

# COAKLEY BAY PLANTATION LLLP SEAWATER INTAKE/DISCHARGE PIPE PROJECT

NO. 14 ESTATE COAKLEY BAY, ST. CROIX, USVI

**OWNER:**  
Coakley Bay Plantation  
LLLP (CBP)  
No. 14 Coakley Bay  
Christiansted, VI 00820

**CONSULTANT:**  
TYSAM TECH, LLC  
9139 Castle Coakley  
Bay 7, Suite 1  
Christiansted, VI 00820  
Phone: 340-514-1888  
email: info@tysamtech.com



ON MAP

CONTENTS	
SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	FACILITY LOCATION
C-3	FACILITY & BENTHIC LAYOUT
C-4	PIPELINE LAYOUT
C-5	ELEVATION PROFILE & SITING LAYOUT
C-6	PIPELINE COMPONENT DETAILS
C-7	DIFFUSER OUTFALL STRUCTURE
C-8	INTAKE SCREEN STRUCTURE
C-9	PIPELINE INSTALL & ANCHORING PLAN
C-10	EROSION & SEDIMENT CONTROL PLAN
C-11	SILT FENCE DETAILS



**Tysam Tech, LLC**  
9139 CASTLE COAKLEY  
BAY ST. CROIX  
CHRISTIANSTED, VI 00820

SHEET  
**C-1**

**SITE INFORMATION:**

PLOT NO. 14 ESTATE COAKLEY BAY  
SEE SURVEY DWG. NO. 4704  
RECORD LOT AREA: 8.138 ACRES  
ZONING R-1

PIPELINE PROPOSED LENGTH: 404 LINEAR FT  
LENGTH OF PIPELINE SEAWARD OF THE MEAN  
HIGH TIDE LINE: 224 LINEAR FT  
PIPELINE LENGTH ACROSS LAND: 180 LINEAR FT

**FLOODZONE INFORMATION:**

PROPOSED PIPELINE WILL BE INSTALLED IN  
FLOOD ZONE A, AE (BFE 10 FT) AND VE (BFE 14 FT).  
LAND SIDE PIPELINE SECTION WILL BE BURIED  
ALONG FULL LENGTH.

SEAWARD PIPELINE SECTION WILL BE BURIED TO  
2 FEET BELOW SEA LEVEL, AFTER WHICH IT WILL  
BE SURFACED LAID WITH WEIGHTS TO ALLOW FOR  
SELF-BURYING OVER TIME.

**SOILS INFORMATION:**

SOILS TYPE JAUCAS SAND (Jsb) (0-5% SLOPE).

0 - 6 INCHES: SAND

6 - 60 INCHES: SAND

DRAINAGE CLASS: EXCESSIVELY DRAINED

HYDROLOGIC SOIL GROUP: A

SOILS TYPE BEACHES, SANDY (BsB)

0 - 6 INCHES: SAND

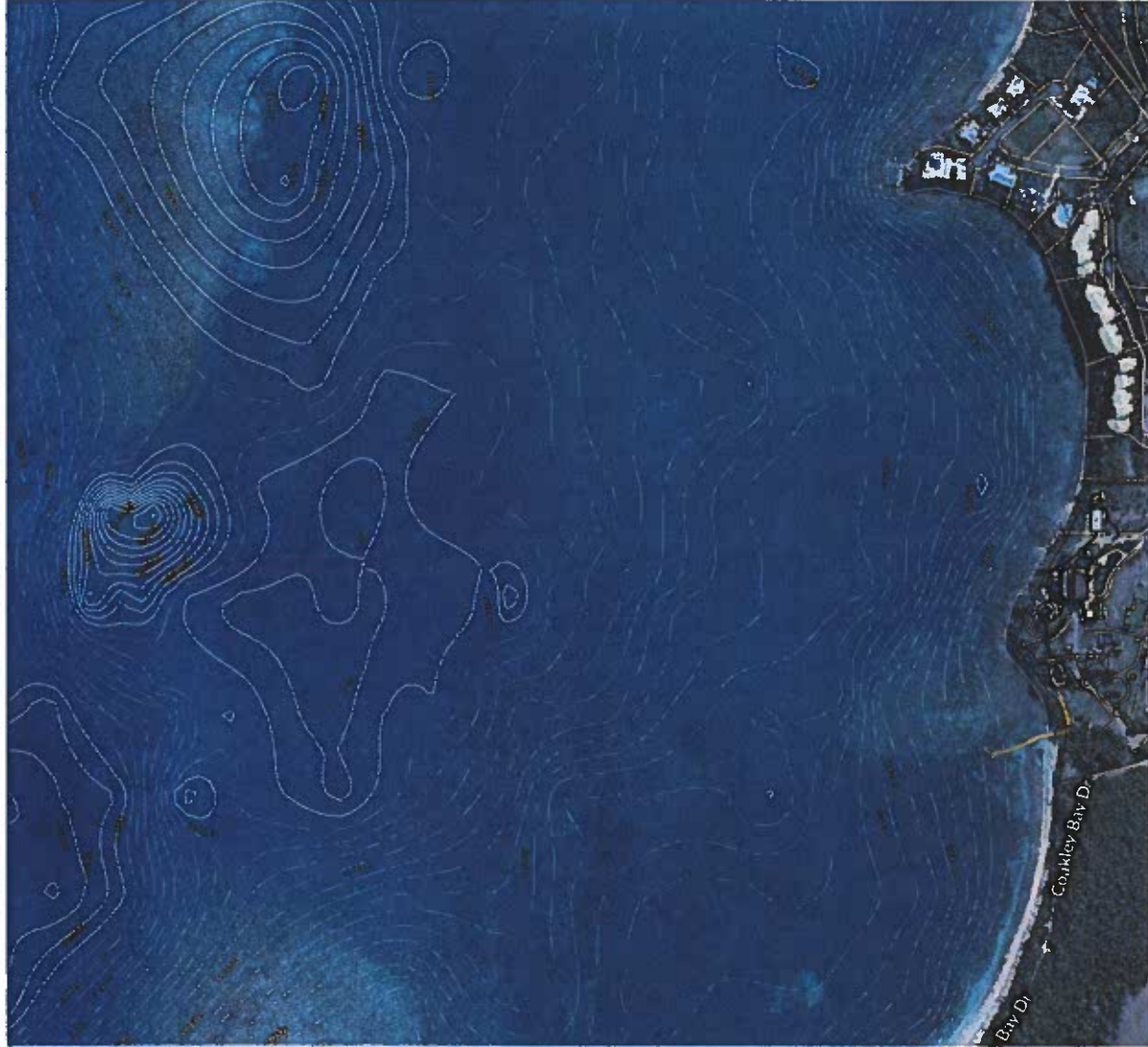
6 - 60 INCHES: SAND

DRAINAGE CLASS: POORLY DRAINED

HYDROLOGIC SOIL GROUP: N/A

**GENERAL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL GRADES, DIMENSIONS AND SITE CONDITIONS.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT THE SAFETY OF ALL EMPLOYEES AND COMPLY WITH APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL MAINTAIN A CLEAN WORKSITE AND NOT LEAVE DEBRIS, MATERIAL OR TRASH AT THE SITE AFTER CONSTRUCTION IS COMPLETE.
4. CONTRACTOR SHALL CONDUCT IN-WATER WORK TO PROTECT AND PRESERVE THE MARINE WATERS, LIFE AND HABITAT IN ACCORDANCE WITH ALL APPLICABLE USVI RULES AND REGS.



DESIGNED	BY	DATE
B. KEULARTS	B. KEULARTS	12/8/2022
CHECKED	B. KEULARTS	12/8/2022
REVISIED		
PROJECT NO. 20211015-01		
SCALE: AS NOTED		
STAMP		
NOTES BASEMAP: MAPSCO E881 COMMUNITY MAPS US VIRGIN ISLANDS GIS DIVISION (2020) BATHYMETRY LOGS/GRAPHIC BATHYMETRY CONTOURS ON FILE DPBR-CM-CCFP (6/2017)		

PROJECT:

COAKLEY BAY  
PLANTATION  
SEA WATER  
INTAKE/DISCHARGE  
PIPE PROJECT

FACILITY  
LOCATION

**Tysam Tech, LLC**  
9138 CASTLE COAKLEY  
WAY 7, BAY 1  
CHRISTIANSTEDT, VI 0080

SHEET

**C-2**

1 FACILITY LOCATION

SCALE: 1" = 160'

DESIGNED	B. KELARIS	12/26/2021
DRAWN	B. KELARIS	12/29/2021
CHECKED		
REVISED		
PROJECT NO.	20211015-01	
SCALE	AS NOTED	
STAMP		



