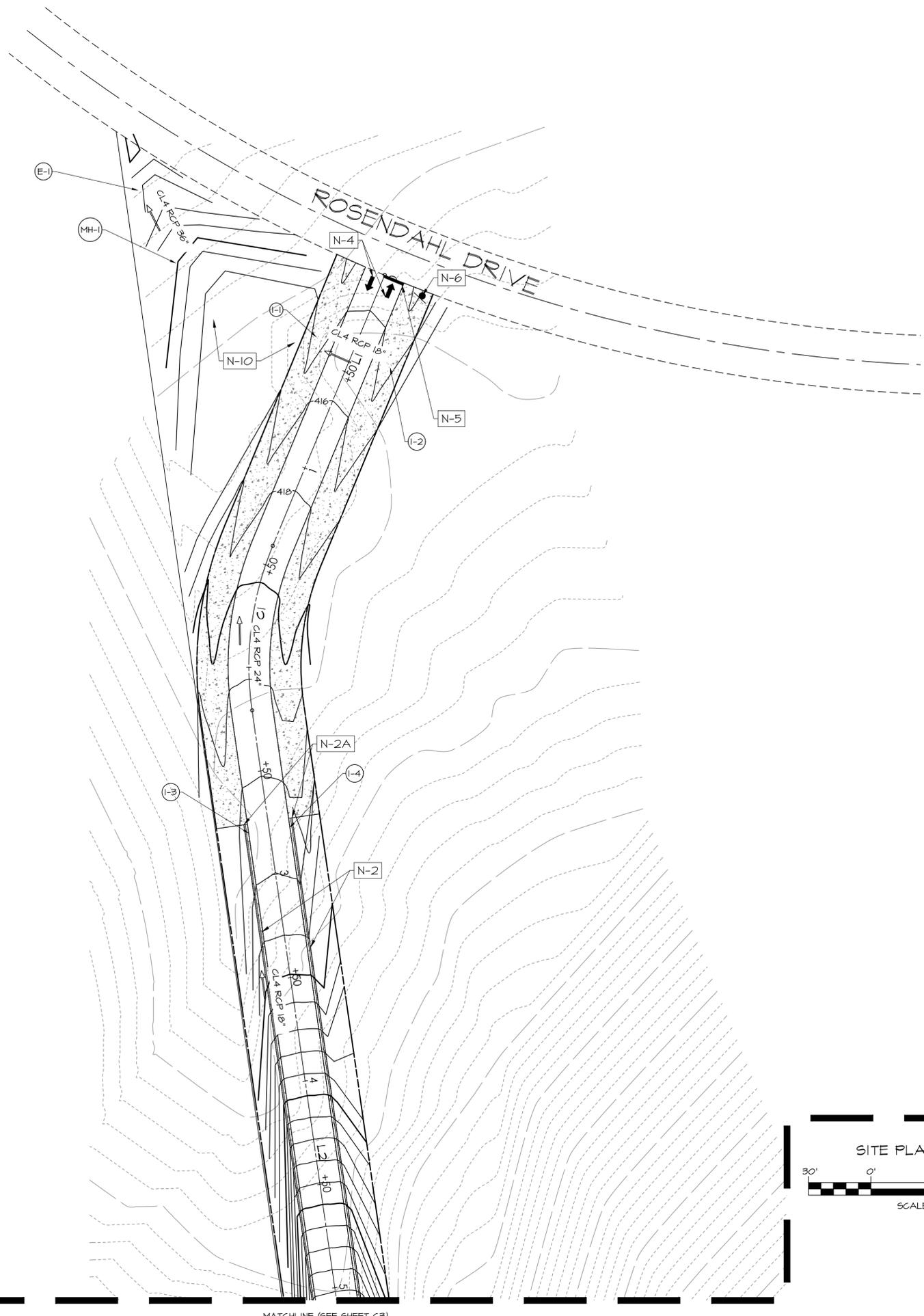


M:\F\A\BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI\SITE SHEETS\PLANS\CONSTRUCTION\C2 - SITE PLAN - SHEET 1.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:44 AM, nss\cont

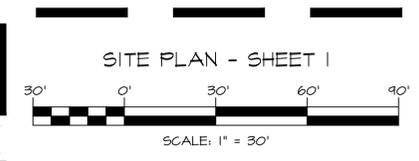


MATCHLINE (SEE SHEET C3)

CURVE DATA					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30° 41' 56"	150.00'	80.37'	S 7° 10' 29" W	79.41'
C2	98° 55' 48"	100.00'	172.61'	S 41° 17' 25" W	152.00'
C3	47° 54' 00"	50.00'	85.51'	S 41° 45' 49" W	75.46'
C4	64° 34' 46"	100.00'	112.71'	S 34° 31' 04" E	106.84'
C5	50° 19' 41"	75.00'	65.88'	S 46° 38' 37" E	63.78'
C6	66° 19' 03"	50.00'	57.87'	S 54° 38' 18" E	54.70'
C7	88° 49' 52"	75.00'	116.28'	N 47° 47' 15" E	104.98'

LINE DATA		
LINE NO.	LENGTH	DIRECTION
L1	140.32	S22° 31' 26.29"W
L2	359.97	S8° 10' 29.23"E
L3	173.00	N84° 14' 40.93"W
L4	96.67	S7° 13' 40.61"E
L5	140.74	S71° 48' 26.95"E
L6	203.67	S21° 28' 46.09"E
L7	86.27	S87° 47' 48.93"E
L8	131.58	N3° 22' 19.10"E
L9	57.97	N21° 14' 02.49"W

NOTE: L1 START IS LOCATED 128.84' EAST AND 68.69' SOUTH OF THE INTERSECTION OF THE WESTERN PROPERTY LINE WITH THE ROSENDAHL DRIVE ROW / EDGE OF PAVING; 246.32' WEST AND 57.53' NORTH OF THE INTERSECTION OF THE EASTERN PROPERTY LINE WITH THE ROSENDAHL DRIVE ROW / EDGE OF PAVING.



SITE CONSTRUCTION LEGEND	
N-1	MEET EXISTING CONDITIONS
N-2	PROP 6" CURB AND GUTTER
N-2A	PROP NOSE DOWN CURB AND GUTTER
N-3	PROP 5' SIDEWALK
N-4	PROP WHITE DIRECTIONAL ARROW MARKINGS
N-5	STOP BAR
N-6	PROP. STOP SIGN
N-7	SEPTIC SYSTEM - BY OTHERS
N-8	RETAINING WALL - BY OTHERS
N-9	COMMUNITY OPEN SPACE
N-10	STORMWATER FACILITY SEE DETAILS



REV#	DATE	DESCRIPTION

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
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 frederickward.com
 PO Box 727, 5 South Main Street, Ed Air, Maryland 21014

OWNER/DEVELOPER
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SITE PLAN - SHEET 1
**THE RESIDENCIES
AT 340 NORTH**
 ###
 ST. THOMAS, U.S. VIRGIN ISLANDS



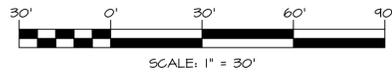
I, THOMAS H. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025 DRAWING NO: C2
 SCALE: 1" = 30'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

SHEET 2 OF 7
 FWA JOB NUMBER: ###

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SITE PLAN - SHEET 2



LINE DATA		
LINE NO.	LENGTH	DIRECTION
L1	140.32	S22° 31' 26.29"W
L2	359.97	S8° 10' 29.23"E
L3	173.00	N89° 14' 40.93"W
L4	96.67	S7° 13' 40.61"E
L5	140.74	S71° 48' 26.95"E
L6	203.67	S21° 28' 46.09"E
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CURVE DATA					
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SITE CONSTRUCTION LEGEND	
N-1	MEET EXISTING CONDITIONS
N-2	PROP 6" CURB AND GUTTER
N-2A	PROP NOSE DOWN CURB AND GUTTER
N-3	PROP 5' SIDEWALK
N-4	PROP WHITE DIRECTIONAL ARROW MARKINGS
N-5	STOP BAR
N-6	PROP. STOP SIGN
N-7	SEPTIC SYSTEM - BY OTHERS
N-8	RETAINING WALL - BY OTHERS
N-9	COMMUNITY OPEN SPACE
N-10	STORMWATER FACILITY SEE DETAILS

