City of El Paso – City Plan Commission Staff Report

Case No:	SUSU14-00109 – Desert Springs Unit 4
Application Type:	Major Combination
CPC Hearing Date:	December 4, 2014
Staff Planner:	Joaquin Rodriguez, (915) 212-1608 rodriguezjx3@elpasotexas.gov
Location:	North of Transmountain East of I10
Acreage:	63.08
Rep District:	1
Existing Use:	Vacant
Existing Zoning:	R-3A (Residential)
Proposed Zoning:	R-3A (Residential)
Nearest Park:	Desert Springs Park (.15 mi)
Nearest School:	Alderette Middle (1.3 mi.)
Park Fees Required:	None
Impact Fee Area:	West Side Impact Fee Area
Property Owner:	DVEP Land LLC RPW Developement City of El Paso
Applicant:	DVEP Land LLC
Representative:	CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5/sp/Vacant
South: R-3A /Residential/In Construction
East: R-3/Vacant
West: R-5/sp/Vacant

PLAN EL PASO DESIGNATION: G4 Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 63.08 acres on the far west side of the city. The development includes 24.31 acres for 186 single family lots, a 1.04 acre park, 3 ponding and drainage sites totaling 24.75 acres and 2 hike and bike trails totaling 1.19 acres. The subdivision has access from the south through Desert Springs #1 subdivision, Resler Drive and Enchanted Springs Drive. Desert Springs # 1 has access via Bluff Creek which connects to Transmountain Road.

The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50. The 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 76-foot minor arterial right-of-way instead of a 64-ft collector arterial.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
- To allow a common street name for Enchanted Springs Drive.

These modifications were previously approved on January 6, 2012 by the City Plan Commission with Desert Springs Unit 4, a major preliminary application.

CASE HISTORY

- Desert Springs Unit Four is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009.
- An amendment to the land study was administratively approved on October 21, 2010.
- Desert Springs #4 was approved by the City Plan Commission on a major preliminary basis on January 6, 2012

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is ***pending*****.** The EPWU has met with the developer to address the removal of a PSB easement within Lot 34, Block 15 of the proposed development, revisions are pending.

Planning Division Recommendation:

Planning recommends **approval** with **modifications and conditions**.

In accordance with part 3 of Section 19.04.170 of previous subdivision code, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication of parkland and open space amenities and vehicular access and pedestrian passage.

Additionally all existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

Show and label all existing street and drainage improvements, drainage flow patterns and label existing contours on preliminary plat.

Parks and Recreation Department

We have reviewed **Desert Springs Unit Four,** a major combination plat map; which consists of **186** Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site"** & a **15' Wide Hike & Bike Trail /** Maintenance Road with-in the Hybrid Channel.

Also, please note that this development is part of the Desert Springs Land Study (Aka: Transmountain Land Study) which is vested under the "Old-Old" ordinance at a required "Parkland" dedication of one acre of "Parkland" per every two hundred (200) dwelling units; this plat meets and exceeds the minimum "Parkland" dedication requirements by **0.11 acres** per the following "Parkland" calculations:

1. Parkland calculations:
   Desert Springs #4 – Is dedicating ……..…….. **1.04 Ac** of Parkland
   Desert Springs #4 = **186** Units at a rate of One acre/200 Units requires **0.93 Ac** of Parkland
   Exceeds Parkland Dedication Requirements by = 0.11 Ac of Parkland

2. Proposed Hike & Bike trail / Maintenance Road along the Hybrid Channel shall include a 6"x12' concrete header curb on each side to contain the pavement structure.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.
Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.

4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading as flat as possible (2%-3% case by case) so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.

15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Land Development Services and Building Permits & Inspections Division.
18. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
19. Hike/Bike trail along Resler Dr. shall have lighting provided; coordinate with Land Development Division to prevent duplication of the street lighting provided for residential.
20. Areas meant to remain undisturbed where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation - **Re-vegetation requirements shall be as per Section 19.24.030(B)**
21. Construction of the Park improvements and the Hike and Bike / Maintenance Road along the Hybrid Channel need to be coordinated and inspected by Parks Department.
22. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

1. Eliminate PSB easement within Lot 34, Block 15; sewer to be designed to avoid easement thru property.

2. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.

3. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum); two 6-inch diameter water main extensions along the proposed cul-de-sacs will be required to loop the water system.

4. EPWU plans to construct a 24-inch diameter water main along Resler Drive. The Owner/Developer is to coordinate with EPWU to install the water in parallel with the development of the subdivision.

Water:

5. There is an existing 8-inch diameter water main stub-out extending along Willie Mier St. that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.

6. There is an existing 8-inch diameter water main stub-out extending along Nearpoint Drive that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.

7. There is an existing 16-inch diameter water main stub-out extending along Resler Drive that is available for service, the water main is located approximately 35-ft east from the center line of the right-of-way, the main dead-ends approximately 65-ft north of Enchanted Springs Drive.

8. There is an existing 24-inch diameter water main stub-out extending along Resler Drive, the water main is located approximately 25-ft east from the center line of the right-of-way, the main dead-ends

approximately 65-ft north of Enchanted Springs Drive.

Sanitary Sewer:

9. Sanitary sewer service for the entire Desert Springs Development requires the extension of an 18-inch sewer main along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2014. Temporary sewer service is available by connecting to the existing 18-inch sewer main along Enchanted Springs Drive just east of I-10 to the proposed 12-inch diameter sewer main within the Enchanted Hills Unit-1 Phase-2, Enchanted Hills Unit-2 Phase-1 and Desert Springs Unit-1 Phase-2 projects.

10. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Willie Mier St. that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.

11. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Nearpoint Drive that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.

12. There is an existing 12-inch diameter sanitary sewer main stub-out extending along Enchanted Springs Drive that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way, the main dead-ends approximately 50-ft east of Resler Drive.