NOTES  
 BASEMAP: MAT/GO ESRI COMMUNITY MAPS US VIRGIN ISLANDS GIS DIVISION (2020)  
 BATHYMETRY CLASSIFICATION: SURFACE AND SUB-WATER BENTHIC SURVEY (1/1/2022)  
 MEAN INCLUDES LAG  
 CARRIED SURVEY MAP (6/1991)

PROJECT  
 COAKLEY BAY PLANTATION SEA WATER INTAKE/DISCHARGE PIPE PROJECT  
 FACILITY & BENTHIC LAYOUT

**Tysam Tech, LLC**  
 1128 CASTLE COAKLEY  
 BOX 7 STATE 1  
 CHRISTIANSTED, VI 00820

SHEET  
**C-3**



1 FACILITY AND BENTHIC LAYOUT  
 SCALE: 1" = 40'

DESIGNED	BY	DATE
J. KELLY	J. KELLY	12/29/2022
CHECKED	REVISIONS	
PROJECT NO.	20211015-01	
SCALE:	AS NOTED	
STAMP		

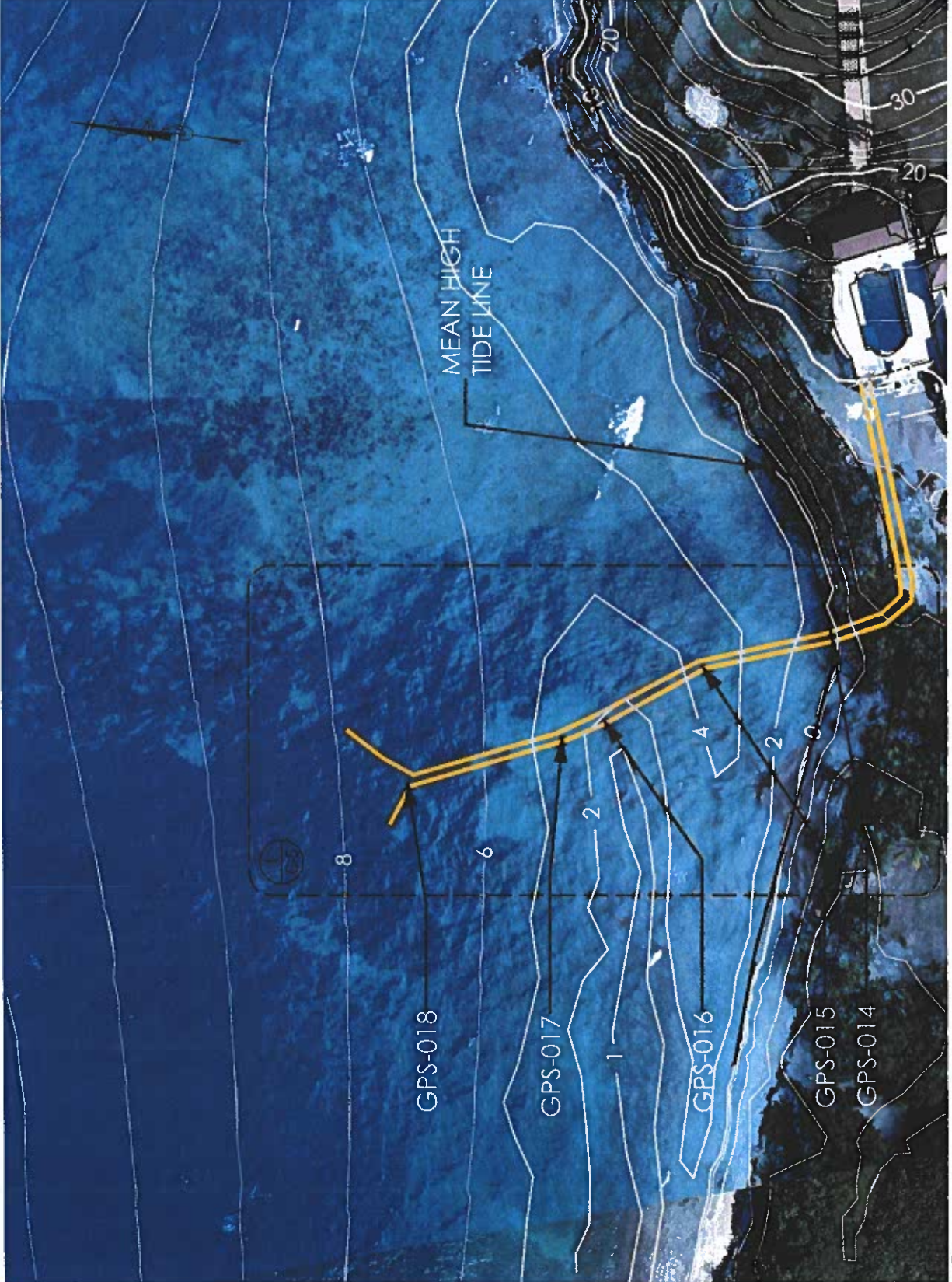


NOTES:  
 BASED ON: PHOTOGRAPHY  
 TYSAM TECH, LLC (11/2021)  
 PIPELINE GPS LOCUS POINTS  
 SEVEN (5AS) LIDAR WATER BENCHING  
 SURVEY (11/2021)  
 BATHYMETRIC TOPOGRAPHY  
 DTM (SVA) - CCF (6/2017)  
 CERTIFIED SURVEY MAP (6/1991)

PROJECT:  
 COAKLEY BAY  
 PLANTATION  
 SEA WATER  
 INTAKE/DISCHARGE  
 PIPE PROJECT  
 PIPELINE  
 LAYOUT

**Tysam Tech, LLC**  
 5136 CASTLE COWLEY  
 CHRISTIANSTON, VA 22039

SHEET  
**C-4**



1 PIPELINE LAYOUT

SCALE: 1" = 20'

DESIGNED	BY	DATE
DRAWN	B. KEULARTS	10/26/2022
CHECKED	B. KEULARTS	10/26/2022
REVISIONS		
PROJECT NO.	20211015-01	
SCALE:	AS NOTED	



BASEMAP:  
SIE AERIAL PHOTOGRAPHY  
TSJANA TECH, LLC (1/17/2022)  
PIPELINE GRADE ROUTE BOUNDARY  
SURVEY (1/17/2022)  
IN-WATER BENTHIC  
SURVEY (1/17/2022)  
BATHYMETRY, CONTOURS ON FILE  
CPNR-CJAM-CCIP (6/2017)  
MEAN HIGH TIDE LINE  
CERTIFIED SURVEY MAP (6/1/1991)

PROJECT:  
**COAKLEY BAY  
PLANTATION  
SEA WATER  
INTAKE/DISCHARGE  
PIPE PROJECT**

**ELEVATION  
PROFILE &  
SITING  
LAYOUT**



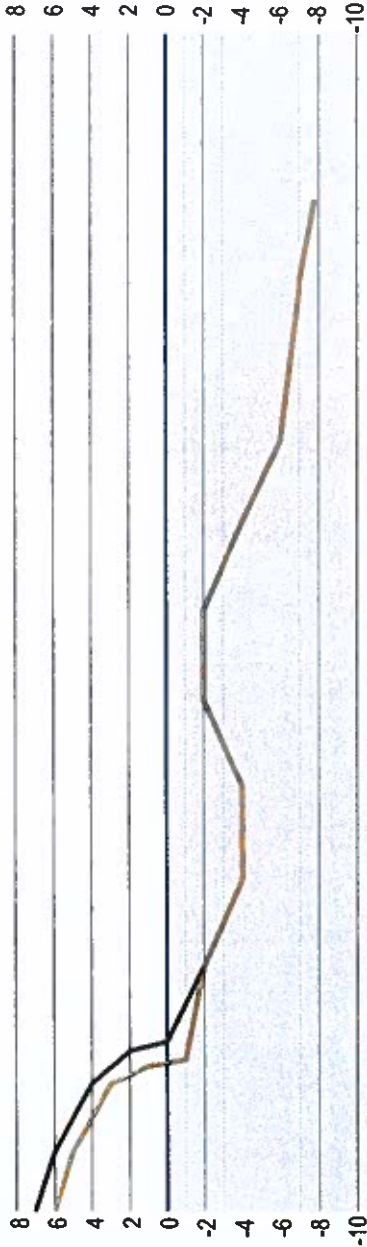
SHEET  
**C-5**

**PIPELINE INSTALLATION:**

PIPELINE WILL BE ROUTED BETWEEN EXISTING SHORELINE VEGETATION, ANCHORED IN PLACE WITH CONCRETE MATRESS WEIGHTS. (SEE SHEET C-9), OR BURIED BY HAND IN THE EXISTING SANDY SOILS. PIPELINE WILL FOLLOW NATURAL CONTOURS, AND BE BURIED AT LEAST 12 INCHES BELOW SURFACE UP TO MEAN HIGH TIDE LINE (MHTL). FROM MHTL, PIPELINE WILL BE BURIED AND MEET SEA FLOOR LEVEL AT 2 FEET BELOW SEA LEVEL (BSL). PIPELINE WILL BE SURFACE LAID FROM THIS POINT TO DISCHARGE AND INTAKE STRUCTURES (SEE SHEETS C-7 AND C-8). PIPELINE WILL BE SURFACE LAID BY HAND.

