

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 2/17/05)

CASE NUMBER: SUB 2005-78 -- FALCON FALLS 3rd ADDITION

OWNER/APPLICANT: Heights, LLC, Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 45th St. North, West side of Hillside

SITE SIZE: 93.39 acres

NUMBER OF LOTS

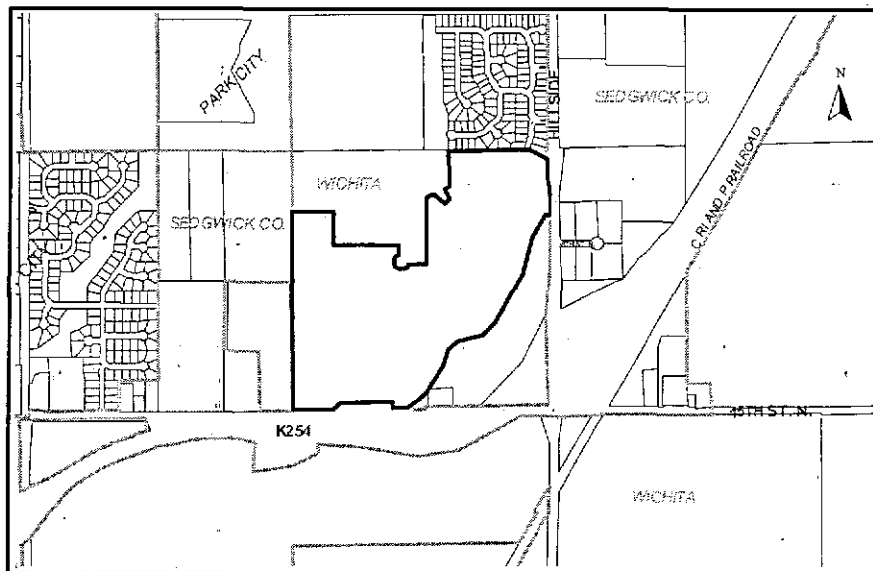
Residential:	145
Office:	
Commercial:	
Industrial:	
Total:	145

MINIMUM LOT AREA: 11,200 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This final plat consists of the south and east portion of the overall preliminary plat (Falcon Falls 2nd Addition) and represents the second phase of development.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- E. The plat's text reference to pedestrian access easements to Reserve B may be deleted.
- F. **County Surveying** advises that an onsite benchmark is needed and datum used.
- G. **County Engineering** has requested a guarantee for a right turn decel lane into Marble Falls on 45th St. North.
- H. The note on both pages of the plat should read: No building permits are to be issued for Lots 5-9, 13, 14, Block A, 8,9,16-25, Block B, 17, 31, 35-39, 43-49; Block C, 6-9, Block D, 2-11, 16-18, Block E, within Falcon Falls 3rd Addition unless the lowest floor including the basement can be constructed at least one foot above the base flood elevation or unless the City of Wichita, Kansas has received a letter of map revision from the Federal Emergency Management Agency.
- I. The north end and the south end of 50' utility easement in Reserve C need to be located.
- J. Complete access control to Reserve C from Hillside and 45th St. North needs to be platted. Complete access control to Reserve B from 45th St. North needs to be platted.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. GIS needs to comment on the plat's street names. Revised street names are needed.
- P. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.



Department of Public Works

August 11, 2005

Mr. Phil Meyer, LA
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

SUBJECT: Drainage Plan
Falcon Falls 3rd Addition
Wichita, Kansas

Phil:

We have completed our first review of the submittal for the subject site with regards to the City of Wichita's stormwater and floodplain policies. The items submitted for our review were as follows:

1. Plan sheet entitled "Drainage Plan, Falcon Falls 3rd Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted August 1, 2005. (two sheets).
2. Plan sheet entitled "Grading Plan, Falcon Falls 3rd Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted August 1, 2005. (two sheets).
3. Bound Report entitled "Drainage Plan, Falcon Falls 3rd Addition, Wichita, Sedgwick County, Kansas" prepared by Baughman Company and submitted on August 1, 2005.

