CONSTRUCTION PLANS

CASTLEBERRY FARMS SUBDIVISION
10074 BRYANT ROAD, LITHIA, FL 33547
STR 24/30S/21E

FOLIO NO. 088134-0000

PREPARED FOR:

CHARLIE GUY 3, LLC
256 17TH AVE. S.E.
ST. PETERSBURG, FL 33701

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	SITE & HORIZONTAL CONTROL PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	SURVEY

INDEX OF DRAWINGS

DESCRIPTION (OFFICIAL RECORD BOOK 11526, PAGE 481):

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 19 EAST; THENCE S 89°22'48" W, 1345.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 36, THENCE N 9° E, 273.26 FEET; THENCE N 31°00'03.5"W, 1850.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE N 31°00'03.5" W, 250.00 FEET; THENCE N 58°59'56.5" E, 871.20 FEET; THENCE S 31°00'03.5" E, 250.00 FEET; THENCE S 58°59'56.5" W, 871.2O FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 36, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

LOCATION MAP

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND THOROUGHLY REVIEWING AND UNDERSTANDING ALL PERMIT CONDITIONS. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS THE PERMITS. ANY ADDITIONAL CONSTRUCTION/BUILDING PERMITS REQUIRED TO EXECUTE/COMPLETE THE WORK SHOWN IN THESE DOCUMENTS SHALL BE OBTAINED BY THE CONTRACTOR.

2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND ALL COUNTY TECHNICAL STANDARDS.

3. ALL ELEVATION DATA IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NAVD) OF 1988.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT LIMITS.

5. THE CONTRACTOR SHALL SOLID SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN COUNTY/FDOT R/W, AND SEED AND MULCH ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOD/SEED AND MULCH UNTIL STABILIZATION HAS OCCURRED.

6. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY THAT MAY DAMAGE OR OTHERWISE AFFECT TREES.

7. EXISTING UNDERGROUND UTILITY LINES SHOWN ON THE DRAWINGS WERE TAKEN FROM RECORD DRAWINGS AND DOCUMENTS FURNISHED BY OTHERS, AND NOT FIELD VERIFIED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, PRIOR TO ACTUAL CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED IF A CONFLICT EXISTS BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.

8. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE CITY OF CLEARWATER INSPECTORS IN ACCORDANCE WITH HILLSBOROUGH COUNTY REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS THAT IS NOT PROVIDED BY THE ENGINEER OR OWNER. THESE PERMITS MAY BE ROAD CROSSING, ONSITE PIPING PERMIT, UTILITY, SITE CLEARING, AND ALL PERMITS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SITE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL FILED AND ACTUAL INFORMATION TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. A MARK-UP "IN RED" SET OF PLANS SHALL BE AVAILABLE AT ALL TIME AT THE CONSTRUCTION SITE. FINAL FIELD CONDITIONS SHALL BE SURVEYED BY A LICENSE SURVEYOR. TEN CERTIFIED AS-BUILT SURVEYS SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION.

11. ALL PAVEMENT CUT/FILLING SHALL MEET THE FOLLOWING REQUIREMENTS:
    A. COMPACTED TO A DENSITY OF NOT LESS THAN 98% PER ASTM D 1557-70.
    B. DENSITY TEST SHALL BE CONDUCTED EVERY 12" OF COMPACTED DEPTH OR AS DIRECTED BY THE ENGINEER.

12. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED UPON.

13. EROSION / SEDIMENTATION CONTROL

    CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN TO THE SATISAFACTION OF THE ENGINEER AND/OR AUTHORITIES.

CALL 48 HOURS BEFORE YOU DIG!

IT'S THE LAW!
1-800-432-4770

SITE PREPARATION AND EARTHWORK NOTES

1. EXCAVATION

CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS MAY BE NECESSARY TO PROPERLY ACCOMPLISH THIS WORK. UNDERGROUND UTILITIES TO REMAIN FROM DAMAGE. SHOULD ANY UTILITIES BE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS NOTIFY THE OWNER'S REPRESENTATIVE.

a) DISPOSAL: SURPLUS MATERIAL FROM EXCAVATIONS, TRASH, DEBRIS AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER OPERATIONS SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF BY REMOVING FROM THE SITE.

b) CLEARING AND GRUBBING: CLEAR AND GRUB TO REMOVE STUMPS, ROOTS, TREES, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS TO THE WORK. ALL ORGANIC SOILS OR MUCK SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIALS.