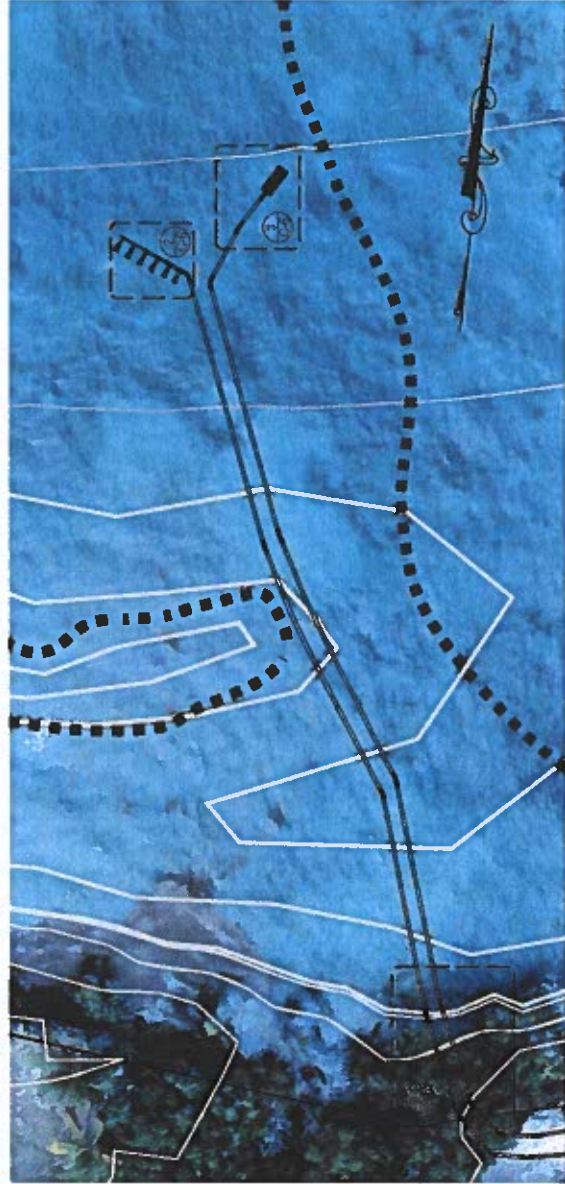
**ENVIRONMENTAL NOTES:**

PIPELINE ROUTE IS DESIGNED BASED ON 2022 BENTHIC SURVEY REPORT PROVIDED BY SEVEN SEAS LTD. AND PROVIDED RECOMMENDATIONS. PIPELINE WILL AVOID SHORELINE VEGETATION AS WELL AS IN-WATER BENTHIC HABITAT, AND WILL NOT REQUIRE REMOVAL OF ANY SPECIES OF MARINE LIFE. PIPELINE IN-WATER ROUTE WILL FOLLOW SANDY BOTTOM AS MUCH AS POSSIBLE AND ONLY CROSS HARD BOTTOM WHERE REQUIRED. SEA GRASS PATCHES WILL BE AVOIDED WHERE PVC PIPELINE DEFLECTION ALLOWS, AND BE PLACED BETWEEN SEA GRASS SPECIMENS WHERE SEA GRASS CANNOT BE AVOIDED. CONCRETE MATRESS WEIGHTS WILL BE USED TO ANCHOR THE PIPELINE, BUT ONLY WITHIN SANDY BOTTOM AREAS. ANY ENCOUNTERS WITH MARINE LIFE WILL REQUIRE CESSATION OF CONSTRUCTION ACTIVITY TO ALLOW MARINE LIFE TO LEAVE THE AREA OF THEIR OWN VOLITION. BOAT SUPPORT ACTIVITY WILL ENTAIL AS SMALL A WATER CRAFT AS POSSIBLE TO PREVENT SEDIMENT PLUMES IN THE WORK AREA. ALL BOATS SHALL YIELD TO MARINE LIFE TO INCLUDE MIGRATORY SEA TURTLES OR OTHER MAMMALS, AND ALLOW THEM TO LEAVE THE AREA OF THEIR OWN VOLITION. SILT FENCING SHALL BE INSTALLED AROUND THE LAND SIDE PIPELINE ROUTE TO PROTECT THE NEAR SHORE FROM EROSION OR RUNOFF.



SCALE: 1" = 15' HOR  
SCALE: 1" = 3' VER

PROPOSED PIPELINE ELEVATIONS (FT)  
EXISTING LAND ELEVATION (FT)  
SEA LEVEL (FT)



1 PIPELINE ROUTE & DETAILS

SCALE: 1" = 15'

DESIGNED	B. KEELARTS	DATE	10/26/2022
DRAWN	B. KEELARTS	CHECKED	12/29/2022
REVISIONS			
PROJECT NO.	20211015-01		
SCALE:	AS NOTED		



BASEMAP:  
SHE AERIAL PHOTOGRAPHY  
TYSAM TECH, LLC (1/1/2022)  
DESIGN: GCS: NAD83: UTM  
SURF: 18N UTM W-WATER BENTHIC  
SURF (1/1/2022)  
BATHYMETRY: TOPOGRAPHY  
BATHYMETRY CONTOURS ON FILE  
DPR-C21M-CC2P (6/20/17)  
MEAN HIGH TIDE LINE  
CENTRED SURVEY MAP (6/1/991)

PROJECT:

COAKLEY BAY  
PLANTATION  
SEA WATER  
INTAKE/DISCHARGE  
PIPE PROJECT

PIPELINE  
COMPONENT  
DETAILS

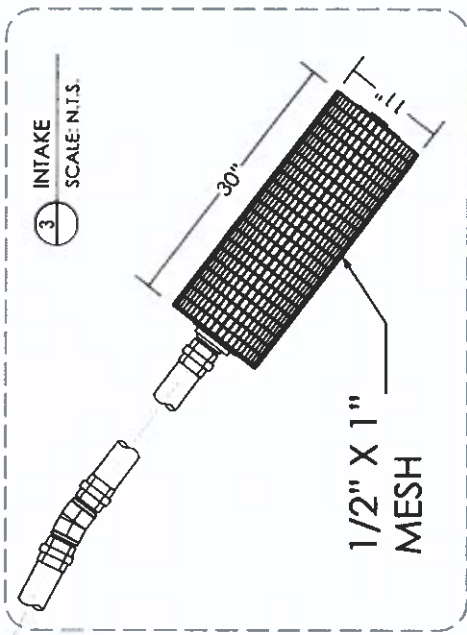
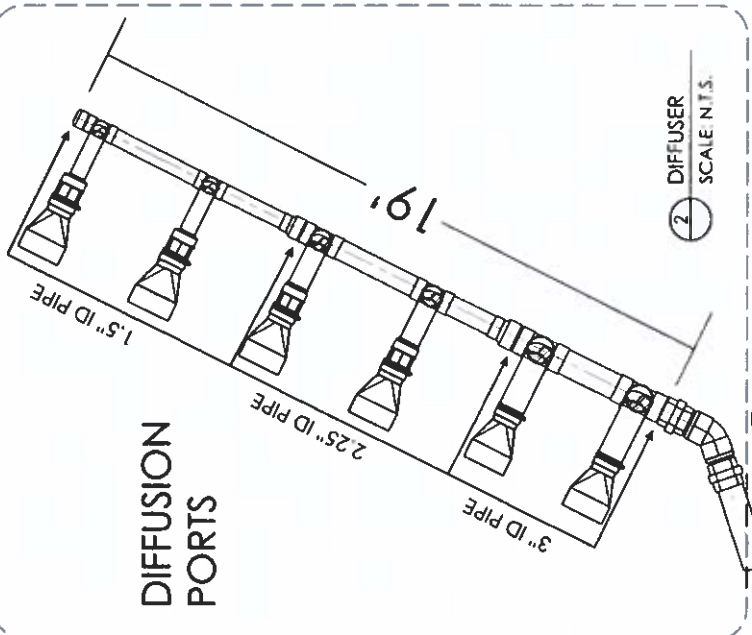


