

HUNTINGTON PARK

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

LOT SUMMARY

TOTAL LOTS	37
RESIDENTIAL LOTS	1
COMMERCIAL LOTS	1
OPEN SPACE LOTS	1
RIGHT-OF-WAY LOTS	2

PROPOSED STREET LENGTH: 1145 FEET
 PROPOSED LOT LENGTH: 1145 FEET
 TOTAL STREET LENGTH: 2051 FEET
 BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH, 2011.

- NOTES:
- CONFORM WITH THE CITY OF PLUGERVILLE, TEXAS, ORDINANCE NO. 2009-08, WHICH PROVIDES THAT SURFACE MEASUREMENTS TO DETERMINE SURFACE DISTANCE TO CORNER, MULTIPLY BY THE CORNER COORDINATE SYSTEM, CENTRAL ZONE, NORTH, 2011.
 - COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH, 2011.
 - THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99982.

BENCHMARK LIST - NAD83-
 BASED ON ORIS SOLUTION
 IN POWER POLE:
 ELEVATION: 716.850
 EASTING: 3183580.0
 NORTHING: 10150015.9
 NORTHING: 3184737.7

OWNER: JACOBS INVESTMENTS, L.P.
 2124 ROWE LOOP, SUITE 410
 PLUGERVILLE, TEXAS 78660
 509-430-3536

ENGINEER: THOMAS G. LOOMIS, P.E.
 LOOMIS PARTNERS
 2011 BELLEVUE BLVD, SUITE 100
 AUSTIN, TEXAS 78746
 512-237-1180

SURVEYOR: JOHN BARROWS, P.L.L.C.
 3118 BELLEVUE BLVD, SUITE 100
 AUSTIN, TEXAS 78746
 512-237-1180

PROJECT ADDRESS: 1145 ROWE LOOP & 1145 ROWE LOOP
 PLUGERVILLE, TEXAS 78660

SUBMITTAL DATE: SEPTEMBER, 2019

FLOODPLAIN: THE PROPOSED OPEN AREAS IS IN FLOOD ZONE X. OTHER AREAS OF 5 FT ANNUAL CHANCE OF FLOOD AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE WINDS AND WAVE HEIGHTS PROTECTED BY LITTLES FROM THE ANNUAL CHANCE OF FLOOD AS SHOWN ON THE FLOODPLAIN MAPS OF THE CITY OF PLUGERVILLE, TEXAS, 2019. THE ADMINISTRATION FROM TRAVIS COUNTY, TEXAS, 2019. THE FLOODPLAIN MAPS ARE DATED SEPTEMBER, 2019.

LEGAL DESCRIPTION: 20.185 ACRES OF LAND IN THE JACOBS OWNER LEASE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A PLAT OF RECORD IN DOCUMENT NO. 2007015584, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE LANDS DESCRIBED ON THIS PRELIMINARY PLAT ARE SUBJECT TO THE JACOBS OWNER LEASE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A PLAT OF RECORD IN DOCUMENT NO. 2007015584, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.000 ACRES OF LAND IN THE JACOBS OWNER LEASE SURVEY NO. 9, A-2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A PLAT OF RECORD IN DOCUMENT NO. 2007015584, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:
 1. THE PROPOSED BUILDING SETBACKS ARE TO CONFORM TO CITY OF PLUGERVILLE UNIFIED DEVELOPMENT CODE.
 2. THERE ARE NUMEROUS INTERIOR EASELS CROSSING THE SUBJECT TRACTS NOT SHOWN ON THIS PRELIMINARY PLAT. SAID EASELS ARE TO BE MAINTAINED.



STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF TRAVIS X

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF TRAVIS X

ENGINEER'S STATEMENT:
 I, THOMAS G. LOOMIS, P.E., ENGINEER, NO. 2019-08-01, STATE OF TEXAS, 3110 BELLEVUE BLVD, SUITE 100, AUSTIN, TEXAS 78746, PHONE: 512-237-1180

DATE: _____

LAND SURVEYOR'S STATEMENT:
 JOHN D. BARROWS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT I AM THE SURVEYOR OF THE LAND SHOWN ON THIS PRELIMINARY PLAT. I HAVE REVIEWED THE SURVEY DATA AND THE INFORMATION PROVIDED TO ME BY THE ENGINEER AND I HAVE FOUND THAT THE SURVEY DATA IS ACCURATE AND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT. I HAVE CONDUCTED A REASONABLE INVESTIGATION AND I AM Satisfied THAT THE SURVEY DATA IS ACCURATE AND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT. I HAVE CONDUCTED A REASONABLE INVESTIGATION AND I AM Satisfied THAT THE SURVEY DATA IS ACCURATE AND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

