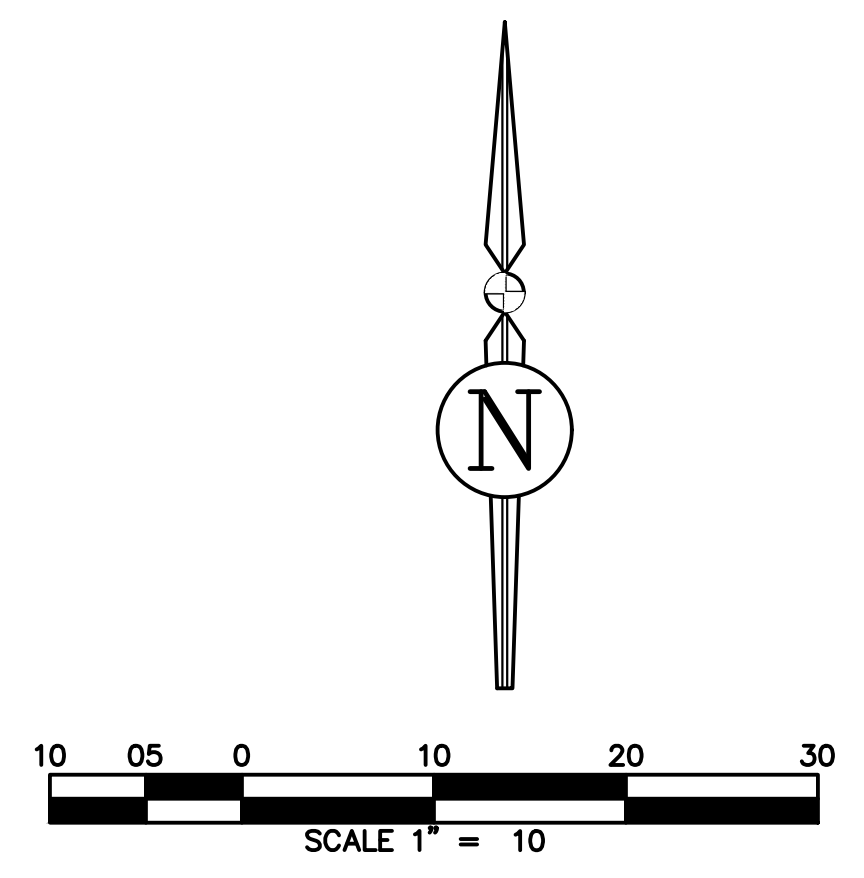
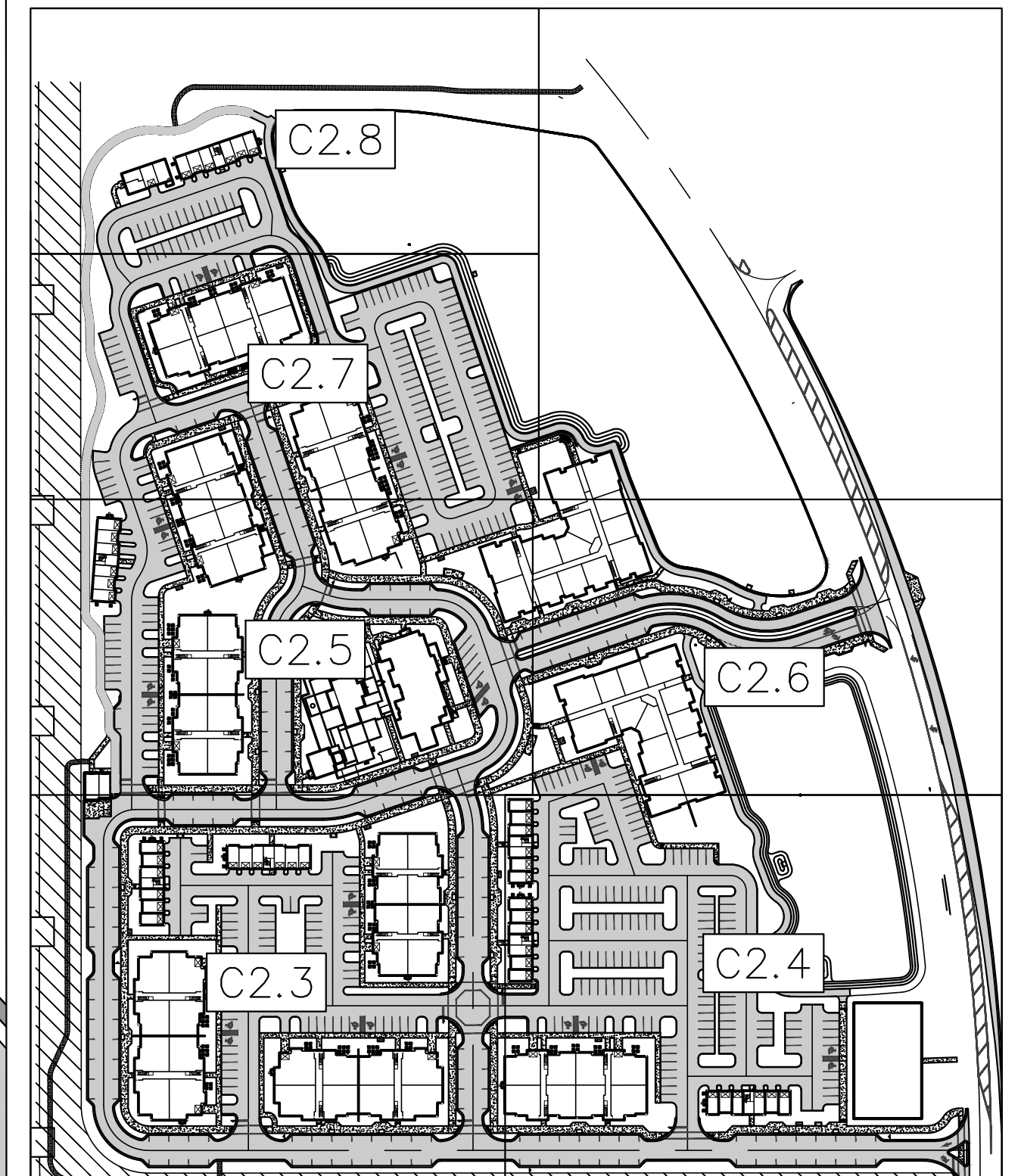


DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE GEOLINEE SURVEY, INC BOUNDARY AND TOPOGRAPHIC SURVEY DATED 10/12/2022.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED, WITH THE EXCEPTION OF THE "BUILD-TO-LINE" WHICH IS TO THE BACK OF CURB.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 711-001
5. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
6. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS
7. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS
8. DESIGN IS PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE.



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD:
LOGAN B. PETERS, P.E.
 FLORIDA LICENSE NO. 88516

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SHEET TITLE:
DIMENSION PLAN (NORTH)