General:

13. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

14. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances

Sun Metro

Sun Metro does not object to this request

El Paso Department of Transportation

No Comments Received

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
    a. Current certified tax certificate(s)
    b. Current proof of ownership
    c. Release of access document, if applicable
    d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table in attachment 8:

    Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

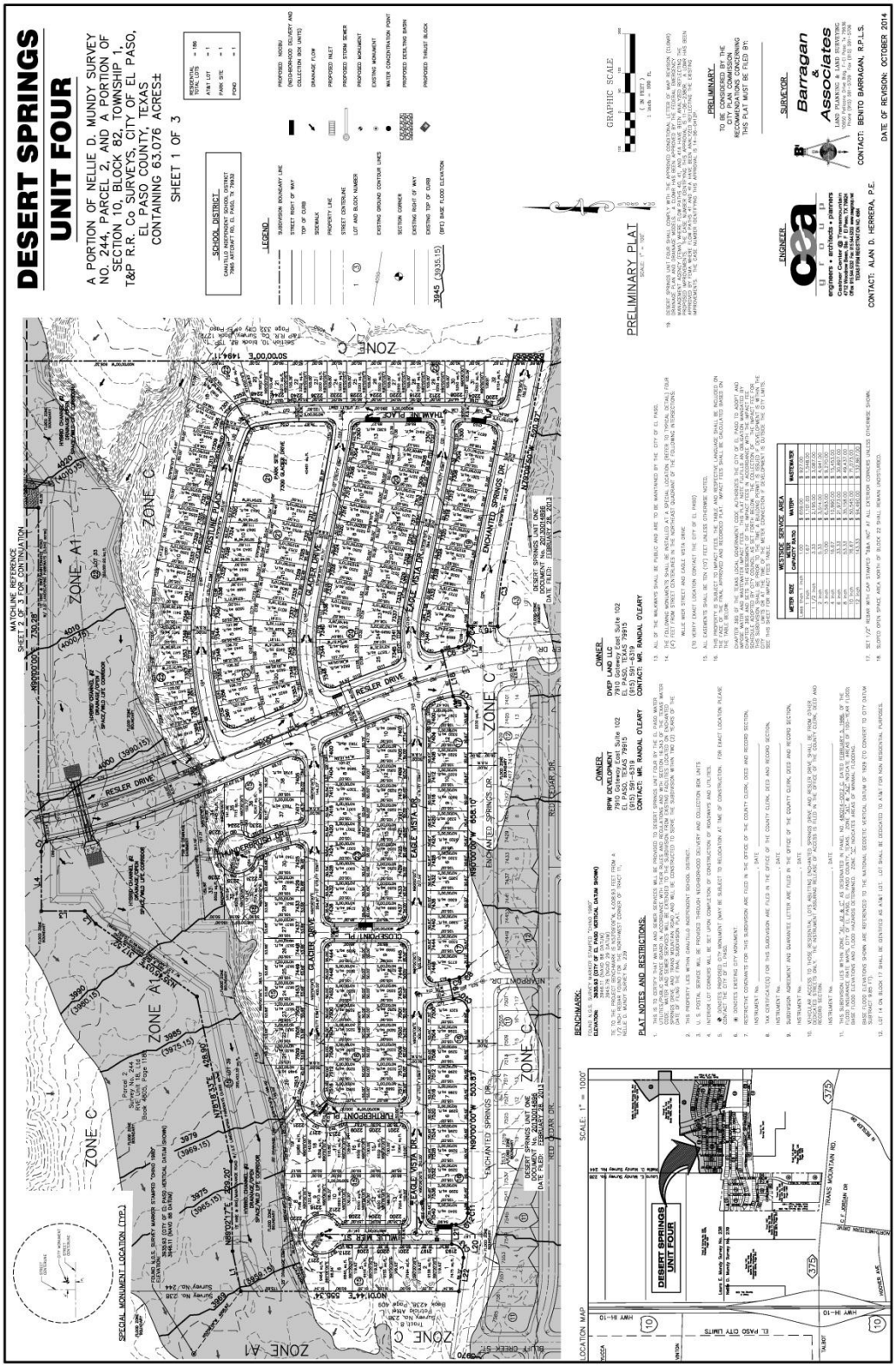
Attachments

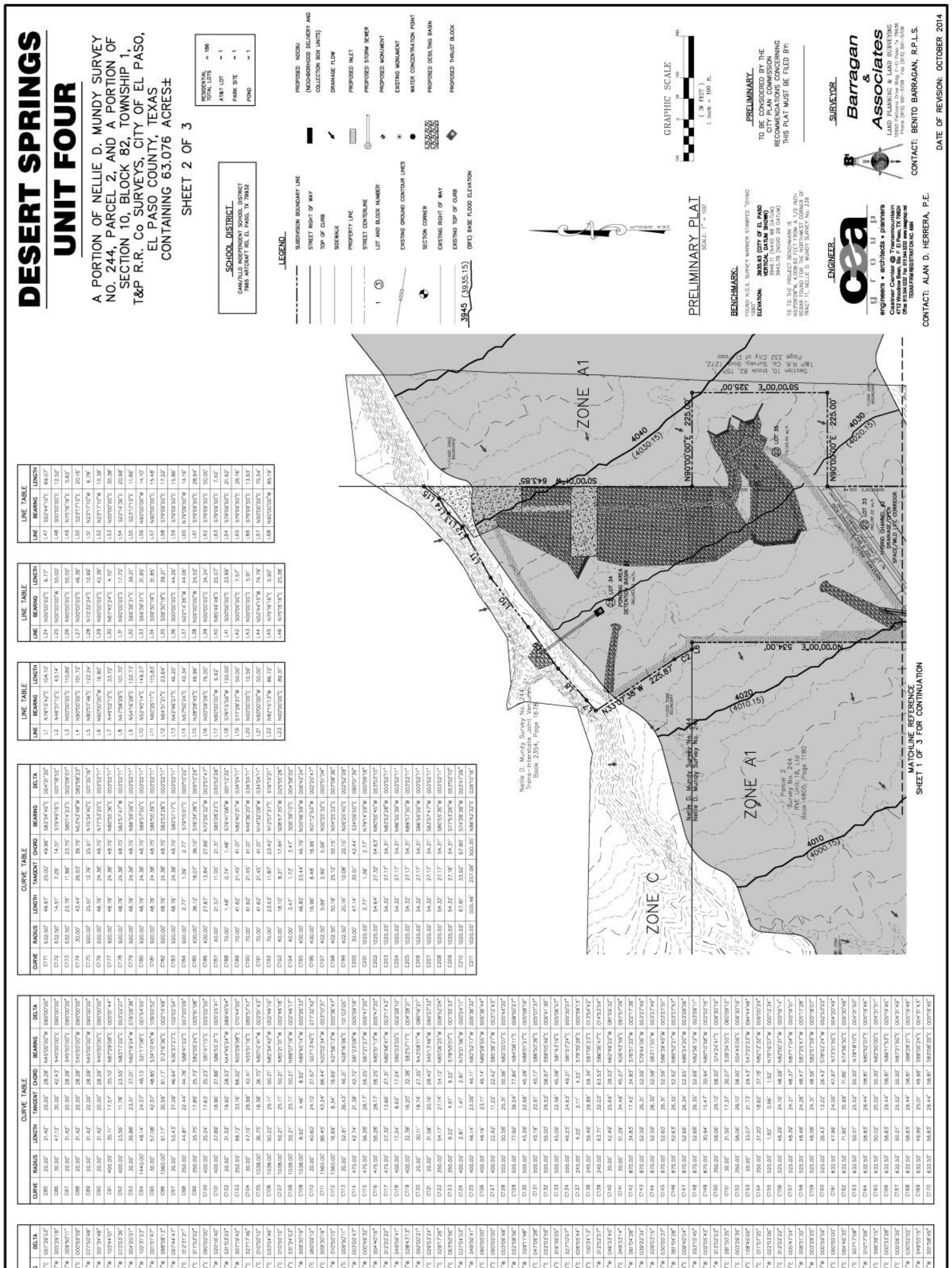
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Modification Request
6. Proposed Right of Ways
7. Application
8. Impact Fee Table