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REV#	DATE	DESCRIPTION

**ARCHITECTS
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 EMAIL: ACORNEIRO@ACDEVUSVI.COM

SITE PLAN - SHEET 2
**THE RESIDENCIES
AT 340 NORTH**
 ST. THOMAS, U.S. VIRGIN ISLANDS



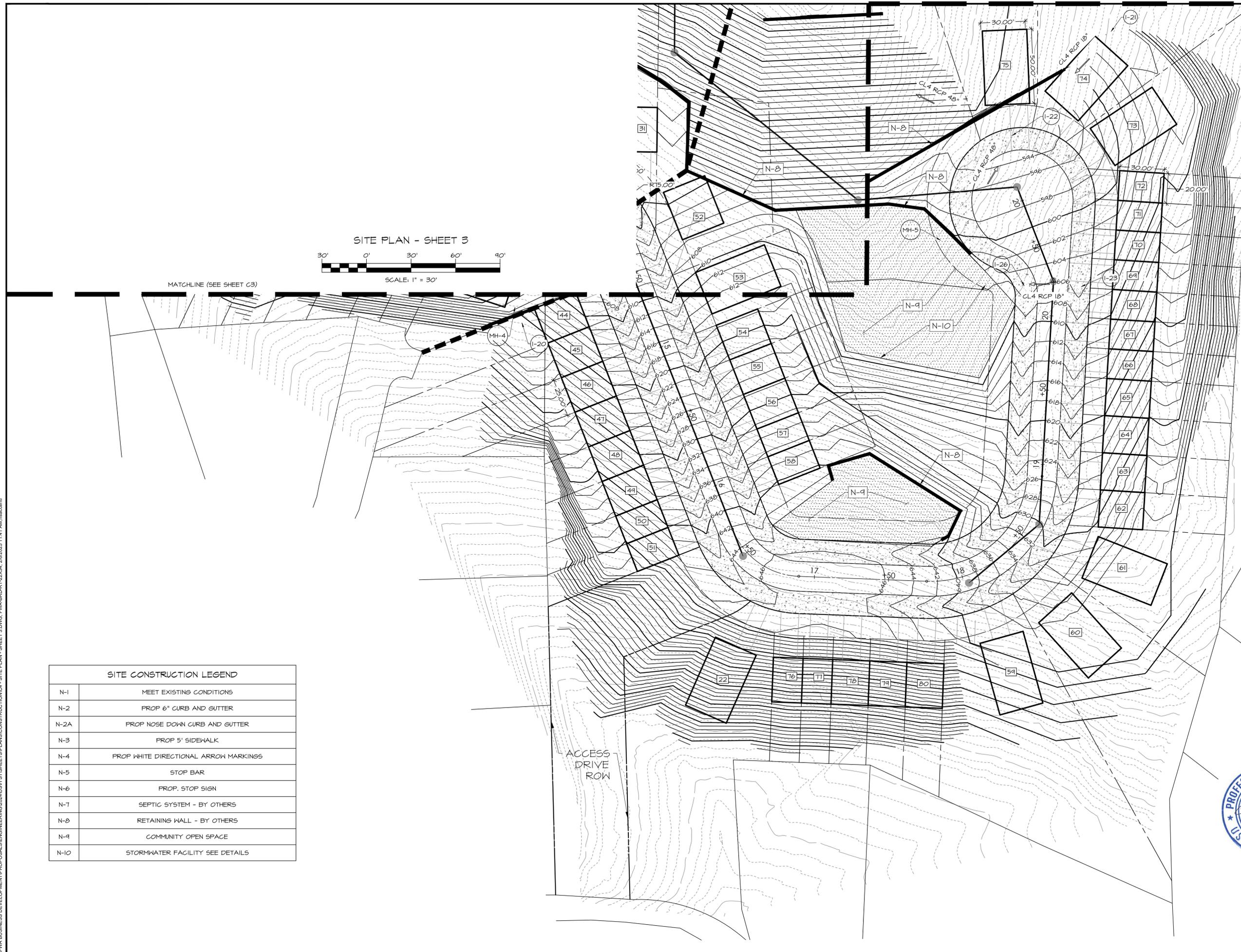
I, THOMAS M. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/10/2025

DATE: 2/2/2025
 DRAWING NO: C3
 SCALE: 1" = 30'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

SHEET 3 OF 7
 FWA JOB NUMBER: #####

M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI\STSHSHEETS\PLANS\CONSTRUCTION\C3 - SITE PLAN - SHEET 2.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:43 AM, nssconct

M:\FWA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USVI\SITE SHEETS\PLANS\CONSTRUCTION\C4 - SITE PLAN - SHEET 3.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:41 AM, nsscont



SITE PLAN - SHEET 3
 SCALE: 1" = 30'
 MATCHLINE (SEE SHEET C3)

SITE CONSTRUCTION LEGEND	
N-1	MEET EXISTING CONDITIONS
N-2	PROP 6" CURB AND GUTTER
N-2A	PROP NOSE DOWN CURB AND GUTTER
N-3	PROP 5' SIDEWALK
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N-8	RETAINING WALL - BY OTHERS
N-9	COMMUNITY OPEN SPACE
N-10	STORMWATER FACILITY SEE DETAILS



REV#	DATE	DESCRIPTION

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 PLANNERS
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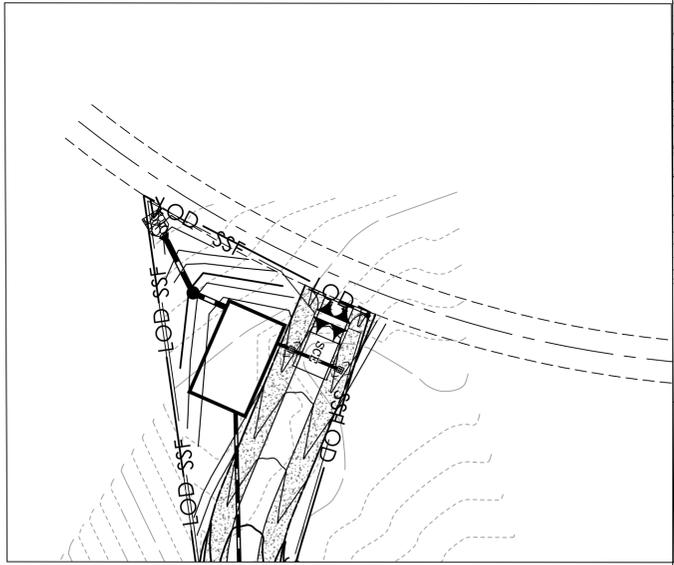
SITE PLAN - SHEET 3
**THE RESIDENCIES
 AT 340 NORTH**
 ST. THOMAS, U.S. VIRGIN ISLANDS



I, THOMAS M. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/10/2025

DATE:	2/2/2025	DRAWING NO.:	
SCALE:	1" = 30'	C4	SHEET 4 OF 7
DESIGNED BY:	NSS		
DRAWN BY:	NSS		
CHECKED BY:	TMM	FWA JOB NUMBER:	

M/FWA BUSINESS DEVELOPMENT/PROPOSAL/ENGINEERING/2024/USV/ST/SHEETS/PLANS/ESC/E1 - OVERALL ESC PLAN.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:57 AM, nss.com



NOTE TO CONTRACTOR:
 CONTRACTOR TO STABILIZE ALL SLOPES GREATER THAN 3:1 WITH MATTING WITHIN 7 DAYS UPON COMPLETION OF WORK

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
DoE	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoF	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
DoG	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B