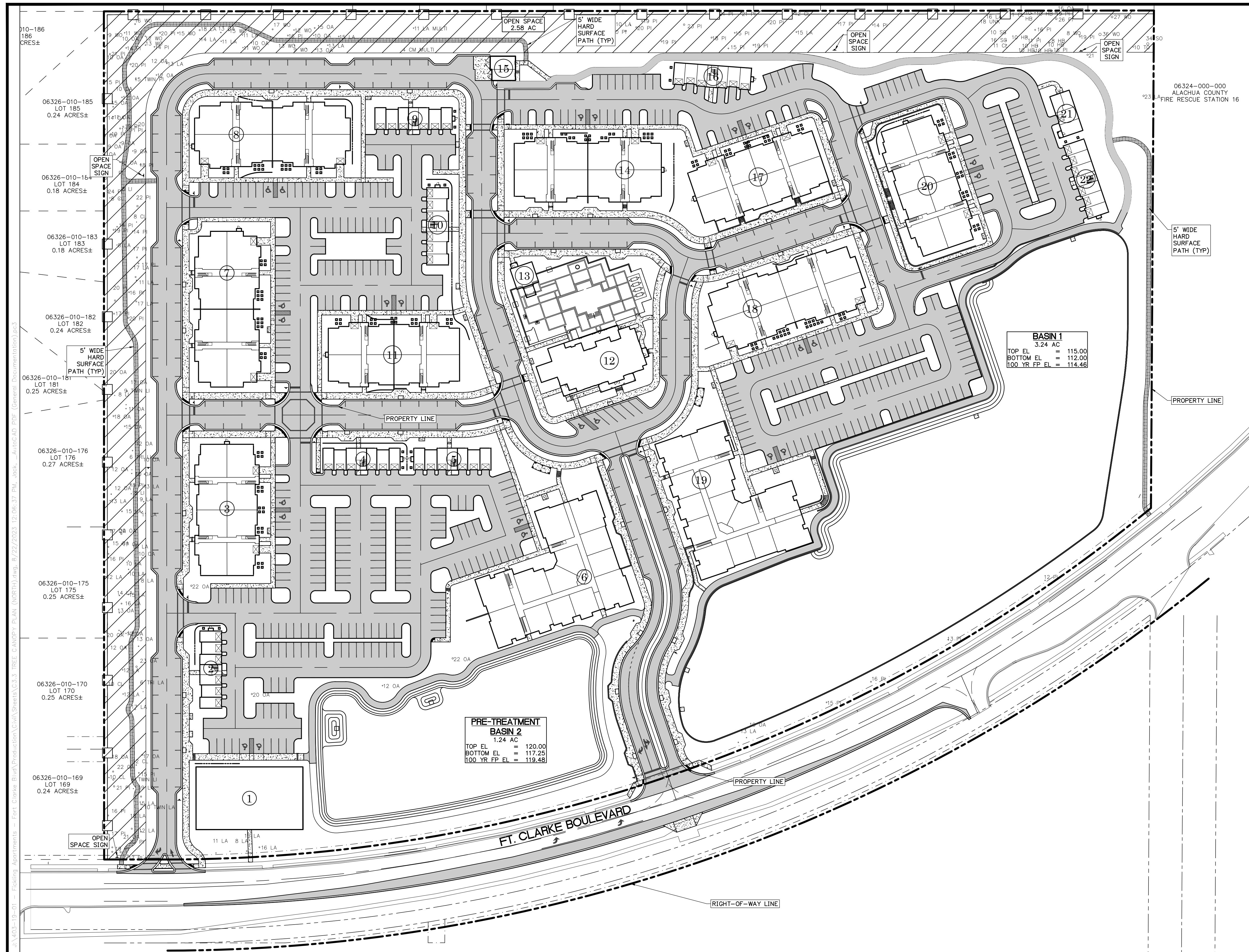
CLIENT:
FICKLING AND CO.
 MACON, GA

PROJECT:
**LULLWATER AT FORT
 CLARKE BLVD**

DATE:
AUGUST 2023

PROJECT NO:
403-19-01

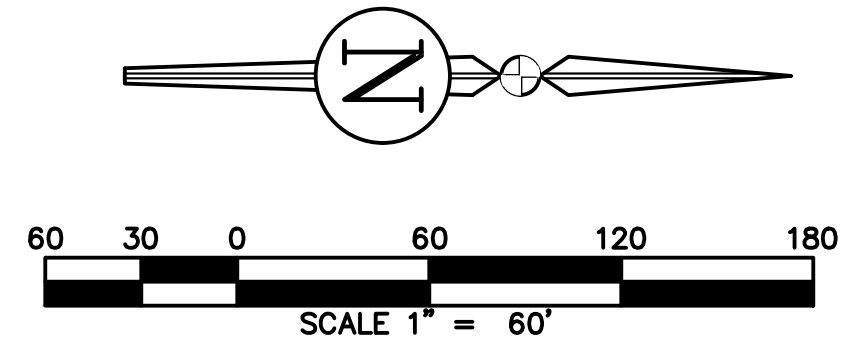
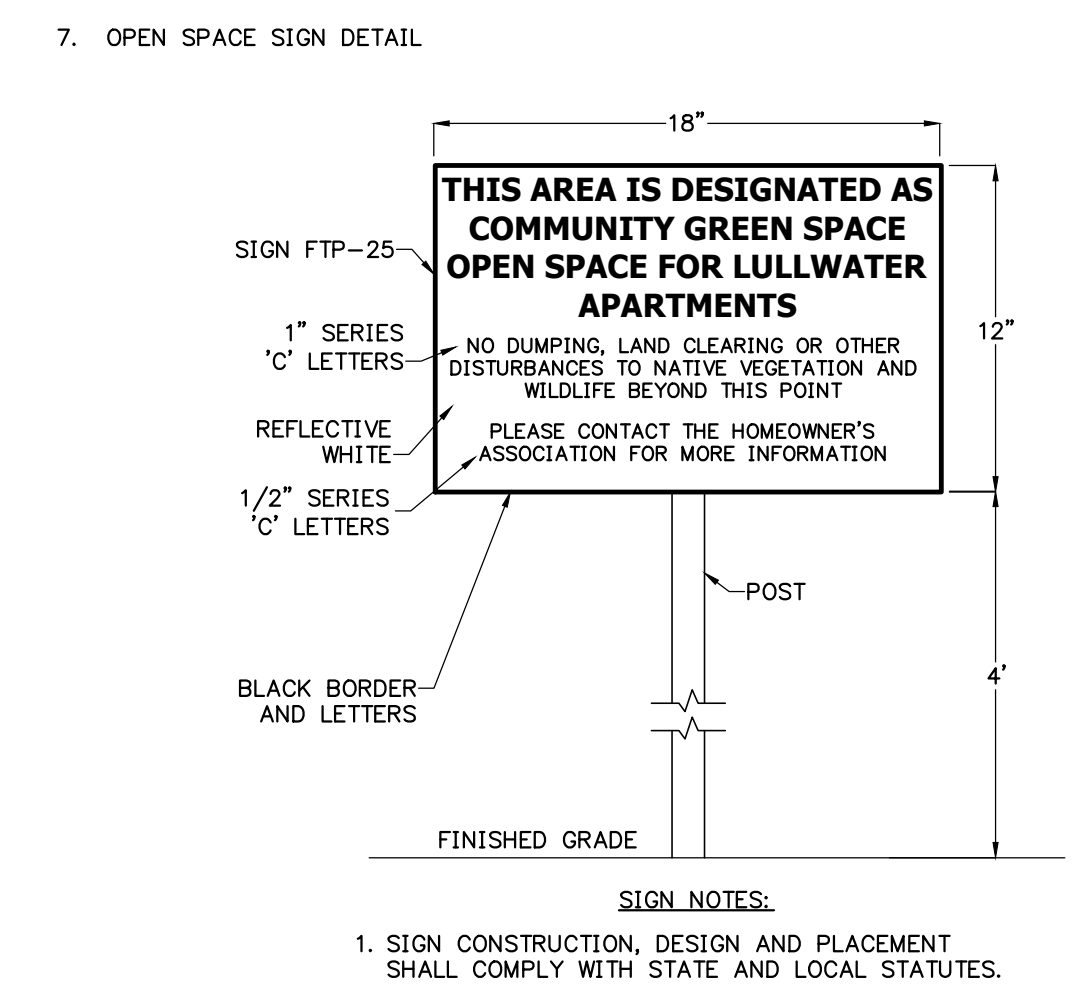
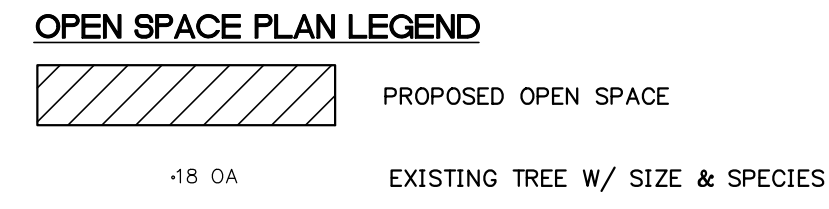
SHEET NO:
C2.8



- OPEN SPACE NOTES**
- THERE IS NO CONSERVATION OR NATURAL AREA PRESENT WITHIN THE LIMITS OF THE PROPOSED PROJECT THAT WOULD QUALIFY AS PRIMARY OPEN SPACE.
 - THE PROPOSED OPEN SPACE CONSISTS OF 2.58 AC. OF PROPERTY, WHICH IS COMPRISED OF NATURAL WOODED AREA "COMMUNITY GREEN SPACE". THE AREA IS ON THE SITE PERIMETER AND CONTIGUOUS.
 - A NATURAL RESOURCE ASSESSMENT WAS PERFORMED BY ECOSYSTEM RESEARCH CORPORATION IN JUNE 2021. THE FOLLOWING OBSERVATIONS WERE MADE:
 - SURFACE WATERS: ONE SURFACE WATER BOUNDARY EXIST WITHIN OR ADJACENT TO THE PROJECT AREA.
 - WETLANDS: NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROJECT AREA.
 - FLOODPLAINS (100-YEAR): NO FLOODPLAIN EXISTS ON OR ADJACENT TO THE SITE.
 - LISTED SPECIES: NO LISTED SPECIES WERE OBSERVED ONSITE DURING THE ENVIRONMENTAL ASSESSMENT.
 - STRATEGIC ECOSYSTEMS: THE SITE IS NOT WITHIN OR ADJACENT TO A STRATEGIC ECOSYSTEM.
 - SIGNIFICANT GEOLOGICAL FEATURES: ONE SIGNIFICANT GEOLOGICAL FEATURE WAS OBSERVED ON OR ADJACENT TO THE SITE. THE EXISTING SINK HOLE IS PROTECTED BY A PROPOSED 60FT BUFFER.
 - HIGH AQUIFER RECHARGE AREA: THIS SITE IS LOCATED WITHIN A HIGH AQUIFER RECHARGE AREA.
 - TREE CANOPY RETENTION CALCULATIONS WERE PERFORMED PER ULDC SECTION 406.12 a) 3.4.5 (c)-(h) UTILIZING A GOOGLE EARTH AERIAL DATED 2019 AND A SITE VISIT. THE EXISTING TREE CANOPY IS DELINEATED ON THE TREE CANOPY PLAN - SHEET C3.1.
 - ENVIRONMENTAL DATA

CRITERIA	REQUIRED	PROVIDED
OPEN SPACE	2.56 AC	2.58 AC
BUFFER	N/A	N/A
TREE CANOPY	.85 AC	2.81 AC

CONSERVATION OPEN SPACE TYPES (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
WETLANDS	0.0 AC	0.0 AC	0.00%
WETLAND BUFFERS	0.0 AC	0.0 AC	0.00%
SURFACE WATERS	0.0 AC	0.0 AC	0.00%
SURFACE WATER BUFFERS	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES BUFFERS	0.0 AC	0.0 AC	0.00%
STRATEGIC ECOSYSTEM	0.0 AC	0.0 AC	0.00%
LISTED SPECIES HABITAT	0.0 AC	0.0 AC	0.00%
100 YEAR FLOODPLAIN	0.0 AC	0.0 AC	0.00%
SIGNIFICANT HABITAT	0.0 AC	0.0 AC	0.00%
NON-CONSERVATION OPEN SPACE (ACRES)		PROVIDED	% TOTAL AREA
NON-CONSERVATION OPEN SPACE		2.58 AC	10.08%



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **LOGAN B. PETERS, P.E.**
FLORIDA LICENSE NO. 88516

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SHEET TITLE: **OPEN SPACE PLAN**