STRIP THE TOPSOIL FROM ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING AND STOCKPILE ON THE SITE. TOPSOIL MAY BE SPREAD OVER AREAS OUTSIDE BUILDING AND PAVING LINES UPON COMPLETION OF ROUGH GRADING.

2. GRADING

GRADE THE SITE TO THE FINISHED CONTOURS INDICATED. IMMEDIATELY BEFORE REQUESTING FINAL INSPECTIONS, CHECK THE LINES AND DRESS TO THE PROPER CONTOURS. ALL AREAS ARE TO BE STABILIZED. THESE AREAS ARE TO BE MAINTAINED UNTIL ACCEPTANCE BY OWNER. WHEN SOD, PLANT BEDS, GRAVEL AREAS AND THE LIKE ARE INDICATED ON LANDSCAPE DRAWINGS OR SPECIFIED, MAKE ALLOWANCES WHEN ROUGH GRADING FOR THE FINISHED GRADES IN THESE AREAS.

a) BORROW: SUITABLE EXCAVATED MATERIAL, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, MAY BE USED FOR GRADING. PROCURE ADDITIONAL MATERIALS, WHERE NECESSARY, FROM BORROW PITS APPROVED BY THE OWNER'S REPRESENTATIVE AND FURNISH AT NO ADDITIONAL COST TO THE OWNER. BORROW MATERIALS SHALL HAVE PLASTIC INDEX OF SIX (6) OR LESS WITH A MAXIMUM OF 20 PERCENT PASSING A 200 SIEVE.

b) COMPACTION: AREAS OUTSIDE OF BUILDING AND PAVING LINES SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY (ASSHTO T-180) AT OPTIMUM MOISTURE (ASTM D 1556).

PAVING AND DRAINAGE CONSTRUCTION NOTES

1. REPORT OF SUBSURFACE CONDITIONS

A COPY OF THE SOILS INVESTIGATIONS REPORT IS AVAILABLE FROM TAMPA CIVIL DESIGN LLC., TELEPHONE NUMBER (813) 960-5685.

THE ENGINEER DISCLAMS ALL RESPONSIBILITY FOR FINDINGS AND INTER-PRETATIONS EXPRESSED IN THE REPORT BY THE TESTING LABORATORY. CONTRACTOR SHALL MAKE WHATEVER SUBSURFACE INVESTIGATIONS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL FIELD CONDITIONS.

2. TESTING

THE CONTRACTOR WILL PAY FOR ALL TEST REQUIRED BY HILLSBOROUGH COUNTY EXCEPT THOSE PROVING SATISFACTORY OPERATION OF ALL INSTALLED EQUIPMENT, PRESSURE AND LEAKAGE TEST, AND BACTERIOLOGICAL TESTS, FOR PIPE, STRUCTURES, AND ASPHALTIC MATERIALS. THE MANUFACTURER'S OR SUPPLIER'S CERTIFICATE THAT THE MATERIALS MEET THE REQUIREMENTS OF THE OWNER'S REPRE-SENTATIVES. ANY TESTS WHICH HAVE TO BE MADE BECAUSE OF THE FAILURE OF INSTALLED MATERIALS TO MEET SPECIFICATIONS SHALL BE PAID FOR BY THE CONTRACTOR AND COSTS OF ANY SUCH TESTS SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR.

THE OWNER WILL RETAIN A CERTIFIED ENGINEERING TESTING LABORATORY TO PERFORM ALL MATERIALS TESTING SPECIFIED IN THE TECHNICAL SPECIFICATION AND AS MAY BE REQUIRED BY THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION. THE REQUIRED MATERIALS TESTING IS SUMMARIZED HEREIN ON THE ATTACHED TABLE FOR THE SUBCONTRACTOR TO ENSURE THAT THE REQUIRED TESTING HAS BEEN MADE PRIOR TO COVERING UP ANY OF THE WORK.

