Main, Suite 740
El Paso, Texas 79901
Executive Summary

Edgemere Palms is a 96-unit apartment design on approximately 10.00 acres of raw land located within the City of El Paso’s jurisdiction. The site will have an on-site retention pond consisting of approximately 0.77 acres, and the remaining 9.23 acres dedicated for the development of apartments. Edgemere Palms will have two access points to service the development off the existing roadway of Edgemere Boulevard. The site slopes in a southwesterly direction, with the entire site outside the floodplain, Zone X, as shown in the Flood Insurance Rate Map (FIRM) panel 480212 0175 B. Zone X is described as areas determined to be outside of the 500-year flood plain.

The primary utility providers that may service the site are: Time Warner Cable (now Spectrum), El Paso Electric Company (EPEC), El Paso Water (EPW), Dell Telephone Cooperative Inc., Holly Energy Partners, Texas Gas Services (TGS), and AT&T.

The site is located within the corporate limits of the City of El Paso, TX. The proposed development requires the review and approval of the improvement plans including architectural plans, electrical, mechanical and plumbing plans, structural plans and civil engineering plans internally within the City of El Paso’s Land Development Department and further distribution to the corresponding utility entities. All building plans will be signed and sealed by a registered architect and all civil engineering plans by a licensed professional engineer.

The current zoning designation for the property is C-3/C (Community Commercial Districts/Commercial District/Conditions). Conditions require a ten-foot (10’) wide landscaped buffer to include, but not limited to, evergreen trees placed at 15-foot intervals on center along the property line where abutting residential zoning districts in addition to the requirements of the Landscaping Ordinance of the El Paso Municipal Code. The minimum parking requirements will be subject to the proposed zoning, which comply to the minimum parking requirements of the Uniform Multifamily Rules; 205 parking spaces are being proposed, with 12 accessible spaces and 4 van accessible spaces.

The property identification number at the taxing entity is 177581. Tax rates for 2018 have not been set yet, but for 2017 the rate was 2.925%.

The development will have approximately 0.77 acres for an on-site retention which will serve the 96-unit development. The pond is adequately sized to capture the 100-year rainfall storm event as required by the City of El Paso’s Drainage Design Manual. The drainage infrastructure will consist of drainage inlets and storm sewer pipe that will convey the generated runoff into the proposed on-site retention pond.

Ingress and Egress Requirements

Edgemere Palms proposes to have two access points to service the development through the existing roadway network. Access points will connect directly to Edgemere Boulevard.

Fire Department Requirements

The requirements for the City of El Paso Fire Department for the subject project will be to comply with the 2015 International Fire Code and the local amendments as adopted by the City Council of the City of El Paso. The requirements are to provide access points and provide adequate fire hydrants to serve the necessary flow rates for a multi-family development as proposed. The access road shall be a minimum of 26-feet of unobstructed width, with a 28-foot wide unobstructed width at fire hydrant locations for a
minimum length of 40-feet. In addition, the units must be installed with a fire protection sprinkler system. Based on the current design of the building structure, aerial fire apparatus will not be anticipated since the height of the buildings is less than 30-feet. The plans will be subject to review and approval by the City of El Paso Fire Department.

Building Codes

The building codes the City of El Paso enforces and has adopted abide by the 2015 International Building Code and the 2015 International Residential Code. The project will be required to adhere to any local amendments as well.

Platting – City of El Paso

The City of El Paso requires all properties within the city limits to be platted through a subdivision plat per the City of El Paso Ordinance. The City of El Paso has delegated all platting procedures and authority to the City of El Paso City Plan Commission (CPC). The CPC is the final authority of final platting approvals within the City of El Paso limits. The CPC weighs their decisions based on recommendations by City of El Paso Planning Department staff and in conformance to the State of Texas Local Government Code for platting.

Survey – Exhibit A
Boundary Survey – Exhibit B
Preliminary Site Plan – Exhibit C

Development Timing

The timing of the project is based on the process of submittal of platting the property, preparation, review and approval of the engineering and architectural improvement plans and filing of the subdivision plat. The following is a general schedule of major tasks related to the timing of the Edgemere Palms project.

<table>
<thead>
<tr>
<th>Development Timing</th>
<th>Calendar Days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Platting Approval by CPC</td>
<td>60 days</td>
</tr>
<tr>
<td>Final Platting Approval by CPC</td>
<td>60 days</td>
</tr>
<tr>
<td>Preparation of Civil/Architectural Improvement Plans</td>
<td>90 days</td>
</tr>
<tr>
<td>Approval of Civil/Architectural Improvement Plans</td>
<td>60 days</td>
</tr>
<tr>
<td>Filing of the Plat</td>
<td>45 days</td>
</tr>
<tr>
<td>Issuance of Permits</td>
<td>15 days</td>
</tr>
<tr>
<td>Construction of Project</td>
<td>270 days</td>
</tr>
</tbody>
</table>

Development Fees

The project is located within the City of El Paso’s jurisdiction and shall comply with all associated development permitting application fees as per the FY 2018 Schedule C Department Fee list (http://www.elpasotexas.gov/~/media/files/coep/city%20development/2018%20schedule%20-%20c.ashx?la=en).
The City of El Paso regulates and permits Grading and Storm Water Pollution Prevention Plan (SWPPP). The Grading permit is regulated, and fees are assessed based on the acreage of the project area and if waste and/or borrow material will be required within the project. The Permit fees are as follows:

<table>
<thead>
<tr>
<th>Project Acreage, acres</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading (5.1-10 acres)</td>
<td>$778.28</td>
</tr>
<tr>
<td>Construction SWPPP (5 acres or larger)</td>
<td>$133.20</td>
</tr>
<tr>
<td>Borrow/Waster</td>
<td>$563.37</td>
</tr>
</tbody>
</table>

The intent of the SWPPP permit is to ensure compliance with Texas Commission on Environmental Quality (TCEQ) and Environmental Protection Agency (EPA) storm water regulations. TCEQ also assesses a fee of $325.00 for Notice of Intent (NOI) process application as part of its storm water regulations.