ATTACHMENT 1

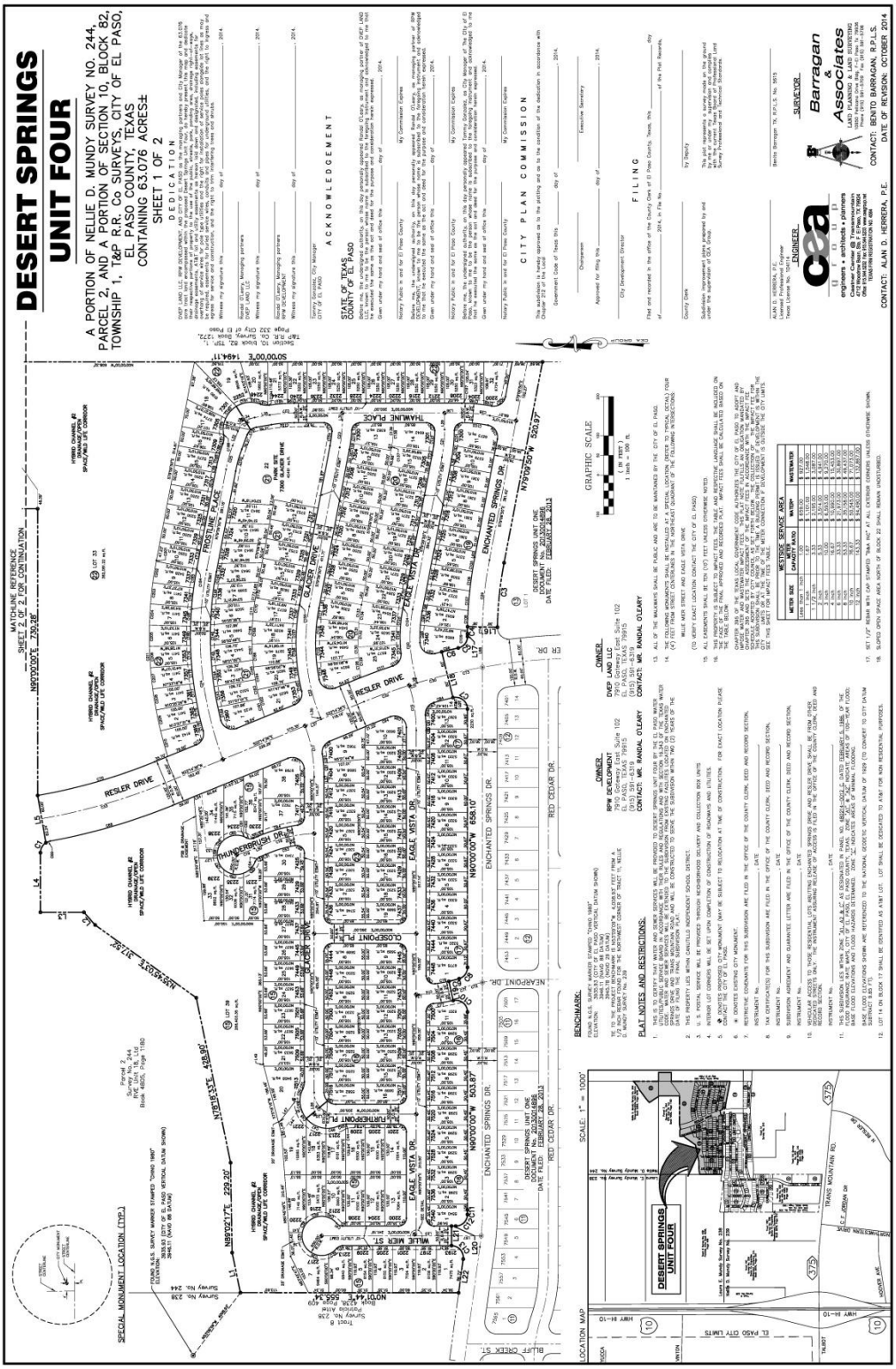
ATTACHMENT 2

ATTACHMENT 3




DESERT SPRINGS
UNIT FOUR
A PORTION OF NELLIE D. MUNDY SURVEY NO. 244, PARCEL 2, AND A PORTION OF SECTION 10, BLOCK 82, TOWNSHIP 1, T&P R.R. Co SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 63.076 ACRES±
SHEET 2 OF 3
RESIDENTIAL TOTAL LOTS = 186
AT&T LOT = 1
PARK SITE = 1
POND = 1
SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7965 ARTCRAFT RD, EL PASO, TX 79932
LEGEND
SUBDIVISION BOUNDARY LINE
STREET RIGHT OF WAY
TOP OF CURB
SIDEWALK
PROPERTY LINE
STREET CENTERLINE
LOT AND BLOCK NUMBER
EXISTING GROUND CONTOUR LINES
SECTION CORNER
EXISTING RIGHT OF WAY
EXISTING TOP OF CURB
(BFE) BASE FLOOD ELEVATION
PROPOSED NDCBU (NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS)
DRAINAGE FLOW
PROPOSED INLET
PROPOSED STORM SEWER
PROPOSED MONUMENT
EXISTING MONUMENT
WATER CONCENTRATION POINT
PROPOSED DESILTING BASIN
PROPOSED THRUST BLOCK
3945 (3935.15)
PRELIMINARY PLAT
SCALE: 1" = 100'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
BENCHMARK:
ELEVATION: 3935.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
PRELIMINARY
TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:
ENGINEER
engineers • architects • planners
SURVEYOR
Barragan & Associates
LAND PLANNING & LAND SURVEYING
CONTACT: ALAN D. HERRERA, P.E.
CONTACT: BENITO BARRAGAN, R.P.L.S.
DATE OF REVISION: OCTOBER 2014
ZONE A1
ZONE C
MATCHLINE REFERENCE
SHEET 1 OF 3 FOR CONTINUATION