CASTLEBERRY FARMS 10-045

PREPARED BY

TAMPA CIVIL DESIGN
5289 EHRLICH ROAD
TAMPA, FL 33624
(813) 960-5685 PHONE
(813) 482-9128 FAX

APRIL 2011

OWNER: CHARLIE GUY 3, LLC 256 17TH AVE. S.E. ST. PETERSBURG, FL 33701	CIVIL ENGINEER: TAMPA CIVIL DESIGN 5289 EHRLICH ROAD TAMPA, FL 33624 (813) 960-5685 CONTACT: JEREMY COUCH, P.E.
SURVEYOR: GATEWAY LAND SURVEYING, INC. 1081 E. BRANDON BLVD. BRANDON, FLORIDA 33511	CONTRACTOR: NOT YET SELECTED

SITE DATA

	EXISITNG	PROPOSED	TOTAL
TOTAL AREA	211,343 SF		211,343 SF (4.85 AC) (100%)
BUILDING AREA	1,172 SF		1,172 SF (0.56%)
PERVIOUS AREA	209,728 SF		198,284 SF (93.82%)
IMPERVIOUS AREA	443 SF	7,780 SF	8,223 SF (3.89%)
POND AREA	0 SF	3,664 SF	3,664 SF (1.73%)
ZONING	AS-1		
LAND USE	SINGLE FAMILY RESIDENTIAL		
NUMBER OF LOTS			3

FIRM CERTIFICATION

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X", PANEL NO. 12057C 0535H, DATED 8/28/08.

BENCHMARK

60D NAIL IN POWER POLE ELEV= 89.14 (NAVD, 1988)

SETBACK

FRONT: 50' SIDE: 15'

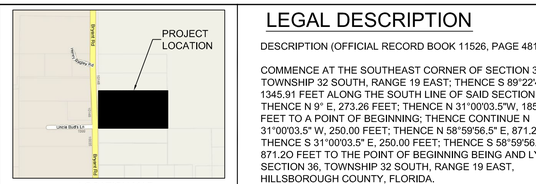
REAR: 50'

NOTES

1. EXISTING WELLS ONSITE WILL REMAIN AND BE CONVERTED TO POTABLE USE

UTILITY SERVICE

WATER: WELL
WASTEWATER: SEPTIC



LOCATION MAP

LEGAL DESCRIPTION

DESCRIPTION (OFFICIAL RECORD BOOK 11526, PAGE 481):

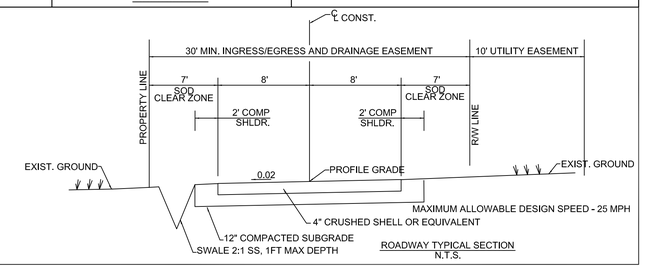
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 19 EAST; THENCE S 89°22'48" W, 1345.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 36, THENCE N 9° E, 273.26 FEET; THENCE N 31°00'03.5"W, 1850.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE N 31°00'03.5" W, 250.00 FEET; THENCE N 58°59'56.5" E, 871.20 FEET; THENCE S 31°00'03.5" E, 250.00 FEET; THENCE S 58°59'56.5" W, 871.20 FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 36, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