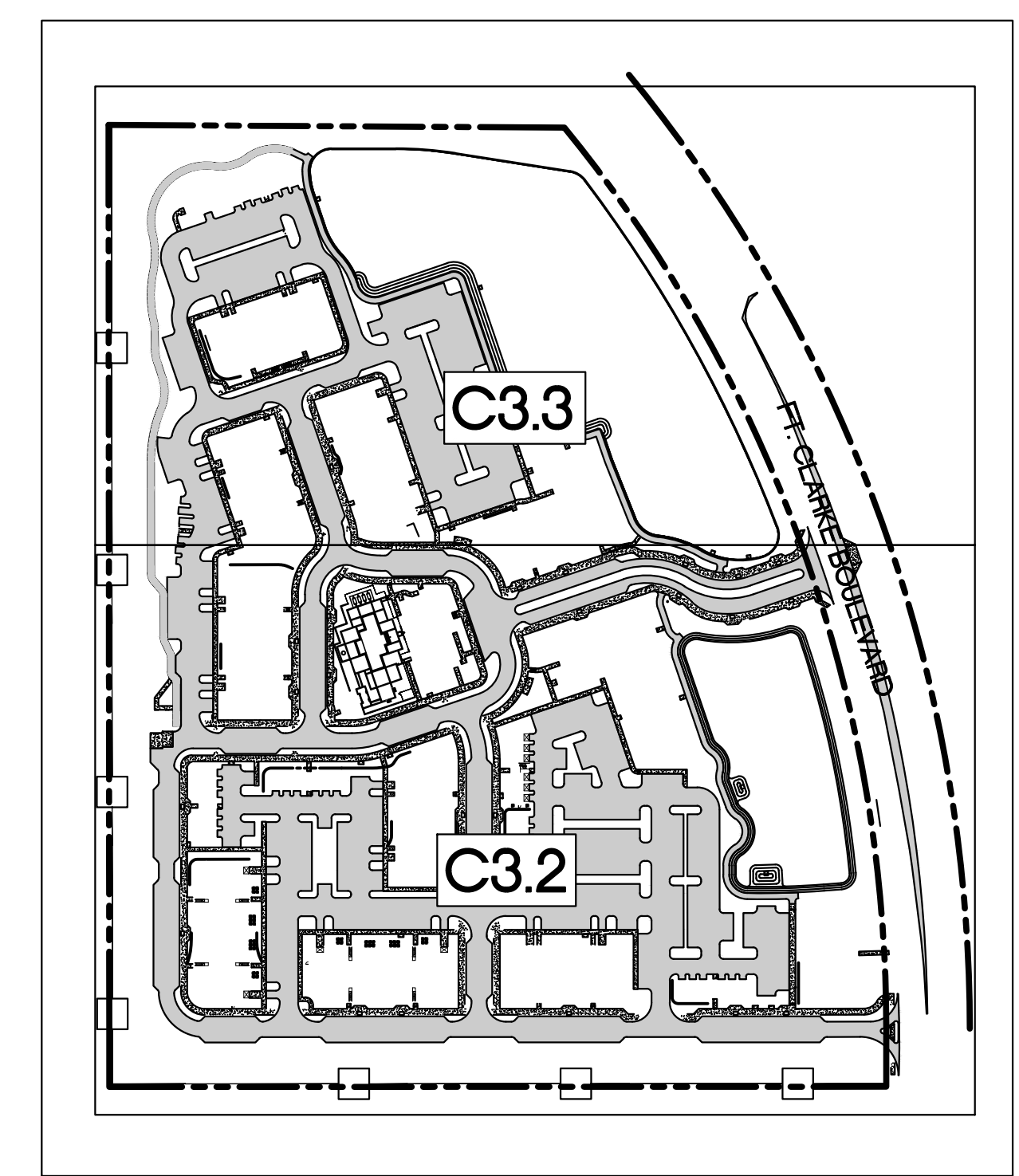
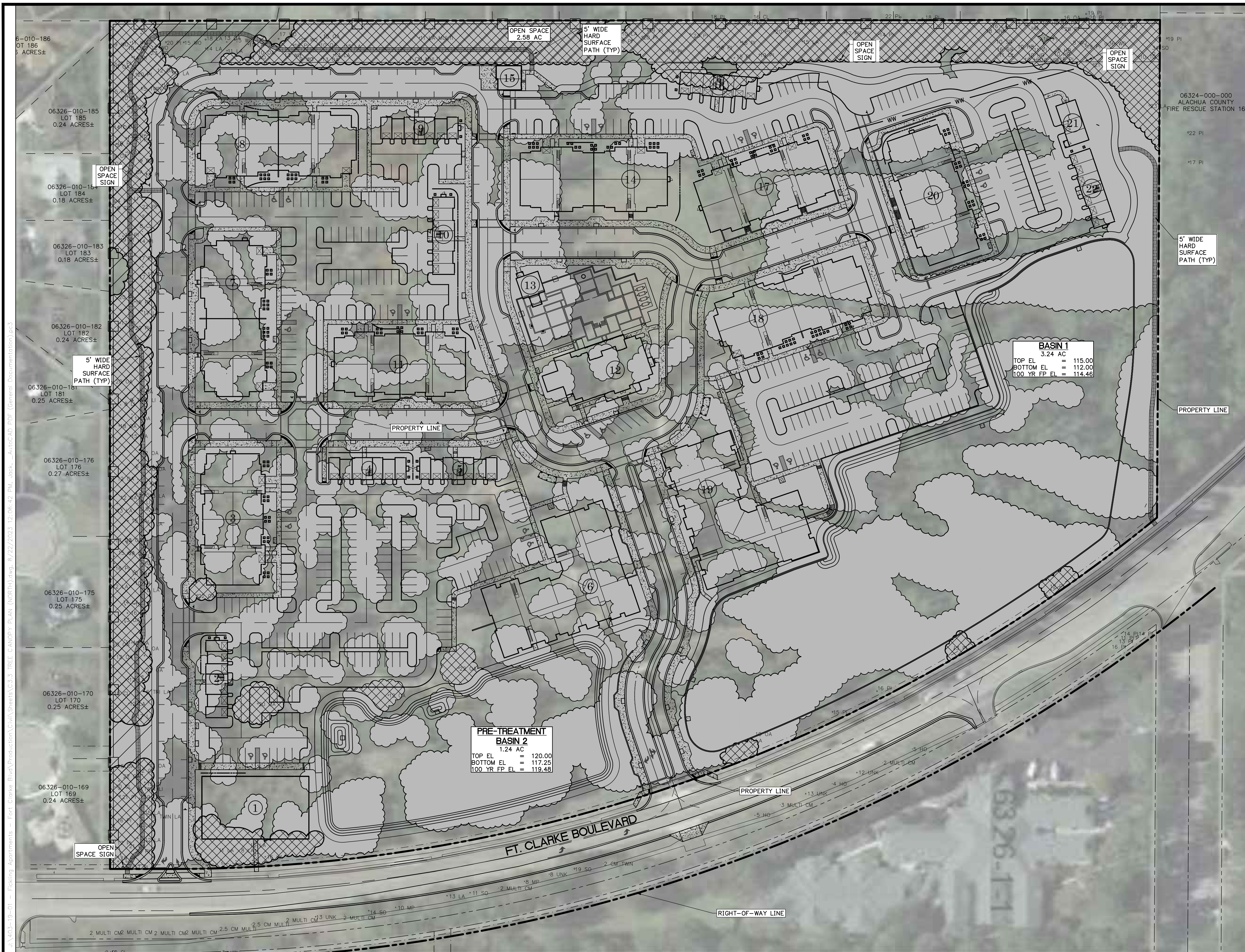
CLIENT: **FICKLING AND CO.**
MACON, GA

PROJECT: **LULLWATER AT FORT CLARKE BLVD**

DATE: **AUGUST 2023**

PROJECT NO.: **403-19-01**

SHEET NO.: **C3.0**

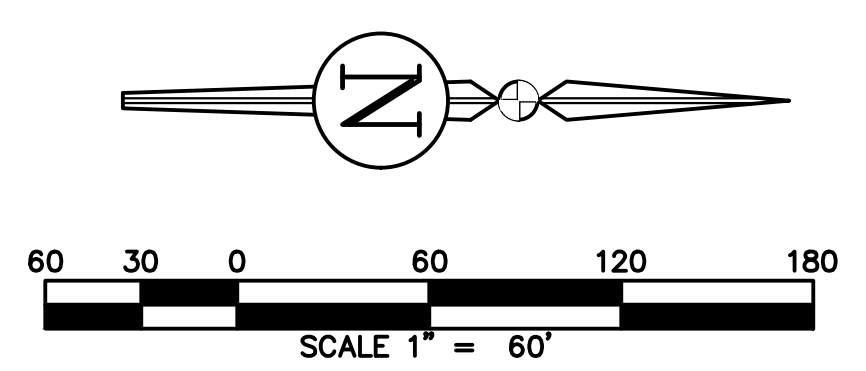


KEY SHEET INDEX
NTS

- TREE CANOPY NOTES**
1. THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADING HATCH ON THIS SHEET. THE CANOPY WAS IDENTIFIED USING A 2022 GOOGLE EARTH AERIAL IMAGE COMBINED WITH THE TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY.
 2. TOTAL SITE AREA = 1,116,763 SF (25.64 AC)
 3. REGULATED TREE CANOPY = 736,839 SF (16.92 AC)
 4. REQUIRED MINIMUM TREE CANOPY IS 5% OF EXISTING = 736,839 SF x 0.05 = 36,842 SF (.85 AC)
 5. ESTIMATED EXISTING TREE CANOPY TO BE PRESERVED = 122,360 SF (2.81 AC)
 6. PERCENT CANOPY RETAINED = 2.81 AC / 16.92 AC x 100 = 16.60%
 7. REQUIRED MINIMUM 30% MATURE TREE CANOPY OVER SITE (@ 20 YEARS) = 1,116,763 SF x 0.30 = 335,028.9 SF (7.69 AC)

- TREE CANOPY PLAN LEGEND**
- EXISTING REGULATED TREE CANOPY TO BE REMOVED
 - EXISTING REGULATED TREE CANOPY TO BE SAVED
 - EXISTING TREE W/ SIZE & SPECIES

- TREE ABBREVIATIONS**
- CL = CHERRY LAUREL
 - CM = CREPE MYRTLE
 - HB = HACKBERRY
 - HI = HICKORY
 - HO = HOLLY
 - LA = LAUREL OAK
 - OA = OAK
 - PI = PINE
 - SG = SWEETGUM
 - SO = SHUMARD OAK
 - UNK = UNKNOWN
 - WO = WATER OAK



REVISIONS			
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ENGINEER OF RECORD:
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FLORIDA LICENSE NO. 88516

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SHEET TITLE: **MASTER TREE CANOPY PLAN**