Based upon the above items, we offer the following comments:

1. A project narrative should be supplied which details the proposed work. This narrative should include, but not limited to: information on the existing site condition, total site area, proposed conditions, and total area to be disturbed. In addition to the above items, a detention summary should be included in the narrative which details the following: off-site flows, on-site flows, detention requirements, release rates for the storm events modeled under both existing conditions and proposed conditions. The information should be included in the bound report.
2. The plan sheets and report should be stamped and signed by a Kansas Licensed Professional Engineer, including the P.E. expiration date.

Engineering Division

City Hall • 7th Floor • 455 North Main • Wichita, Kansas 67202-1620

T 316.268.4501 F 316.268.4114

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3. A copy of the Flood Insurance Rate Map and FIS profile with the site location marked should be included for review.
4. It appears the floodplain limits are per scaled location. These boundaries should be shown per the effective FEMA flood elevations as they relate to the natural grade. An exhibit should be included with the submittal that locates every individual lot that is located in the effective floodway and floodplain.
5. A minimum pad elevation should be shown for Lot 8, Block A.
6. A FEMA Conditional Letter of Map Revision (CLOMR), DWR permit, and COE permit will be required for this subdivision. Please note the permits that have been applied for and their status. Include any letters of approval that would support this development. As a reminder, all necessary permits will be required to be approved prior to submitting a project to bid. However, that portion of the subdivision located outside of the special flood hazard area may begin construction prior to the permits being approved.
7. Any fill in the 100-year floodplain will be require to provide compensatory storage equal to at least the volume of fill displaced. Please provide fill and excavation volumes in table format that demonstrate that the volume displaced by fill is being replaced by excavation at the same incremental elevation.
8. The channel improvements, existing contours, and grades should be shown in Reserve "C" as necessary for the proposed development.
9. A project limits should be identified on the USGS quadrangle map.
10. Please provide a summary table for the storm sewer design, including, but not limited to, catchment areas for each inlet, slope, rainfall intensity, hydraulic grade line elevations, and design flow velocities.
11. The PondPack calculations should include an exhibit of the overall tributary areas and delineate the 7, 19.2 and 8,000 acres basins. A schematic of each basin and pond should be shown with the drainage variables included at each node. (An example could be provided if necessary)
12. The following method should be followed to demonstrate effective detention for this development:
 - i. Develop existing condition outflow hydrographs for the 2-, 5-, 10-, 25-, 50-, and 100-year 24-hour events.
 - ii. Develop proposed condition outflow hydrographs for the 2-, 5-, 10-, 25-, 50-, and 100-year 24-hour events. Separate hydrographs must be developed for the full range of downstream conditions.
 - iii. Demonstrate that the outflow from the proposed detention facility does not exceed the existing condition outflow for all storm events (2-, 5-, & 100-year, 24-hour storm events.) This analysis must also consider the full range

of downstream conditions. This means that the pond has sufficient storage volume necessary to detain the site's runoff under maximum tailwater conditions.

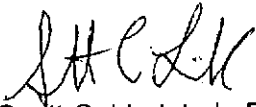
- iv. A narrative description, summary table(s) and calculations clearly demonstrating conformance with all of the requirements listed above must be provided.
13. The existing and proposed contours should be clearly labeled and coincide with the areas used in the stage-storage-discharge relationship. This relationship should be included on the plan sheet.
14. Detailed calculations should be provided for each detention that shows the stage-storage-discharge relationship used for the pond outfalls. It appears that the pond routings are only for the 100-year storm event and not sized for all ranges of events.
15. The detention facilities shall provide an overflow structure and overflow path that can safely pass excess flows through the development site. The location of the proposed overflow from the detention facility should be shown on the plan set.
16. A detail of the overflow weir should be included on the plan set including all relevant dimensions and elevations.
17. The City of Wichita requires a minimum of one-foot free board to be provided on all detention facilities.
18. It appears that runoff in the basins tributary to stormwater system 1, 2, 3, 6 and the Peregrine Street Crossing (48" RCP) may be draining to the creek channel undetained. The detention pond outfall may be required to be more restrictive to account for these areas draining unrestricted.
19. Drainage Easements need to be provided over/about the on-site storm sewer system, and over land drainage swales, which are necessary to convey the 100 year storm runoff to either detention facility, unless otherwise located in a dedicated reserve for said purpose.
20. The drainage and grading within Reserve "E" is unclear and needs additional information.
21. The grading plan should include spot elevation grades between the lots that are downstream of the street's sump inlet locations.
22. The view-out elevations for the following lots should be a minimum of 1.3 feet above the proposed street elevation to provide an adequate factor of safety:

Lots 1-3, 6-7, 13-15, & 29-36, Block A
Lots 5-10, & 19-25, Block B
Lots 2, 5, & 8, Block D
Lots 1-7, 9-13, & 16-22, Block E

23. The entrance culvert required in the 45th Street right-of-way should be shown on the drainage plan and provide the necessary calculations to demonstrate that it has the capacity for the 100-year storm event.
24. Please remove note number seven of the lot grading plan.
25. An electronic copy of the drainage plan, grading plan, supporting documentation, and input files for the modeling should be included on a CD and enclosed in the bound report.

We are requesting a comment and response letter to be bound behind the cover of the resubmitted drainage report. If you have any questions or concerns regarding this review, please contact me by phone at 268-4624 or email at slindebak@wichita.gov.

Sincerely,



Scott C. Lindebak, P.E.
Civil Engineer

cc: file
Vicky Huang, Subdivision Engineer

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Department of Public Works

August 11, 2005

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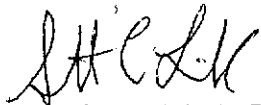
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Baughman

August 17, 2005

Mr. Scott C. Lindebak, P.E.
City of Wichita Department of Public Works
Engineering Division
City Hall, 7th Floor
455 North Main
Wichita, KS 67202

RE: Falcon Falls 3rd Addition Drainage Comments

Scott:

We have received your letter from August 11, 2005 that was addressed to Mr. Phil Meyer. We have addressed your request and offer the following comments that correspond to your itemization.

1. A project narrative has been written for the Drainage Plan
2. Plan sheets and Report have been sealed, signed, and dated
3. A copy of the effective FIRM and FIS Profile has been included.
4. The floodplain limits are shown on the Drainage Plan per scaled location, as this is the effective floodplain and floodway limits as acknowledged by FEMA and The State of Kansas' Division of Water Resources. However, we have delineated the limits of inundation based on the effective 100-yr elevations as identified in the Flood Insurance Study for Sedgwick County, Kansas.
5. A minimum pad elevation has been established for Lot 8, Block A, which will provide a minimum of two feet of freeboard.
6. The project does not increase the elevations of the Regulatory Floodway nor does it generate an increase in the Base Flood Elevation (B.F.E.) at our project limits. Therefore, as per Federal Code, a Conditional Letter of Map Revision is not required. However, per the request of the property owner, a CLOMR was obtained. Also, the Division of Water Resources and the United States Army Corps of Engineers has approved this project.

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149

7. Placement of fill material within the 100-yr floodplain has been reviewed by both FEMA and DWR. Modifications to the floodway and floodplains are permitted under the Code of Federal Regulations and Kansas State Statutes, provided that no property owner is adversely affected without his/her permission. No requirement for "compensatory storage" has been implemented under Federal Code, State Statute, or City Ordinance.
8. Topography within "Reserve C" was not obtained due to very dense vegetation. The Drainage Plan sheet has been revised to show the proposed development grading.
9. An exhibit of the USGS Quadrangle
10. Summary tables have been provided
11. A Pond Pack schematic has been provided.
12. As per the City of Wichita's written design standards, only the 5-yr and 100-yr events are addressed with detention routing. Stormwater sewers are to "be designed as pressure systems for the initial storm...", where the initial storm for residential areas is the 2-yr return period. We have provided calculations for three required return periods within this report, the 2-yr, 5-yr, and 100-yr events.
13. Final contour grading will be provided at a later date.
14. Pond routings have been updated to reflect the 2-yr, 5-yr, and 100-yr return periods
15. Falcon Falls 3rd Addition has no proposed weir structure. The 100-yr discharge from the proposed pond is entirely controlled by the underground conduit. Addition calculation of the pond routing was performed assuming that the Middle Fork Chisholm Creek was at the 100-yr flood level at the same time the detention pond experiences a 100-yr rainfall event. This analysis is more stringent than the USACOE of recommendation along the Wichita-Valley Center Flood Control Project.
16. As stated above, there is no designed overflow structure within Falcon Falls 3rd Addition.
17. The grading of Falcon Falls 3rd Addition meets the minimum requirements of freeboard. Additionally, this project will also have conditions placed by the developer on each lot that addresses "possible water encroachment".