DENSITY

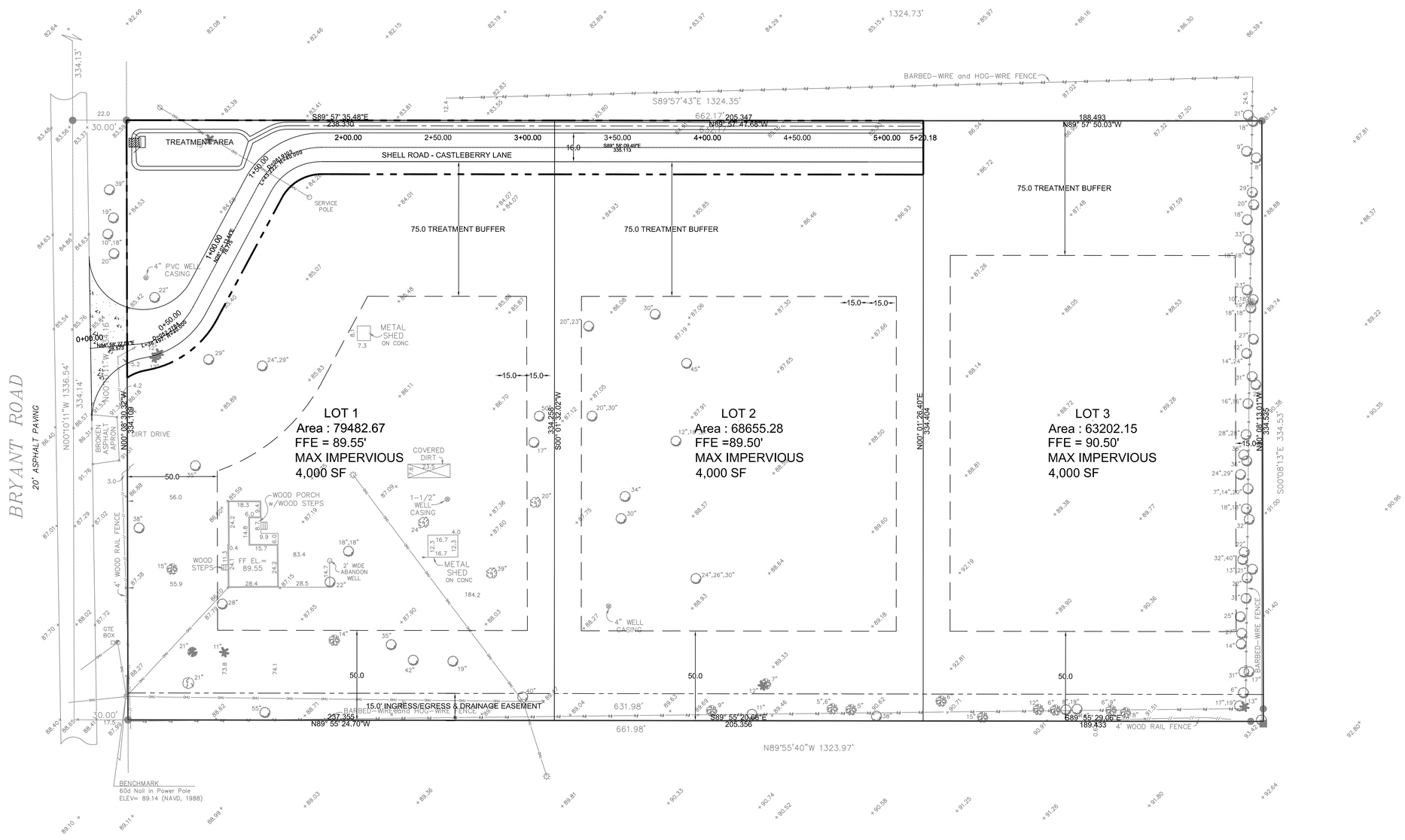
TOTAL 4.85 AC.

4.85 AC. / 3 LOTS = 1.61 AC AVERAGE LOT SIZE

MINIMUM LOT SIZE = 1.473 AC



ROADWAY TYPICAL SECTION
N.T.S.



TAMPA CIVIL DESIGN
5289 EHRLICH ROAD
TAMPA, FL 33624
(813) 960-5685 PHONE
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WWW.TAMPACIVIL.COM

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REVISION	DATE
INITIAL DESIGN	2-7-2011
REVISED PER FDEP	4-7-2011

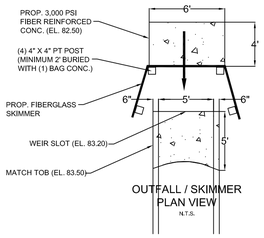
DES. J.C.
DRFT J.C.

JEREMY COUCH, P.E.
PROFESSIONAL ENGINEER # 70658

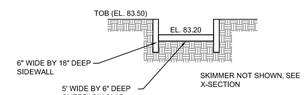
SITE PLAN

SHEET NO:

C-2



OUTFALL / SKIMMER PLAN VIEW
N.T.S.



OUTFALL FRONT VIEW
N.T.S.

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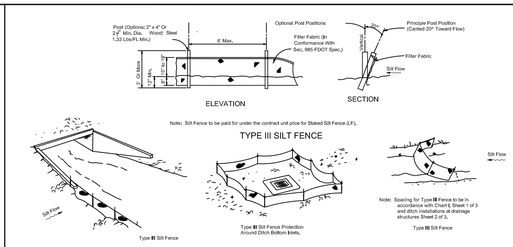
DATUM

60D NAIL IN POWER POLE ELEV= 89.14 (NAVD, 1988)
TO CONVERT FROM NAVD 1988 TO NGVD 1929 ADD 0.89'

LAKE / POND EXCAVATION NOTE

"NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND / OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS."