ATTACHMENT 4



DESERT SPRINGS

UNIT FOUR

A PORTION OF NELLIE D. MUNDY SURVEY NO. 244, PARCEL 2, AND A PORTION OF SECTION 10, BLOCK 82, TOWNSHIP 1, T&P R.R. Co SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING 63.076 ACRES±

SHEET 2 OF 2

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	30.19'	16.51'	28.93'	S61°10'03"E	057°39'53"
C2	502.50'	48.13'	24.08'	48.11'	N39°25'45"W	005°29'18"
C3	962.00'	165.15'	82.78'	164.95'	N84°04'55"W	009°50'11"
C4	1038.00'	18.11'	9.06'	18.11'	S89°30'00"E	000°59'59"
C5	30.00'	40.76'	24.23'	37.70'	N51°04'36"W	077°50'48"
C6	1560.00'	43.02'	21.51'	43.02'	N12°56'36"W	001°34'48"
C7	30.00'	54.31'	38.21'	47.19'	S38°08'00"W	103°44'01"
C8	30.00'	38.25'	22.22'	35.71'	N53°28'12"W	073°03'36"
C9	350.00'	26.98'	13.50'	26.97'	N14°43'54"W	004°25'01"
C10	30.00'	53.88'	37.39'	46.80'	S38°44'18"W	102°31'23"
C11	662.00'	11.90'	5.95'	11.90'	N89°29'06"W	001°01'47"
C12	30.00'	46.58'	29.47'	42.04'	N44°29'06"W	088°58'13"
C13	30.00'	51.18'	34.36'	45.20'	S48°52'23"W	097°44'47"
C14	375.00'	81.96'	41.14'	81.80'	S06°15'43"E	012°31'21"
C15	375.00'	117.05'	59.00'	116.57'	N81°03'29"E	017°53'02"
C16	55.00'	86.39'	55.00'	77.78'	N45°00'00"E	090°00'00"
C17	375.00'	132.72'	67.06'	132.03'	S79°51'40"W	020°16'40"
C18	375.00'	137.81'	69.69'	137.04'	N12°45'29"W	021°03'22"
C19	375.00'	47.96'	24.01'	47.93'	N19°37'19"W	007°19'42"
C20	375.00'	178.65'	91.06'	176.97'	N87°11'17"E	027°17'46"
C21	375.00'	70.92'	35.57'	70.82'	S84°34'55"E	010°50'10"
C22	500.00'	288.67'	148.48'	284.68'	N84°17'47"E	033°04'46"
C23	375.00'	70.92'	35.57'	70.82'	S84°34'55"E	010°50'10"
C24	895.00'	490.50'	251.58'	484.39'	N85°08'09"E	031°24'03"
C25	375.00'	62.21'	31.18'	62.14'	N74°24'41"W	009°30'19"
C26	55.00'	57.74'	31.85'	55.13'	S39°34'55"E	060°09'12"
C27	375.00'	62.21'	31.18'	62.14'	S04°45'09"E	009°30'19"
C28	377.50'	71.40'	35.80'	71.29'	S05°25'05"W	010°50'10"
C29	1000.00'	171.68'	86.05'	171.47'	S84°04'55"E	009°50'11"
C30	1500.00'	78.88'	39.45'	78.87'	N15°14'24"W	003°00'47"
C31	1500.00'	21.62'	10.81'	21.61'	N17°09'34"W	000°49'32"
C32	1500.00'	122.29'	61.18'	122.26'	N19°54'28"W	004°40'16"
C33	1500.00'	323.92'	162.59'	323.29'	N16°03'25"W	012°22'22"
C34	20.00'	17.45'	9.33'	16.90'	N24°59'51"W	049°59'41"
C35	50.00'	25.06'	12.80'	24.80'	N35°58'05"W	028°43'13"
C36	50.00'	80.29'	51.78'	71.94'	S24°43'42"W	092°00'21"
C37	50.00'	25.36'	12.96'	25.09'	N85°15'34"E	029°03'24"
C38	50.00'	25.56'	13.07'	25.28'	S65°34'01"E	029°17'26"
C39	50.00'	56.72'	31.15'	52.88'	S18°59'49"E	063°50'56"
C40	50.00'	32.35'	16.76'	31.79'	S31°27'40"W	037°04'03"
C41	20.00'	17.45'	9.33'	16.90'	S24°59'51"W	049°59'41"
C42	20.00'	31.42'	20.00'	28.28'	S45°00'00"E	090°00'00"
C43	20.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C44	40.00'	2.17'	1.09'	2.17'	N01°33'24"W	003°06'48"
C45	40.00'	16.04'	8.13'	15.94'	N14°38'16"W	022°58'56"
C46	70.00'	35.67'	18.23'	35.29'	N11°29'50"W	029°11'48"
C47	70.00'	57.55'	30.52'	55.95'	N26°39'18"E	047°06'28"
C48	70.00'	26.96'	13.65'	26.79'	N61°14'32"E	022°03'58"
C49	70.00'	20.34'	10.24'	20.27'	N80°36'04"E	016°39'05"
C50	70.00'	33.19'	16.91'	32.88'	S77°29'20"E	027°10'07"
C51	40.00'	18.22'	9.27'	18.06'	S76°57'08"E	026°05'44"
C52	20.00'	35.05'	24.01'	30.73'	N39°47'53"E	100°24'13"
C53	350.00'	78.69'	39.51'	78.53'	N16°50'42"W	012°52'57"
C54	20.00'	16.25'	8.81'	15.81'	N46°34'02"W	046°33'45"
C55	50.00'	43.24'	23.08'	41.91'	S45°04'18"E	049°33'14"
C56	50.00'	53.30'	29.50'	50.81'	S10°14'33"W	061°04'28"
C57	50.00'	34.36'	17.89'	33.69'	S60°28'04"W	039°22'34"
C58	50.00'	25.35'	12.98'	25.08'	N85°19'01"W	029°03'15"
C59	50.00'	26.19'	13.40'	25.89'	N55°47'05"W	030°00'37"
C60	50.00'	53.30'	29.50'	50.81'	N10°14'33"W	061°04'28"
C61	50.00'	8.45'	4.23'	8.44'	N25°08'08"E	009°40'54"
C62	20.00'	18.59'	10.03'	17.93'	S03°20'42"W	053°15'45"
C63	400.00'	14.63'	7.31'	14.62'	N22°14'19"W	002°05'42"
C64	400.00'	91.00'	45.69'	90.80'	N14°40'27"W	013°02'03"
C65	20.00'	28.57'	17.34'	26.20'	S49°04'43"E	081°50'35"
C66	350.00'	21.34'	10.67'	21.34'	N88°15'12"E	003°29'35"
C67	30.00'	56.94'	41.87'	48.77'	N32°07'54"E	108°45'00"
C68	1560.00'	325.63'	163.41'	325.04'	S16°15'48"E	011°57'35"