Tysam Tech, LLC

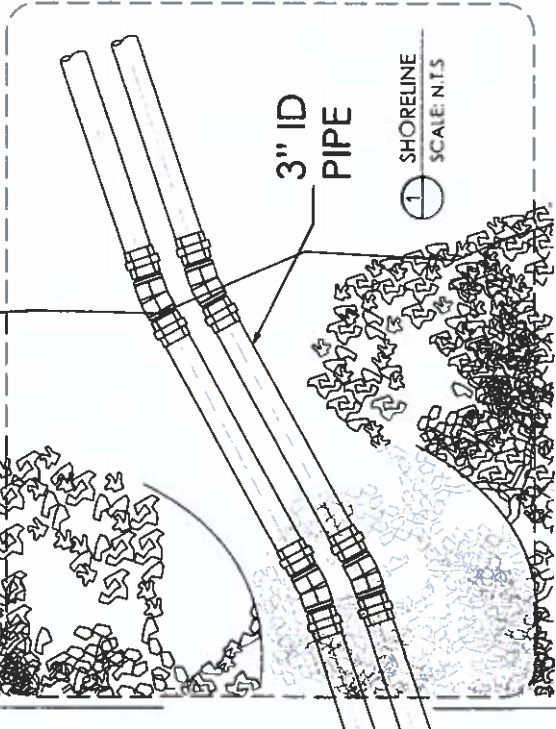
1110 CASTLE COAKLEY  
WAY, SUITE 1  
CHRISTMAS ISLAND, VI 00830

SHEET

C-6



MEAN HIGH  
TIDE LINE



DESIGNED	BY	DATE
H. KELMARTS	H. KELMARTS	12/29/2022
CHECKED		
REVISD		
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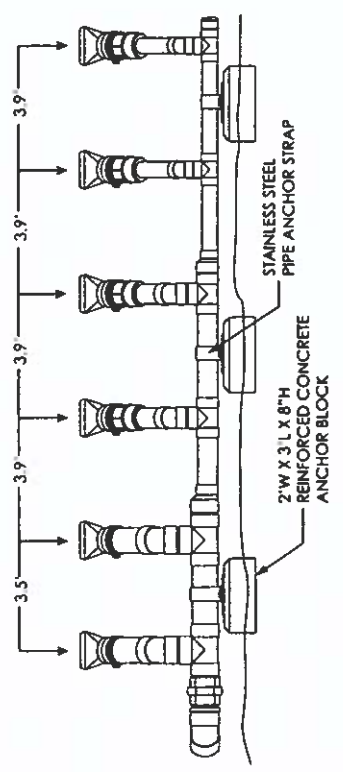
PROJECT:  
**COAKLEY BAY  
 PLANTATION  
 SEA WATER  
 INTAKE/DISCHARGE  
 PIPE PROJECT**

**DIFFUSER  
 OUTFALL  
 STRUCTURE**



**Tysam Tech, LLC**  
 8128 CASTLE COUNTRY  
 BAY T, SUITE 1  
 CHRISTIANSTED, VI MINGO

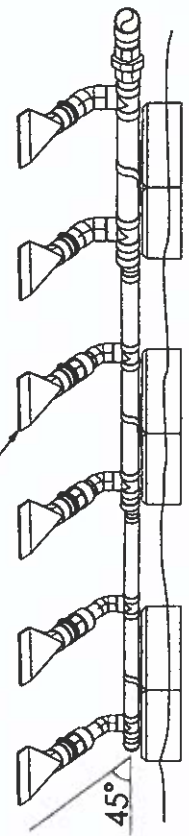
SHEET  
**C-7**



2 SIDE PROFILE  
 SCALE: N.T.S.

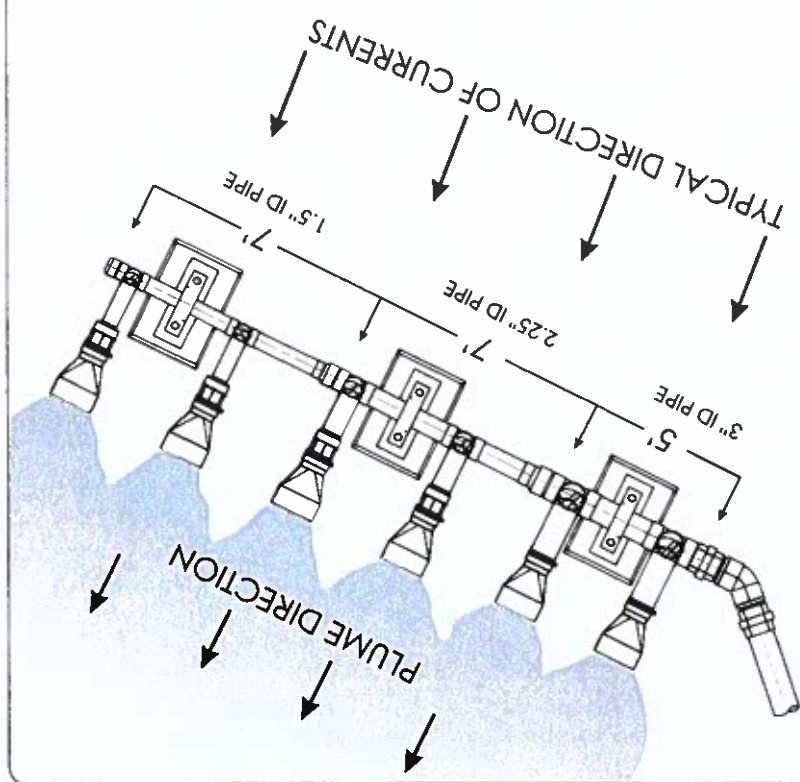
**NOTES:**  
 DIFFUSER STRUCTURE WILL BE ANCHORED TO REINFORCED CONCRETE BLOCKS SET IN PLACE ON SANDY SEA FLOOR. DUCK-BILLED CHECK-VALVE DIFFUSER UNITS WILL BE SET AT EQUIDISTANT SPACING. TAPERED DIFFUSER STRUCTURE ALLOWS FOR BALANCED PLUME DISCHARGE AND BRINE CONCENTRATION THROUGH EACH DIFFUSER UNIT.

**DIFFUSER PORTS**



3 ISOMETRIC PROFILE  
 SCALE: N.T.S.

**NOTES:**  
 DIFFUSER PORTS ARE DESIGNED FOR 45 DEGREE ANGLE FROM SEA FLOOR TO MAXIMIZE VERTICAL AXIS DIFFUSION OF BRINE. AS BRINE WILL BE DENSER THAN AMBIENT MARINE WATER, DIFFUSER PORT ANGLE WILL ENSURE DISCHARGE OF BRINE TO TOP OF WATER COLUMN TO ALLOW FOR GRAVITY ASSISTED MIXING OF BRINE PLUME.



1 TOP DOWN PROFILE  
 SCALE: N.T.S.

**NOTES:**  
 DIFFUSER SYSTEM WILL BE CONSTRUCTED OF 3-INCH SCHEDULE 80 PVC PIPE WITH THREADED UNION JOINTS AND SOLVENT WELDS. DIFFUSER CONFIGURATION ENTAILS TAPERED INNER DIAMETER (ID) FROM 3 INCH ID DOWN TO 1.5 INCH ID ACROSS 19 FEET. DUCK-BILLED CHECK-VALVE DIFFUSER UNITS HAVE BILL WIDTH OF 6 INCHES, PROVIDING DISPERSION OF BRINE WHILE PREVENTING BACK FLOW OR MARINE LIFE ENTRY INTO DISCHARGE STRUCTURE. ORIENTATION OF DIFFUSER STRUCTURE IS DESIGNED TO REMAIN WITHIN SANDY SEA FLOOR AREAS AND WORK WITH TYPICAL CURRENT DIRECTION AND OPTIMIZE MIXING OF BRINE DISCHARGE IN SEAWATER.

DESIGNED	B. KELMARTS	DATE	12/26/2022
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PROJECT: COAKLEY BAY PLANTATION SEA WATER INTAKE/DISCHARGE PIPE PROJECT