SILT FENCES

CONSTRUCTION SURFACE WATER MANAGEMENT
FOR
CHARLIE GUY SUBDIVISION

A. PRIOR TO INITIATING THE CONSTRUCTION ACTIVITIES:

1. THE CONTRACTOR MUST PROVIDE STAKED SILT SCREEN AROUND CONSTRUCTION AREA. THE STAKED SILT SCREEN MUST BE INSTALLED STRICTLY AS PER FDOT STANDARD INDEX NO. 102.

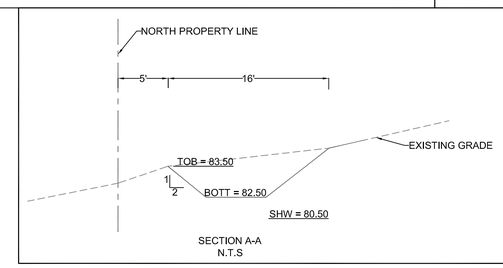
B. DURING CONSTRUCTION:

1. CHECK SILT SCREEN AND TURBIDITY BARRIER DAILY AND AFTER A RAINFALL REINSTALL THE SILT SCREEN IF REQUIRED.

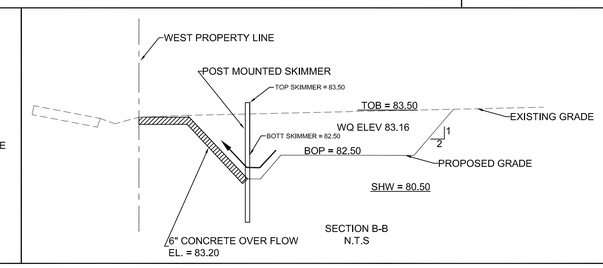
C. CONSTRUCTION CLOSE-OUT:

1. SOD ALL SLOPES AND DISTURBED AREAS IMMEDIATELY.
2. REMOVE SILT SCREEN AFTER ALL THE SLOPES ARE ESTABLISHED.

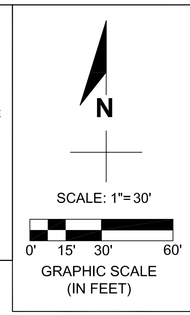
AGREED BY: _____ CHARLIE GUY CERTIFIED BY: _____ JEREMY COUCH, P.E.