C69	30.00'	11.55'	5.85'	11.48'	N21°18'34"W	022°03'06"
C70	1440.00'	310.96'	156.09'	310.36'	S16°03'25"E	012°22'22"
C71	375.00'	37.95'	18.99'	37.93'	S15°25'20"E	005°47'54"
C72	375.00'	44.89'	22.47'	44.86'	N14°53'31"W	006°51'32"
C73	1500.00'	91.37'	45.70'	91.36'	N11°59'18"W	003°29'25"
C74	1000.00'	17.45'	8.72'	17.45'	N89°30'00"W	000°59'59"
C75	20.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C76	20.00'	29.59'	18.25'	26.97'	S47°36'43"E	084°46'35"
C77	400.00'	50.96'	25.51'	50.93'	S08°52'24"E	007°17'58"
C78	350.00'	62.83'	31.50'	62.75'	N11°47'49"W	010°17'09"
C79	20.00'	33.74'	22.47'	29.88'	N41°40'23"E	096°39'15"
C80	400.00'	3.89'	1.95'	3.89'	N89°43'16"E	000°33'28"
C81	400.00'	35.67'	17.85'	35.66'	N86°53'15"E	005°06'35"
C82	30.00'	15.73'	8.05'	15.56'	N80°39'02"W	030°02'02"
C83	30.00'	26.14'	13.96'	25.32'	N40°40'23"W	049°55'15"
C84	1440.00'	49.74'	24.87'	49.74'	N14°43'23"W	001°58'45"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C85	20.00'	31.42'	20.00'	28.28'	N45°00'00"W	090°00'00"
C86	30.00'	47.12'	30.00'	42.43'	N45°00'00"E	090°00'00"
C87	20.00'	31.42'	20.00'	28.28'	S45°00'00"E	090°00'00"
C88	20.00'	31.42'	20.00'	28.28'	S45°00'00"W	090°00'00"
C89	20.00'	31.42'	20.00'	28.28'	N45°00'00"W	090°00'00"
C90	20.00'	31.42'	20.00'	28.28'	N45°00'00"E	090°00'00"
C91	400.00'	35.11'	17.57'	35.10'	N87°29'08"E	005°01'44"
C92	400.00'	23.56'	11.78'	23.55'	N83°17'02"E	003°22'27"
C93	30.00'	39.88'	23.51'	37.01'	N40°19'24"W	076°09'36"
C94	1440.00'	48.14'	24.07'	48.13'	S21°17'08"E	001°54'55"
C95	30.00'	57.08'	42.07'	48.85'	S34°10'45"W	109°00'52"
C96	1560.00'	61.17'	30.59'	61.17'	S13°16'36"E	002°14'48"
C97	30.00'	53.43'	37.08'	46.64'	N36°13'27"E	102°02'54"
C98	350.00'	44.81'	22.44'	44.78'	S88°41'02"E	007°20'08"
C99	350.00'	35.75'	17.89'	35.73'	S82°05'24"E	005°51'08"
C100	400.00'	35.24'	17.63'	35.23'	S81°41'15"E	005°02'50"
C101	400.00'	37.89'	18.96'	37.88'	S86°55'31"E	005°25'41"
C102	20.00'	31.33'	19.92'	28.23'	N44°45'24"W	089°45'54"
C103	352.50'	88.12'	33.18'	88.02'	N05°29'58"E	014°44'50"
C104	30.00'	47.10'	29.98'	42.41'	N50°51'16"E	089°57'47"
C105	1038.00'	36.75'	18.38'	36.75'	N80°10'41"W	002°01'43"
C106	1038.00'	50.22'	25.11'	50.21'	N82°34'42"W	002°46'19"
C107	1038.00'	50.21'	25.11'	50.21'	N85°21'01"W	002°46'18"
C108	1038.00'	50.21'	25.11'	50.21'	N88°07'19"W	002°46'17"
C109	1038.00'	8.92'	4.46'	8.92'	N89°45'14"W	000°29'33"
C110	30.00'	40.60'	24.10'	37.57'	S37°13'40"E	077°32'42"
C111	1560.00'	86.45'	43.24'	86.44'	N20°02'34"W	003°10'31"
C112	1560.00'	16.69'	8.34'	16.69'	N21°56'13"W	000°36'47"
C113	30.00'	52.91'	36.43'	46.31'	N28°16'56"E	101°03'05"
C114	475.00'	42.74'	21.38'	42.72'	S81°23'08"W	005°09'18"
C115	475.00'	56.28'	28.17'	56.25'	S87°21'27"W	006°47'20"
C116	475.00'	56.28'	28.17'	56.25'	N85°51'13"W	006°47'20"
C117	475.00'	27.32'	13.66'	27.31'	N80°46'41"W	003°17'43"
C118	400.00'	17.24'	8.62'	17.24'	S80°23'55"E	002°28'10"
C119	400.00'	32.39'	16.20'	32.38'	S83°57'11"E	004°38'21"
C120	20.00'	30.11'	18.74'	27.35'	N43°06'11"W	086°18'21"
C121	20.00'	31.58'	20.18'	28.40'	S45°13'46"W	090°27'33"
C122	350.00'	54.17'	27.14'	54.12'	N85°06'25"W	008°52'04"
C123	350.00'	9.22'	4.61'	8.22'	S79°55'07"E	001°30'33"
C124	400.00'	2.81'	1.41'	2.81'	N78°21'56"W	000°24'11"
C125	400.00'	46.14'	23.09'	46.11'	N82°52'17"W	006°36'32"
C126	400.00'	46.16'	23.11'	46.14'	N89°28'55"W	006°36'44"
C127	400.00'	22.42'	11.22'	22.42'	S85°36'21"W	003°12'43"
C128	505.00'	50.56'	25.31'	50.56'	N87°35'07"E	005°44'20"
C129	505.00'	77.92'	39.04'	77.84'	N84°08'11"E	008°50'27"
C130	505.00'	45.29'	22.66'	45.28'	N86°01'27"E	005°08'19"
C131	505.00'	45.19'	22.61'	45.17'	S86°50'36"E	005°07'37"
C132	505.00'	58.00'	29.53'	58.97'	S88°05'46"E	006°41'39"
C133	505.00'	45.09'	22.56'	45.08'	S81°43'19"E	005°06'57"
C134	505.00'	49.23'	24.63'	49.21'	S81°57'24"E	005°35'07"
C137	245.00'	4.22'	2.11'	4.22'	S79°39'26"E	000°59'13"
C138	245.00'	59.49'	29.89'	59.34'	S87°08'23"E	013°54'42"
C139	245.00'	63.71'	32.03'	63.53'	S86°36'47"E	014°53'54"
C140	30.00'	42.49'	25.69'	39.03'	N62°49'22"W	081°09'32"
C141	30.00'	51.29'	34.49'	45.27'	N28°43'59"E	097°57'09"