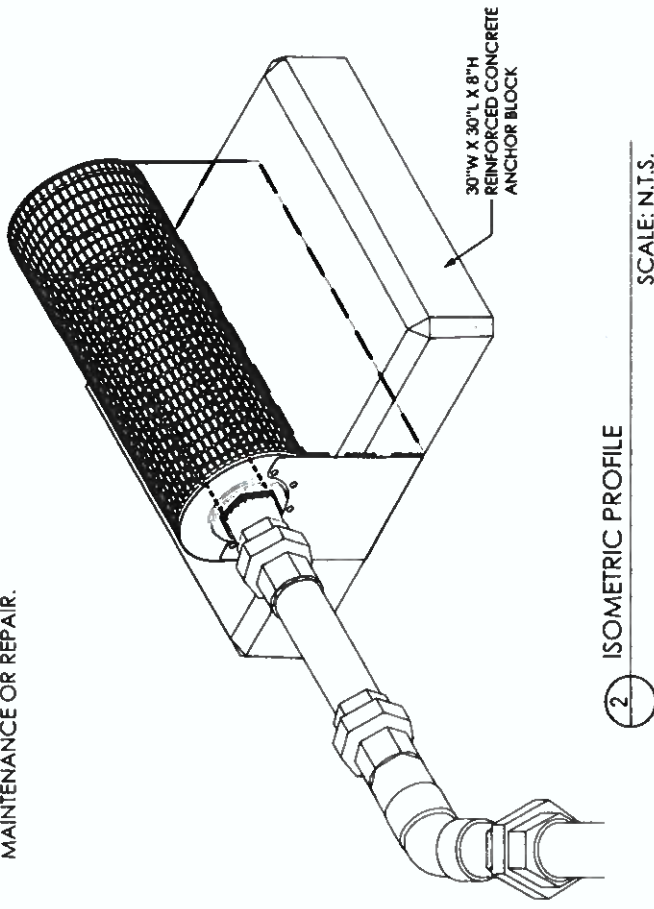
SCREEN INTAKE STRUCTURE



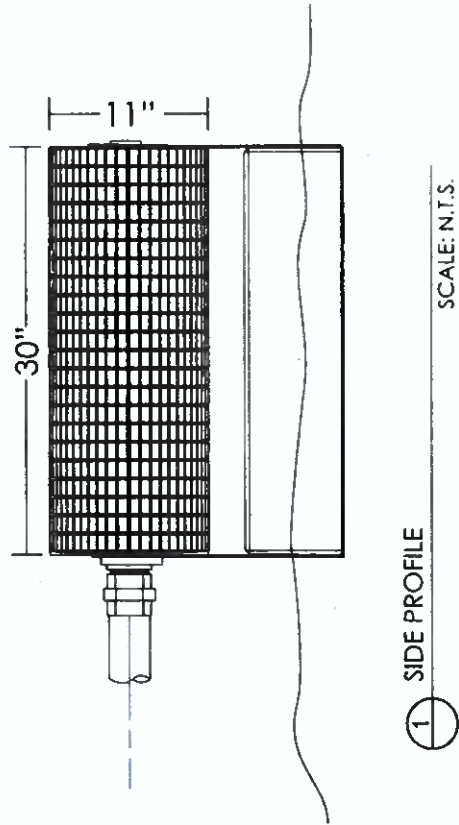
**Tysan Tech, LLC**  
 8139 CASTLE COUNTRY  
 BAY 7, SUITE 1  
 CHRISTIANSTEDT, VIRGINIA

SHEET **C-8**

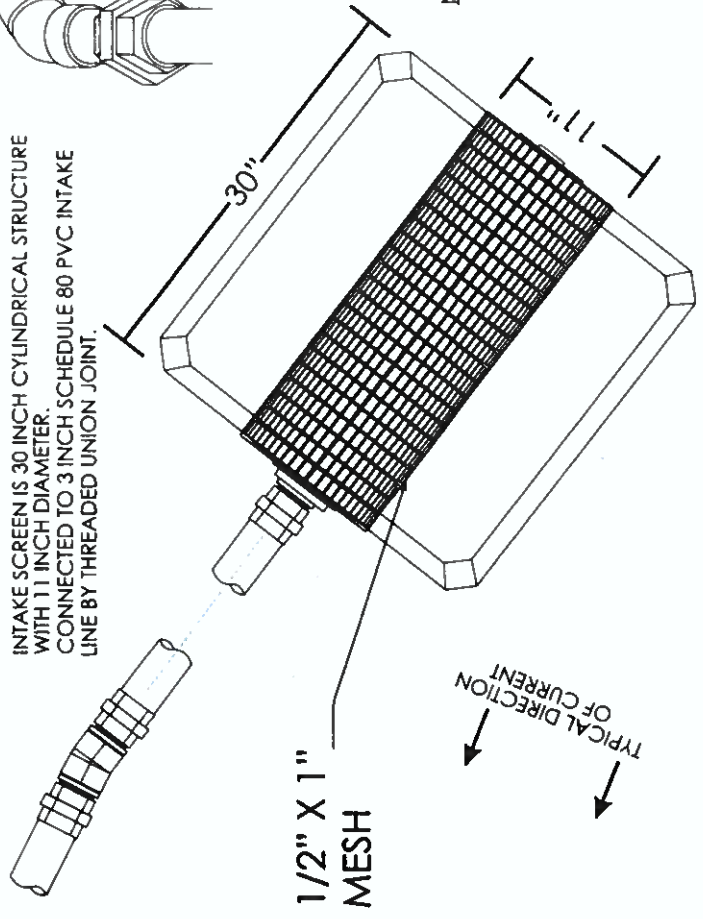
**NOTES:**  
 INTAKE STRUCTURE WILL BE ANCHORED TO REINFORCED CONCRETE BLOCK SET IN PLACE ON SANDY SEA FLOOR. INTAKE FILTER SUPPORT IS DETACHABLE FROM SCREEN TO ALLOW FOR EASY MAINTENANCE OR REPAIR.



**NOTES:**  
 1/2 INCH BY 1 INCH MESH SCREEN ALLOWS FOR UP TO 225 GPM FLOW, REDUCING THE DELTA PRESSURE (ΔP) ACROSS SCREEN MESH AND PREVENTING DISTURBANCE TO MARINE HABITAT OR MARINE LIFE IMPINGEMENT AGAINST SCREEN. ORIENTATION IS SET TO PLACE INTAKE WITHIN SANDY AREA AS FAR AS POSSIBLE FROM HABITABLE AREAS AND BENTHIC LIFE. AS WELL AS ALIGN WITH TYPICAL CURRENT DIRECTION TO FURTHER REDUCE MARINE LIFE IMPINGEMENT AS WELL AS DEBRIS INTAKE. INTAKE STRUCTURE ALLOWS FOR REPLACEMENT OR INSET OF FINER MESH SCREEN TO ALLOW FOR INCREASED FILTRATION DURING ANNUAL PERIODS WITH INCREASED WEATHER EVENTS AND WAVE ACTION.



**NOTES:**  
 INTAKE SCREEN IS 30 INCH CYLINDRICAL STRUCTURE WITH 11 INCH DIAMETER. CONNECTED TO 3 INCH SCHEDULE 80 PVC INTAKE LINE BY THREADED UNION JOINT.



TOP DOWN PROFILE

SCALE: N.T.S.



DESIGNED	BY	DATE
B. KELLARTS	B. KELLARTS	12/20/2022
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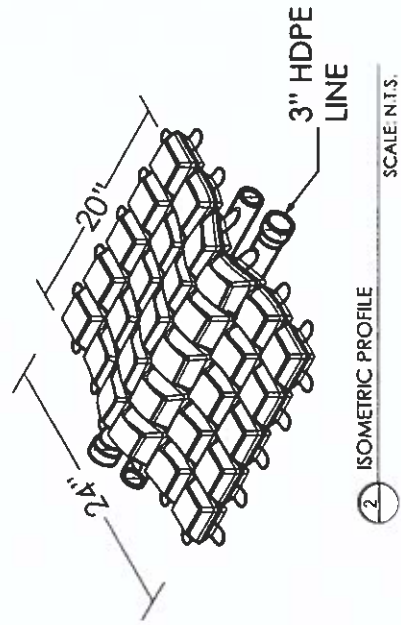
PROJECT  
**COAKLEY BAY  
 PLANTATION  
 SEA WATER  
 INTAKE/DISCHARGE  
 PIPE PROJECT**

**PIPELINE  
 INSTALL,  
 ANCHORING,  
 &  
 TRENCHING  
 PLAN**



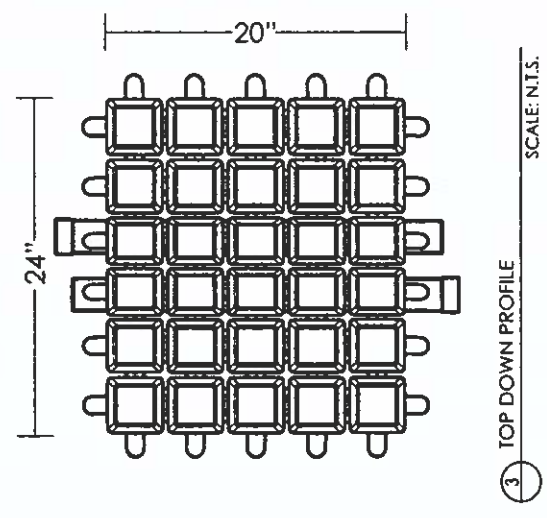
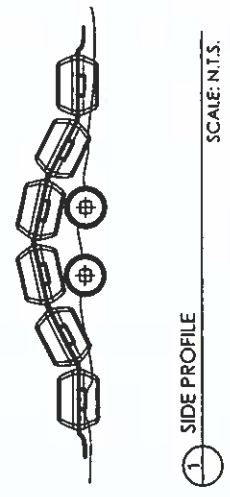
**Tysam Tech, LLC**  
 819 CASTLE COAKLEY  
 BAY 7, SUITE 1  
 CHRISTIANSTED, VIENNA