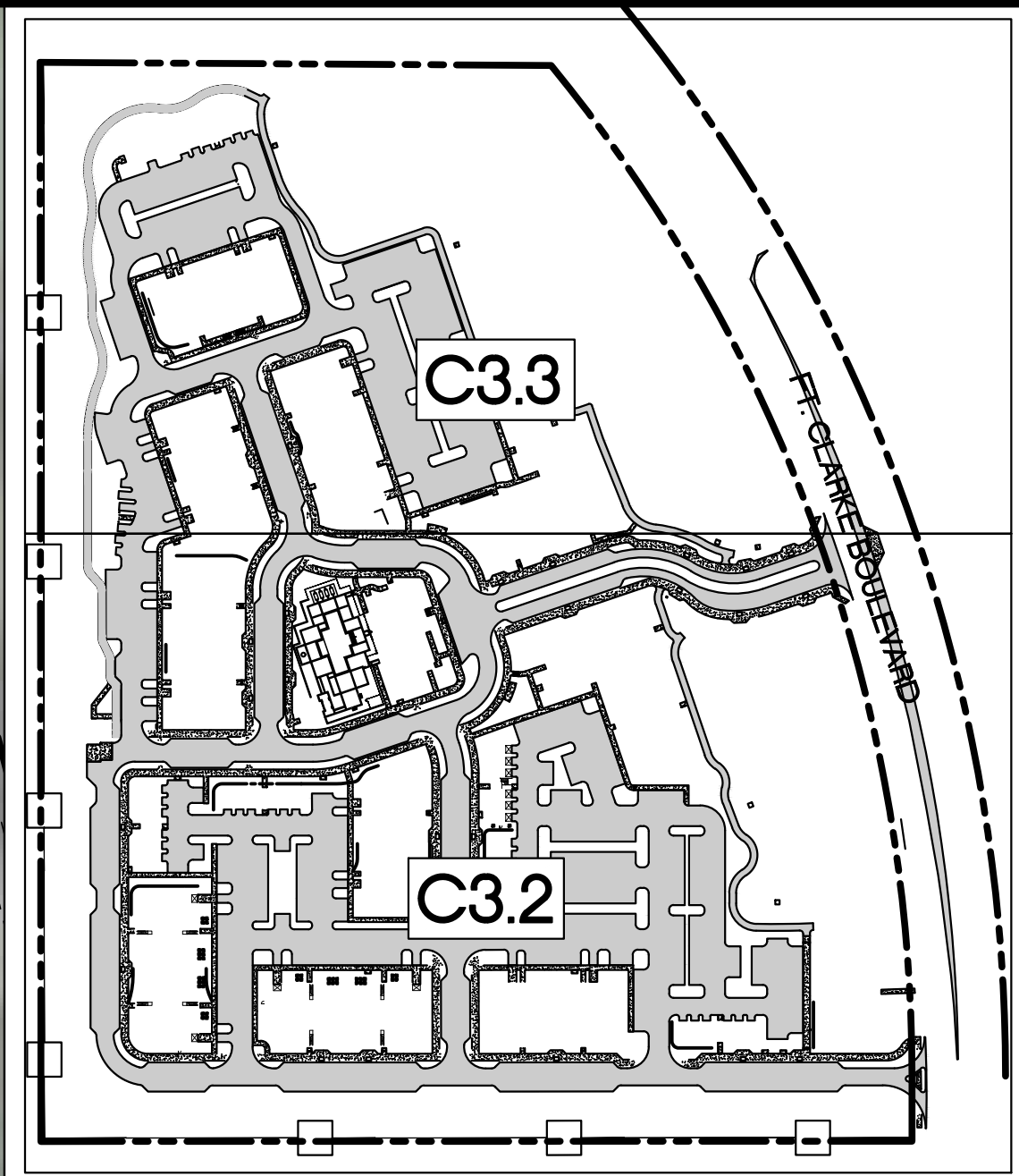
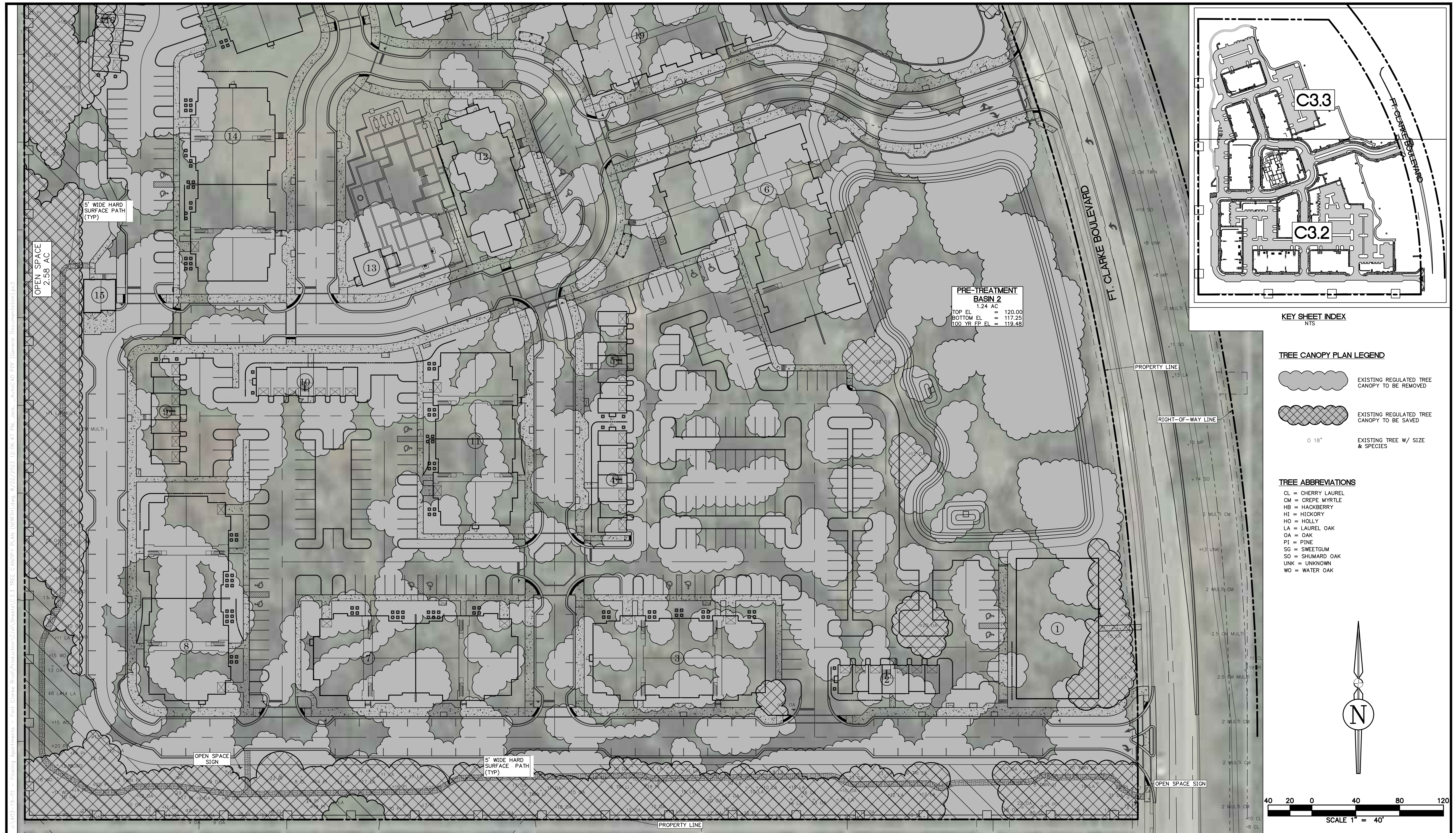
CLIENT: **FICKLING AND CO. MACON, GA**

PROJECT: **LULLWATER AT FORT CLARKE BLVD**

DATE: **AUGUST 2023**

PROJECT NO.: **403-19-01**

SHEET NO.: **C3.1**



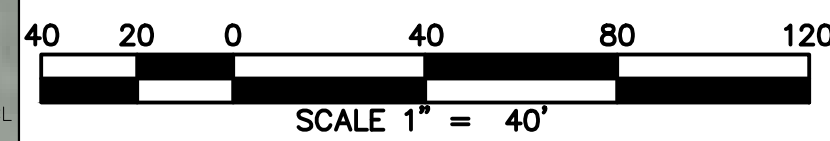
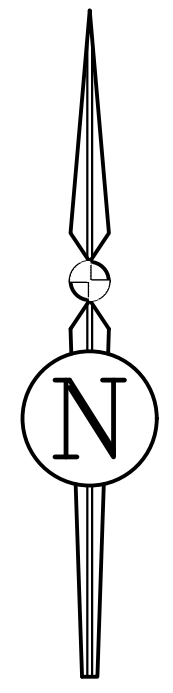
KEY SHEET INDEX
NTS

TREE CANOPY PLAN LEGEND

- EXISTING REGULATED TREE CANOPY TO BE REMOVED
- EXISTING REGULATED TREE CANOPY TO BE SAVED
- EXISTING TREE W/ SIZE & SPECIES

TREE ABBREVIATIONS

- CL = CHERRY LAUREL
- CM = CREPE MYRTLE
- HB = HACKBERRY
- HI = HICKORY
- HO = HOLLY
- LA = LAUREL OAK
- OA = OAK
- PI = PINE
- SG = SWEETGUM
- SO = SHUMARD OAK
- UNK = UNKNOWN
- WO = WATER OAK



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SHEET TITLE:
TREE CANOPY PLAN (SOUTH)