LEGEND

- SOIL BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE (SF)
- SSF — SMART FENCE (SSF)
- SIP — STANDARD INLET PROTECTION
- AGIP — AT GRADE INLET PROTECTION
- CIP — CURB INLET PROTECTION
- COIP — COMBINATION INLET PROTECTION
- ☛ SCE — STABILIZED CONSTRUCTION ENTRANCE W/ MOUNTABLE BERM
- PROP STORM DRAIN PIPE
- ☐ PROP STORM DRAIN INLET
- ▼ PROP STORM DRAIN OUTFALL
- PROP STORM DRAIN MANHOLE
- SD — EX STORM DRAIN LINE
- 44 --- EX CONTOURS
- 44 --- PROP CONTOURS
- W — EX WATER LINES
- W — PROP. WATER LINES
- G — EXISTING GAS
- EX WETLANDS
- EX. BUILDING
- PROP BUILDING
- BUILDING SETBACK
- EX EASEMENT
- ▨ PROP CONCRETE PAVING
- ▨ PROP ASPHALT PAVING
- PROP SEWER
- EXISTING SEWER
- EXISTING CURB GUTTER
- PROPOSED CURB GUTTER
- EXISTING ELECTRIC
- PROPERTY BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- OH — EXISTING OVERHEAD LINES

SHEET INDEX	
DRAWING NO.	SHEET NAME
E1	OVERALL ESC PLAN
E2	SITE ESC PHASE 1
E3	SITE ESC PHASE 2
E4	SITE ESC PHASE 3
E5	ESC DETAILS
E6	ESC NOTES & DETAILS

SITE ANALYSIS	
TOTAL AREA OF SITE:	11.6500 AC
TOTAL AREA OF DISTURBANCE:	10.3300 AC
AREA TO BE VEGETATIVELY STABILIZED:	3.6200 AC
IMPERVIOUS AREA:	6.7100 AC
EARTHWORK QUANTITIES:	
CUT	100000.00 CY ±
FILL	100000.00 CY ±
TOPSOIL	5500.0000 CY ±

EARTHWORK QUANTITIES ARE FOR SEDIMENT CONTROL ONLY. CONTRACTOR SHALL VERIFY ALL SUCH QUANTITIES TO HIS/HER OWN SATISFACTION

GENERAL NOTES

- ANY SEDIMENT CONTROLS REMOVED FOR UTILITY INSTALLATION SHALL BE RESTORED/REPLACED BY THE END OF THAT DAYS WORK AND STABILIZED THE SAME DAY.
- TOPSOIL AND STABILIZE WITH APPROPRIATE SEED MIX SLOPES AND SURFACES WITHIN 7 DAYS FOLLOWING COMPLETION OF GRADING ACTIVITY.
- INLET PROTECTION TO BE INSTALLED IMMEDIATELY INLET INSTALLATION.



REV#	DATE	DESCRIPTION

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OVERALL ESC PLAN

THE RESIDENCIES AT 340 NORTH

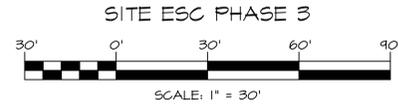
ST. THOMAS, U.S. VIRGIN ISLANDS



DATE: 2/2/2025
 SCALE: 1" = 60'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

DRAWING NO: E1
 SHEET 1 OF 6
 FWA JOB NUMBER: #####

M:\FVA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USV\STSHEETS\PLANS\ESCEA - SITE ESC PHASE 3.DWG, FVA-BRD-RT-22X34_2/6/2025 12:24 PM, maccont



MATCHLINE (SEE SHEET C3)