DATE: _____

ARTIFICAL SURVEYING PER YEAR

THOMAS G. LOOMIS, P.E.
 NO. 2019-08-01, STATE OF TEXAS,
 3110 BELLEVUE BLVD, SUITE 100,
 AUSTIN, TEXAS 78746
 PHONE: 512-237-1180

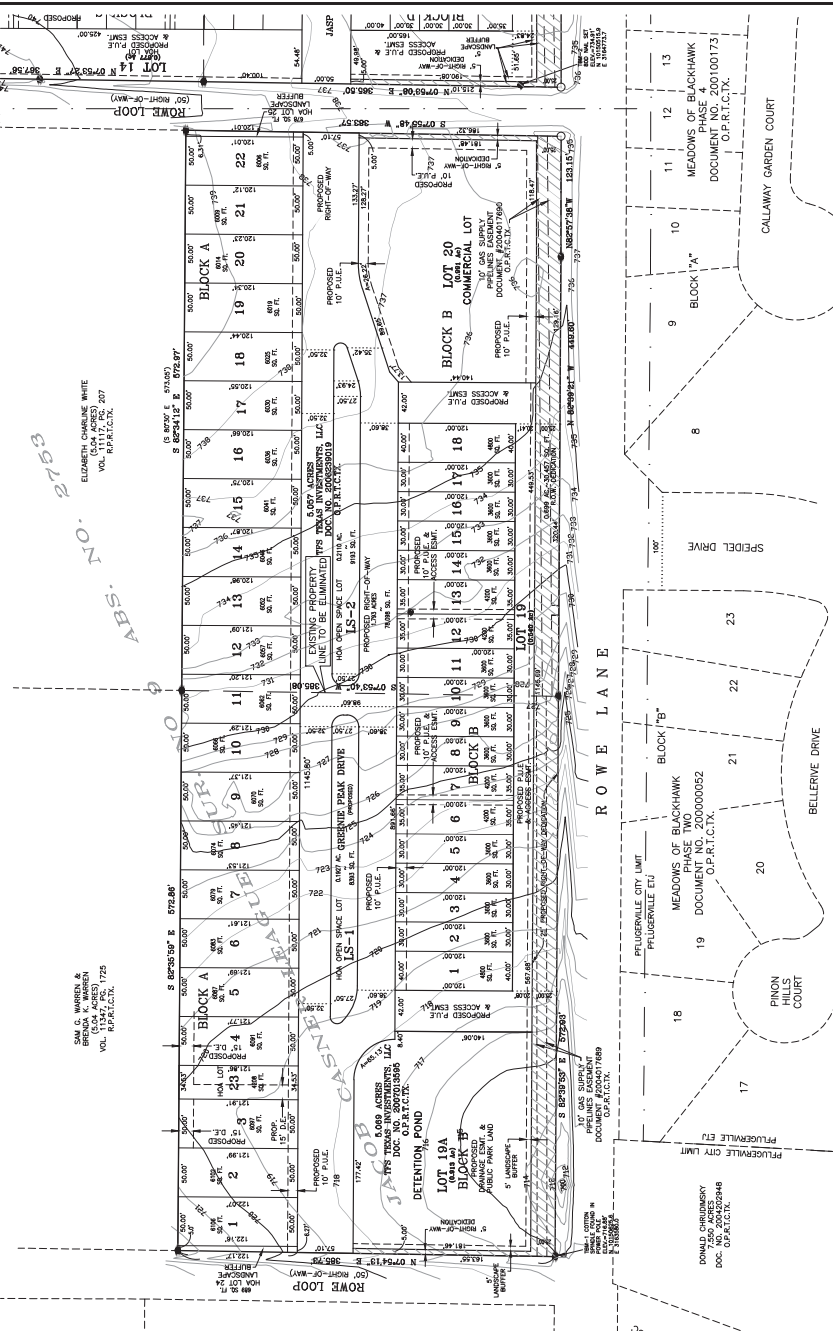
JERRY M. PETERMANN AND ANDREA PETERMANN PER YEAR

JERRY M. PETERMANN
 AND ANDREA PETERMANN
 PER YEAR

GARY M. GILBERT AND JOHN A. PETERMANN PER YEAR

GARY M. GILBERT
 AND JOHN A. PETERMANN
 PER YEAR

MATCH LINE - SHEET 1 OF 2
 MATCH LINE - SHEET 2 OF 2



OWNER: JACOBS INVESTMENTS, L.P.
 2124 ROWE LOOP, SUITE 410
 PLUGERVILLE, TEXAS 78660
 509-430-3536

ENGINEER: THOMAS G. LOOMIS, P.E.
 LOOMIS PARTNERS
 2011 BELLEVUE BLVD, SUITE 100
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 512-237-1180

