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1 ABSTRACT

This study is intended to assist the owner/developer in meeting the 2020 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. Roy Lopez authorized this study on January 2020.

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 a 2 story building as a senior community, located along Pullman Drive on the east side of El Paso Texas. The proposed development will include 44 units with a combination of 1, and 2 bedrooms, and a club house. There are 24 (1-bedroom 1-bath) units, 20 (2-bedroom-1 bath) units, to include 1 (1-bedroom) VHI. Unit and 1 (2-bedroom) VHI unit, and 2 (1-bedroom) accessible unit and 1 (2-bedroom) accessible unit. In addition to the units, the developer is building a common center. The development requires 45 parking spaces and the developer is providing 60 parking spaces to include 6 accessible parking spaces and 1-5 spaces bicycle rack. 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 L19599900100150.

4 ACKNOWLEDGMENT

any person signing this Report acknowledges 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.”

5 GENERAL LOCATION OF THE SITE

The proposed site consists of a parcel of land located East El Paso, El Paso County, Texas. The parcel is shown on the following exhibit.
5.1 SITE LOCATION
The site is bound by commercial land along the west boundary, apartment complex on the north and south side of the site and Pullman street to the east.

Zaragoza is a Major Arterial roadway is located west of the property in the north/south direction.

Figure 2 : Site Location
5.2 SITE DESCRIPTION

5.2.1 Platting Determination & Physical Boundary
The site is subdivided. The legal description is Portion of Lot 1, Block 1, Las Palmas Commercial Park Replat A, El Paso, El Paso County Texas.

The area of the site is 1.89 acres.

5.2.2 Zoning and Proposed Uses:
The site is zoned C-4. The following exhibit is obtained from the City of El Paso Zoning Map.

Figure 2: Zoning Designation, Source City of El Paso
5.3 PROPERTY TAX INFORMATION AND MILLAGE RATES

The site Parcel (Property) Identification Number is L19599900100150 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 0.907301
2. El Paso County 0.488997
3. University Medical Center 0.267747
4. El Paso Community College 0.141167
5. Socorro Independent School District 1.368954

The millage rates provided above are based on 100 percent assessed valuation and are expressed per $100 of value. The total Tax Rate is 3.174166.

5.4 DEVELOPMENT ORDINANCES

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

5.5 FIRE DEPARTMENT REQUIREMENTS

It appears that there are not any off-site Fire Department requirements. The site will be developed as per “2019International Fire Code”.

5.6 SURVEY

The survey prepared by SLI Engineering; Inc. shows a frontage of 101.35 feet along Pullman Drive. The site is 1.89 acres, 82,387.13 Square feet. There is 1 easement associated with the site:

➢ El Paso Electric Easement. This easement is 5 feet wide and it is used to extend overhead lines across the site. The easement is located along the eastern property line. Parking is allowed within the easement.
5.7 **FLOOD ZONE**

The site is in Flood Zone X, areas determined to be outside the 100-year flood as per FIRM No. 4802140045 C and 4802140046 C dated February 16, 2006.

---

**Figure 3: Flood Zone Designation, Source; FEMA Firm Maps**
5.8 GEOTECHNICAL REVIEW

A geotechnical study was performed by Licon Engineering, Inc. on 2/13/2012. The study is signed and sealed by Licon Engineering Group. The study shows that the existing soil is classified as SM in accordance with the Unified Soil Classification System. This type of soil consists of fine to medium grained silty, and tan soil. The soil is dry with moisture content ranging from 2 to 4 percent. The SPT values range from 3 to 21 blows per foot per penetration, which classifies the soil as loose to medium dense.
6 PROPOSED DEVELOPMENT

6.1 SITE PLAN

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 4: PROPOSED SITE PLAN, SOURCE WRIGHT AND DALBINS.
6.2 **INGRESS AND EGRESS REQUIREMENTS**  
There will be 1 driveway off Pullman Drive. The driveway will be connected to the existing driveway of the adjacent existing apartment complex located to the west of this development. We recommend coordinating the location of the driveways with the City of El Paso Traffic and Transportation Department.

6.3 **UTILITIES**

6.3.1 **Domestic Water**  
Domestic water service will be provided at the public right-of-way of Pullman Drive. The domestic water services shall be new services that will originate from the existing eight (8) inch diameter main that extends along Pullman Drive.

6.3.2 **Sanitary Sewer Service**  
Service to the subject Property is anticipated by means of sanitary sewer main extensions from the described main stub-out along Pullman Drive. Easements will be required to accommodate the proposed main extensions.

6.3.3 **Electric**  
There is electric overhead line located along the easterly property line within the Pullman Right of Way. This line will be used to extend electrical service line to the proposed development. Electric Service will be provided by the El Paso Electric Company. Any additional electrical facilities that will be required to provide 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. Coordination with the El Paso Electric Company during the design phase is crucial to the success of the project. A set of electrical design plan is needed by EPE in order to design the power source to the project. Telephone service will be provided to the site along with the electric service. The Service is provided by ATT. Coordination is crucial during the design phase.

6.3.4 **Gas Service**  
Gas service is also available nearby the site and is provided by Texas Gas Company. Gas line is available for any additional proposed buildings within this site. The developer will be responsible for any cost associated with construction and permitting of the extension necessary to provide the service if needed. Texas Gas Company encourages submitting the request for service six months in advance prior to construction. For further information, call Claudia Villanueva at (915) 680-7242 or by email: atcvillanueva@txgas.com
6.4 Off Site Requirements

The off-site costs consist of constructing sidewalks along Pullman Drive. The cost of the off-site improvement is negligible.

6.5 On-Site Requirements

The onsite requirements are typical of any development. The Fire Department might require the installation of a fire hydrant.