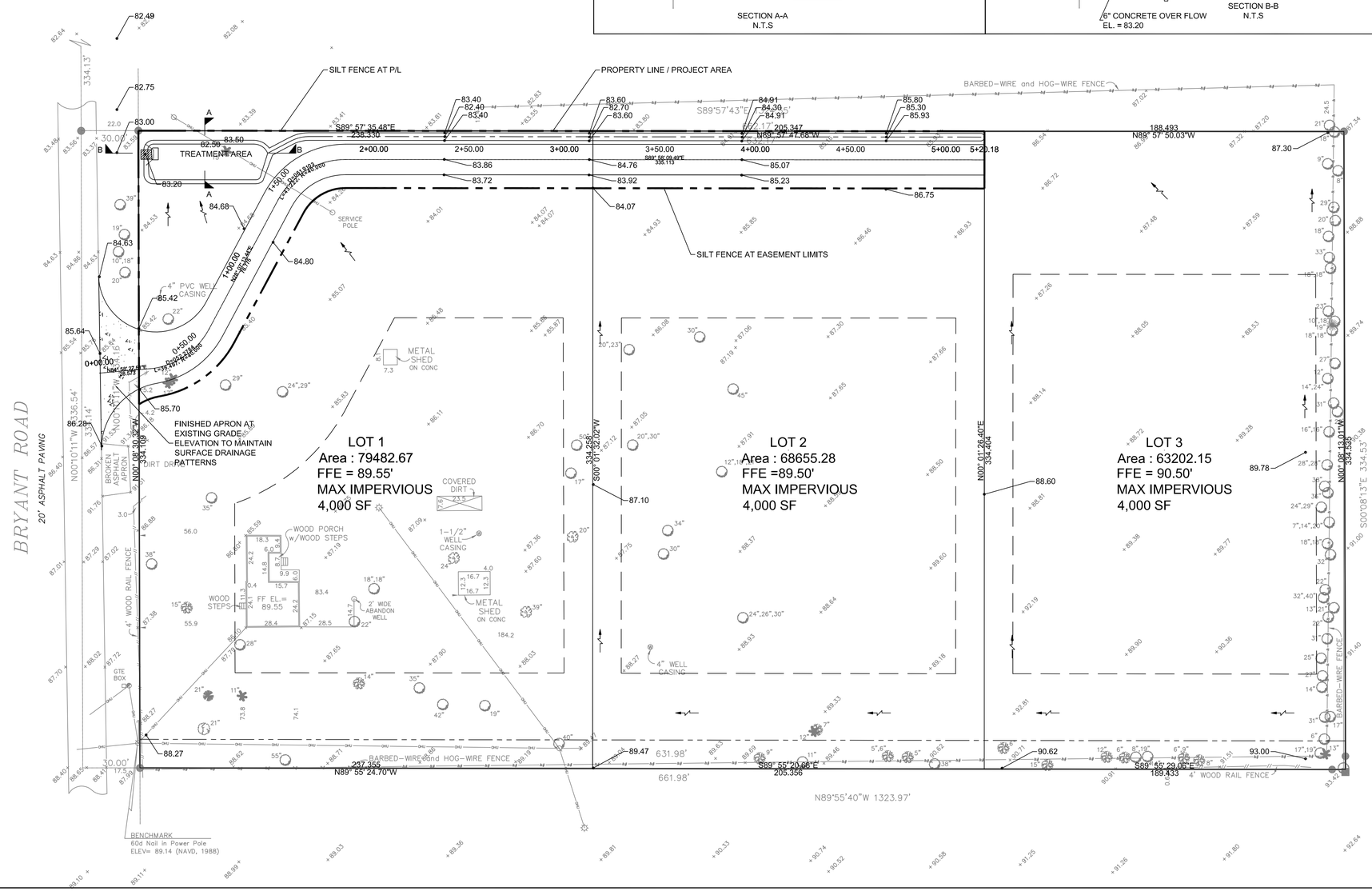


SECTION A-A
N.T.S



SECTION B-B
N.T.S





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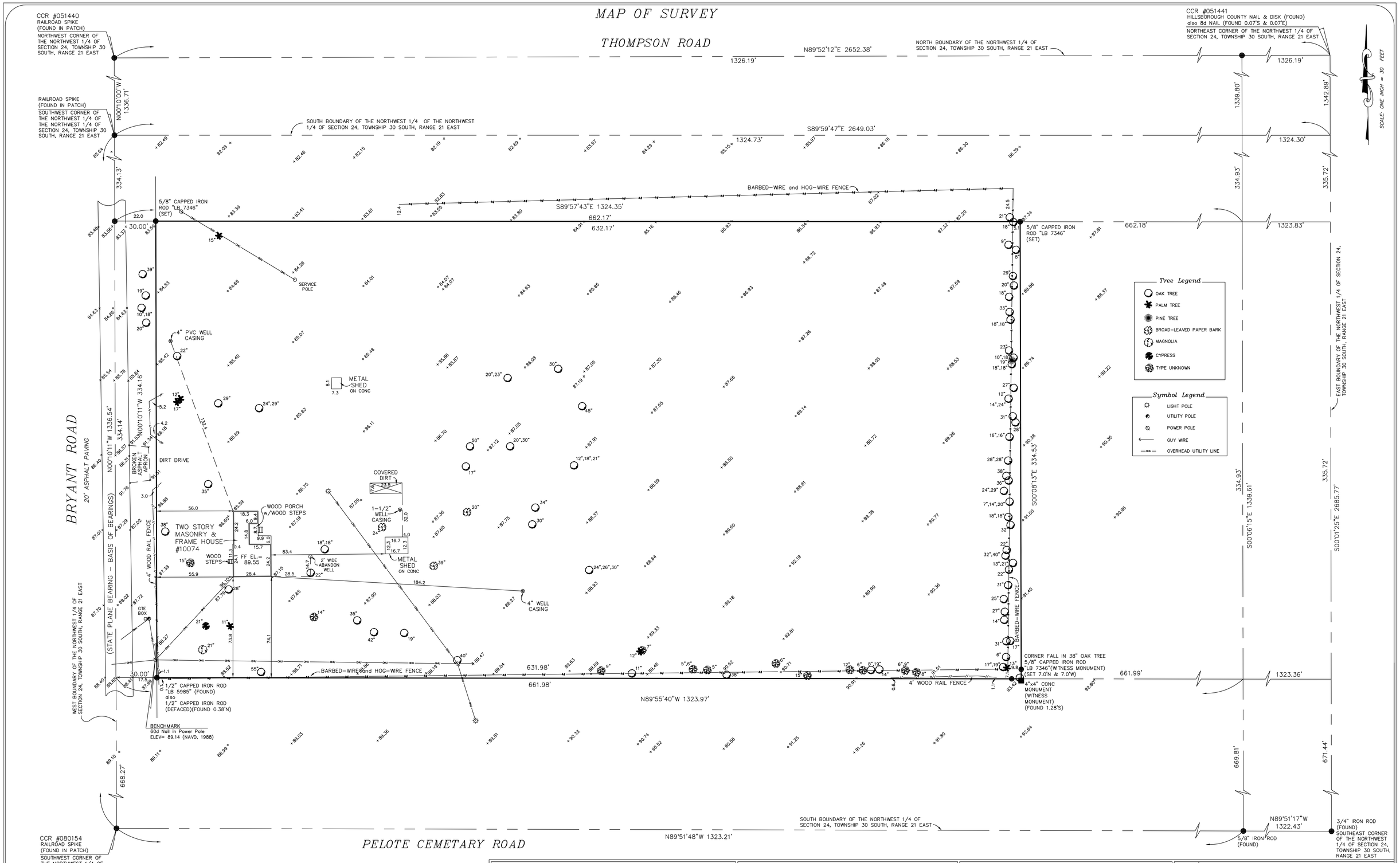
DES. J.C.
DRFT. J.C.