SURVEYOR: JOHN BARROWS, P.L.L.C.
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STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS X

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 I, THOMAS G. LOOMIS, P.E., ENGINEER, NO. 2019-08-01, STATE OF TEXAS, 3110 BELLEVUE BLVD, SUITE 100, AUSTIN, TEXAS 78746, PHONE: 512-237-1180

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DATE: _____

ARTIFICAL SURVEYING PER YEAR

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 NO. 2019-08-01, STATE OF TEXAS,
 3110 BELLEVUE BLVD, SUITE 100,
 AUSTIN, TEXAS 78746
 PHONE: 512-237-1180

JERRY M. PETERMANN AND ANDREA PETERMANN PER YEAR

JERRY M. PETERMANN
 AND ANDREA PETERMANN
 PER YEAR

GARY M. GILBERT AND JOHN A. PETERMANN PER YEAR

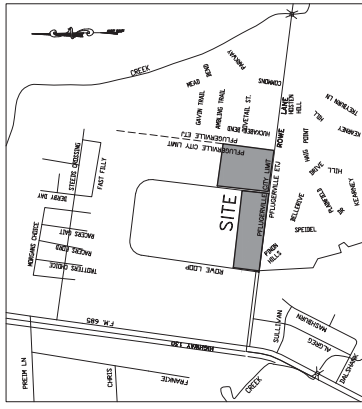
GARY M. GILBERT
 AND JOHN A. PETERMANN
 PER YEAR

DATE	BY	REVISION
2019-09-10	THOMAS G. LOOMIS	PLAT # 3332
2019-09-10	JOHN D. BARROWS	PLAT # 3332

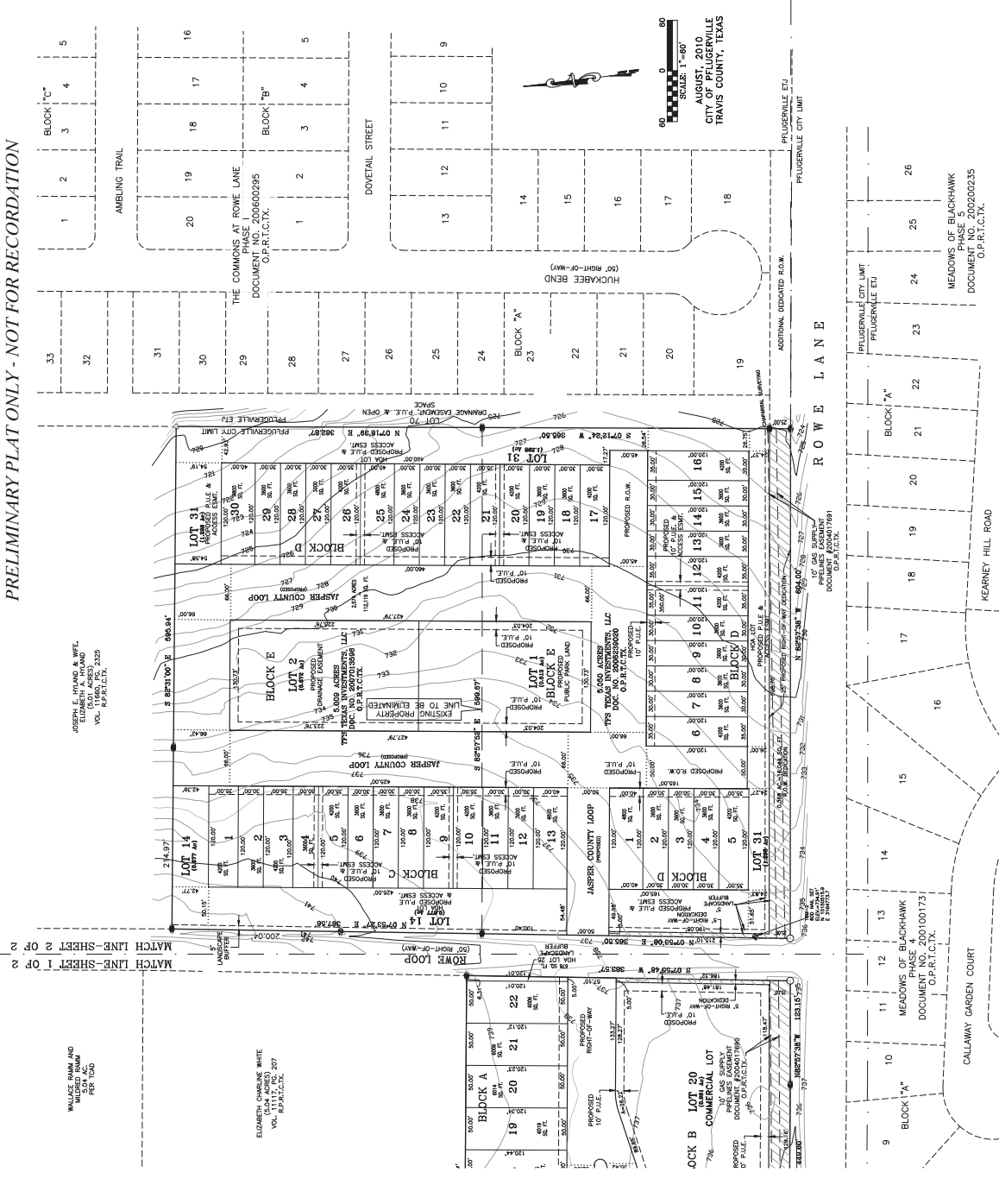
PLAT DATE: Nov 20, 2019 7:59am

HUNTINGTON PARK

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - STARTED AT 5' OF PLASTIC CAP
 - CALCULATED POINT
 - TEMPORARY BENCHMARK
 - UTILITY POLE
 - DOWN CUY ANCHOR
 - OVERHEAD UTILITY LINE
 - VENT PIPE
 - SOUTHWESTERN BELL COMMUNICATION MANHOLE
 - WATER METER
 - WATER VALVE
 - RECORD INFORMATION (PER VOL. 6027, PL. 1904, D.C.1.C.13)
 - VOLUME
 - PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - FOOD INSURANCE RATE MAP
 - PUBLIC UTILITY EXHIBIT
 - DRAINAGE EASEMENT



DATE	BY

DATE: 08/20/10
TIME: 10:30 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

LOOMIS PARTNERS
ENGINEERING AND SURVEYING / ENVIRONMENTAL CONSULTING
3110 BEECHWOOD ROAD, SUITE 150 • AUSTIN, TEXAS 78746
TEL: 512.835.5225 • FAX: 512.835.5229 • WWW.LOOMISPARTNERS.COM

SHEET 103
SHEET 2 OF 2
PRELIMINARY PLAT
HUNTINGTON PARK SUBDIVISION
20.185 ACRES OUT OF THE
JACOB CASTOR SURVEY NO. 9, A-2753
TRAVIS COUNTY, TEXAS

DATE:	10/18/2011
APPROVED BY:	J.M.
CHECKED BY:	J.M.
DRAWN BY:	J.C.
DESIGNED BY:	J.M.