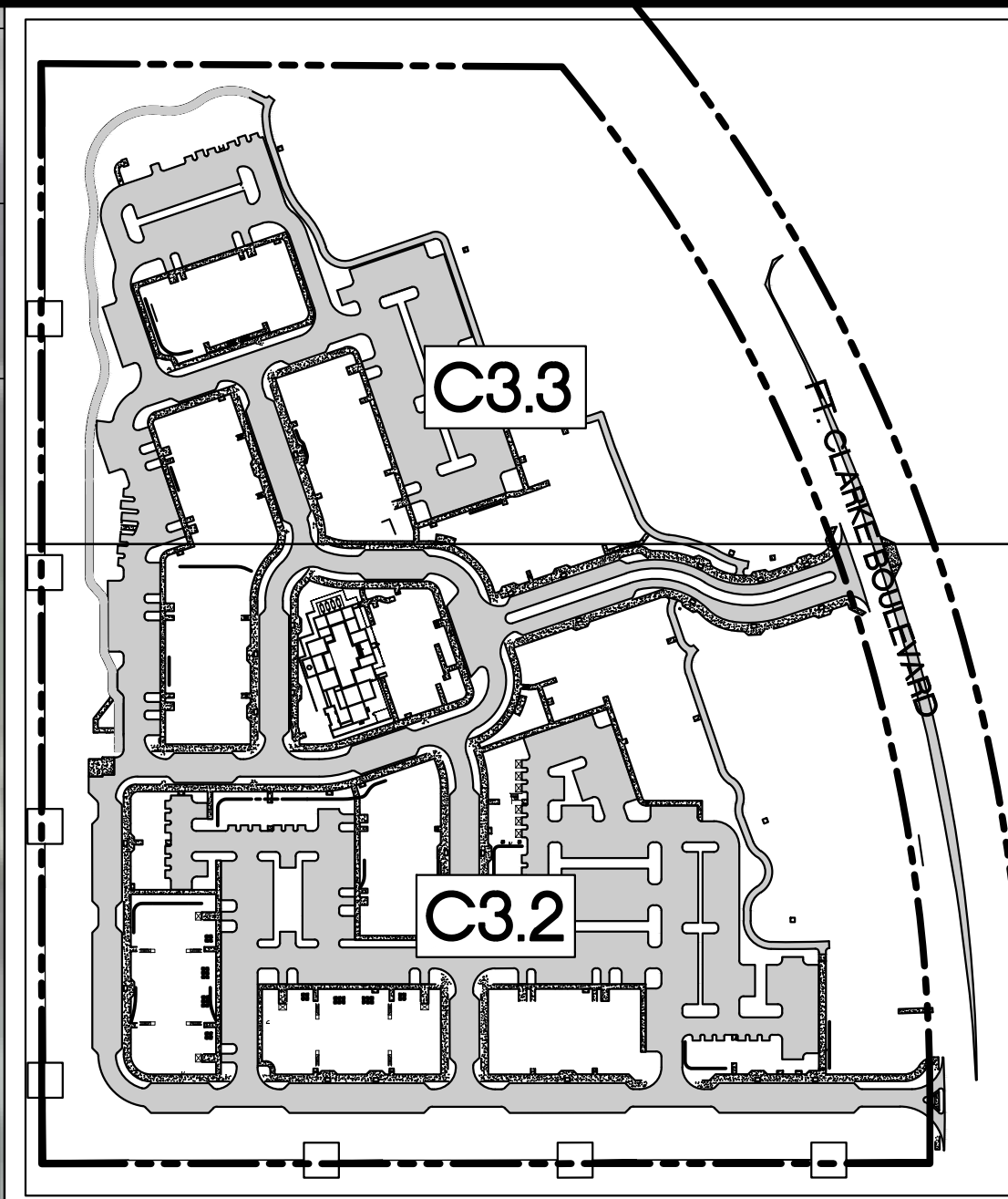
CLIENT:
FICKLING AND CO.
MACON, GA

PROJECT:
LULLWATER AT FORT CLARKE BLVD

DATE:
AUGUST 2023

PROJECT NO.:
403-19-01

SHEET NO.:
C3.2



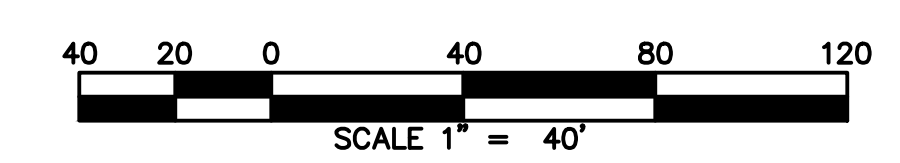
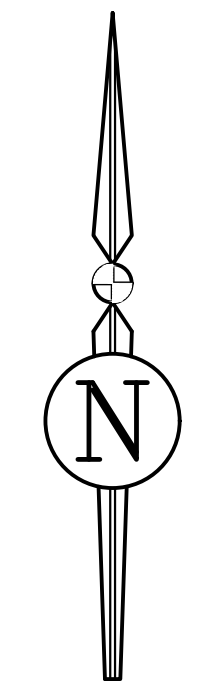
KEY SHEET INDEX
NTS

TREE CANOPY PLAN LEGEND

- EXISTING REGULATED TREE CANOPY TO BE REMOVED
- EXISTING REGULATED TREE CANOPY TO BE SAVED
- EXISTING TREE W/ SIZE & SPECIES

TREE ABBREVIATIONS

- CL = CREPE MYRTLE
- HB = HACKBERRY
- HI = HICKORY
- HO = HOLLY
- LA = LAUREL OAK
- OA = OAK
- PI = PINE
- SG = SWEETGUM
- SO =
- UNK = UNKNOWN
- WO = WATER OAK



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SHEET TITLE:
TREE CANOPY PLAN (NORTH)

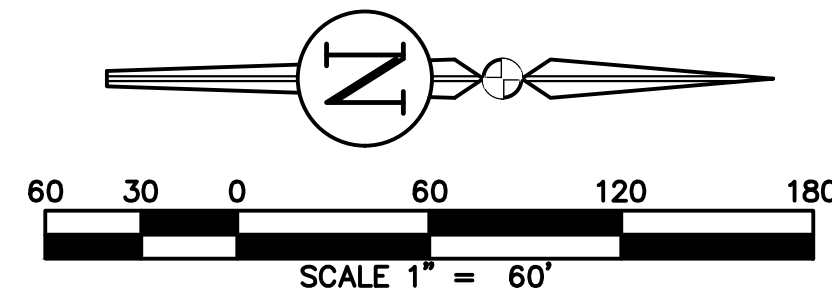
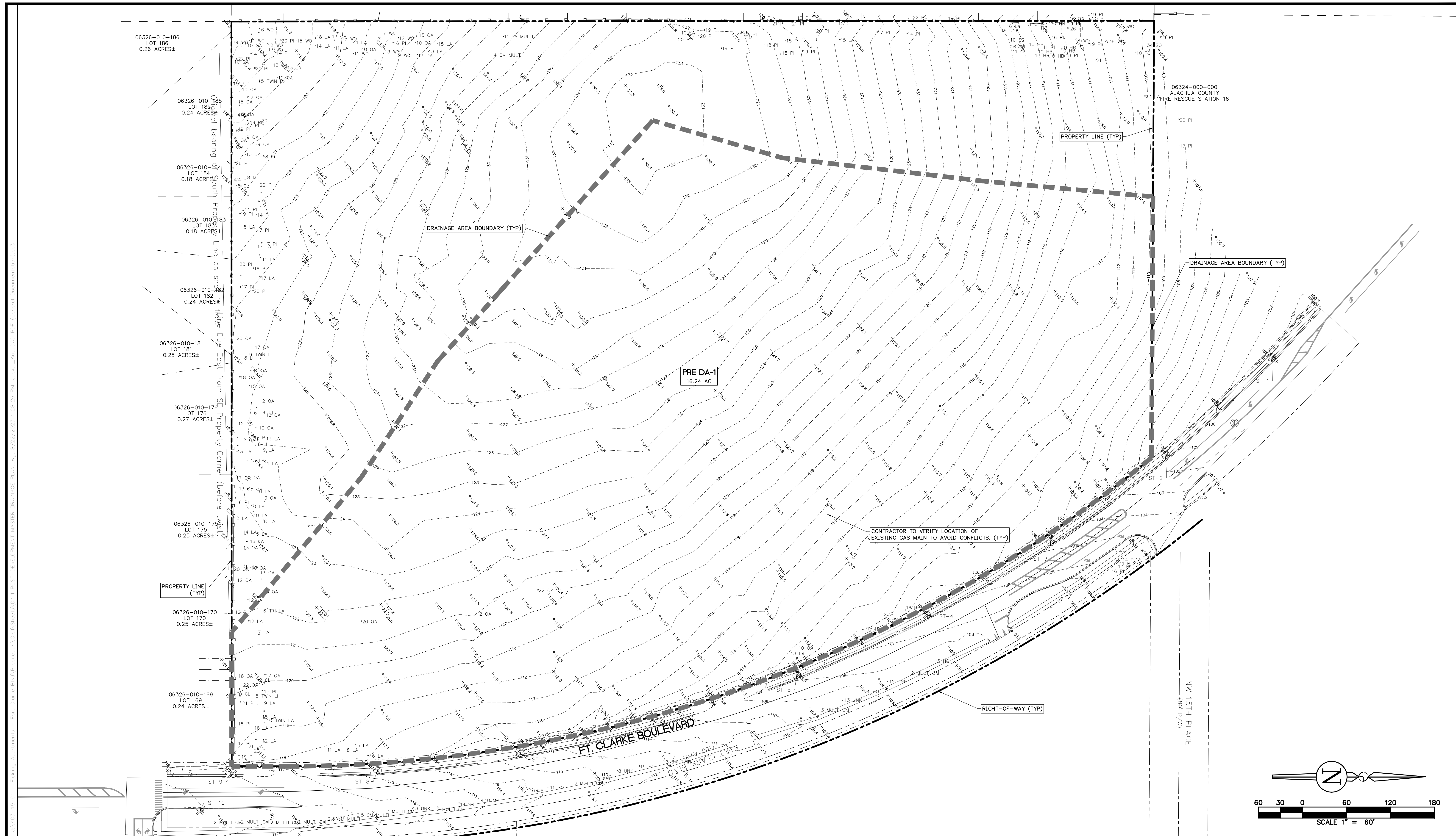
CLIENT:
FICKLING AND CO.
MACON, GA