ACCESS
DRIVE
ROW



DATE: 2/2/2025
SCALE: 1" = 30'
DESIGNED BY: NSS
DRAWN BY: NSS
CHECKED BY: TMM

DRAWING NO:
E4
SHEET 4 OF 7
FVA JOB NUMBER: #####

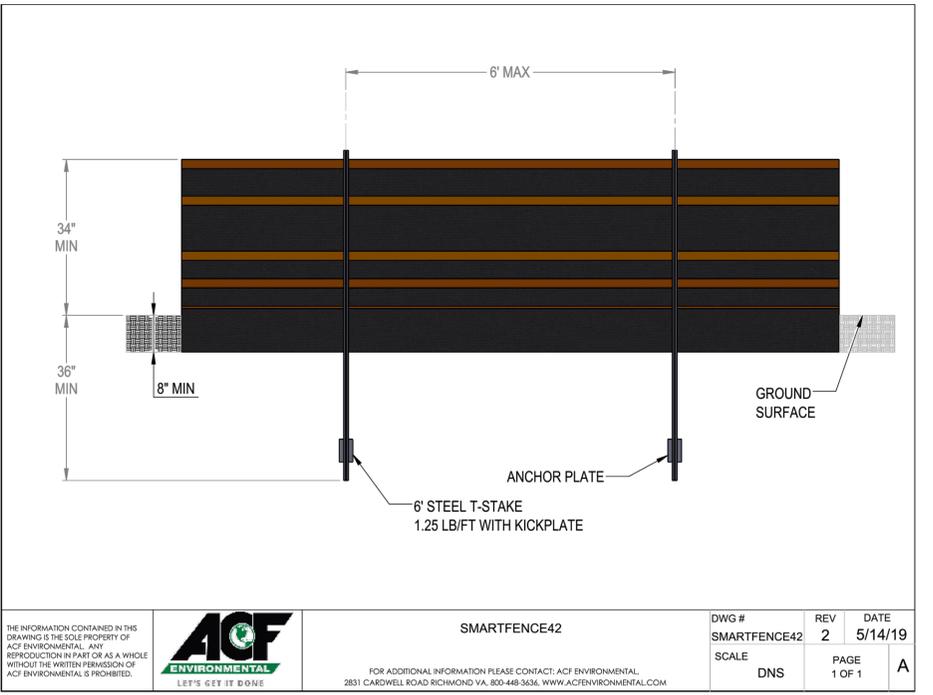
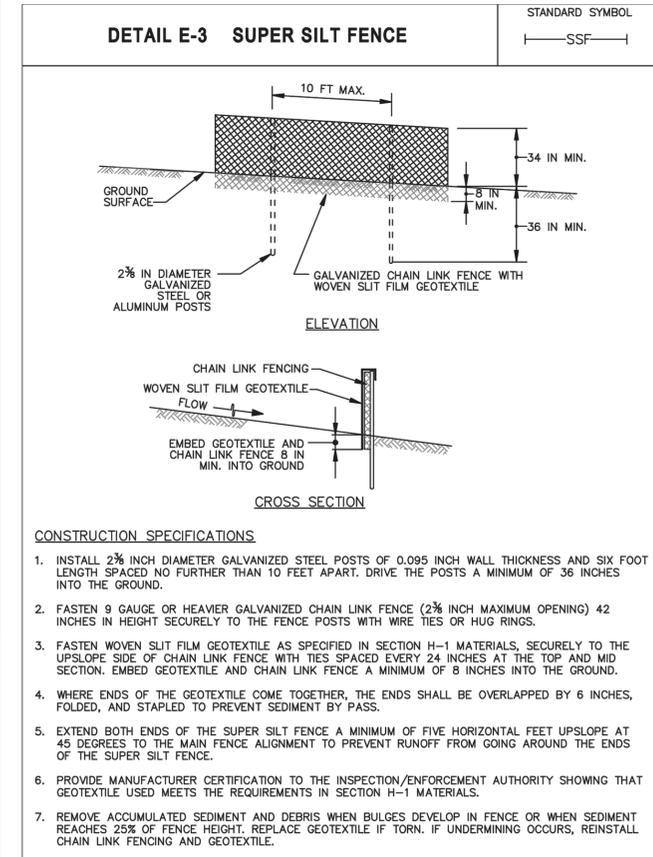
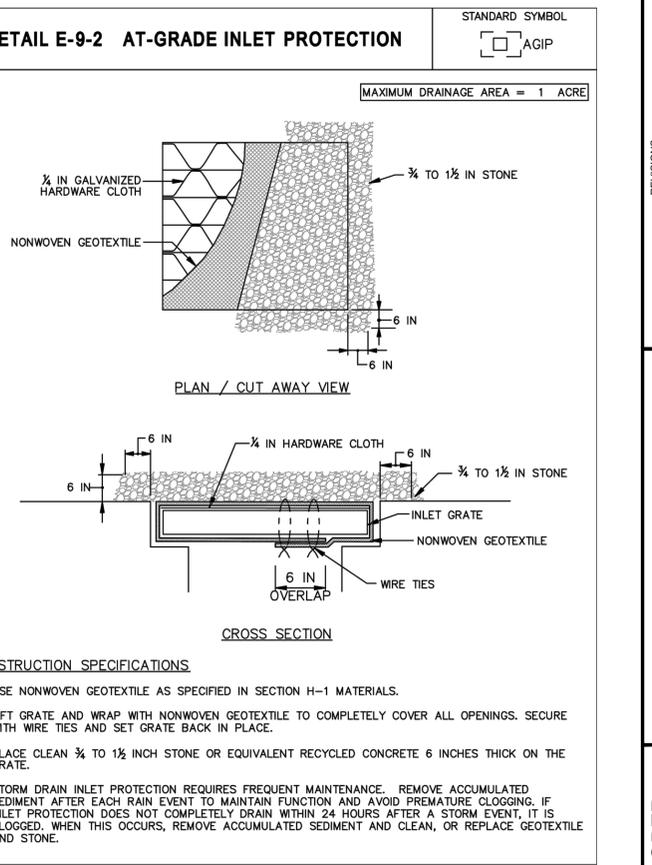
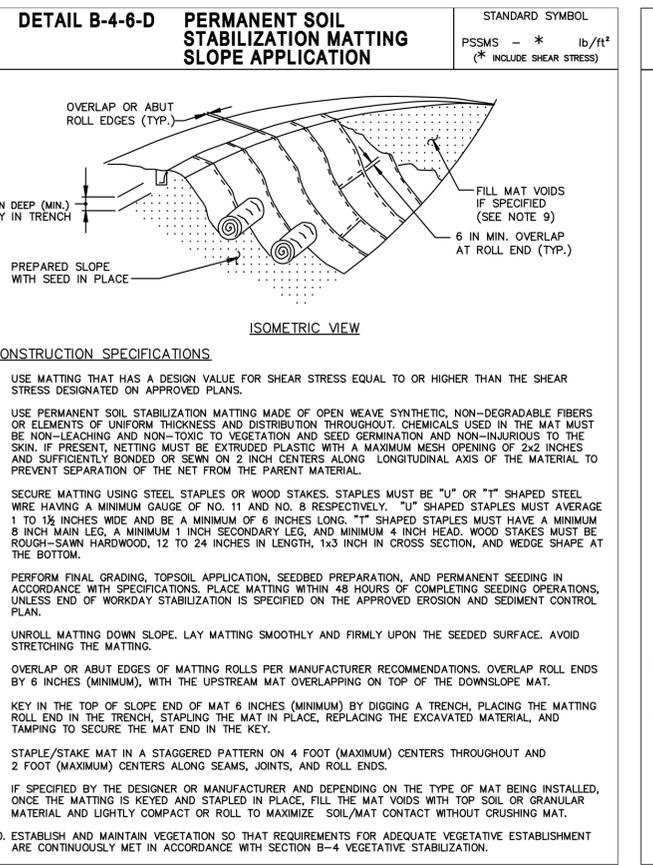
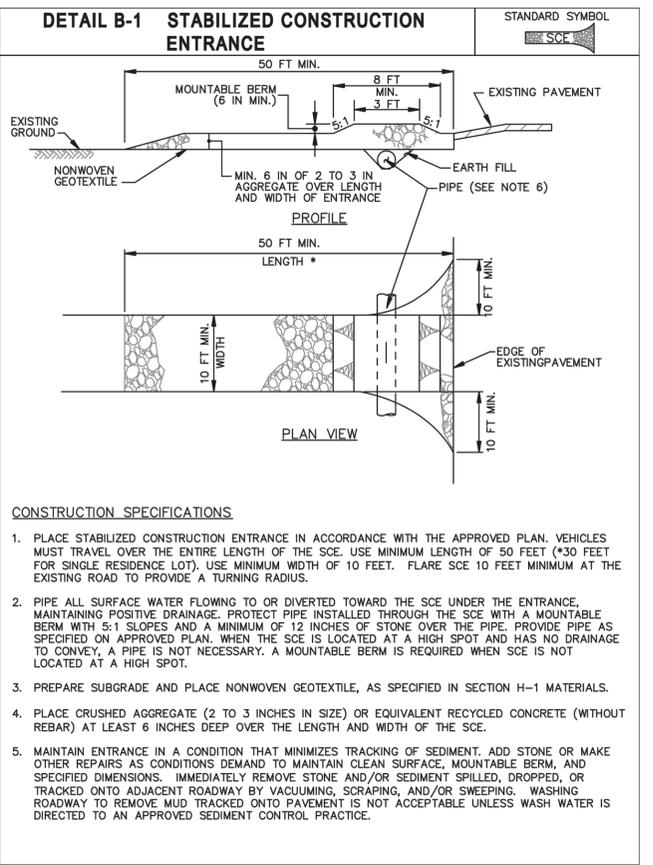
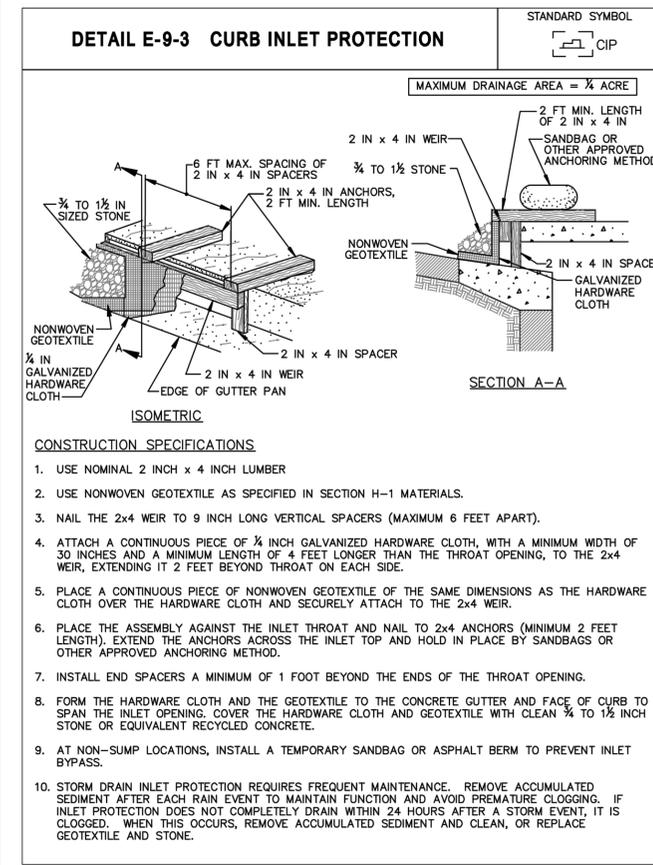
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REV#	DATE	DESCRIPTION

SITE ESC PHASE 3
**THE RESIDENCIES
AT 340 NORTH**

ST. THOMAS, U.S. VIRGIN ISLANDS



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACF ENVIRONMENTAL. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACF ENVIRONMENTAL IS PROHIBITED.	ACF ENVIRONMENTAL LET'S GET IT DONE	SMARTFENCE42	DWG # SMARTFENCE42	REV 2	DATE 5/14/19
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL 2831 CAROWOOD ROAD RICHMOND VA, 800-448-3636, WWW.ACFENVIRONMENTAL.COM			SCALE DNS	PAGE 1 OF 1	A

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNERS REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK. ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AT THE CONTRACTORS EXPENSE.