HUNTINGTON PARK
PRELIMINARY PLAN
PLUGGERVILLE, TEXAS

LOOMIS PARTNERS

ENGINEERING, LAND SURVEYING, ENVIRONMENTAL CONSULTING

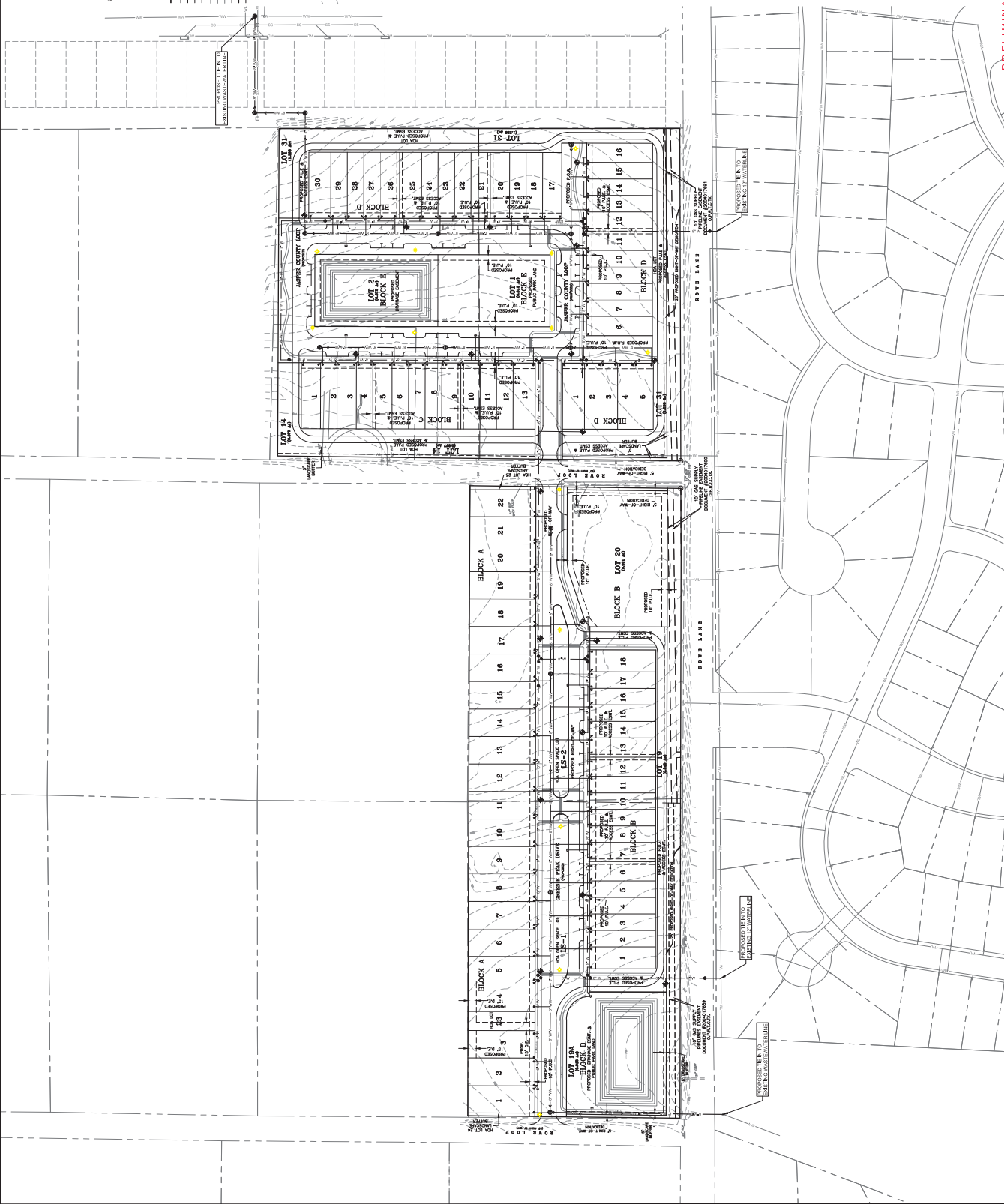
1919 BOW CREEK ROAD SUITE 100 AUSTIN, TEXAS 78734