SHEET  
**C-9**

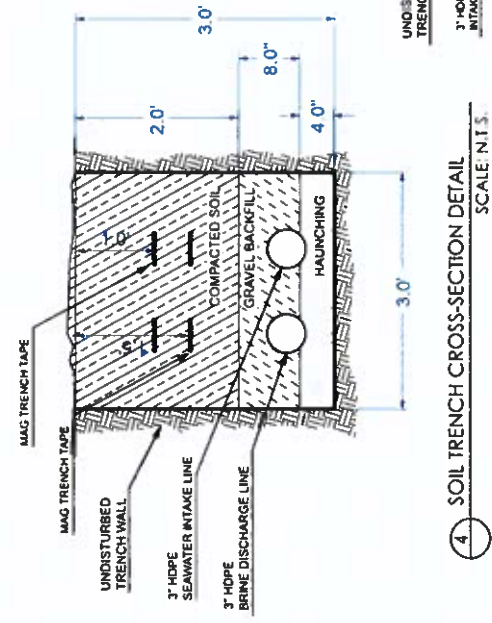


NOTES:  
 CONCRETE MATTRESS IS COMPRISED OF 4"X4"X4" BLOCKS,  
 TIED TOGETHER WITH 3/8 INCH POLYPROPYLENE ROPE.  
 BLOCK WEIGHT: 5.5 LBS  
 BLANKET WEIGHT (AIR): 1.66 LBS  
 BLANKET WEIGHT (WATER): 9.6 LBS

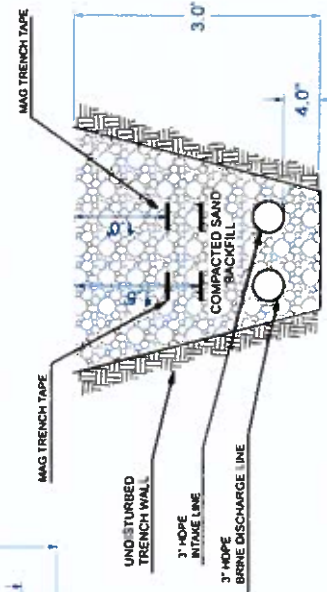
PROVISION OF RUBBER PADDED KIT FOR POURING  
 OF CONCRETE ONSITE TO REDUCE SHIPPING COSTS  
 AND ALLOW FOR CUSTOM STRUCTURE SETUP.



NOTES:  
 PLACEMENT OF PIPES WILL BE DONE BY HAND, BY DIVERS WORKING FROM SHORE AS WELL AS BOAT.  
 PIPELINE WILL BE ROUTED BY HAND, AND CONCRETE MATTRESS WEIGHTS WILL BE LOWERED ONTO CONSTRUCTED PIPELINES TO SECURE PIPES TO SEA FLOOR.  
 INTAKE PIPELINE WILL BE NEUTRALLY BUOYANT AND BRINE DISCHARGE PIPELINE WILL BE NEGATIVELY BUOYANT, WITH WAVE ACTION SLOWLY BURYING PIPELINE OVER TIME.  
 CONCRETE MATTRESS WEIGHTS WILL BE USED WHERE PIPELINE TRAVELS OVER HARD SUBSTRATE AND TO ACCELERATE BURYING PROCESS.  
 CONCRETE MATTRESS WEIGHTS WILL ALSO BE USED AT THREADED UNIONS, JOINTS AND ELBOWS TO PROTECT AGAINST SEVERE WEATHER OR ANCHORING BOATS.



PIPE BEDDING MATERIAL SHALL CONSIST OF ASHTO NO. 57 CRUSHED LIMESTONE AGGREGATE PLACED TO A MAXIMUM 6" THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 70% OF ITS RELATIVE DENSITY BELOW THE PIPE MID-POINT. THE BEDDING MATERIAL PLACED ABOVE THE PIPE MID-POINT SHALL CONSIST OF ASHTO NO. 57 CRUSHED LIMESTONE AGGREGATE (PLACED AND COMPACTED AS PREVIOUSLY DESCRIBED), OR SAND WHICH IS PLACED IN MAXIMUM 6" THICK LOOSE LIFTS AND COMPACTED TO A POINT OF NON-MOVEMENT BENEATH THE COMPACTING EQUIPMENT.



NOTES:  
 1. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.  
 2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE BEING PLACED.  
 3. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM SPECIFIED PIPE COVER IS PROVIDED BETWEEN THE FINAL GROUND SURFACE AND TOP OF PIPE BEFORE LAYING PIPE. PROVIDE A MINIMUM OF 2 FT. OF COVER ABOVE ALL PIPES DURING CONSTRUCTION.  
 4. INCREASE TRENCH WIDTH AS NECESSARY TO ALLOW FOR PROPER COMPACTION OF BEDDING/BACKFILL.  
 5. FURNISH AND INSTALL DETECTABLE WARNING TAPE FOR EACH UNDERGROUND UTILITY LINE, PER MANUFACTURER'S SPECIFICATIONS.

DESIGNED	BY	DATE
DRAWN	B. KEULARTS	12/20/22
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**PROJECT:**  
**COAKLEY BAY PLANTATION**  
**SEA WATER INTAKE/DISCHARGE PIPE PROJECT**

**EROSION & SEDIMENT CONTROL PLAN**



**SHEET**  
**C-10**

- HAZARDOUS PRODUCTS**
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINERS WITH LABELS UNLESS THE ORIGINAL CONTAINER INFORMATION IS RECALLED. ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT ID NUMBER MUST BE SAVED.
  - PROPER DISPOSAL AND PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
  - PRODUCT SPECIFIC PRACTICES
  - PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. ALL PRODUCTS MUST BE KEPT IN ORIGINAL CONTAINERS WITH LABELS UNLESS THE ORIGINAL CONTAINER INFORMATION IS RECALLED. ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT ID NUMBER MUST BE SAVED.
  - THE MANUFACTURER OF FERTILIZER SHALL BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA TO PROVIDE INFORMATION TO STORM WATER. FERTILIZERS SHALL BE STORED IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
  - PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DEPOSED OF IN AN APPROVED MANNER.
  - CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

- BELL CLEANUP:**
- IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
  - AREA A, CLOVES, MOPS, BAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBENT, GOGGLES, AND TRASH CONTAINERS.
  - SUFFICIENT ON-SITE GREASE ABSORBING MATERIALS AND FLOATION BOOMS SHALL BE AVAILABLE TO MAINTAIN AND REMOVE OILS, FUELS, AND OTHER LIQUID CONTAMINANTS.
  - ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
  - CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERINGS TO PREVENT OILS, FUELS, AND OTHER LIQUID CONTAMINANTS FROM BEING TRANSPORTED TO THE SITE.

- WIND EROSION CONTROL NOTES:**
- WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE.
  - BASE GARDENS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION FUGITIVE DUST TO LEAVE THE SITE UNDER CONSTRUCTION.
  - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS).
  - CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, AS REFERRED TO IN THE ANNOX LANDSCAPE PLAN, CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEED TEMPORARY GROUND COVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).
  - AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES, A GFT FILTER FABRIC, AND OTHER METHODS AS ARE NECESSARY TO PREVENT FUGITIVE DUST FROM OCCURRING THROUGHOUT THE CONSTRUCTION PROCESS.
  - ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OIL PRODUCTS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

- REQUIREMENTS OF CONSTRUCTION:**
- UPON IMPLEMENATION AND INSTALLATION OF THE FOLLOWING AREAS, TRAFFIC PARKING, LAYDOWN, PORTABILITY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE AREAS, AND OTHER AREAS SHALL BE KEPT ON-SITE THROUGHOUT THE CONSTRUCTION PROCESS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- PHASE 1**
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SET FENCE AND AN ET PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
  - CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
  - THAT ONLY BE USED FOR THE LIFE OF THE PROJECT AND BE REMOVED AFTER PROJECT PERMIT.
  - COMPLETE FINAL GRADING AND FINAL STABILIZATION.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES.
- PHASE 2**
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SET FENCE AND AN ET PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
  - CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
  - THAT ONLY BE USED FOR THE LIFE OF THE PROJECT AND BE REMOVED AFTER PROJECT PERMIT.
  - COMPLETE FINAL GRADING AND FINAL STABILIZATION.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES.