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com



REV#	DATE	DESCRIPTION

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ESC DETAILS

THE RESIDENCIES AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS

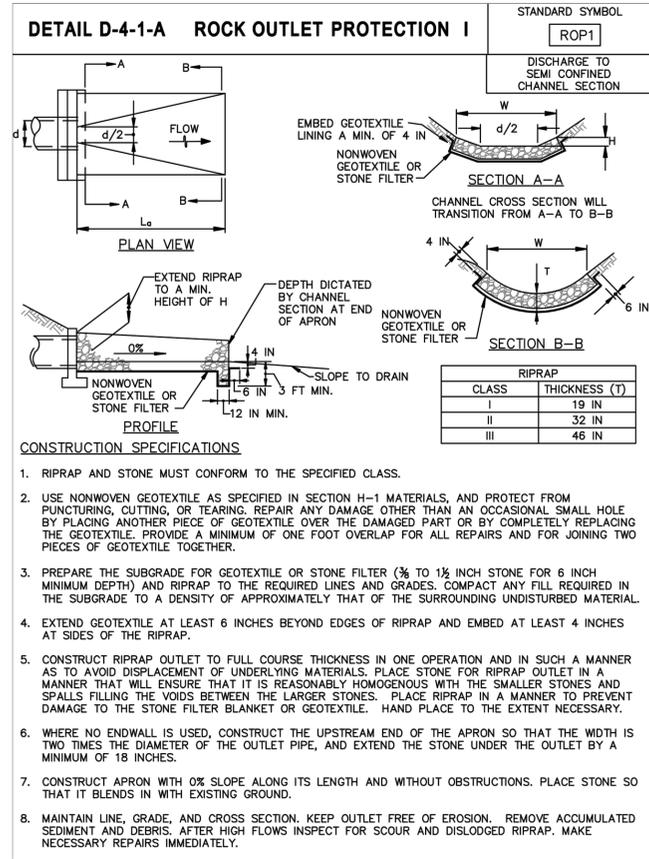


DATE: 2/2/2025	DRAWING NO.:
SCALE: NTS	E5
DESIGNED BY: NSS	
DRAWN BY: NSS	
CHECKED BY: TMM	
SHEET 5 OF 6	FWA JOB NUMBER: ####

M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI\ST SHEETS\PLANS\ESCS-ESC DETAILS.DWG, FWA-BRD-RT-22X34, 2/2/2025 11:20 PM, nasacort

SEDIMENT CONTROL NOTES

1. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. FURTHER, NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
2. THE LIMITS OF DISTURBANCE SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO GRADING OF THE SITE TO ENSURE COMPLIANCE WITH APPROVED PLANS. ALL FOREST RETENTION AREA WILL BE DELINEATED WITH BLAZE ORANGE FENCE AS WELL AS ANY SWM INFILTRATION PRACTICE PRIOR TO ANY CLEARING. WORK BEYOND LIMITS OF DISTURBANCE AND IN ANY AREA INSIDE THE FOREST RETENTION AND SWM INFILTRATION AREA IS CONSIDERED TO BE VIOLATION OF THIS PLAN.
3. ALL SEDIMENT CONTROL PRACTICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. UPON COMPLETION OF INSTALLATION OF PERIMETER SEDIMENT CONTROL PRACTICES THE SITE MUST BE INSPECTED BY THE DEPARTMENT OF PUBLIC WORKS (DPW). NO ADDITIONAL CONSTRUCTION ACTIVITY WILL BE AUTHORIZED WITHOUT THE APPROVAL FROM DPW.
4. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD INTO PUBLIC WAYS. DURING CONSTRUCTION, EVERY MEANS WILL BE TAKEN TO CONTROL SOIL EROSION AND SILTATION. IF NECESSARY A WASH RACK MAY NEED TO BE ESTABLISHED.
5. EARTH DIKES, SEDIMENT TRAPS, ETC. WILL BE LOCATED AS SHOWN ON THESE DRAWINGS. FIELD CHANGES AND MINOR ADJUSTMENTS ARE PERMISSIBLE AS LONG AS THE INSTALLATION FUNCTIONS AND CONFORMS TO SPECIFICATIONS. THE SITE INSPECTOR PRIOR TO INSTALLATION MUST APPROVE ALL SUCH CHANGES. MAJOR CHANGES TO THE APPROVED PLAN WILL REQUIRE RE-APPROVAL BY THE HARFORD SOIL CONSERVATION DISTRICT.
6. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A) THREE CALENDAR DAYS ON SLOPES GREATER THAN 3:1, ALL WATERWAYS AND TO THE SURFACE OF ALL PERIMETER CONTROLS.
 - B) SEVEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT SITE.
7. DUST CONTROL MUST BE MANAGED AS PART OF ALL SEDIMENT CONTROL PLANS. FAILURE TO DO SO IS A VIOLATION OF THIS PLAN.
8. SEDIMENT BASINS MUST BE BUILT TO DESIGN SPECIFICATIONS SHOWN ON THE PLAN. IF THE BASIN IS TO BE USED AS A FUTURE SWM FACILITY, THE BASIN WILL BE BUILT IN ACCORDANCE WITH THE LATEST MD-378 STANDARDS SPECIFICATIONS. SPECIFIED MATERIALS MUST BE USED. NO CHANGES OR MODIFICATIONS WILL BE MADE WITHOUT WRITTEN AUTHORIZATION OF THE HARFORD SOIL CONSERVATION DISTRICT.
9. TEMPORARY FENCING SHALL BE PLACED AROUND ALL SEDIMENT BASINS, TRAPS, AND PONDS DURING CONSTRUCTION AND SITE GRADING.
10. AT THE END OF EACH WORKING DAY ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT OPERATIONAL. A WEEKLY LOG WILL BE KEPT IN ACCORDANCE WITH NOI/NPDES REGULATIONS. A COPY OF THE APPROVED SEDIMENT CONTROL PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
11. ENSURE POSITIVE DRAINAGE TO ALL ROAD INLETS DURING ALL PHASES OF ROAD CONSTRUCTION TO ENSURE POSITIVE FLOW TO TRAPS AND OR BASINS.
12. CUT AND/OR FILL SHALL BE DONE IN CONFORMANCE WITH 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR LAND GRADING.
13. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY CONVEY WATER DOWN SLOPES WITHOUT CAUSING EROSION.
14. OFF-SITE WASTE OR BORROW AREAS SHALL HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE IMPORT OR EXPORT OF MATERIAL TO/FROM THE PROJECT SITE.
15. ALL MATERIAL ORIGINATING FROM THE DEVELOPMENT OF THE PROPERTY AND DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE IMMEDIATELY REMOVED.
16. STORM DRAIN INLETS AND OUTLETS SHALL BE PROTECTED PER 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
17. TOPSOIL, LIMING, FERTILIZING, SEEDING, MULCHING, SOD, ETC. ARE ALL ESSENTIAL PARTS OF THE SEDIMENT CONTROL PLAN AND MUST BE COMPLETED ALONG WITH ALL OTHER PRACTICES.
18. TRAPS TO BE REMOVED SHALL BE DEWATERED AS PER THE 2011 EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS.
19. PRIOR TO REMOVAL OF TRAPS OR CONVERSION OF SEDIMENT BASINS TO SWM FACILITIES, THE STORM DRAINS WILL BE FLUSHED.
20. SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS FOR WHICH THE PRACTICES WERE INSTALLED HAVE BEEN STABILIZED. SEDIMENT CONTROL PRACTICES MAY BE REMOVED ONLY WITH THE AUTHORIZATION OF THE DPW INSPECTOR. ALL DISTURBED AREAS RESULTING FROM REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE STABILIZED IMMEDIATELY. REMOVAL PRIOR TO INSPECTOR'S APPROVAL CONSTITUTES A VIOLATION.