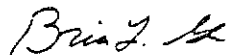
Mr. Lindeback, P.E.
August 17, 2005
Page 2 of 3

18. The point of concern for the Falcon Falls development project is at the 45th St. No. bridge structure. Independent stormwater sewer systems are not required to provided detention if the overall development can demonstrate that there is no increase in the flowrates at the project limits.
19. Easements will be provided for all stormwater sewer systems.
20. Reserve E is primarily for preservation of the existing trees.
21. Grading plan provides spot elevations where we feel they are necessary to provide adequate protection of the primary structures on the lots.
22. Our firm designs the lot grading to provide adequate protection of the structures due to ponding effects and for protection of the structures in the event of a blockage of the underground stormwater sewers in sump areas.
23. An entrance culvert has been added and sized to the drainage plan.
24. This has been deleted.
25. We would like to discuss this requirement with you further.

If you have any questions regarding the above responses, please contact me at (316) 262-7271.

Thank you,

Sincerely,
Baughman Co., P.A.



Brian L. Glenn, P.E.
Drainage Engineer

Encl. Revised Drainage Plan and Report

Cc: Mr. Christopher M. Carrier, P.E. (w/o encl.)
Mr. James Armour, P.E. (w/o encl.)
Ms. Vicky Huang, P.E. (w/o encl.)
Mr. N. Brent Wooten, P.E., (w/o encl.)
Mr. Jay W. Russell, (w/o encl.)

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 2/17/05)

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SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

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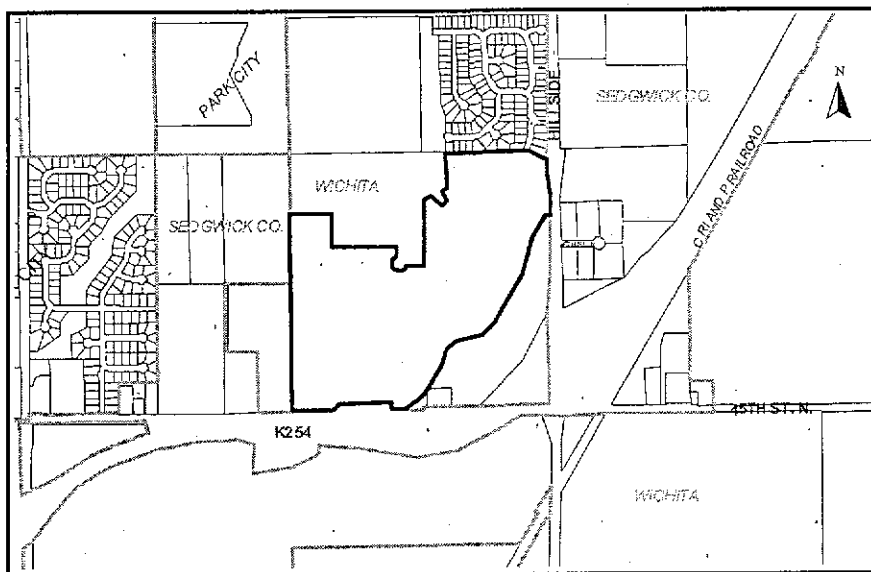
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- J. Complete access control to Reserve C from Hillside and 45th St. North needs to be platted. Complete access control to Reserve B from 45th St. North needs to be platted.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
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- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. GIS needs to comment on the plat's street names. Revised street names are needed.
- P. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - FALCON FALLS 3RD ADDITION

