Engineering Report

Metro 31 Senior Community, El Paso, Texas

Owner: Investment Builders, Inc.

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1. **ABSTRACT**

This study is intended to assist the owner/developer in meeting the 2018 HTC requirements for an engineering Analysis of the proposed development. The study will assess the existing conditions of the site.

2. **LIMITATIONS**

This report has been prepared for the exclusive use of Investment Builders, Inc., and its consultants for evaluation purposes and does not contain information for other parties or other uses. Mr. Ike Monty authorized this study on January 20, 2018 during our regular weekly meetings.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The EL Paso County
3. Texas Department of Transportation
4. Investment Builders, Inc.
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

3. **INTRODUCTION**

Investment Builders Inc. is preparing an application for a Tax Credit Development consisting of 106,340.41 square feet, located along Wren Avenue on the north east side of El Paso Texas. The proposed development will include 95 units with a combination of 1, and 2 bedrooms, and amenities. There are 52 (1-bedroom) units, 43 (2-bedroom) units, to include 3 (1-bedroom accessible units), 3 (2-bedroom accessible unit), 2 (1-bedroom VHI unit), 1 (2-bedroom VHI unit). In addition to the units, the developer is building several amenities consisting of 7,781 square feet to include community room, swimming pool, office, fitness area, maintenance and a lounge area. The development requires 116 parking spaces and the developer is providing 96 onsite parking spaces and 20 offsite parking on the adjacent streets. The site does not appear to have any onerous development requirements. It is fronting an arterial street, with utilities nearby, the soil condition is acceptable, and access is available and no problematic visible issues. The site identification number is N57999900609000
4 EXISTING CONDITIONS

4.1 GENERAL LOCATION OF THE SITE

The proposed site consists of a parcel of land located Northeast El Paso, El Paso County, Texas.

The parcel is shown on the following exhibit.

Figure 1: GENERAL LOCATION OF THE SITE
4.2 SITE DESCRIPTION
The site is bound by residential development to the east and southern boundary, Commercial development to the north and western boundary. Wren Avenue, a public right of way bounds the property to the north.

Figure 2: AERIAL PHOTOGRAPH OF THE SITE

4.3 PLATTING DETERMINATION & PHYSICAL BOUNDARY
The site is legally subdivided. The legal description is portion of Lot 7, Block 6, Northgate Subdivision Replat C, El Paso, El Paso County Texas.
4.4 **Zoning and Proposed Uses:**
The site is zoned C-3, Commercial. The development is allowed in this zoning designation. The following exhibit is obtained from the City of El Paso Zoning Map.

*Figure 3: Zoning Map of the City of El Paso*
4.5 **FLOOD ZONE**
The site is located in Flood Zone A3, areas determined to be within the 100-year flood with Base Flood Elevation determined, as per FIRM No. 480214 0024 B dated October 15, 1982.

![Flood Zone Map](image)

**Figure 2**: FLOOD ZONE DESIGNATION, Source, FEMA

The site has to be elevated at least 1 foot above the Base Flood Elevation shown on the FIRM. The cost for such fill is included in the site cost.

There is an application with FEMA in place to remove the site out of the flood zone.
4.6 SOIL CONDITIONS

A preliminary geotechnical engineering study prepared by Speed Soil and dated February 5, 2015 revealed the followings:

“Soil Stratigraphy
Subsurface soil encountered at the site was predominantly sandy clay. The maximum depth explored in our test borings was 20-ft.

CLAY, sandy, silty was the dominant encountered at the site. The clay was at a soft to very hard consistency. The Standard Penetration Tests conducted in the clay revealed 4 to 67 blow counts per foot. The clay has tested liquid limits varying from 26 to 63 and plasticity indices of 10 to 31. The clay is classified as CL and CH in accordance with the Unified Soil Classification System.

SAND, clayey was encountered at varying depths of 0 to 20-ft. Soil was at a loose to very dense relative density. The Standard Penetration Test conducted in the clayey sand revealed 2 to 58 blow counts per foot. The clayey soil has tested liquid limits varying from 22 to 54 and plasticity indices of 4 to 35. The soil is classified as SC in accordance with the Unified Soil Classification System.

In test boring B-10 gravel was encountered. Test boring B-10 was drilled at the old basement area. The basement was demolished and replaced with compacted fill. The soil is classified as GM-GP and GP in accordance with the Unified Soil Classification System.”

4.7 PROPERTY Tax Information and millage rates

The site Parcel (Property) Identification Number is N57999900609000, as assigned by the Central Appraisal District.

As per the Consolidated Tax Office, City of El Paso, the proposed site is subject to property-tax levies from a total of five taxing entities:

1. City of El Paso 0.803433
2. El Paso County 0.452694
3. University Medical Center 0.251943
4. El Paso Community College 0.141638
5. El Paso Independent School District 1.31

Total Tax rate is 2.959708

The millage rates provided above are based on 100 percent assessed valuation and are expressed per $100 of value:
4.8 EXISTING SURVEY

A survey prepared by SLI Engineering, Inc. dated 2-18-2018 shows the parcel with 2.4412 acres and described as portion of Lot 7 Block 6, Northgate Subdivision Replat C.

There is one easement for El Paso Natural Gas Company located at the northern property line. The easement is 10 feet wide.

Figure 3: Existing ALTA survey
The topographic survey reveals that the site is almost flat with one elevation contour crossing the site.
The following exhibit is the proposed site plan showing the proposed layout of the buildings. The plan materially adheres to all applicable zoning, site development, and building code ordinances.