M:\FWA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USVI\STS\SHEETS\PLANS\ESC6B - ESC NOTES & DETAILS.DWG, FWA-BRD-RT-22X34, 2/6/2025 11:53 AM\jasoncont

REVISIONS	DESCRIPTION	DATE	REV#

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA

FREDERICK WARD ASSOCIATES
410-879-2090
frederickward.com

PO Box 727, 5 South Main Street, Gal Air, Maryland 21014

OWNER/DEVELOPER
AC DEVELOPMENT, LLC
P.O. BOX 11451
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ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

ESC NOTES & DETAILS

**THE RESIDENCIES
AT 340 NORTH**

ST. THOMAS, U.S. VIRGIN ISLANDS



I, THOMAS H. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/10/2025

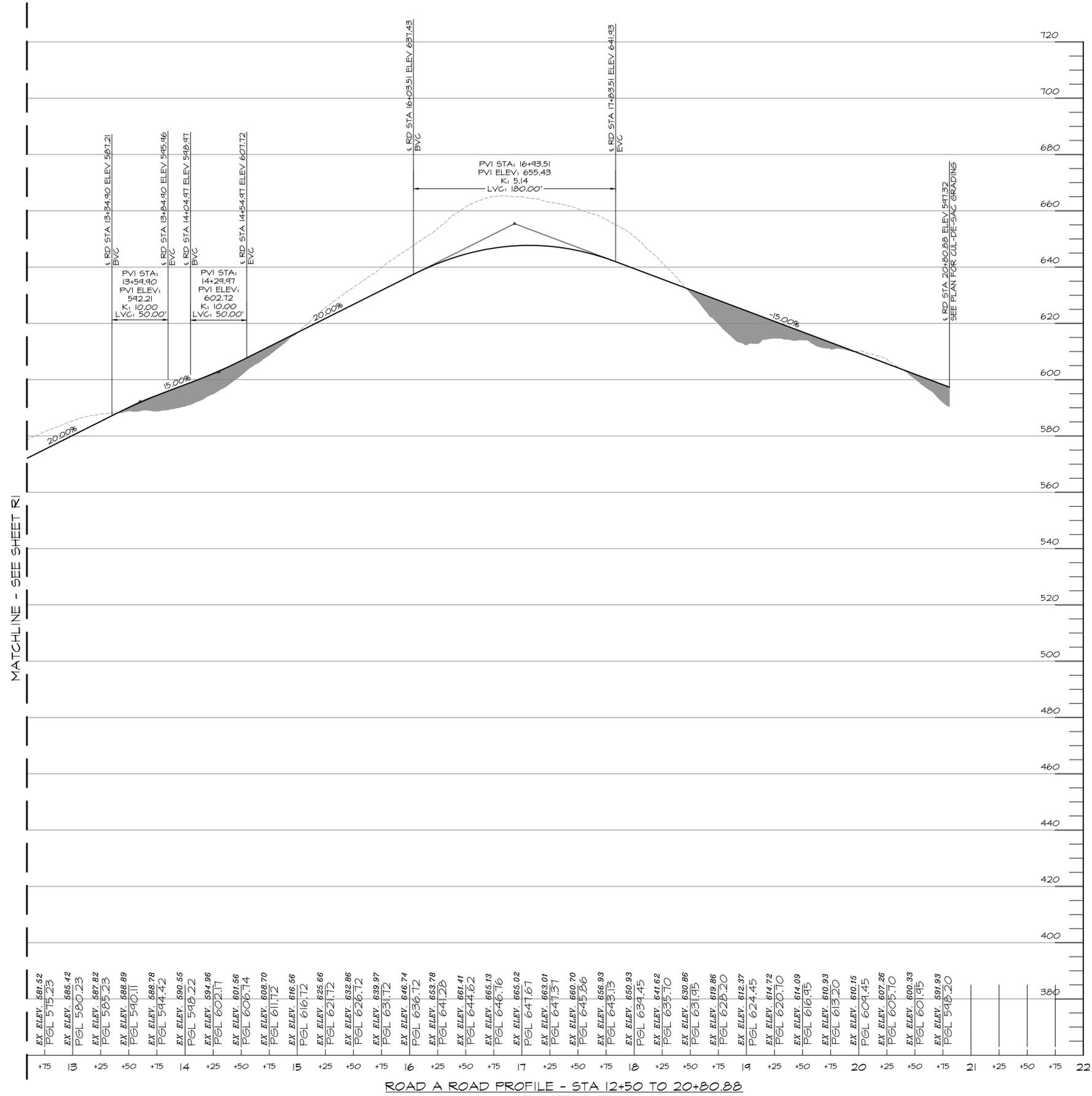
DATE: 2/2/2025 DRAWING NO: E6

SCALE: NTS

DESIGNED BY: NSS

DRAWN BY: NSS SHEET 6 OF 6

CHECKED BY: TMM FWA JOB NUMBER: #####



MATCHLINE - SEE SHEET R1



I, THOMAS M. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025
DRAWING NO: R2

SCALE: # = ##
DESIGNED BY: NSS
DRAWN BY: NSS
CHECKED BY: TMM

SHEET 2 OF 4
FVA JOB NUMBER: #####

■ DENOTES FILL MATERIAL TO BE CONTROLLED & COMPACTED AS CERTIFIED BY AN APPROVED SOILS ENGINEER. FILL MATERIAL IS TO BE PLACED IN NO GREATER THAN 6" LIFTS AND ROLLED TO 98% COMPACTION WITHIN THE TOP 1 FOOT OF SUBGRADE AND PER USVI STANDARD.

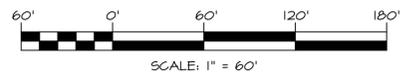
REV#	DATE	DESCRIPTION

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 PHONE: 203-893-7280
 EMAIL: ACORNEIRO@ACDEVUSVI.COM

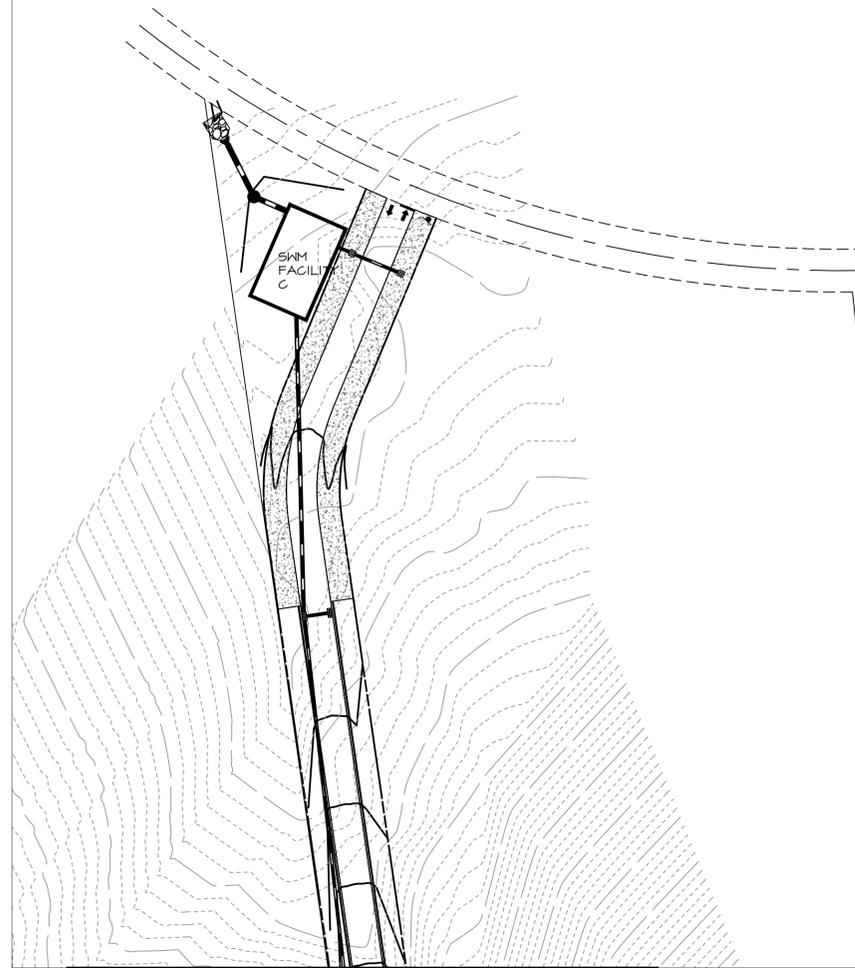
ROADWAY PROFILES
THE RESIDENCIES AT 340 NORTH
 ST. THOMAS, U.S. VIRGIN ISLANDS

MATCH LINE THIS SHEET



SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
D ₀ E	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ F	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D ₀ G	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