- WIND EROSION CONTROL NOTES:**
- WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE.
  - BASE GARDENS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION FUGITIVE DUST TO LEAVE THE SITE UNDER CONSTRUCTION.
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- HAZARDOUS WASTE MANAGEMENT:**
- HAZARDOUS WASTE MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL WASTE MATERIALS SHALL BE KEPT IN ORIGINAL CONTAINERS WITH LABELS UNLESS THE ORIGINAL CONTAINER INFORMATION IS RECALLED. ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT ID NUMBER MUST BE SAVED.
  - PROPER DISPOSAL AND PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
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DESIGNED	B. KEELARIS	DATE	12/20/2022
DRAWN	B. KEELARIS	CHECKED	
REVISIONS		PROJECT NO.	20211015-01
SCALE: AS NOTED		STAMP	

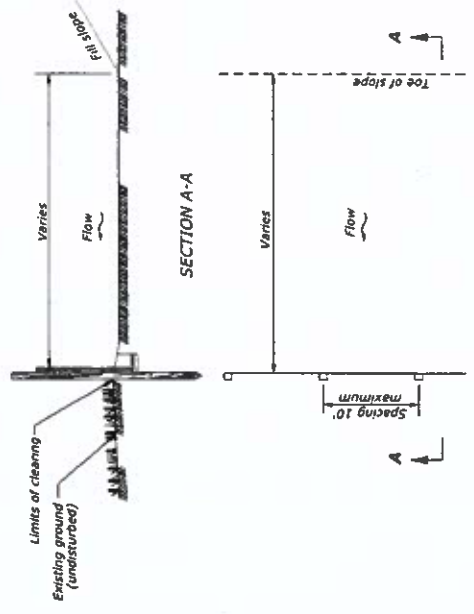


PROJECT: COAKLEY BAY PLANTATION SEA WATER INTAKE/DISCHARGE PIPE PROJECT

SILT FENCE

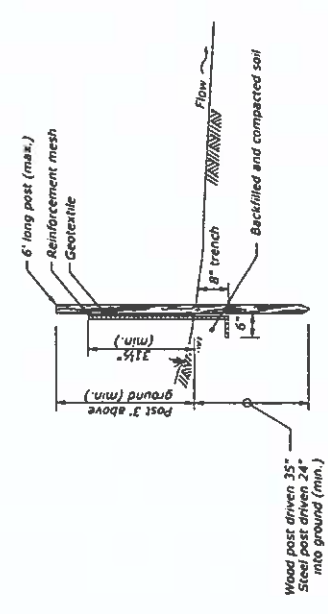


SHEET C-11

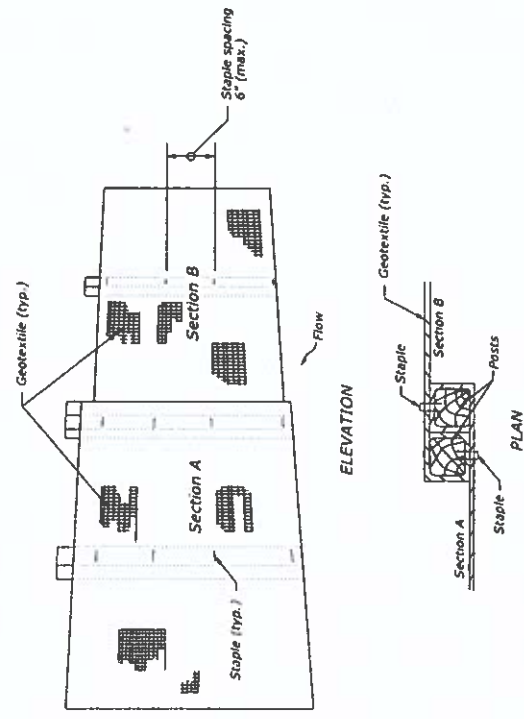
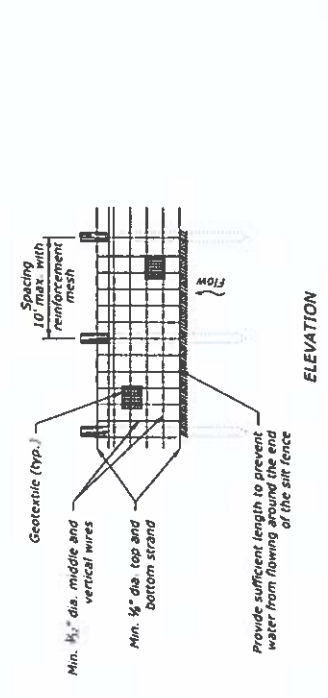


PLAN

**WIRE-BACKED SILT FENCE INSTALLATION AT TOE OF FILL**

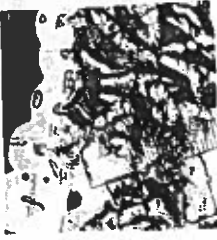


**POST AND GEOTEXTILE INSTALLATION**



**JOINING TWO ADJACENT SILT FENCE SECTIONS**

Site Location Map



LEGEND

- Boundaries of adjacent landowners
- Boundaries of adjacent landowners
- Boundaries of adjacent landowners
- Boundaries of adjacent landowners
- Boundaries of adjacent landowners

PROPERTY RECORDS

The following information is provided for the property shown on this map. It is based on the records of the County of San Diego, California. The information is provided for informational purposes only and does not constitute a warranty of accuracy or completeness. The information is provided as of the date of the recording of the documents listed below. The information is provided for informational purposes only and does not constitute a warranty of accuracy or completeness. The information is provided as of the date of the recording of the documents listed below.

*Handwritten notes:*  
 1. 1/15/14  
 2. 1/15/14  
 3. 1/15/14

Includes: Survey and Engineering, Inc.  
 2777 Camino del Rio South, Suite 300  
 San Diego, CA 92108  
 (619) 594-1111

Revised: 08/15/14  
 Prepared by: [Name]  
 Date: 08/15/14

Scale: 1" = 50' Feet  
 Marshall P. Walker  
 Page No. 4704



4704  
 Page No. 4704

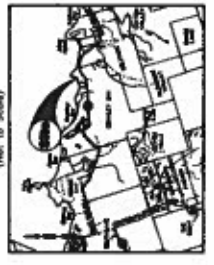
Orientated  
 ST. Croix U.S. Virgin Islands  
**Estate Conkley Bay**  
 OR  
**Plots 1-A, 13-A, 14, 15-A, and 15-C**  
 FOR  
**Topographic Mapping**



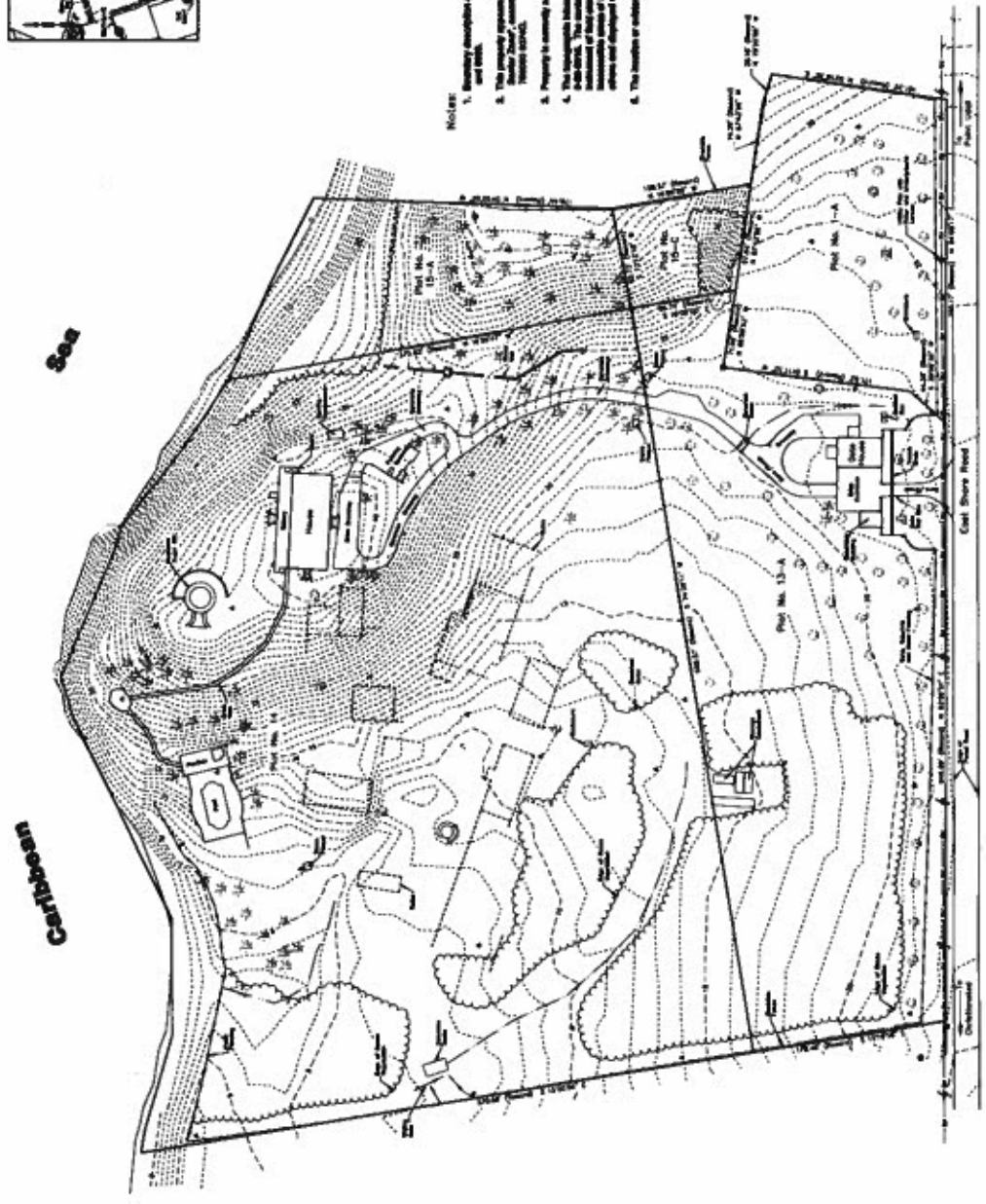
**G.L.S. LAND SURVEYORS, INC.**  
 8023 Riverport Blvd. (Dixie Hwy.)  
 Oceanfront, St. Croix  
 U.S. Virgin Islands 00848  
 Phone (809) 277-4433  
 Fax 1-809-284-2322 (Int'l)  
 04/18/2015 Date of Issue  
 04/18/2015 Date of Survey  
 15046 Sheet No. 01 of 01