PROJECT:
**LULLWATER AT FORT
CLARKE BLVD**

DATE:
AUGUST 2023

PROJECT NO.:
403-19-01

SHEET NO.:
C3.3



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SHEET TITLE:
PRE-DEVELOPMENT MASTER DRAINAGE PLAN

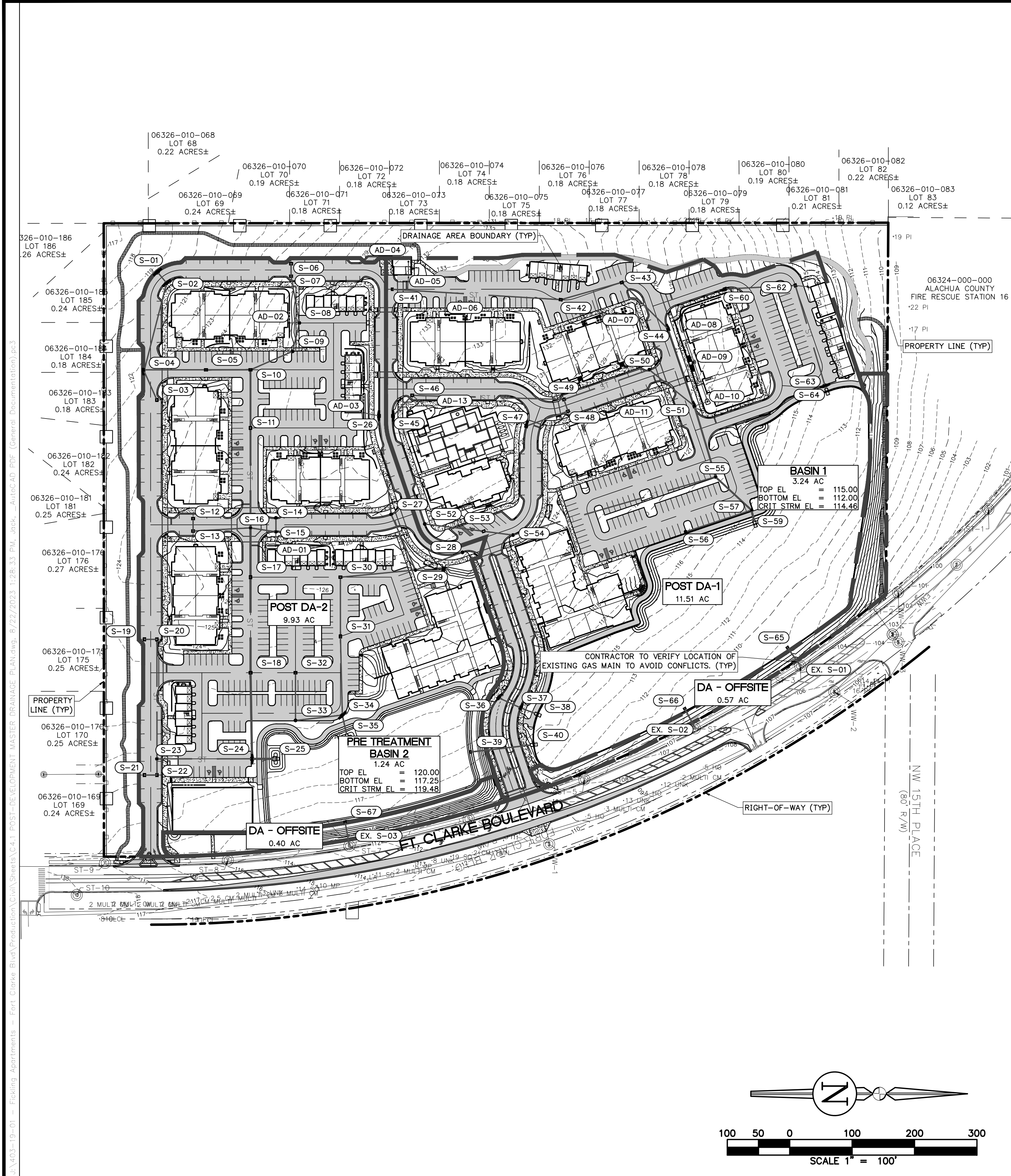
CLIENT:
FICKLING AND CO.
 MACON, GA

PROJECT:
LULLWATER AT FORT CLARKE BLVD

DATE:
AUGUST 2023

PROJECT NO:
403-19-01

SHEET NO:
C4.0



STORM STRUCTURE CURB INLET SCHEDULE

S-01 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 120.55 NE INV EL = 116.70 (15" PP)	S-44 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 123.72 E INV EL = 119.50 (15" PP) SW INV EL = 119.50 (15" PP)	S-02 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 120.55 SW INV EL = 116.60 (15" PP) E INV EL = 116.60 (15" PP)	S-45 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 121.10 N INV EL = 115.65 (18" PP) NW INV EL = 124.70 (15" PP)	S-04 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 122.36 NE INV EL = 118.65 (15" PP) W INV EL = 116.15 (15" PP) N INV EL = 116.15 (15" PP)	S-47 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 128.59 N INV EL = 124.00 (15" PP)	S-08 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 126.05 W INV EL = 118.45 (15" PP) E INV EL = 118.45 (15" PP) S INV EL = 118.45 (8" PP)	S-51 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 123.41 SW INV EL = 117.00 (15" PP) W INV EL = 117.00 (15" PP) E INV EL = 117.00 (24" PP) N INV EL = 116.15 (15" PP)	S-09 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 124.47 W INV EL = 117.30 (15" PP) SE INV EL = 117.30 (15" PP)	S-14 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 126.64 E INV EL = 122.80 (15" PP)	S-15 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 126.84 W INV EL = 122.70 (15" PP) S INV EL = 122.70 (15" PP) E INV EL = 122.70 (8" PP)	S-24 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 120.42 W INV EL = 113.10 (30" PP) N INV EL = 113.10 (30" PP) S INV EL = 113.10 (15" PP)	S-27 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 127.41 W INV EL = 123.50 (15" PP) NE INV EL = 123.50 (15" PP)	S-28 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 126.02 S INV EL = 122.00 (15" PP)	S-33 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 121.02 W INV EL = 117.75 (15" PP) N INV EL = 117.75 (15" PP)	S-34 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 120.50 W INV EL = 117.50 (15" PP) E INV EL = 117.50 (18" PP) S INV EL = 117.50 (15" PP)	S-36 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 115.00 SW INV EL = 112.10 (15" PP) N INV EL = 112.08 (15" PP)
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STORM STRUCTURE VGI SCHEDULE

S-03 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 123.08 E INV EL = 119.35 (15" PP) W INV EL = 119.35 (15" PP)	S-05 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 121.10 N INV EL = 115.65 (18" PP) S INV EL = 115.65 (15" PP)	S-06 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 124.62 E INV EL = 118.80 (15" PP)	S-07 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 124.62 W INV EL = 118.70 (15" PP) E INV EL = 118.70 (15" PP)	S-10 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 124.62 W INV EL = 118.70 (15" PP) E INV EL = 118.70 (15" PP)	S-11 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 124.55 E INV EL = 115.00 (24" PP) W INV EL = 115.00 (24" PP)	S-12 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 125.12 W INV EL = 114.05 (30" PP) E INV EL = 114.05 (30" PP)	S-13 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 125.22 W INV EL = 121.85 (15" PP) N INV EL = 121.85 (15" PP)	S-17 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 125.12 W INV EL = 114.05 (30" PP) E INV EL = 114.05 (30" PP)	S-18 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 123.20 W INV EL = 113.55 (30" PP) E INV EL = 113.55 (30" PP)	S-21 FDOT INDEX 425-041 TYPE V GUTTER INLET PWMT EL = 119.75 N INV EL = 114.80 (15" PP)	S-56 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 122.57 N INV EL = 120.76 (15" PP)	S-57 FDOT INDEX 425-024 TYPE P9 CURB INLET PWMT EL = 121.16 SW INV EL = 113.00 (24" PP) S INV EL = 113.00 (15" PP) E INV EL = 113.00 (30" PP)	S-60 FDOT INDEX 425-021 TYPE P5 CURB INLET PWMT EL = 122.29 N INV EL = 117.90 (15" PP)	S-63 FDOT INDEX 425-021 TYPE P6 CURB INLET PWMT EL = 115.61 W INV EL = 112.20 (15" PP) E INV EL = 112.02 (15" PP)
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STORM STRUCTURE MES SCHEDULE

S-25 FDOT INDEX 430-022 MITERED END SECTION S INV EL = 113.00 (30" PP)	S-35 FDOT INDEX 430-022 MITERED END SECTION W INV EL = 115.25 (18" PP)	S-38 FDOT INDEX 430-022 MITERED END SECTION S INV EL = 112.00 (15" PP)	S-40 FDOT INDEX 430-022 MITERED END SECTION S INV EL = 112.00 (18" PP)	S-59 FDOT INDEX 430-022 MITERED END SECTION W INV EL = 112.00 (30" PP)	S-64 FDOT INDEX 430-022 MITERED END SECTION W INV EL = 112.00 (15" PP)
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STORM STRUCTURE MANHOLE SCHEDULE

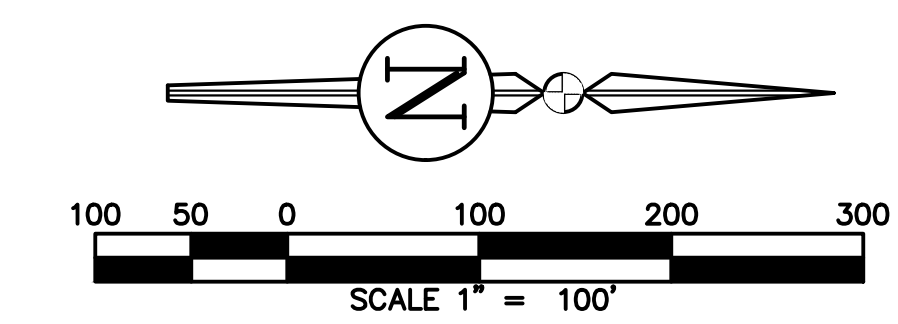
S-16 FDOT INDEX 425-010 TYPE P8 MANHOLE RIM EL = 126.15 S INV EL = 121.55 (15" PP) N INV EL = 122.55 (15" PP) W INV EL = 114.30 (24" PP) E INV EL = 114.30 (30" PP)	S-23 FDOT INDEX 425-010 TYPE P8 MANHOLE RIM EL = 120.38 N INV EL = 114.50 (15" PP) E INV EL = 114.50 (15" PP) W INV EL = 116.25 (15" PP)	S-29 FDOT INDEX 425-010 TYPE P8 MANHOLE RIM EL = 130.00 N INV EL = 121.50 (15" PP) SW INV EL = 121.50 (15" PP) S INV EL = 121.50 (15" PP)	S-39 FDOT INDEX 425-052 TYPE C DBI S INV EL = 118.25 (10" x 16.5" WEIR) GRATE EL = 118.69 N INV EL = 112.30 (18" PP)	S-65 FDOT INDEX 425-052 TYPE C DBI SW INV EL = 111.75 (2" x 5" WEIR) GRATE EL = 114.33 NE INV EL = 106.00 (18" PP)	S-66 FDOT INDEX 425-052 TYPE C DBI S INV EL = 110.00 NE INV EL = 106.00 (18" PP)
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STORM STRUCTURE DBI SCHEDULE

S-39 FDOT INDEX 425-052 TYPE C DBI S INV EL = 118.25 (10" x 16.5" WEIR) GRATE EL = 118.69 N INV EL = 112.30 (18" PP)	S-65 FDOT INDEX 425-052 TYPE C DBI SW INV EL = 111.75 (2" x 5" WEIR) GRATE EL = 114.33 NE INV EL = 106.00 (18" PP)	S-66 FDOT INDEX 425-052 TYPE C DBI S INV EL = 110.00 NE INV EL = 106.00 (18" PP)
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STORM STRUCTURE AREA DRAIN SCHEDULE

AD-01 12" ADS DRAIN BASIN TOP EL = 123.00 W INV EL = 123.00 (8" PP)	AD-08 12" ADS DRAIN BASIN TOP EL = 119.75 E INV EL = 118.00 (8" PP)	AD-09 12" ADS DRAIN BASIN TOP EL = 119.76 E INV EL = 117.75 (8" PP) W INV EL = 117.75 (8" PP)	AD-10 12" ADS DRAIN BASIN TOP EL = 119.76 S INV EL = 117.25 (8" PP) W INV EL = 117.25 (8" PP)	AD-11 12" ADS DRAIN BASIN TOP EL = 127.00 W INV EL = -130.55 (8" PP)	AD-12 12" ADS DRAIN BASIN TOP EL = 129.00 SW INV EL = 127.00 (8" PP)	AD-13 12" ADS DRAIN BASIN TOP EL = 131.30 W INV EL = 287.68 (8" PP)	AD-02 12" ADS DRAIN BASIN TOP EL = 124.00 N INV EL = 119.50 (8" PP)	AD-03 12" ADS DRAIN BASIN TOP EL = 127.35 N INV EL = 250.85 (8" PP)	AD-04 12" ADS DRAIN BASIN TOP EL = 128.35 E INV EL = 125.35 (8" PP)	AD-05 12" ADS DRAIN BASIN TOP EL = 129.02 W INV EL = 124.50 (8" PP) E INV EL = 125.35 (8" PP)	AD-06 12" ADS DRAIN BASIN TOP EL = 131.30 W INV EL = 287.68 (8" PP)	AD-07 12" ADS DRAIN BASIN TOP EL = 130.90 W INV EL = -130.55 (8" PP)
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REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **LOGAN B. PETERS, P.E.**
FLORIDA LICENSE NO. 88516