**Building Permits**

The project will be subject to the standard Building Permit. The total Building Permit fee includes fees for plan submission, plan review and required inspections. The established submission fee shall be collected at the time of permit application and submission of plans. If plans are approved and a permit is secured within one hundred eighty days after the date of permit application, the entire submission fee shall be credited toward the building permit fee. If no building permit under the plan is secured within the one hundred eighty days after the date of permit application, then the application shall be considered expired and submission is non-refundable and may not be applied to any future permits.

The plan review fee, in the amount of 30% of the established building permit fee shall be collected upon submission of the first set of revisions or at the time of permit issuance, whichever occurs first.

If at any time during the permit application process, there is no activity in excess of one hundred days, such application shall be declared expired and the applicant will be deemed responsible for any plan review fee not yet paid. Written notice will be sent to the applicant stating that the application for permit has been declared expired and that the plan review fee is due and payable. If the applicant does not respond within thirty days of the written notice, the option for permit extension will expire, and the application and supporting documents, the electronic plans, and all other documents associated with the application for permit will be destroyed. The plan review fee is non-refundable and may not be applied to any future building permits.

**Zoning and Platting Fees**

A fee schedule has been established for the review and processing of subdivision applications. The application fees are as follows:

<table>
<thead>
<tr>
<th>Subdivision Application</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Preliminary Plat</td>
<td>$2,075.45</td>
</tr>
<tr>
<td>Major Final Plat</td>
<td>$1,961.12</td>
</tr>
<tr>
<td>Filing Plat Fees (estimated)</td>
<td>$1,300.00</td>
</tr>
</tbody>
</table>
Engineer Statement

This report has been prepared as a conceptual preliminary report for grading, drainage, and improvement fees and schedules based on standards set by the local planning and building officials. The study is limited to the conceptual plan as included within this report. The Developer and the Engineer have been in discussion with the City of El Paso and Utilities to deliberate the site development project and the requirements for this specific project; with respect to the determinations of the other codes consisting of fire codes, building codes, development codes, drainage codes, zoning codes, setbacks, parking requirements. The Developer and Engineer have researched the City’s written codes and standards to develop the findings for the project.

The conceptual site plan materially adheres to all applicable zoning, site development, and building code and ordinances.

- Survey-Exhibit A        Boundary Survey -Exhibit B        Preliminary Site Plan- Exhibit C

Marcos Medina, P.E.
TX License #93830
Exhibit A

Plat of Survey

A PORTION OF LOT 1, BLOCK 1, TIERRA COMERCIAL UNIT 1, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2008058430, PLAT RECORDS OF EL PASO COUNTY, TEXAS AREA 10.00 ACRES

LEGEND

- ORIGINAL CORNER
- SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- FOUND ORIGINAL CITY MONUMENT
- FOUND 1/2" REBAR

CURVE TABLE

<table>
<thead>
<tr>
<th>CURVE</th>
<th>LENGTH</th>
<th>RADIUS</th>
<th>TANGENT</th>
<th>DELTA</th>
<th>BEARING</th>
<th>CHORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>111.41</td>
<td>755.00</td>
<td>55.81</td>
<td>8'27&quot;</td>
<td>N82'24&quot;50&quot;W</td>
<td>111.31</td>
</tr>
<tr>
<td>C2</td>
<td>519.88</td>
<td>700.00</td>
<td>272.35</td>
<td>42'33&quot;</td>
<td>N85'41&quot;55&quot;W</td>
<td>508.01</td>
</tr>
</tbody>
</table>

NOTE


2. BEARINGS AND COORDINATES SHOWN ARE GRID AND DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE MEASURED AND MAY BE CONVERTED TO GRID DIVIDING BY 1.0000133.

3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.

4. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.

5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREIN NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.

6. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, OR IF PAY OR O.F. NO. 01005-22542, DATED 12-10-17.

7. A WRITTEN DESCRIPTION OF EACH DATE ACCOMPANYING THIS PLAT.

8. THIS PLAT IS A SURVEYOR FOR LAND PLANNING & SURVEYING SERVICES.

Scale: 1"=300' Date: 11/27/17 Drawn By: DJ Field: ET Ed No. 171221-13 Copy Rights ©

Barragan & Associates Inc.
LAND PLANNING & SURVEYING
TEFLIS #12010
1050 Pelicanos Dr. Building F,
El Paso, TX 79903
Phone (915) 591-5709 Fax (915) 591-5706

I hereby certify that, to the best of my knowledge and belief, the foregoing boundary survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

Benito Barragan, R.P.L.S. No. 5615

(1 inch = 300 ft.)