C142	870.00'	34.83'	17.42'	34.83'	S76°51'22"W	002°17'38"
C143	870.00'	52.59'	26.31'	52.59'	S79°44'06"W	003°27'48"
C144	870.00'	52.59'	26.30'	52.58'	S83°11'55"W	003°27'48"
C145	870.00'	52.60'	26.31'	52.59'	S86°39'45"W	003°27'51"
C146	870.00'	52.63'	26.32'	52.62'	N89°52'21"W	003°27'57"
C147	870.00'	52.66'	26.34'	52.65'	N86°24'20"W	003°28'06"
C148	870.00'	52.68'	26.35'	52.68'	N82°56'13"W	003°28'11"
C149	870.00'	30.94'	15.47'	30.94'	N80°10'58"W	002°02'16"
C150	350.00'	58.06'	29.10'	58.00'	S74°24'41"E	009°30'19"
C151	30.00'	31.50'	17.37'	30.07'	S39°34'55"E	060°09'12"
C152	350.00'	58.06'	29.10'	58.00'	S04°45'09"E	009°30'19"
C153	20.00'	33.07'	21.73'	29.43'	S47°22'23"W	094°44'46"
C154	350.00'	37.20'	18.62'	37.18'	N82°12'32"W	006°05'24"
C155	525.00'	1.92'	0.96'	1.92'	N79°16'07"W	000°12'34"
C156	525.00'	48.29'	24.16'	48.28'	N82°00'31"W	005°16'14"
C157	525.00'	48.39'	24.21'	48.37'	N87°17'04"W	005°16'51"
C158	525.00'	48.48'	24.26'	48.47'	S87°25'47"W	005°17'28"
C159	525.00'	48.56'	24.31'	48.56'	S82°07'59"W	005°18'07"
C160	525.00'	26.43'	13.22'	26.43'	S78°02'24"W	002°53'03"
C161	632.50'	47.99'	24.00'	47.97'	N73°51'50"E	004°20'46"
C162	632.50'	71.90'	35.99'	71.86'	N74°56'50"E	006°30'48"
C163	632.50'	50.01'	25.02'	50.00'	N78°18'10"E	004°31'50"
C164	632.50'	58.83'	29.44'	58.81'	N80°52'07"E	005°19'46"
C165	632.50'	50.02'	25.02'	50.00'	N82°50'00"E	004°31'51"
C166	632.50'	58.83'	29.44'	58.81'	N86°11'53"E	005°19'46"
C167	632.50'	50.01'	25.02'	50.00'	N87°21'50"E	004°31'49"
C168	632.50'	58.83'	29.44'	58.81'	S88°28'21"E	005°19'46"
C169	632.50'	49.99'	25.01'	49.98'	S86°08'24"E	004°31'43"
C170	632.50'	58.83'	29.44'	58.81'	S83°08'35"E	005°19'46"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C171	632.50'	49.97'	25.00'	49.96'	S83°24'45"E	004°31'35"
C172	632.50'	14.51'	7.26'	14.51'	S79°49'16"E	001°18'52"
C173	632.50'	23.76'	11.88'	23.75'	S80°14'23"E	002°09'07"
C174	30.00'	43.44'	26.53'	39.75'	N63°43'48"W	082°58'23"
C175	920.00'	25.51'	12.76'	25.51'	N75°34'40"E	001°35'19"
C176	920.00'	48.76'	24.38'	48.75'	N77°53'25"E	003°02'11"
C177	920.00'	48.76'	24.38'	48.75'	N80°55'36"E	003°02'11"
C178	920.00'	48.76'	24.38'	48.75'	S83°57'47"W	003°02'11"
C179	920.00'	48.76'	24.38'	48.75'	N86°59'59"E	003°02'11"
C180	920.00'	48.76'	24.38'	48.75'	S89°57'50"E	003°02'11"
C181	920.00'	48.76'	24.38'	48.75'	S86°55'39"E	003°02'11"
C182	920.00'	48.76'	24.38'	48.75'	S83°53'28"E	003°02'11"
C183	920.00'	48.76'	24.38'	48.75'	S80°51'17"E	003°02'11"
C184	920.00'	2.77'	1.39'	2.77'	S79°15'01"E	000°10'23"
C185	400.00'	36.12'	18.07'	36.10'	S76°34'38"E	005°10'24"
C186	400.00'	27.67'	13.84'	27.66'	N72°00'32"W	003°57'47"
C187	40.00'	21.57'	11.05'	21.31'	S85°28'23"E	030°53'28"
C188	70.00'	1.48'	0.74'	1.48'	S79°41'08"W	001°12'32"
C189	70.00'	41.82'	21.45'	41.01'	N82°40'31"W	034°04'11"
C190	70.00'	41.62'	21.45'	41.01'	N48°36'20"W	034°04'11"
C191	70.00'	41.62'	21.45'	41.01'	N14°32'09"W	034°04'11"
C192	70.00'	23.53'	11.87'	23.42'	N12°07'37"E	019°15'21"
C193	40.00'	18.10'	9.21'	17.94'	S08°47'35"W	025°55'26"
C194	40.00'	3.47'	1.73'	3.47'	S08°39'10"E	004°58'02"
C195	400.00'	46.82'	23.44'	46.79'	N05°46'09"W	006°42'24"
C196	400.00'	16.96'	8.48'	16.96'	N01°12'53"W	002°25'47"
C197	402.50'	5.98'	2.99'	5.98'	N00°25'32"E	000°51'04"
C198	402.50'	50.18'	25.12'	50.15'	N04°25'22"E	007°08'36"
C199	402.50'	20.16'	10.08'	20.16'	N09°25'45"E	002°52'09"
C200	30.00'	47.14'	30.01'	42.44'	S34°09'00"E	090°01'39"
C201	1025.00'	2.77'	1.39'	2.77'	N79°14'29"W	000°09'18"
C202	1025.00'	54.64'	27.32'	54.63'	N80°50'45"W	003°03'15"
C203	1025.00'	54.32'	27.17'	54.31'	N83°53'28"W	003°02'11"
C204	1025.00'	54.32'	27.17'	54.31'	N86°50'39"W	003°02'11"
C205	1025.00'	54.32'	27.17'	54.31'	N89°57'50"W	003°02'11"
C206	1025.00'	54.32'	27.17'	54.31'	S86°59'59"W	003°02'11"
C207	1025.00'	54.32'	27.17'	54.31'	S83°57'47"W	003°02'11"
C208	1025.00'	54.32'	27.17'	54.31'	S80°55'36"W	003°02'11"
C209	1025.00'	54.32'	27.16'	54.31'	S77°53'26"W	003°02'10"
C210	1025.00'	67.81'	33.92'	67.80'	S74°26'38"W	003°47'26"
C211	1025.00'	505.46'	257.98'	500.36'	N88°42'32"E	028°15'16"