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SHEET TITLE: **POST-DEVELOPMENT MASTER DRAINAGE PLAN**

CLIENT: **FICKLING AND CO. MACON, GA**

PROJECT: **LULLWATER AT FORT CLARKE BLVD**

DATE: **AUGUST 2023**

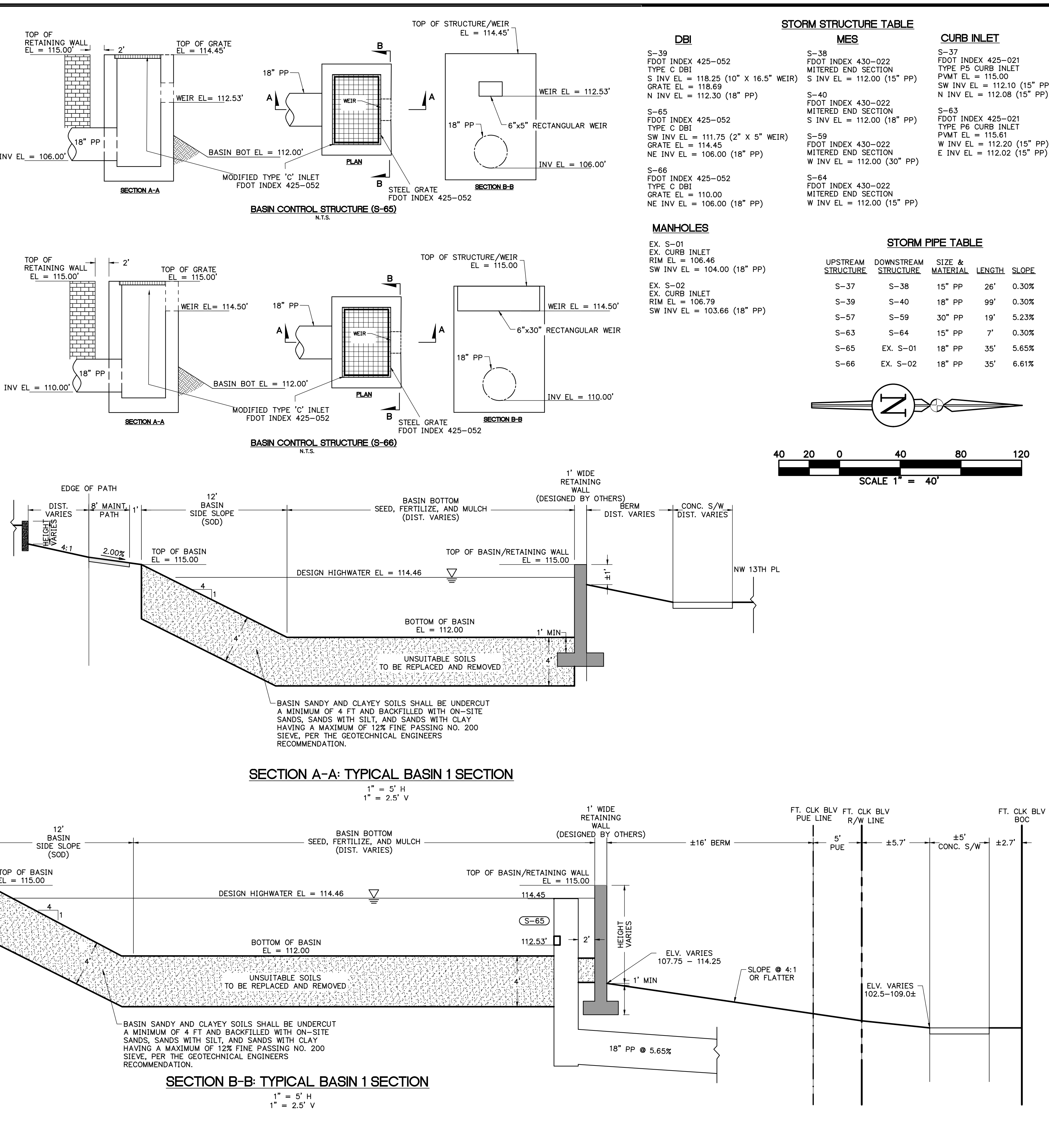
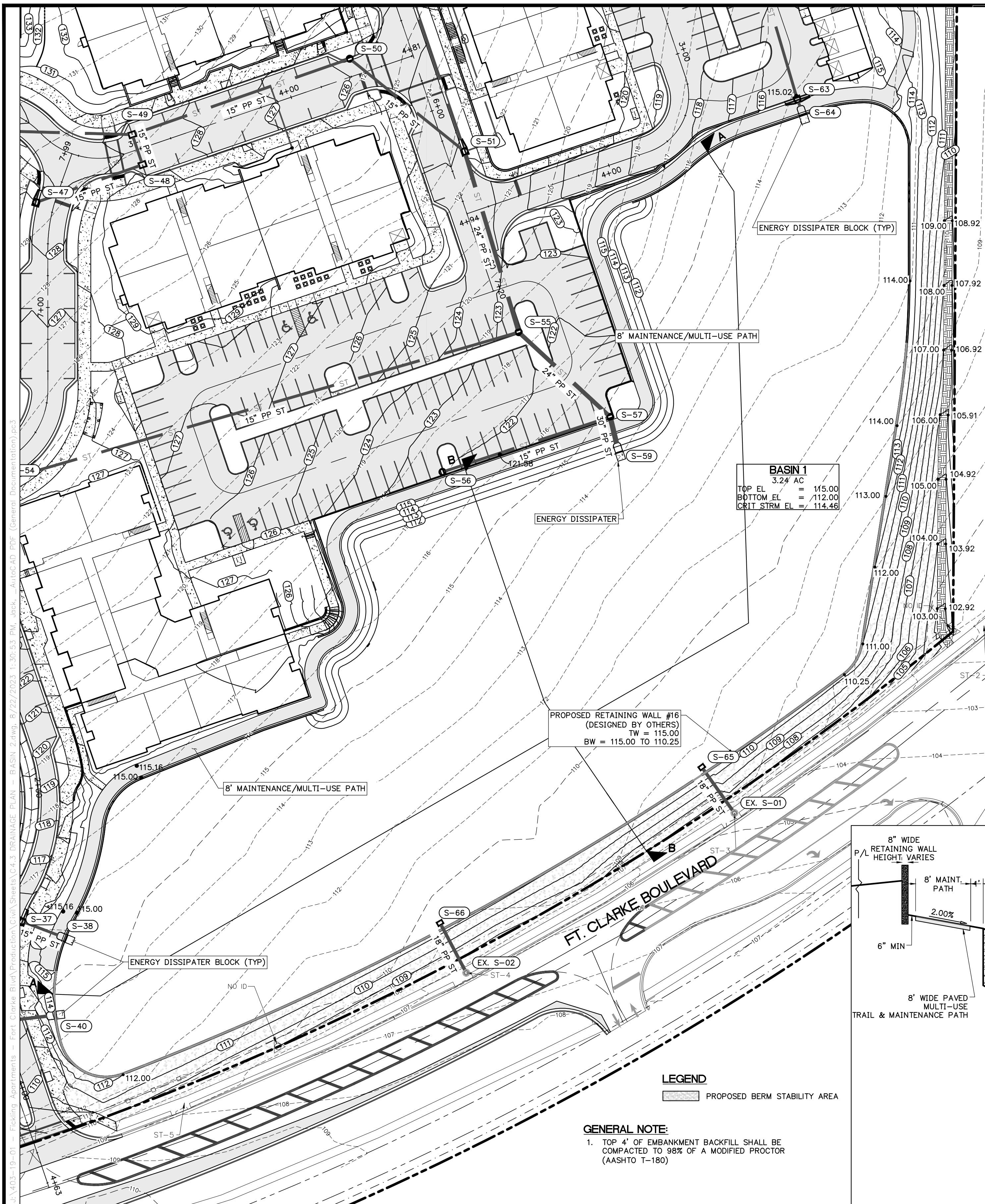
PROJECT NO: **403-19-01**

SHEET NO: **C4.1**

DATE: **AUGUST 2023**

PROJECT NO: **403-19-01**

SHEET NO: **C4.1**



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SHEET TITLE: **DRAINAGE PLAN - BASIN 1**