MATCH LINE THIS SHEET

WATER QUANTITY MANAGEMENT SUMMARY

STUDY POINT	STORM EVENT	EX Q (CFS)	PROP Q (CFS)
SP #1	1 - YEAR	15.60	16.24
	10 - YEAR	104.67	106.01
	100 - YEAR	351.35	440.81

TIME OF CONCENTRATION STUDY POINT #1							
EXISTING CONDITIONS							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
EX-1A	A-B	SHEET	885.0	858.0	100	27.0%	GRASS DENSE
	B-C	SHALLOW CONC	858.0	641.0	647	33.5%	UNPAVED
	C-SP#1A	CHANNEL	641.0	530.0	449	24.7%	CHANNEL
	Reach 1A				940	13.8%	
EX-1B	A-B	SHEET	895.0	881.0	100	14.0%	GRASS DENSE
	B-C	SHALLOW CONC	881.0	670.0	504	41.9%	UNPAVED
	C-SP#1B	CHANNEL	670.0	470.0	964	20.7%	CHANNEL
	Reach 1B				649	10.8%	
EX-1C	A-B	SHEET	695.0	670.0	100	25.0%	GRASS DENSE
	B-C	SHALLOW CONC	670.0	478.0	566	33.9%	UNPAVED
	C-SP#1	CHANNEL	478.0	400.0	751	10.4%	CHANNEL
PROPOSED CONDITIONS STUDY POINT #1							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
PR-1A	A-B	SHEET	885.0	858.0	100	27.0%	GRASS DENSE
	B-C	SHALLOW CONC	858.0	633.0	640	35.2%	UNPAVED
	C-D	CHANNEL	633.0	595.0	326	11.7%	CHANNEL
	Reach 1A				940	13.8%	
PR-1A-REM	Minimum 0.1 Hours is used						
PR-1B	A-B	SHEET	895.0	881.0	100	14.0%	GRASS DENSE
	B-C	SHALLOW CONC	881.0	670.0	507	41.6%	UNPAVED
	C-D	CHANNEL	670.0	540.0	626	20.8%	CHANNEL
	Reach 1B				649	10.8%	
PR-1B-REM	Minimum 0.1 Hours is used						
PR-1C	Minimum 0.1 Hours is used						



M:\FVA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USV\STS\SHEETS\PLANS\SWM\1 - SWM OVERALL SITE PLAN.DWG - FVA-BRC-RT-22X34_216/2025_12:16 PM.nascont

REV#	DATE	DESCRIPTION

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

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EMAIL: ACORNEIRO@ACDEVUSVI.COM

OVERALL STORMWATER PLAN

**THE RESIDENCIES
AT 340 NORTH**

ST. THOMAS, U.S. VIRGIN ISLANDS

I, THOMAS M. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025
DRAWING NO: **W1**

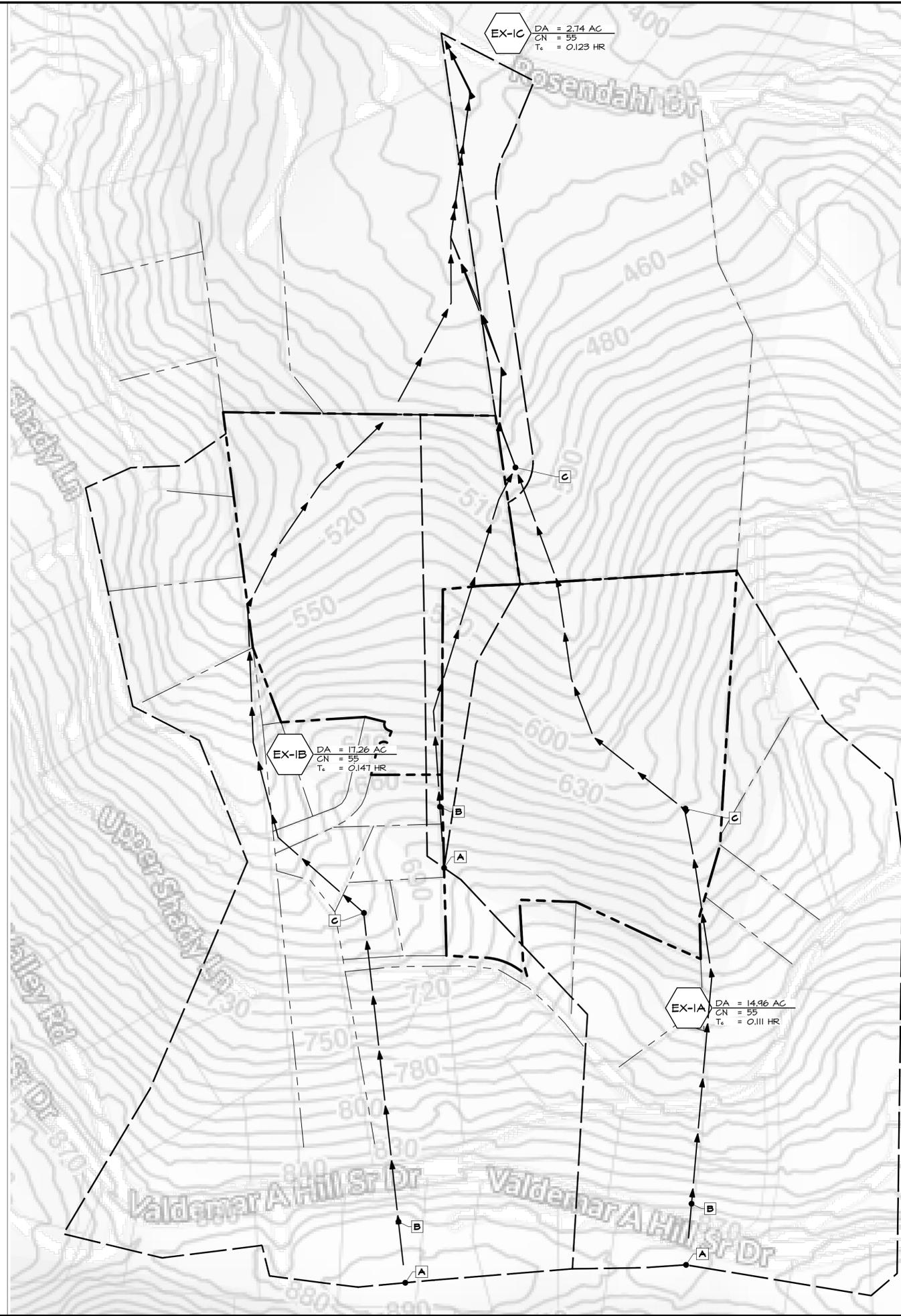
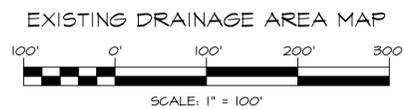
SCALE: 1" = 60'
DESIGNED BY: NSS
DRAWN BY: NSS
CHECKED BY: TMM

SHEET 1 OF 7
FVA JOB NUMBER: #####

M:\FVA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USVI\STSHEETS\PLANS\SWIMW2 - SWIM EX DA.DWG, FVA-BRD-RT-22X34, 26/2025 12:13 PM, rascornit

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
D _{0E}	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D _{0F}	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D _{0G}	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



LEGEND

- TC PATH
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA DESIGNATION
- POINT OF INVESTIGATION (STUDY POINT)

$DA = 0.00AC$
 $CN = 0$
 $T_c = 0HR$

SP #



REV#	DATE	DESCRIPTION

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

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 PHONE: 203-893-7280
 EMAIL: ACORNEIRO@ACDEVUSVI.COM