LINE TABLE

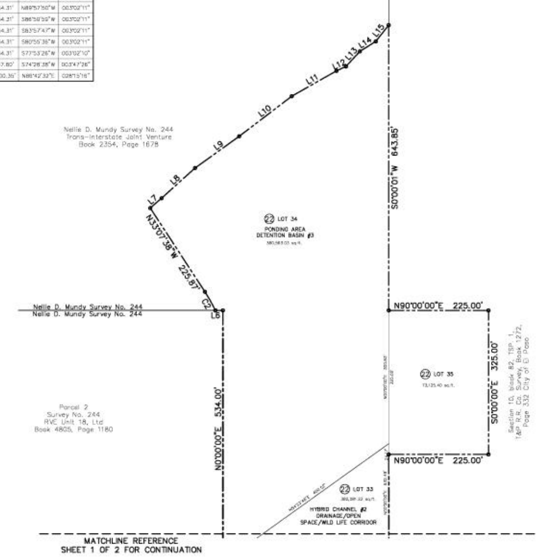
LINE	BEARING	LENGTH
L1	N78°15'43"E	104.10'
L2	N49°37'12"E	43.14'
L3	N00°00'00"E	110.89'
L4	N90°00'00"E	151.72'
L5	N80°07'48"E	122.24'
L6	N90°00'00"W	16.80'
L7	N49°02'12"E	33.72'
L8	N47°58'09"E	101.70'
L9	N54°16'28"E	122.73'
L10	N52°40'14"E	149.27'
L11	N60°26'11"E	115.83'
L12	N64°51'21"E	23.64'
L13	N42°44'07"E	46.20'
L14	N57°50'24"E	42.34'
L15	N38°28'45"E	46.98'
L16	N00°59'59"E	76.00'
L17	N90°00'00"W	6.92'
L18	S76°15'39"W	120.00'
L19	S77°28'37"W	50.00'
L20	N00°00'00"E	10.59'
L21	N90°00'00"W	50.00'
L22	N82°15'13"W	86.72'
L23	N00°00'00"E	89.31'

LINE TABLE

LINE	BEARING	LENGTH
L24	N00°00'00"E	8.77'
L25	N00°00'00"W	55.00'
L26	N90°00'00"E	55.00'
L27	N00°00'00"E	46.36'
L28	N73°32'24"E	10.99'
L29	N90°00'00"E	42.36'
L30	N67°45'24"E	4.70'
L31	N90°00'00"E	17.70'
L32	S89°39'31"E	39.21'
L33	S89°39'31"E	31.85'
L34	S09°30'19"E	31.85'
L35	S09°30'19"E	39.21'
L36	S00°00'00"E	44.26'
L37	N22°14'36"W	44.05'
L38	N00°00'00"W	24.02'
L39	N00°00'00"E	34.24'
L40	N80°49'48"E	25.07'
L41	S00°00'00"E	33.99'
L42	S00°00'00"E	7.57'
L43	N00°00'00"E	5.91'
L44	N52°44'15"W	74.79'
L45	N75°16'16"E	5.90'
L46	N75°16'16"E	25.38'

LINE TABLE

LINE	BEARING	LENGTH
L47	S52°44'15"E	69.07'
L48	S00°00'00"E	12.52'
L49	N75°16'16"E	5.62'
L50	S23°17'10"E	20.16'
L51	N23°17'10"W	8.78'
L52	N23°17'10"W	10.38'
L53	N00°00'00"E	30.38'
L54	S22°14'36"E	20.98'
L55	S23°17'10"E	11.69'
L56	N90°00'00"W	14.10'
L57	N90°00'00"E	15.48'
L58	S79°09'50"E	17.22'
L59	S79°09'50"E	15.86'
L60	N79°09'50"W	14.19'
L61	S79°09'50"E	28.94'
L62	S79°09'50"E	49.16'
L63	S79°09'50"E	7.42'
L64	S79°09'50"E	21.62'
L65	S79°09'50"E	28.16'
L66	S79°09'50"E	13.93'
L67	N00°00'00"E	75.54'
L68	N90°00'00"W	85.19'



BENCHMARK:

FOUND N.G.S. SURVEY MARKER STAMPED "DINO 1980"

ELEVATION: 3939.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
3946.11 (NAVD 88 DATUM)
3945.78 (NGVD 29 DATUM)

TIE TO THE PROJECT BENCHMARK IS N53°09'09"W 4008.93' FEET FROM A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF TRACT 11, NELLIE D. MUNDY SURVEY No. 239

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

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

ENGINEER

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office 915.544.5232 Fax 915.544.5233 www.ceagroup.net
TEXAS FIRM REGISTRATION NO. 4594

CONTACT: ALAN D. HERRERA, P.E.

SURVEYOR

Barragan & Associates
LAND PLANNING & LAND SURVEYING
10950 Pellicano Drive Bldg. F–El Paso Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF REVISION: OCTOBER 2014

ATTACHMENT 5

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 25, 2014

City of El Paso – City Development Department
800 Texas Ave
El Paso, Texas 79901

Attention: Mr. Joaquin Rodriguez

Reference: Desert Springs Unit Four

Dear Mr. Rodriguez:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 50' R.O.W. Street
A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 3: 76' R.O.W. Street
A modification to maintain consistency on a previously approved section that includes a seventy-six (76') foot right-of-way width is also requested. The typical seventy-six (76') foot right-of-way shall consist of fifty-six (56') feet of pavement with twenty-eight (28') feet from center, two five (5') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 4: 120' R.O.W. Street
A modification to maintain consistency on a previously approved right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 5: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

Modification No. 6: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All

proposed turning heel's will be designed with the minimum 70 ft distance between the control point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 7: Street Name: A modification to provide a mutual name and a combination of the two proposed developments in the area, Enchanted Hills Development and Desert Springs Development, the street name to be Enchanted Springs Drive.