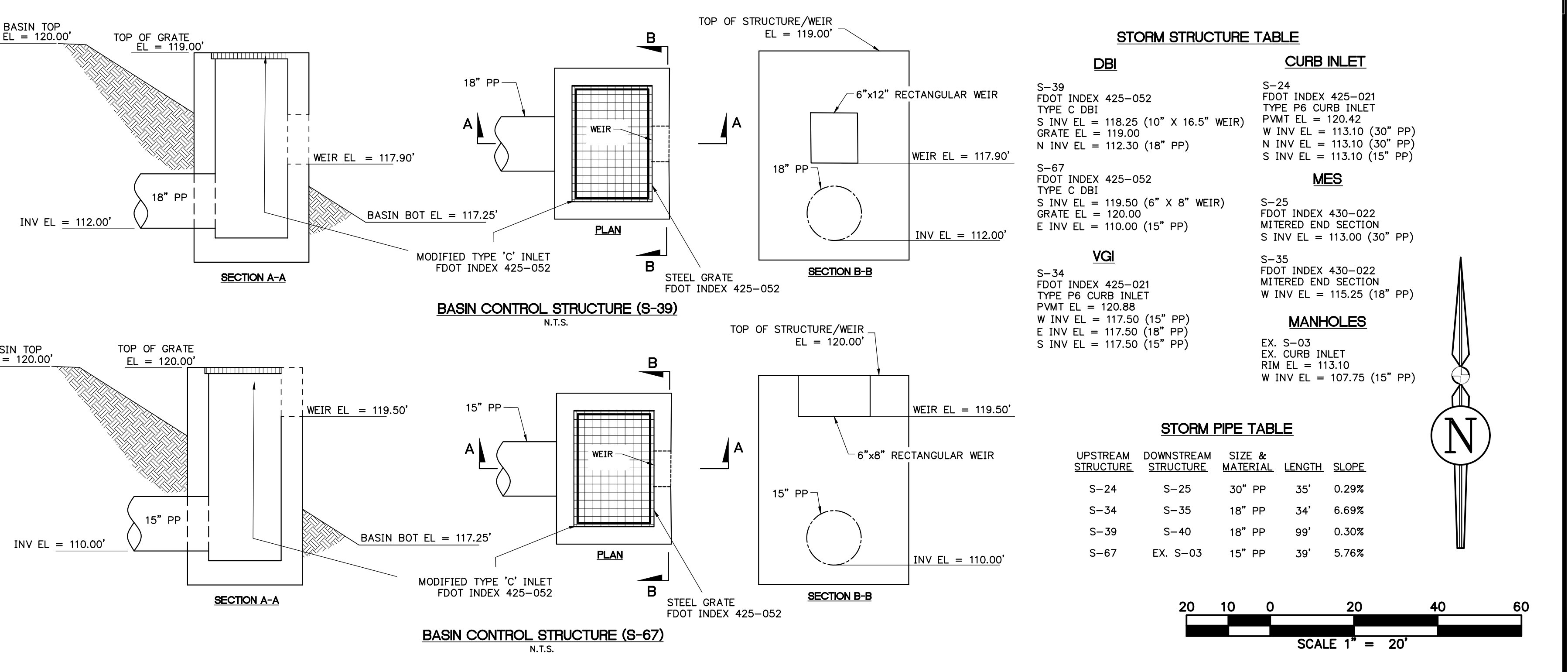
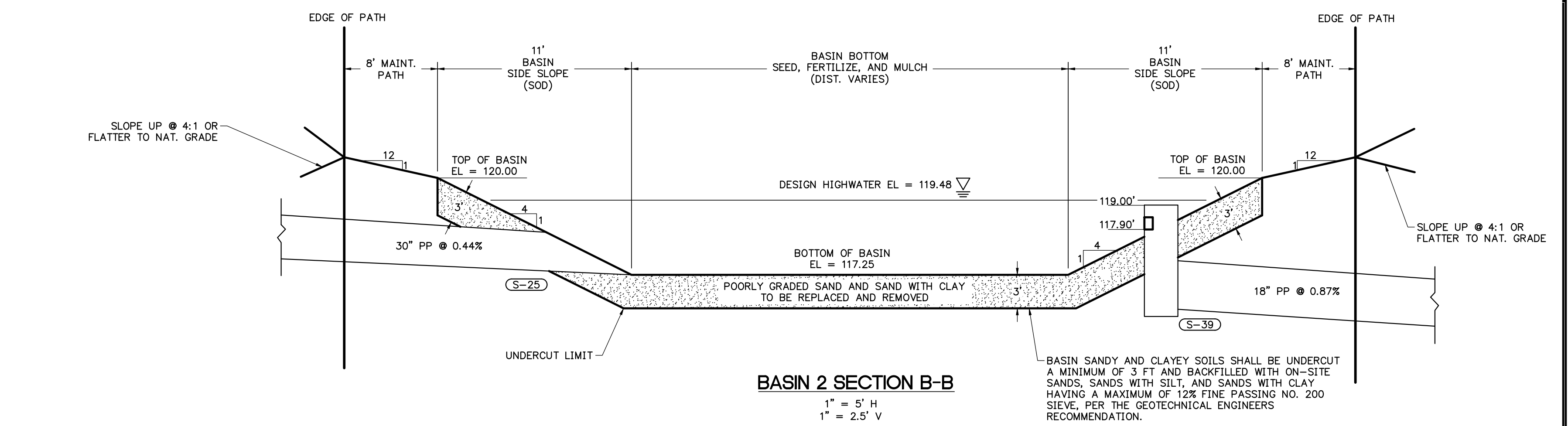
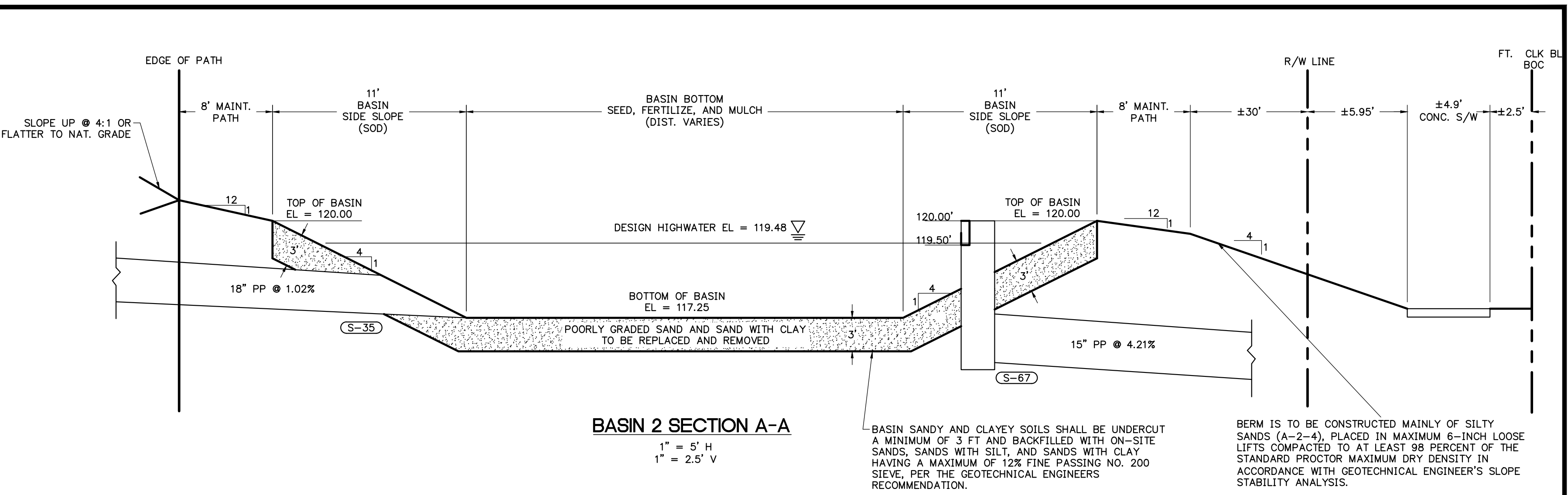
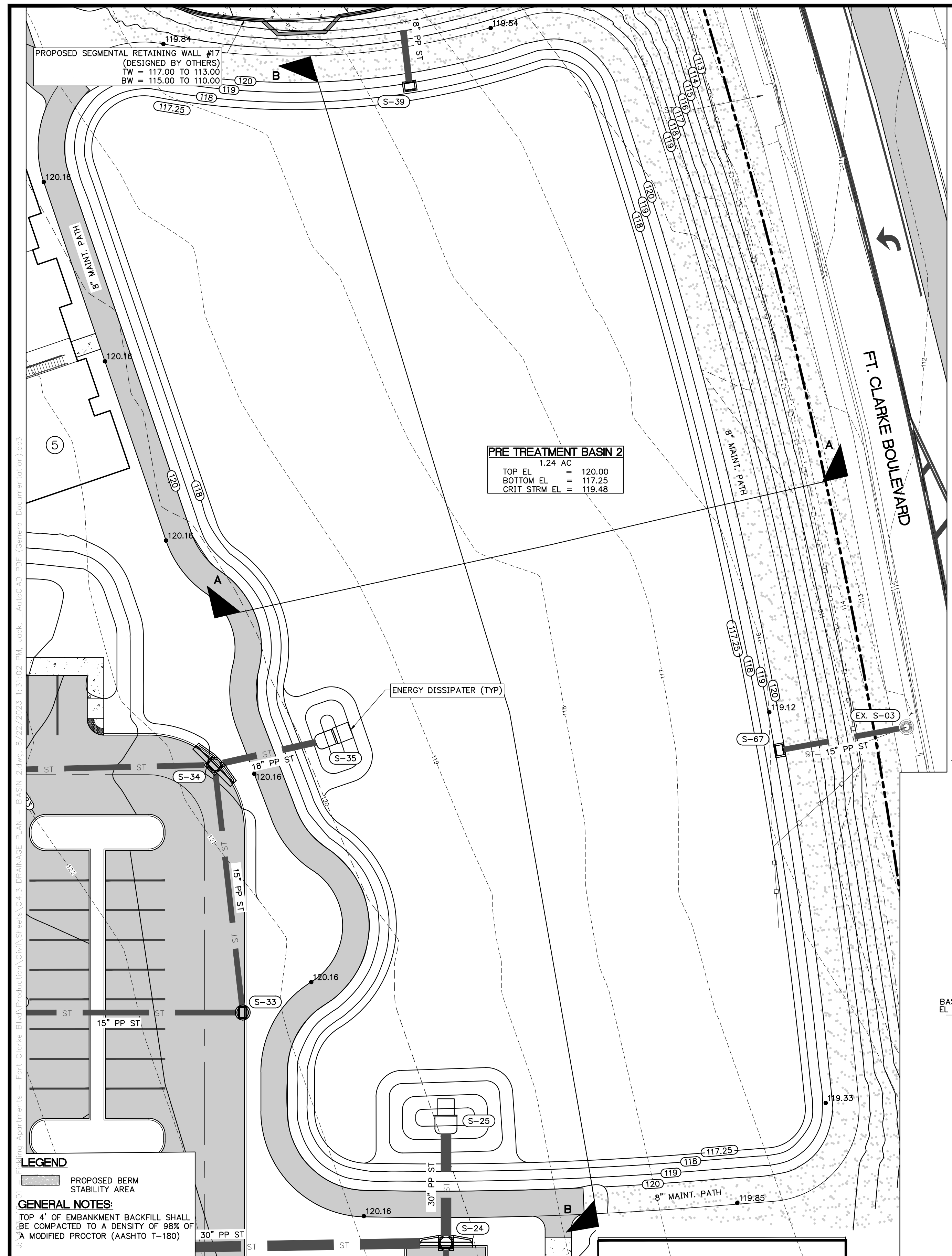
CLIENT: **FICKLING AND CO. MACON, GA**

PROJECT: **LULLWATER AT FORT CLARKE BLVD**

DATE: **AUGUST 2023**

PROJECT NO: **403-19-01**

SHEET NO: **C4.2**



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SHEET TITLE: **DRAINAGE PLAN - BASIN 2**

CLIENT: **FICKLING AND CO. MACON, GA**

PROJECT: **LULLWATER AT FORT CLARKE BLVD**

DATE: **AUGUST 2023**

PROJECT NO: **403-19-01**

SHEET NO: **C4.3**