JEREMY COUCH, P.E.
PROFESSIONAL ENGINEER # 70658

GRADING PLAN

SHEET NO:
C-3

MAP OF SURVEY



Description (As Furnished)

The South 1/2 of the Nouthwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 30 South, Range 21 East, Public Records of Hillsborough County, Florida.

According to current Flood Insurance Maps issued by the Federal Emergency Agency, the property shown appears to lie within Zone "X", Panel No. 12057C 0535H, Dated 8/28/08.

SURVEYOR'S NOTES:

1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located
4. This survey does not reflect nor determine ownership.

Note:
The signing surveyor or Gateway Land Surveying, Inc. cannot be responsible for any additions, deletions or alterations to the subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. This survey map or report is the property of Gateway Land Surveying, Inc. and any additions, deletions or alterations by any party other than Gateway Land Surveying, Inc. are prohibited. The use of this survey for any purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-user will be at sole risk and without any liability to the signing surveyor or their representing firm.

Legend

S.C.I.R.	:Set Capped Iron Rod 5/8"	PC	:Point of Curvature	Sec.	:Section
F.C.I.R.	:Found Capped Iron Rod	PT	:Point of Tangency	Twp.	:Township
F.I.R.	:Found Iron Rod	PRC	:Point of Reverse Curvature	Rge.	:Range
F.I.P.	:Found Iron Iron Pipe	PCC	:Point of Compound Curvature	R/W	:Right of Way
F.P.I.P.	:Found Pinched Iron Pipe	P.I.	:Point of Intersection	—x—	:Chain Link Fence (GAF)
F.C.M.	:Found Concrete Monument	(R)	:Plat	—/—/—	:Chain Link Fence (CLF)
S.C.M.	:Set Concrete Monument	(D)	:Deed	—\—\—	:Barbed Wire Fence (BWF)
P.K.	:Parker Kaplon Nail	(Desc)	:Description	—//—	:Wood Fence (WF)
S.P.-K N&D	:Set P-K Nail & Disk	(P-C)	:Field Calculation	—o/h—	:Overhead Utility Lines
F.P.-K N&D	:Found P-K Nail & Disk	(F)	:Field Measured or Observed	Conc.	:Concrete
F.N. Spk.	:Found Railroad Spike	(M)	:Measured	N.G.V.D.	:National Geodetic Elevation
N.M.F.	:No Monumentation Found or Set	(O)	:Other	L.B.	:Licensed Business
P.R.M.	:Permanent Reference Monument	W/C	:Witness Corner	℄	:Centerline
CCR	:Certified Corner Record			—o/h—	:Overhead Utility Line

Gateway Land Surveying, Inc.
1081 E. Brandon Blvd.
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293

Certificate of Authorization: LB # 7346

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative code pursuant to Chapter 472.027 of the Florida Statues. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