 TEL: 512.327.1700 FAX: 512.327.8822 WWW.LOOMISPARTNERS.COM
 STATE REGISTRATION NO. 42838

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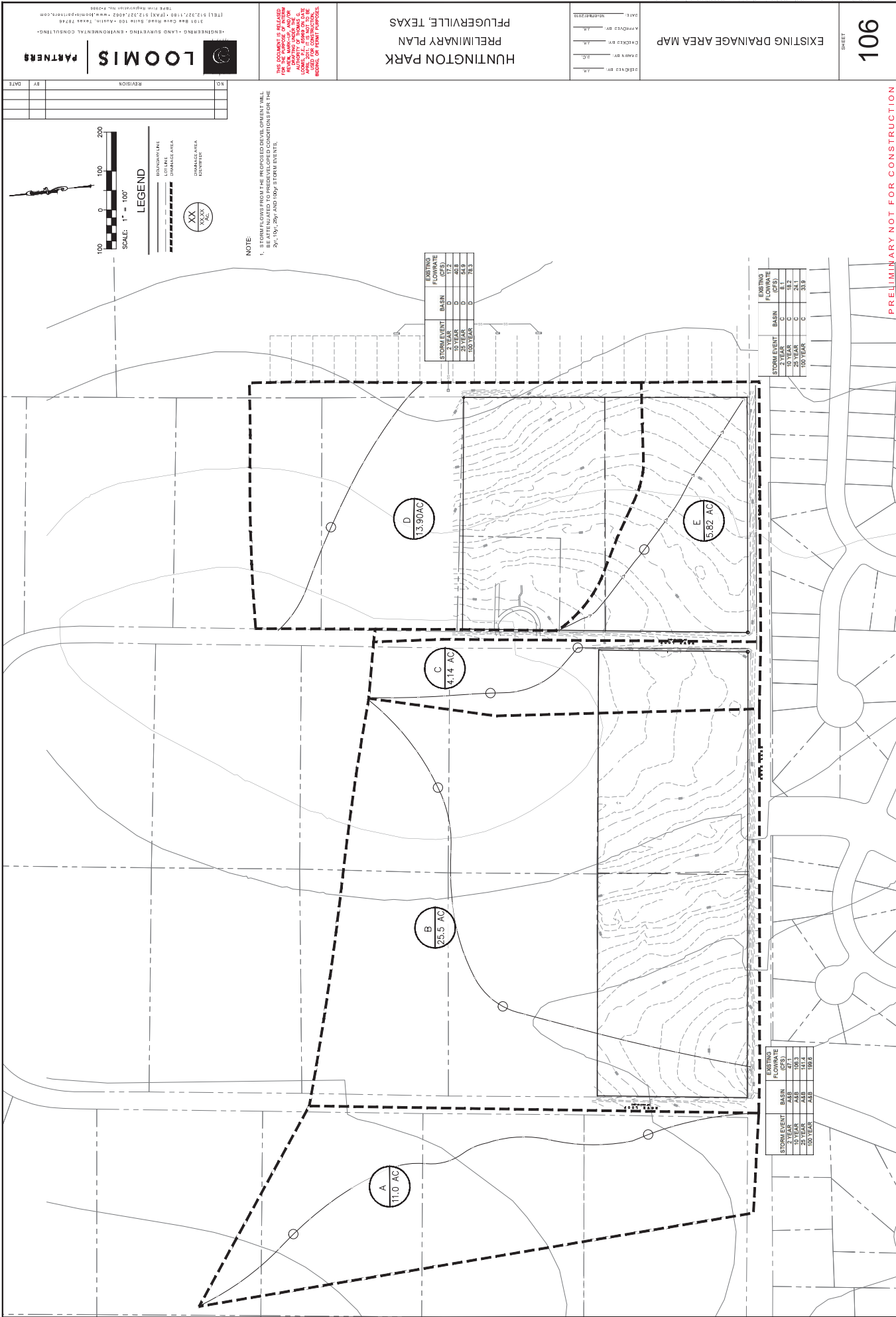
LEGEND

