Site Design and Feasibility Report

Hacienda Santa Barbara El Paso, Texas

Owner: Housing & Economic Rural Opportunities (HERO)
Developer: Thomas Development Group, LLC

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Abstract

This report is intended to assist the owner and developer in meeting the 2017 LIHTC requirements for the proposed development. The report assesses the existing conditions of the site and well as the proposed multi-family development.

Limitations

This report has been prepared for the exclusive use of H.E.R.O and Thomas Development Group Inc. and its consultants for evaluation purposes and does not contain information for other parties or other uses.

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

1. ALTA Survey from Paso Del Norte: Andy Eby Registered Surveyor
2. City of Socorro
3. Thomas Development Group
4. 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 contacted to review and modify the results of this study.

Introduction

Thomas Development Group and HERO are preparing an application for a Tax Credit Development consisting of 132,899 square feet of land, located along Three Mission Drive in Socorro, Texas. The proposed development will include 40 units with a combination of 1, 2, and 3 bedrooms, and a community center with a manager apartment. There are 8 (1-bedroom) units, 12 (2-bedroom) units, and 20 (3-bedroom) units. In addition to the units, the developer is building a community center consisting of 4,850 square feet. The development requires 62 parking spaces and the developer is providing 88 parking space including 5 handicap accessible stalls. The site does not appear to have any onerous development requirements. It is fronting a residential street, with utilities nearby, the soil condition is acceptable, and access is available and no problematic visible issues. The site geographic identification number is T24900001001A0.
Site Location
The proposed site consists of a parcel of land located in the City of Socorro, El Paso County, Texas. The parcel is shown on the following exhibit.

Figure 1: Site Location

The site is bound by an existing apartment complex on the north and one on the north-east, and single homes on the northwest and agricultural field on the south.
Site Description

Platting Determination & Physical Boundary

The site is already legally subdivided. The subdivision name is Three Missions – Legal Description:

1 Three Mission Replat of Lot 1A, City of Socorro, El Paso County Texas.

Zoning and Proposed Uses:

The site is zoned R-3, High Density Residential with a maximum of 30-unit per acre. The development is allowed in this zoning designation. The site is shown in orange.

Figure 2: Existing Zoning:

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.
### Building Program

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Proposed Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>8 Units</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>12 Units</td>
</tr>
<tr>
<td>Total</td>
<td>40 Units</td>
</tr>
</tbody>
</table>

### Millwork Requirements

- **Table**: A table with columns for Millwork Type, Unit Type, and Unit ID.

### Building Program Details

- **Unit Summary**:
  - Building Type
  - Unit ID
  - Description
  - Area
  - Total
  - Remarks

### Diagram Details

- **Figure 3**: Proposed site plan showing
  - Building program
  - Millwork requirements
  - Diagrammatic representation of the site plan.

CONCEPTUAL SITE PLAN ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
Existing Conditions

Property Tax Information and millage rates

The site Parcel (Property) Identification Number is 240412 with Geographic ID: T249000001001A0 as assigned by the El Paso Central Appraisal District.

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

1. City of El Socorro: 0.727555
2. El Paso County: 0.452694
4. El Paso Community College: 0.134909
5. EMGCY SRVC DIST#2: 0.094595
6. University Medical Center: 0.234456
7. LWR Valley WTR D: 0.189467

The millage rates provided above are based on 100 percent assessed valuation and are expressed per $100 of value.

Development Ordinances

The site will be developed as per the “City of Socorro – Subdivision and Development Plats Ordinance”.

Fire Department requirements: El Paso County Emergency Services District #2

It appears that there are not any off-site Fire Department requirements. The site will be developed as per “2009 International Fire Code”.

Survey

The ALTA survey prepared by Paso Del Norte shows an access to Three Missions. There are easements associated with the site. The site is 3.0509 acres.

Utilities

Domestic water service will be provided at the public right-of-way off Three Missions Drive. The domestic water services shall be new services that will originate from the existing eight (8) inch diameter main that extends along Three Missions Drive along the access driveway.

Sanitary Sewer Service to the Property:

There is an existing sewer main in Three Mission Drive with a manhole at the drive into the existing site that will be extended with additional manholes to serve the buildings on the site.
**Electrical service:** There is an existing El Paso Electric overhead line located at the northeast corner of the lot. Proposed electric service will be 240V single phase. Site electric service will be dropped from the overhead service and will be underground with pad mounted transformers. Each unit will be individually metered from meter banks on each building served from the pad mounted transformers.

Electric Service will be provided by the El Paso Electric Company.

**Gas Service** will be provided by Texas Gas using the existing 2” PE main service line at the turn-around at Three Missions Drive that will provide natural gas for the site.

**Telephone service** will be provided to the site along with the electric service. The Service is provided by ATT.

**Flood zone**
The site is located in Flood Zone X, areas determined to be outside the 100-year flood as per FIRM.

**Offsite requirements**
There should not be any offsite requirements.

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

**Ingress and egress requirements**
There will be a driveway off Three Missions Drive as well as a second driveway to Fuente Street to provide a secondary access and egress to the site.

**Geotechnical review**
No geotechnical study has been performed at the site and one will be performed before structural design is started. We are referring to a geotechnical survey that was performed on the adjacent property for the same owner. All 16 borings of the study show that the existing soil is classified as CL/SP-SM in accordance with the Unified Soil Classification System. This type of soil consists of sandy silty clay and poorly graded sand with silt. Ground water was encountered at 10’ below the existing surface which are cause by seasonal rain and/or irrigation. Recommendation for site preparation includes to over-excavate 2.5 feet below all footings and slabs with engineering soil and compact in accordance with ASTM D-1557. This soil condition and recommendation for site preparation is typical of the conditions in these area.

**Drainage and detention /retention requirements**
The site is already rough graded. All of the storm water runoff is supposed be retained on site.

Civil engineer drawings attached show that it can be accomplished as designed.
Figure 4: Preliminary Grading and Drainage

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 21-30 working days plus or minus depending on the amount of details needed.

Other necessary fees
The City of Socorro Engineering and Construction Department has an established Building Permit process and also has a Customize Plan Review process to expedite the permit in cases where this is desired.

We have met with the Planning for the Hacienda Santa Barbara, the Building Permit Fee for the standard process will be waived, as the City is supportive of this project.

Building Design Codes and Ordinances:
The Hacienda Santa Barbara Complex design will comply will all of the current and adopted building codes and local ordinances. The City of Socorro has adopted and is currently using the following codes and ordinances:

- International Plumbing Code 2009
- International Mechanical Code 2009
- International Fire Code 2009
- 2008 National Electric Code
- Uniform Federal Accessibility Standards City of El Paso Ordinance No. 017413
- City of Socorro Development Ordinance
Figure 5: COPY OF ALTA SURVEY

ALTA/NSPS
LAND TITLE SURVEY

LOT 1A, BLOCK 1,
THREE MILE RcE SUBDIVISION REPLAT "A"
EL PASO COUNTY, TEXAS,
Texas Department of Housing and Community Affairs
Third Party Report Statement- Hacienda Santa Barbara Apartments

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.

WDA Inc.
Firm

Frederic Dalbin
Name- Signature

2/27/2019
Date