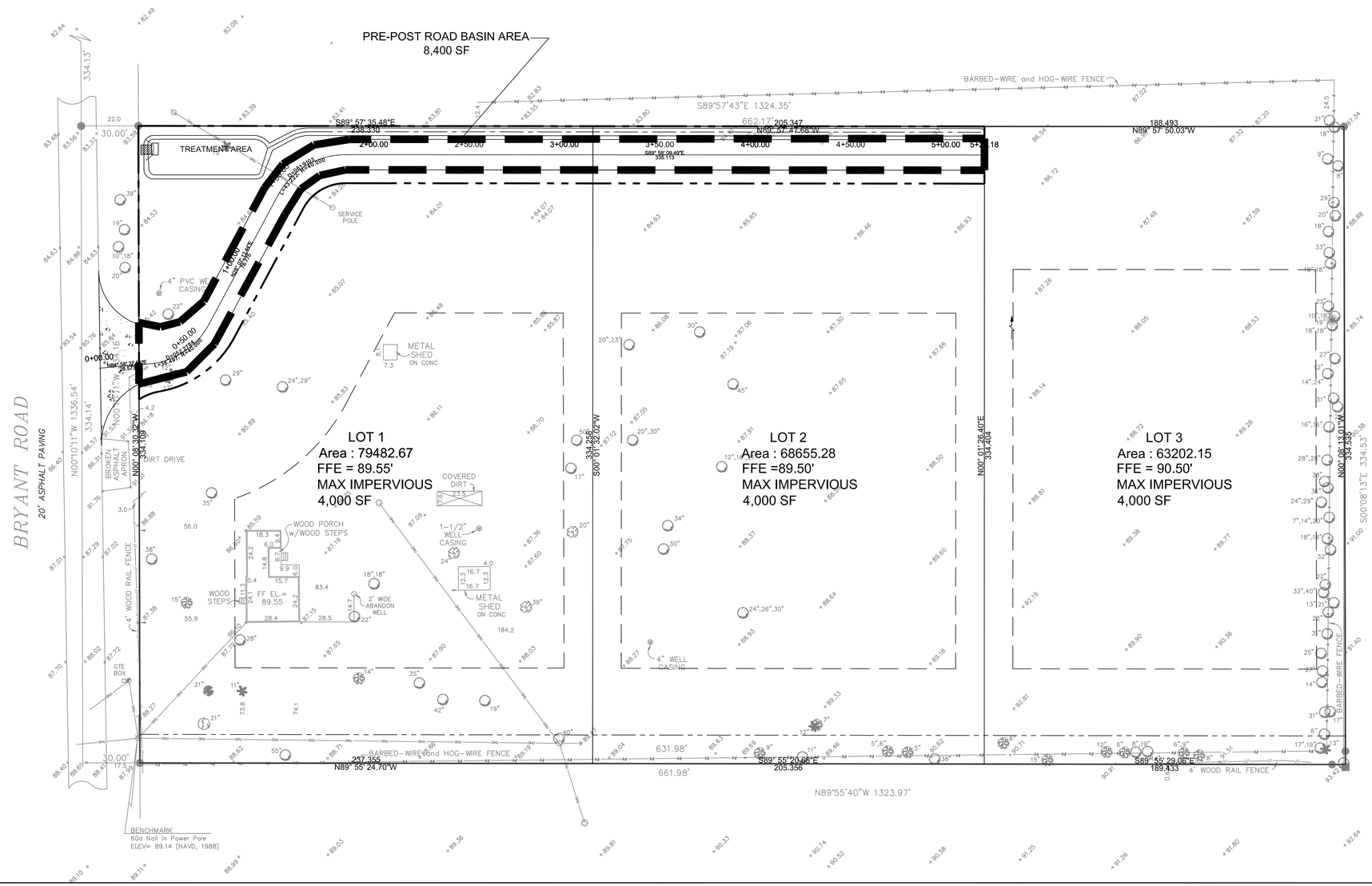
Signature _____ Florida Registration No. 2651
Edwin B. Keck, P.L.S.

REVISIONS:	
DATE & DESCR.	11-01-10 REVISED CERTIFICATITIONS
SCALE: 1"=30'	DATE: OCTOBER 27, 2010
DWG. NO.	10-0401-E

BOUNDARY SURVEY FOR AND CERTIFIED TO:

CHARLIE GUY III
EXECUTIVE TITLE OF FLORIDA, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

4,000 SF IMPERVIOUS FOR EACH LOT PROVIDED IN POND DESIGN. ADDITIONAL IMPERVIOUS WILL REQUIRE A MODIFICATION TO THE ERP PERMIT.



N

SCALE: 1"= 30'

0' 15' 30' 60'

GRAPHIC SCALE (IN FEET)

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BASIN MAP

SHEET NO:

C-5