SCALE: 1" = 80'

PROPOSED WATER MAIN
 PROPOSED WASTE MAIN
 EXISTING WATER MAIN
 EXISTING WASTE MAIN
 WATER SERVICE
 WASTE SERVICE
 HYDRO-PNEUMATIC TANK
 SINGLE WATER SERVICE
 DOUBLE WATER SERVICE
 DOUBLE WASTE SERVICE
 FIRE HYDRANT
 CLEAN OUT
 EXISTING FLOODPLAIN
 PROPOSED FLOODPLAIN
 PROPOSED SEWER LIFT
 WASTEWATER PUMP/STATION
 WATER TOWER/TANK
 CONTROL VALVE
 PROJECT LIMIT LINE, ETC.



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NOTE:
1. STORM FLOWS FROM THE PROPOSED DEVELOPMENT WILL BE ASSUMED TO BE THE SAME AS THE EXISTING CONDITIONS FOR THE 2, 5, 10, 25, AND 100 YEAR STORM EVENTS.

THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION USED IN THE DESIGN OF ANY PROJECT.

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	C	14.2
5 YEAR	C	44.2
25 YEAR	C	54.9
100 YEAR	C	78.3

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	C	14.2
5 YEAR	C	44.2
25 YEAR	C	54.9
100 YEAR	C	78.3

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	ABB	42.1
5 YEAR	ABB	121.4
25 YEAR	ABB	151.4
100 YEAR	ABB	199.6