PT 01 North: 12227.5014 East : 14886.3494
 Line Course: N 89-34-14 E Length: 419.00
 PT 02 North: 12230.6418 East : 15305.3377
 Line Course: S 00-25-46 E Length: 344.00
 PT 03 North: 11886.6515 East : 15307.9160
 Line Course: N 89-34-14 E Length: 648.09
 PT 04 North: 11891.5090 East : 15955.9878
 Line Course: S 00-25-46 E Length: 104.17
 PT 05 North: 11787.3419 East : 15956.7686
 Curve Length: 287.31 Radius: 75.00
 Delta: 219-29-16 Tangent: 208.96
 Chord: 141.18 Course: S 45-25-46 E
 Course In: S 25-41-08 E Course Out: S 65-10-24 E
 RP North: 11719.7530 East : 15989.2759
 PT 06 End North: 11688.2624 East : 16057.3446
 Line Course: N 89-34-14 E Length: 174.17
 PT 07 North: 11689.5678 East : 16231.5097
 Line Course: N 00-25-46 W Length: 664.38
 PT 08 North: 12353.9292 East : 16226.5301
 Line Course: N 62-27-52 E Length: 83.11
 PT 09 North: 12392.3508 East : 16300.2257
 Line Course: S 48-44-37 E Length: 133.15
 PT 10 North: 12304.5478 East : 16400.3234
 Curve Length: 62.14 Radius: 132.00
 Delta: 26-58-18 Tangent: 31.66
 Chord: 61.57 Course: N 54-44-32 E
 Course In: S 48-44-37 E Course Out: N 21-46-19 W
 RP North: 12217.5030 East : 16499.5566
 PT 11 End North: 12340.0872 East : 16450.5960
 Line Course: N 21-46-19 W Length: 120.76
 PT 12 North: 12452.2331 East : 16405.8046
 Line Course: N 65-49-40 E Length: 42.45
 PT 13 North: 12469.6155 East : 16444.5325
 Line Course: N 00-00-00 E Length: 366.50
 PT 14 North: 12836.1155 East : 16444.5325
 Line Course: S 89-52-52 E Length: 825.18
 PT 15 North: 12834.4033 East : 17269.7107
 Line Course: S 63-12-08 E Length: 185.29
 PT 16 North: 12750.8666 East : 17435.1012
 Line Course: N 89-47-33 E Length: 80.00
 PT 17 North: 12751.1563 East : 17515.1007
 Line Course: S 00-12-19 E Length: 562.43
 PT 18 North: 12188.7299 East : 17517.1157
 Line Course: S 89-47-41 W Length: 119.00
 PT 19 North: 12188.3036 East : 17398.1165
 Line Course: S 26-42-26 W Length: 260.68
 PT 20 North: 11955.4343 East : 17280.9586
 Line Course: S 15-31-04 W Length: 385.26
 PT 21 North: 11584.2180 East : 17177.8872
 Line Course: S 29-21-37 W Length: 540.30
 PT 22 North: 11113.3174 East : 16912.9783
 Line Course: S 44-22-19 W Length: 180.00
 PT 23 North: 10984.6507 East : 16787.1019
 Line Course: S 74-59-22 W Length: 270.00
 PT 24 North: 10914.7215 East : 16526.3148
 Line Course: S 49-33-27 W Length: 120.00
 PT 25 North: 10836.8793 East : 16434.9879
 Line Course: S 22-05-36 W Length: 168.00
 PT 26 North: 10681.2151 East : 16371.8003
 Line Course: S 30-15-17 W Length: 320.00
 PT 27 North: 10404.8011 East : 16210.5699

CLOSURE

Line	Course: S 43-58-19 W	Length: 75.00	
PT 28	North: 10350.8251		East : 16158.4969
Line	Course: S 59-01-12 W	Length: 157.06	
PT 29	North: 10269.9802		East : 16023.8420
Line	Course: S 00-20-05 E	Length: 65.00	
PT 30	North: 10204.9813		East : 16024.2217
Line	Course: S 89-39-55 W	Length: 1122.68	
PT 31	North: 10198.4226		East : 14901.5609
Line	Course: N 00-25-46 W	Length: 2029.13	
PT 01	North: 12227.4957		East : 14886.3523