February 26, 2019

SITE DESIGN AND FEASIBILITY REPORT
Proposed 25 North Apartment Homes
U.S. Highway 385
Hereford, Texas

EXECUTIVE SUMMARY

The following information has been compiled through multiple sources including surveys, the City of Hereford website, reviews of the City of Hereford Code of Ordinances and Zoning Ordinance, Deaf Smith County Central Appraisal District and conversations with the City of Hereford Building and Zoning staff.

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.


DESCRIPTION OF SITE

The proposed development site is currently undeveloped and unplatted, and is currently in the process of annexation by the City of Hereford, to be annexed as Multi-Family “MF”. The 11.7 acre parcel has direct access to Highway 385, and is directly served by all required utilities. The generally open and grassy parcel does have a gentle seven foot slope from south to north. There are no current improvements or hazards on the site, therefore development can begin with little preparation. According to the Flood Hazard Boundary Map H 01-06, no portion of the site is in a floodplain.

A 48-unit apartment complex comprised of four (4) two-story residential buildings, a stand alone amenities center, and a covered pavilion is proposed for 9.7 acres of the 11.7 acre parcel. The remaining two (2) acres are being carved out for two (2) one acre commercial lots along the highway frontage creating a noise buffer between the apartments and the highway. The west half of the site will remain undeveloped, except for a storm water retention area, and reserved for a potential second phase of development.

The land surrounding the area is as follows:
North: Vacant lot owned by the City of Hereford
South: Commercial development (Wal-Mart)
East: Commercial offices
West: Vacant lot owned by the City of Hereford
TAXING JURISDICTIONS & RATES

Property ID: 6437

(Per $100 valuation)
Deaf Smith County: $0.5300
City of Hereford: $0.3300
Hereford I.S.D.: $1.0400
Hospital District: $0.3390
Amarillo College: $0.0500
H P Water District: $0.0067

Deaf Smith County Appraisal District: [http://www.deafsmithcad.org/](http://www.deafsmithcad.org/)

CODE REVIEW

The buildings and site are designed in accordance with the 2015 International Building Code and the 2015 International Fire Code, which have been adopted by the City of Hereford, and the 2010 ADA Standards for Accessible Design, the Fair Housing Act, and the 2012 Texas Accessiblity Standards.

ANNEXATION PROCESS

The full annexation process for this site is almost completed. The 11.7 acre parcel passed two recent public hearings, and was approved by the City Commission on the 18th of February, 2019. The approved and executed Ordinance No. 02.18.19 documents are currently under review by the City Attorney, and upon the Attorney's approval, the Ordinance documents will be forwarded to the Deaf Smith County Clerk for formal filing.

ZONING REGULATIONS FOR “MF” DISTRICT

Building Height Regulations:

Height shall not exceed forty-five (45) feet or three (3) stories. Building height may be increased to seventy-five (75) feet when the front, side, and rear yards are each increased an additional foot for each two (2) feet of additional building height.

Yard Regulations:

Front: 25’
Rear: 20% of the lot depth, not needing to exceed 30’
Side: Combined 20% lot width, each side at least 5’, not needing to exceed 12’ combined

Lot Area: Minimum five-thousand (5,000) S.F. plus five-hundred (500) S.F. for each family unit in excess of two (2).

Parking Regulations: Two (2) spaces for each dwelling unit.
SITE INGRESS AND EGRESS REQUIREMENTS

Primary access to the site is from Highway 385, which runs parallel to the eastern boundary of the site.

UTILITY AVAILABILITY

The City of Hereford has a 12" water line that extends to the south east corner of the site, and a 12" Sanitary Sewer line running along and within the entire eastern boundary of the site along the Highway 385 R.O.W. Natural gas is also available, through Atmos Energy, and located at the southeast corner of the site, in the Highway 385 R.O.W.

Fees for tapping and metering water and sanitary sewer are approximately $4400.00.

STORM WATER REQUIREMENTS

Onsite storm water retention is required for this project, and will be designed and constructed to comply with the City of Hereford requirements. Drainage on site will be accommodated by strategically designed sheet flow of the water to the retention area; no underground storm water is expected for this project.

FIRE DEPARTMENT REQUIREMENTS

A fully-looped fire lane and water line circle the entire site, providing adequate access and keeping all parts of the buildings within the allowed distances from the fire lanes for maximum hose lay lengths.

ONSITE REQUIREMENTS AND COSTS

Due to the relatively flat nature of the proposed site, minimal earthwork is expected to create building pads, and all dirt used in leveling the site will be a process of localized cut and fill, with no soil expected to be removed or delivered to the site. A proposed 8" water loop will be installed on site to provide support for fire suppression within the buildings and appropriately spaced fire hydrants along the fire lanes, and the 12" City water main will be extended northward to the half-way point along and within the east boundary. A retention pond is required for the control of storm water runoff, and is planned for the lowest portion of the site situated near the northwest corner of the parcel. Since all required utilities are on site, only tapping and metering of the utilities is required. The opinion of probable construction costs associated with onsite water, sanitary sewer, earthwork, paving, and storm water management is approximately $672,000.00.