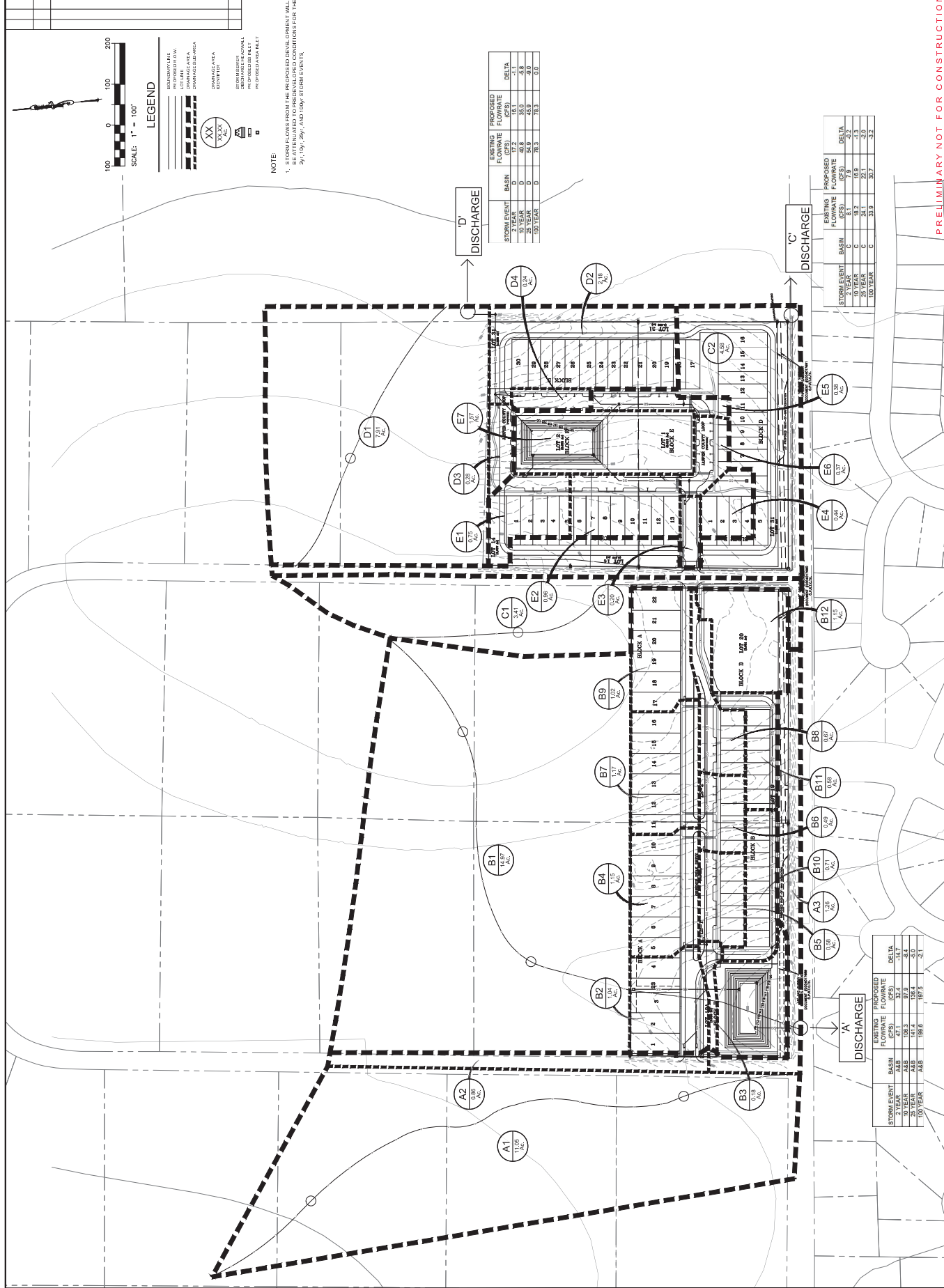
SCALE: 1" = 100'

LEGEND

- BOUNDARY LINE
- LOT LINE
- IMPROVED AREA
- UNIMPROVED AREA

NO. BY DATE

PRELIMINARY, NOT FOR CONSTRUCTION

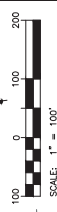


STORM EVENT	BASEIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	C	6.5	6.8	-0.3
10 YEAR	C	18.2	18.9	-1.3
100 YEAR	C	31.9	32.7	-2.0

STORM EVENT	BASEIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	A	1.5	1.7	-0.2
10 YEAR	A	4.7	5.2	-0.5
100 YEAR	A	19.4	19.7	-2.0

STORM EVENT	BASEIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	D	17.0	16.3	0.1
10 YEAR	D	49.8	50.0	-0.8
100 YEAR	D	78.3	78.3	0.0

NOTE
 1. STORM FLOW FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED BY THE DRAINAGE SYSTEMS SHOWN AND DISCHARGED TO THE ADJACENT CREEK AT THE DISCHARGE POINTS FOR THE 2%, 10%, 25%, AND 100% STORM EVENTS.



- LEGEND**
- BOUNDARY LINE
 - PROPOSED DRIVE
 - EXISTING DRIVE
 - DRAINAGE AREA
 - DISCHARGE POINT
 - DISCHARGE AREA
 - EXISTING USE
 - SETBACK PERMIT DISTANCE TO THE ADJACENT PROPOSED AREA

NO.	REVISION	BY	DATE

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HUNTINGTON PARK
 PRELIMINARY PLAN
 Pflugerville, Texas

DATE: 11/10/2010
 CHECKED BY: JLB
 DRAWN BY: JLB
 APPR'D BY: JLB

LIMIT OF FLOW			MANNING'S "N"		SLOPE (S)		SHAPE COEFFICIENT (K)		VELOCITY (V)		TIME (T)	
SECTION	LENGTH (L)	AREA (A)	ROUGHNESS (N)	PERCENT (%)	ROUGHNESS (N)	PERCENT (%)	SHAPE COEFFICIENT (K)	VELOCITY (V)	VELOCITY (V)	TIME (T)	TIME (T)	LAG TIME (LT)
1	470.1610	11.00	0.0178	85.4	2.74	0.020	10.00	0.0160	0.016	1.91	27.4	15.46
2	183.3814	4.14	0.0247	16.9	22.0	0.13	0.020	2.50	0.24	3.93	1.35	13.17
3	302.1179	1.29	0.0146	8.9	21.3	0.13	0.020	3.50	0.24	4.07	1.35	13.26
4	252.4443	1.35	0.0172	8.1	21.1	0.13	0.020	3.50	0.24	4.07	1.35	13.26