Legend  
 Boundary Lines  
 1-100' Contour Interval  
 1-200' Contour Interval  
 1-300' Contour Interval  
 1-400' Contour Interval  
 1-500' Contour Interval  
 1-600' Contour Interval  
 1-700' Contour Interval  
 1-800' Contour Interval  
 1-900' Contour Interval  
 1-1000' Contour Interval  
 1-1100' Contour Interval  
 1-1200' Contour Interval  
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 1-1700' Contour Interval  
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 1-10000' Contour Interval

Vicinity Map  
 (Not to Scale)



- NOTES:**
1. Boundary descriptions and their uses shall be as shown on this map.
  2. The property is bounded by the following: To the North, the Channel "Water Zone", according to the First Inshore Water User Community Plan No. 15000-001.
  3. Property is currently zoned P-1.
  4. The boundaries shown herein are based on the best available information. The boundaries shown herein are not to be construed as a warranty of accuracy or a representation of the actual boundaries. The boundaries shown herein are not to be construed as a warranty of accuracy or a representation of the actual boundaries. The boundaries shown herein are not to be construed as a warranty of accuracy or a representation of the actual boundaries.
  5. The location of subdivisions of unimproved lots are not represented on this map.

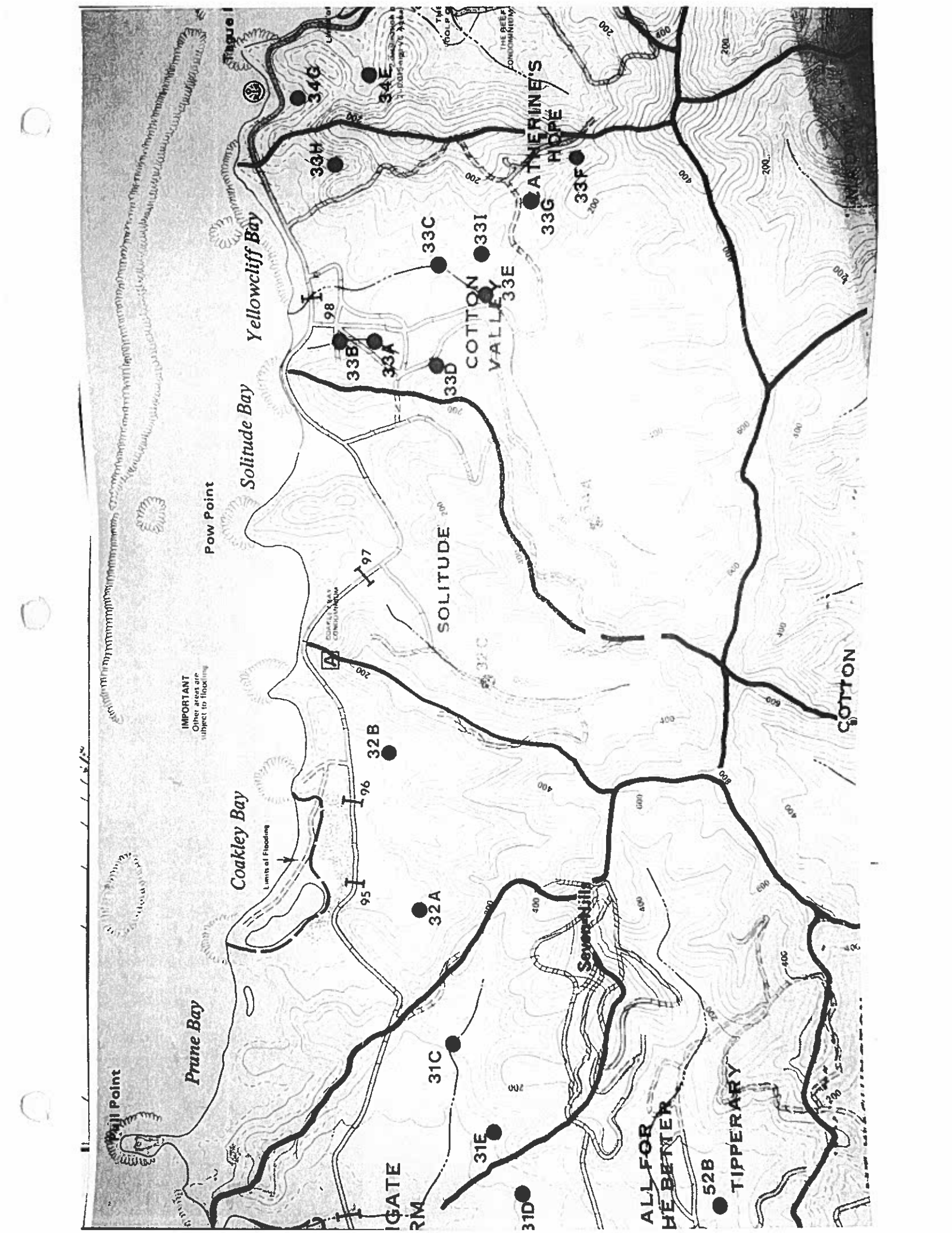


**LEGEND**  
 The FIRM symbolizes the flood insurance risk of property. The risk is based on the flood hazard, which is shown by the color and shading on this map. The flood hazard is based on the Flood Hazard Data (FHD) derived from the Flood Hazard Study (FHS) conducted by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (ACEC). The FHD is based on the Flood Hazard Study (FHS) conducted by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (ACEC). The FHD is based on the Flood Hazard Study (FHS) conducted by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (ACEC).



**NOTES TO USERS**  
 This map is an aerial photograph showing the project location and the flood hazard zones. The flood hazard zones are based on the Flood Hazard Study (FHS) conducted by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (ACEC). The FHD is based on the Flood Hazard Study (FHS) conducted by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (ACEC).

**COASTAL BARRIER LEGEND**  
 11-15-1983 Coastal Barrier  
 FLOOD INSURANCE RISK: UNDESIRABLE AND HIGH CONCENTRATION OF STRUCTURES FOR WATER SUBMERGIBLES IN HIGHLY POPULATED COASTAL BUSINESS DISTRICTS.  
 11-15-1983 Openly Penetrated Area  
 FLOOD INSURANCE RISK: UNDESIRABLE FOR STRUCTURES... NEWLY BUILT NOT USED AS A MARKET... CONSULT WITH THE OFFICE OF THE DIRECTOR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FURTHER INFORMATION.  
 11-15-1983 Coastal Barrier  
 FLOOD INSURANCE RISK: UNDESIRABLE FOR NEW CONSTRUCTION OR IMPROVED STRUCTURES... CONSULT WITH THE OFFICE OF THE DIRECTOR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FURTHER INFORMATION.



**IMPORTANT**  
Other areas are  
subject to flooding

Prune Bay

Coakley Bay  
Limits of Flooding

Solitude Bay

Yellowcliff Bay

COTTON VALLEY

SOLITUDE

COTTON

ALL FOR  
THE BETTER

TIPPERARY

34G

34E

33H

CATHERINE'S  
HOPE

33F

33B

33C

33I

33A

33D

33E

97

32B

96

32A

95

31C

31E

31D

52B

Point

Pow Point

Sovereign Hills

THE REEF  
CONDOMINIUM

COAKLEY BAY  
CONDOMINIUM