OFFSITE REQUIREMENTS AND COSTS

No street improvements are required for this project, and required utilities are currently at the site, therefore no offsite improvements are anticipated for this project.
DEVELOPMENT, PERMITTING, AND OTHER REVIEWS APPROVAL PROCESSES

There is no Site Plan approval process required prior to submitting all drawings (architectural and civil) for a Building Permit. However, the site will require re-platting to sub-divide the current parcel into three (3) lots. Re-platting is reviewed and approved through the City Commission and the process takes approximately four (4) to six (6) weeks to complete.

The project must be registered with the Texas Department of Licensing and Regulation's Architectural Barriers. Furthermore, within 20 business days from releasing the Construction Documents for permitting, they must be submitted to a Registered Accessibility Specialist (RAS), of your choice, for a Plan Review to determine compliance with Texas Accessibility Standards (TAS). Also, within one year of obtaining a Certificate of Occupancy from the City, the project site and buildings must be physically inspected for compliance with TAS.

The completed Construction Documents, including the Civil Engineered Site Development Documents, will be submitted directly to the Building and Zoning Department of the City of Hereford for review and approval for construction. There is no separate development permit or Civil review process required, rather it is one submittal for both the Civil and Architectural portions of the project together. Conversations with the City of Hereford staff indicate that the Permit review and approval process will take approximately one to two weeks after receipt of the permit application.

The project does require the development of a Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of construction.

DEVELOPMENT, PERMITTING, AND OTHER REVIEW FEES

The City does not assess development or impact fees.

The building permit fee, which is based on total valuation of construction and development hard costs, will be approximately $5,298.00.

The TDLR Architectural Barriers registration fee of $175.00 must be paid directly to the State of Texas upon registration. A Plan Review and Inspection fee of approximately $1,450.00 is paid directly to the RAS to perform the Plan Review and Inspection of the project.

END OF REPORT

If you have any questions, please contact us at (903) 893-5800.

Respectfully submitted,

David Baca AIA
Architect + Principal

02.27.2019
LAND BOUNDARY SURVEY MADE FOR:
Roberson Reversible Trust
2955 Harvard Drive
Prescott, Arizona 86301

PROPERTY DESCRIPTION:
A 11.743 acre tract of land out of the South part of Section 78, Block K-3, Abstract No. 1490, K.J. Kibbe, Original Granter; and Abstract Number 863, L.R. Wilkinson, Original Granter. Certificate Number 920 of the A.R. & M. Surveys in Deaf Smith County, Texas, described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Section 78, Block K-3:
Thence North 90 degrees 11 minutes 53 seconds East, along the East line of said Section 78, a distance of 1499.49 feet to a point;
Thence North 89 degrees 47 minutes 28 seconds West, a distance 77.59 feet to a 1/2 inch iron rod with cap marked "IBD" found for the Southeast and BEGINNING CORNER of this tract;
THENCE North 89 degrees 47 minutes 28 seconds West, a distance of 990.55 feet to a 1/2 inch iron rod with cap marked "IBD" found for the Northwest corner of this tract;
THENCE North 89 degrees 47 minutes 28 seconds East, a distance of 316.34 to a 1/2 inch iron rod with cap marked "IBD" found for the Northwest corner of this tract;
THENCE South 89 degrees 47 minutes 28 seconds East, a distance of 990.22 feet to a 1/2 inch iron rod with cap marked "IBD" found in the West line of U.S. Highway 385 for the Northwest corner of this tract;
THENCE South 90 degrees 00 minutes 00 seconds East, along the West line of U.S. Highway 385, a distance of 443.36 feet to the POINT OF BEGINNING of this tract;

 Said tract contains a computed area of 11.743 acres of land.

NOTES:
1. This Survey may not reflect all conditions that are contained in the covenants and/or restrictions that affect this property.
2. This Survey is subject to any facts which may be disclosed by a full and accurate title search.
3. Portions of the plat are exaggerated for clarity.
4. Record documents other than those shown may affect this tract.
5. Only those easements furnished to the surveyor are shown hereon.

CERTIFICATION:
To: Roberson Reversible Trust

The undersigned does hereby certify that this plat of survey of the property described herein represents the results of a survey made on the ground under my direction and supervision. This certification expressed or implied herein applies only to the individuals explicitly listed above, and no other parties.

Field Cofinition: September 28, 2018

K.C. Brown, R.P.L.S.
Reg. No. 4664

HM 1/2018

Hagar, Brown & Dorsey, LLC
LAND COUNCIL

10/02/2018
Plat Date: 10/02/2018
Plat No. A1007.DWG