DRAINAGE BASIN AREA (A)	DRAINAGE BASIN PERCENT (%)	PROPOSED CONDITIONS															
		1	2	3	4	5	6	7	8	9	10	11	12				
BASIN A	88.4	0.07	0.09	0.15	0.21	0.30	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10
BASIN B	98.5	0.09	0.13	0.21	0.29	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10	5.00
BASIN C	63.0	0.06	0.08	0.13	0.18	0.26	0.34	0.44	0.56	0.71	0.89	1.11	1.38	1.74	2.20	2.76	3.42
BASIN D	86.4	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96
BASIN E	88.9	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96

DRAINAGE BASIN AREA (A)	DRAINAGE BASIN PERCENT (%)	EXISTING CONDITIONS															
		1	2	3	4	5	6	7	8	9	10	11	12				
BASIN A	88.4	0.07	0.09	0.15	0.21	0.30	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10
BASIN B	98.5	0.09	0.13	0.21	0.29	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10	5.00
BASIN C	63.0	0.06	0.08	0.13	0.18	0.26	0.34	0.44	0.56	0.71	0.89	1.11	1.38	1.74	2.20	2.76	3.42
BASIN D	86.4	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96
BASIN E	88.9	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96

DRAINAGE BASIN AREA (A)	DRAINAGE BASIN PERCENT (%)	RAIAGE CALCULATIONS															
		1	2	3	4	5	6	7	8	9	10	11	12				
BASIN A	88.4	0.07	0.09	0.15	0.21	0.30	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10
BASIN B	98.5	0.09	0.13	0.21	0.29	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10	5.00
BASIN C	63.0	0.06	0.08	0.13	0.18	0.26	0.34	0.44	0.56	0.71	0.89	1.11	1.38	1.74	2.20	2.76	3.42
BASIN D	86.4	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96
BASIN E	88.9	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96

DRAINAGE BASIN AREA (A)	DRAINAGE BASIN PERCENT (%)	RAIAGE CALCULATIONS (continued)															
		1	2	3	4	5	6	7	8	9	10	11	12				
BASIN A	88.4	0.07	0.09	0.15	0.21	0.30	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10
BASIN B	98.5	0.09	0.13	0.21	0.29	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10	5.00
BASIN C	63.0	0.06	0.08	0.13	0.18	0.26	0.34	0.44	0.56	0.71	0.89	1.11	1.38	1.74	2.20	2.76	3.42
BASIN D	86.4	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96
BASIN E	88.9	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96

DRAINAGE BASIN AREA (A)	DRAINAGE BASIN PERCENT (%)	RATIONAL PEAK FLOW CALCULATIONS FOR HUNTINGTON PARK PRELIMINARY STORM LAYOUT															
		Post-Development Conditions						Existing Conditions									
		1	2	3	4	5	6	7	8	9	10	11	12				
BASIN A	88.4	0.07	0.09	0.15	0.21	0.30	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10
BASIN B	98.5	0.09	0.13	0.21	0.29	0.41	0.53	0.68	0.86	1.08	1.35	1.68	2.10	2.64	3.30	4.10	5.00
BASIN C	63.0	0.06	0.08	0.13	0.18	0.26	0.34	0.44	0.56	0.71	0.89	1.11	1.38	1.74	2.20	2.76	3.42
BASIN D	86.4	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96
BASIN E	88.9	0.08	0.11	0.16	0.22	0.30	0.39	0.50	0.64	0.81	1.01	1.26	1.59	2.01	2.54	3.20	3.96

Notes:
 1. * Weighted C values from Austin DCM Table 2-2. * Impervious Cover: Concrete/Asphalt. * Pervious: Grass Areas. Fair Condition Average. (2.7%)
 2. * Weighted C values from Austin DCM Table 2-2. * Impervious Cover: Concrete/Asphalt/Concrete. * Pervious: Wooded Areas. Average. (2.7%)
 3. * Impervious Cover: Wooded Areas. Average. (2.7%)
 Runoff Coefficient = 0.48

Intensity = a/sqrt(b)
 2 = 54.767 11.051 0.8116
 5 = 84.890 17.793 1.1875
 100 = 118.506 13.186 0.7735

PRELIMINARY NOT FOR CONSTRUCTION