6.6 Drainage and Detention/Retention Requirements

The site is already rough graded. The storm water runoff is supposed to flow onto Pullman Street. There will not be a need to retain all the storm water runoff on site. The site is a part of a drainage master plan that was approved by the City of El Paso. The drainage plan requires that all the storm water runoff be released onto Pullman.

6.7 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.
6.8 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 valuation of the permit fees is based on the following Code 18.02.106.6 - Valuation for Commercial Master Permits. Permit valuation for the master permit for new commercial buildings and structures construction work shall be based on the International Code Council rates for building type and occupancy in effect on the date of the permit application. Subsequent to the completion of work, a final accounting of all costs or a certified professional appraisal may be submitted to the building official for a re-valuation.

“The International Code Council provides a table showing the average construction costs per square foot. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction”.

Based on the total annual construction value within the jurisdiction in the past year and based on the percentage of the building department budget generated by the expected building permits revenue, a permit fee multiplier is generated to establish the fee for the permit. The formula is as follows:

\[
\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}
\]

The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost considers everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.
### Square Foot Construction Cost Table:

<table>
<thead>
<tr>
<th>Group (2018 International Building Code)</th>
<th>IA</th>
<th>IB</th>
<th>IIA</th>
<th>IIB</th>
<th>IIIA</th>
<th>IIIB</th>
<th>IV</th>
<th>VA</th>
<th>VB</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1 Assembly, theaters, with stage</td>
<td>246.61</td>
<td>238.50</td>
<td>232.82</td>
<td>223.18</td>
<td>209.86</td>
<td>203.80</td>
<td>216.12</td>
<td>191.69</td>
<td>184.50</td>
</tr>
<tr>
<td>A-1 Assembly, theaters, without stage</td>
<td>225.65</td>
<td>217.54</td>
<td>211.85</td>
<td>202.22</td>
<td>189.15</td>
<td>183.09</td>
<td>195.16</td>
<td>170.98</td>
<td>163.79</td>
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<td>A-2 Assembly, nightclubs</td>
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<td>182.12</td>
<td>174.70</td>
<td>164.94</td>
<td>160.39</td>
<td>168.64</td>
<td>149.29</td>
<td>144.33</td>
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<tr>
<td>A-2 Assembly, restaurants, bars</td>
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<td>185.56</td>
<td>180.12</td>
<td>173.70</td>
<td>162.94</td>
<td>159.39</td>
<td>167.64</td>
<td>147.29</td>
<td>143.33</td>
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<td>A-3 Assembly, churches</td>
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<td>153.09</td>
<td>148.07</td>
<td>160.14</td>
<td>134.97</td>
<td>128.78</td>
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<td>187.15</td>
<td>182.09</td>
<td>194.16</td>
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<td>B Business</td>
<td>197.81</td>
<td>190.62</td>
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<td>175.70</td>
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<td>A-2 Institutional, supervised</td>
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<td>185.12</td>
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<td>163.28</td>
<td>158.81</td>
<td>178.06</td>
<td>146.98</td>
<td>142.33</td>
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<td>I-2 Institutional, hospitals</td>
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<td>323.73</td>
<td>317.81</td>
<td>308.81</td>
<td>292.72</td>
<td>N.P.</td>
<td>302.06</td>
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<td>I-3 Institutional, restrained</td>
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<td>I-4 Institutional, day care facilities</td>
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<td>78.87</td>
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<td>59.80</td>
<td>68.04</td>
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<td>48.30</td>
</tr>
</tbody>
</table>

*Table 1: Square Foot Construction Cost*

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = $22.45 per sq. ft

### 6.9 Building Design Codes and Ordinances:
The Sunset Vista Seniors Apartment Complex 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
2015 National Electric Code
2015 International Energy Conservation Code
Texas Accessibility Code
Uniform Federal Accessibility Standards
City of El Paso Ordinance No. 017413
City of El Paso Landscape Ordinance 18.46
PROPERTY DESCRIPTION
METES AND BOUNDS

Property Description: Portion of Lot 1, Block 1, LAS PALMAS COMMERCIAL PARK, REPLAT “A”, an addition to the city of El Paso, El Paso County, Texas, and is more particularly described by metes and bounds, as follows:

Commencing at an existing city monument lying on the centerline intersection of Pulman Drive (70’ public right-of-way) and Henry Brenan Drive (70’ public right-of-way); Thence, S32°21’38”W, with the center line of Pulman Drive, a distance of 761.37 feet to a point; Thence, N57°43’55”W, abandoning said center line, N57°43’55”W, a distance of 35.00’ to a boundary corner, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 57°43’55” West a distance of 462.70 feet to a boundary corner;
THENCE, North 31°31’26” East a distance of 195.71 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 156.78 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 49.52 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 143.83 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 143.86 feet to a boundary corner;
THENCE, South 57°43’55” East a distance of 164.95 feet to a boundary corner;
THENCE, South 32°21’38” West a distance of 101.35 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 1.89 acres (82,387.13 s.f.) of land, more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

February 08, 2020.
Job# 06-14-3546
M&B/
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0046 C, DATED FEBRUARY 15, 2006, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X": AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF BOUNDARY.

Copyright 2015 SLI Engineering, Inc.

This map and survey are being provided solely for the use of __________ and no license has been created, expressed or implied, to copy the surveys and/or maps except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon FEBRUARY 15, 2020.

SLI ENGINEERING, INC.

Unsatisfactory Surveys

PROPERTY DESCRIPTION

PORTION OF LOT 1, BLOCK 1, LAS PALMAS COMMERCIAL PARK, REPLAT "A", EL PASO, EL PASO COUNTY, TEXAS.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998