Modification No. 8: Improvements To A Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Bluff Creek Street will cross a natural arroyo at two locations, one as a sixty-four (64') foot right-of-way along Flow Path 40 and the second as a fifty (50') foot right-of-way along Flow Path 41. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41. The street crossings occur at strategic locations providing more undisturbed open space by reducing the street crossings. These street improvements are being proposed to cross the arroyos to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

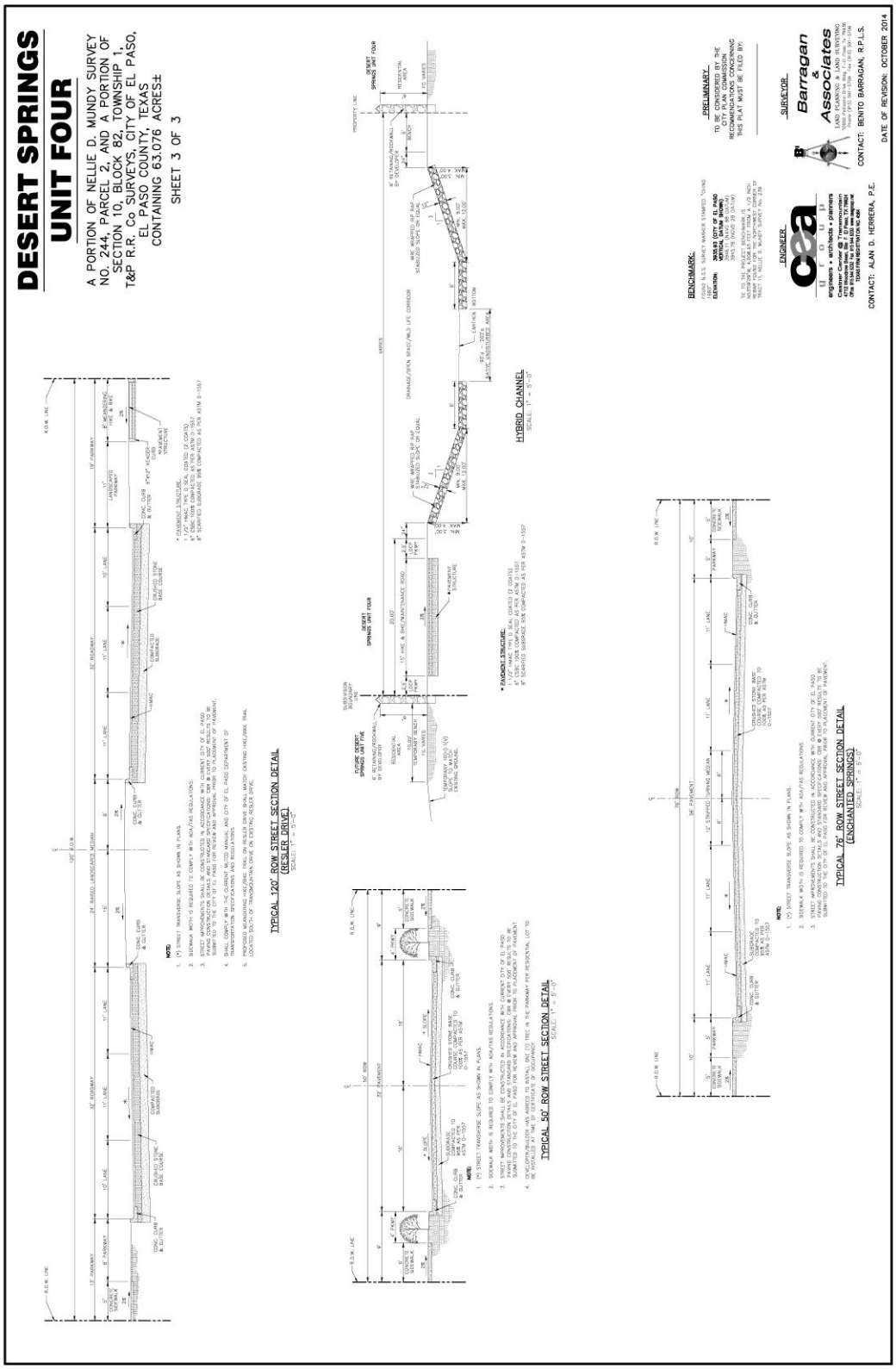
Sincerely,
CEA Group

Alan D. Herrera, P.E.
Project Engineer

l.2060028ld.jr.20141125

ADH/adh

ATTACHMENT 6



ATTACHMENT 7

NOV 05 2014

CITY PLAN COMMISSION APPLICATION FOR
MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/30/2014 FILE NO. SUSU14-00109

SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie A. Mundy Survey No. 244, Parcel 2, and a Portion of Section 10, Block 82, Township 1, T&P R.R. Co Surveys, City of El Paso, El Paso County, Texas; containing approximately 63.08 acres

2. Property Land Uses:

	ACRES	SITES
Single-family	24.31	186
Duplex		
Apartment		
Mobile Home		
P.U.D.		
Park	1.04	1
School		
Commercial		
Industrial		

	ACRES	SITES
Office		
Street & Alley	11.74	11
Ponding & Drainage	24.75	3
Institutional		
Other (specify below)		
Hike/Bike Trail	1.19	2
AT&T Lot	0.05	1
Total No. Sites	257	
Total (Gross) Acreage	63.08	

3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No

5. What type of utility easements are proposed: Underground ____ Overhead ____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets at storm sewer infrastructure discharging to proposed hybrid channel

7. Are special public improvements proposed in connection with development? Yes ____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ____ No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: N/A

10. **Improvement Plans submitted?** Yes X No ____

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No ____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

12. Owner of record See Below
(Name & Address) (Zip) (Phone)

13. Developer
(Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean Dr Ste F 79924 915.544.5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of record DVEP Land LLC 7910 Gateway East, Ste. 102 79915 915.591.6319
(Name & Address) (Zip) (Phone)

Owner Signature:

12. Owner of record RPW Development 7910 Gateway East, Ste. 102 79915 915.591.6319
(Name & Address) (Zip) (Phone)

Owner Signature:

12. Owner of record City of El Paso 300 N. Campbell 79901 915.212.0023
(Name & Address) (Zip) (Phone)

Owner Signature:

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

ATTACHMENT 8

Westside Service Area

Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1inch	1.00	$ 659.00	$927.00
1 inch	1.67	$1,101.00	$1,548.00
1½ inch	3.33	$2,195.00	$3,087.00
2 inch	5.33	$3,514.00	$4,941.00
3 inch	10.00	$6,593.00	$9,270.00
4 inch	16.67	$10,990.00	$15,453.00
6 inch	33.33	$21,973.00	$30,897.00