Figure 5: PROPOSED SITE PLAN, SOURCE, WDA.
The proposed development will include 95 units with a combination of 1, and 2 bedrooms, and amenities. There are 52 (1-bedroom) units, 43 (2-bedroom) units, to include 3 (1-bedroom accessible units), 3 (2-bedroom accessible unit), 2 (1-bedroom VHI unit), 1 (2-bedroom VHI unit). In addition to the units, the developer is building several amenities consisting of 7,781 square feet to include community room, swimming pool, office, fitness area, maintenance and a lounge area. The development requires 116 parking spaces and the developer is providing 96 onsite parking spaces and 20 offsite parking on the adjacent streets.

5.1 DEVELOPMENT ORDINANCES
The site will be developed as per the “City of El Paso – Title 19, Subdivision and Development Plats Ordinance”.

5.1.1 FIRE DEPARTMENT REQUIREMENTS
It appears that there are not any off-site Fire Department requirements. The site will be developed as per “2015 International Fire Code”.
5.2 Utilities
According to the developer, all utilities are available on site.

- El Paso Water provides the sanitary sewer service to the site. There is an existing sewer line located along Wren Avenue approximately in the center of the street. Coordination with the El Paso Water is recommended to secure a sewer connection to the existing main. Also the developer to the west will be constructing a sewer connection along Gallivant Place. A connection to this main might be available also.

The following figure shows the existing sewer line.

![Existing Sanitary Sewer System](image)

*Figure 6: Existing Sanitary Sewer System*

- El Paso Water provides domestic and irrigation water service. Service will be provided from the existing main line located along Wren Avenue. Coordination with the El Paso Water is recommended to secure the connection to the main and to coordinate the location of the proposed fire hydrants if any.

The following figure shows the location of the existing water line.
General Information

The El Paso Water - (EPW) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the above-described water and sanitary sewer mains are located. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the described existing mains. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU Easement Policy. EPW requires access to the existing sanitary sewer mains within the easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities – Public Service Board Easements (EPW) easements) without the written consent of EPW.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in
accordance with the current EPW Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions

- Electric service is available along Wren Avenue adjacent to the northern property line. Any new or additional electrical facilities that may be required to supply electric service to this property will be designed and constructed in compliance with EPE's Distribution Design and Construction Standards and in compliance with EPE's Line Extension Policy approved by the Public Utility Commission of Texas.

- Gas service is available along Wren Avenue adjacent to the northern property line. Texas Gas can provide adequate natural gas service to the above-referenced area from their existing gas main located adjacent to the proposed development. Mainline extensions, replacements, relocations or new service line requests would need to be requested to provide adequate gas capacity inside the proposed development. Texas Gas Service Co. recommends that a request for gas service be submitted as soon as possible (approx. 6 months prior to construction) followed by all required paperwork by TX Gas Service such as AutoCAD drawing of the final plat, subdivision improvement plans including the water and sewer in AutoCAD format, El Paso Electric layout and construction schedule to allow ample time for the preparation of design, estimate approval and the execution of contract, project scheduling and installation process. The actual cost and points of service will be determined upon review of the final site plan and request for gas service. The developer and/or customer will be responsible for any fees, cost of construction, permitting, etc. that will be incurred to extend and provide the gas service.

- Telephone service and cable service might be provided to the site along with the electric service. The Service is provided by ATT or any other communication service provider.
5.3 **Off-site requirements**
Sidewalks along Wren Avenue might be required by the City of El Paso. The cost of the sidewalk is included within the cost of the site concrete since every development is required to build the sidewalks along their frontage.

5.4 **On-site requirements**
The onsite requirements are typical of any development.

5.5 **Ingress and egress requirements**
There will be 1 driveway off Gallivant Place and 1 driveway off Wren Avenue. Gallivant Place is a proposed public right of way that will be constructed by the developer to the west.

We recommend coordinating the location of the driveways with the City of El Paso Traffic Department.

5.6 **Proposed Drainage**
The site is included within the master drainage plan for the Northgate Subdivision. Therefore, a storm sewer system will be designed to transport the storm water runoff from the site onto the existing ponding area within the entire master plan. There are two existing inlets along the eastern property line. These inlets are designed to accommodate the storm water runoff from the site and transport it to an existing drainage pond.

5.7 **Required approvals**
The site is already a portion of a legal subdivision. There will not be a need to subdivide.

A building permit has to be obtained from the City after their review. This process might take 21 working days plus or minus depending on the amount of details needed.

5.8 **Other necessary fees**
The City of El Paso Engineering and Construction Department has an established Building Permit process and has a Customized Plan Review process to expedite the permit in cases where this is desired. The Building Permit Fee for the standard process will be $4,758.34 for the first $1 million of construction cost.

After the 1st. million, there is a charge of $2.12/ $1,000.00 of construction cost.
It is our experience that using the standard review process will take, after submittal, between Four to Five weeks to obtain the Building Permit.

5.8.1 **Building Design Codes and Ordinances:**
The Metro 31 Senior Community design will comply with all of the current and adopted building codes and local ordinances. The City of El Paso has adopted and is currently using the following codes and ordinances:
- 2015 International Building Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Fire Code
- 2014 National Electric Code
- Texas Accessibility Code
- Uniform Federal Accessibility Standards
- City of El Paso Ordinance No. 017413
- City of El Paso Landscape Ordinance 18.46