EX. CONDITIONS DRAINAGE AREAS

**THE RESIDENCIES
AT 340 NORTH**

ST. THOMAS, U.S. VIRGIN ISLANDS

I, THOMAS H. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

DATE: 2/2/2025 DRAWING NO: **W2**

SCALE: 1" = 100'

DESIGNED BY: NSS

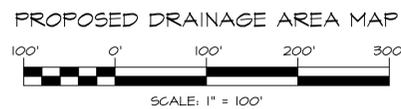
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CHECKED BY: TMM

SHEET 2 OF 7

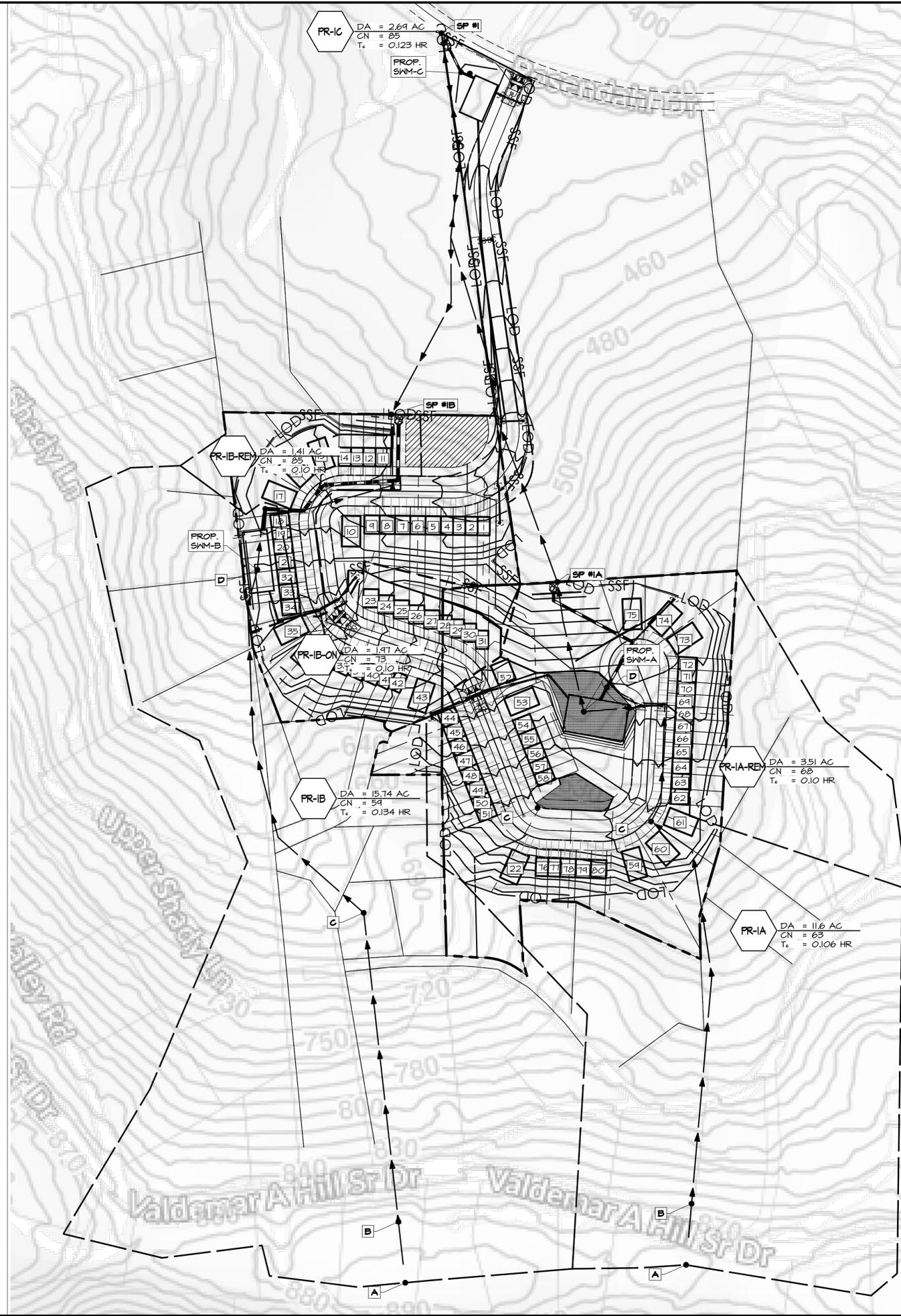
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SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
D _{0E}	DOROTHEA-SUSANNABERG COMPLEX, 20 TO 40 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D _{0F}	DOROTHEA-SUSANNABERG COMPLEX, 40 TO 60 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B
D _{0G}	DOROTHEA-SUSANNABERG COMPLEX, 60 TO 90 PERCENT SLOPES, EXTREMELY STONY	-	0.17	B



LEGEND

- TC PATH
- DRAINAGE AREA DIVIDE
- DA
- $DA = 0.00AC$
- $CN = 0$
- $T_e = 0HR$
- DRAINAGE AREA DESIGNATION
- POINT OF INVESTIGATION (STUDY POINT)
- SP #1



REV#	DATE	DESCRIPTION

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 ST. THOMAS, VI 00801
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 PHONE: 203-893-7280
 EMAIL: ACORNEIRO@ACDEVUSVI.COM

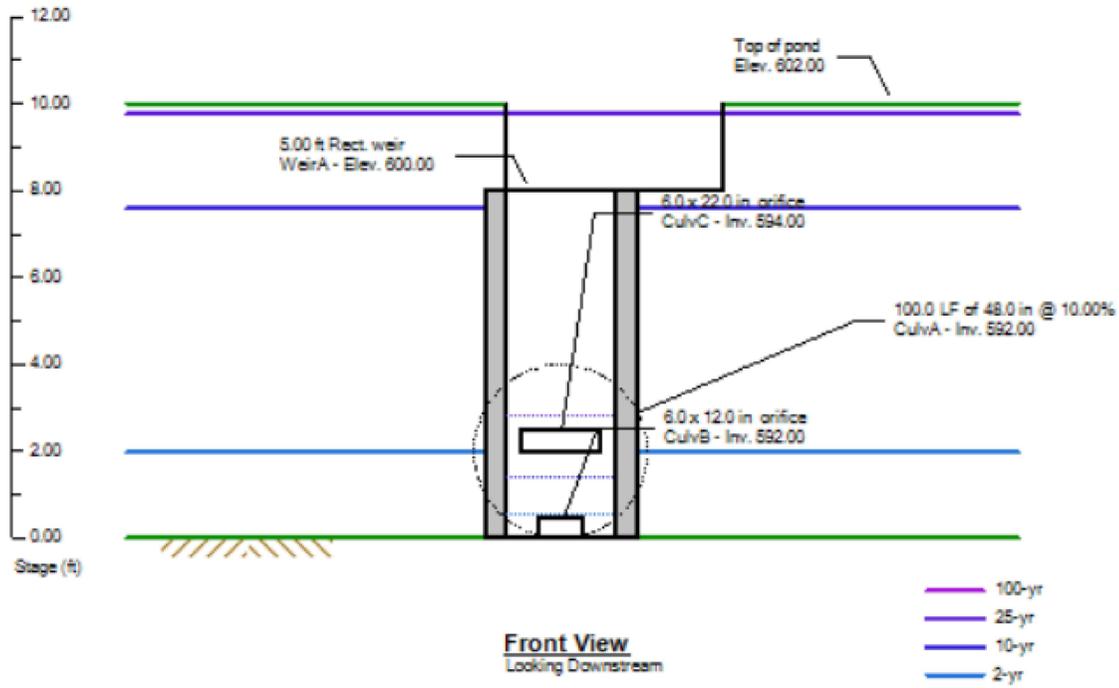
PROP. CONDITIONS DRAINAGE AREAS
**THE RESIDENCIES
AT 340 NORTH**



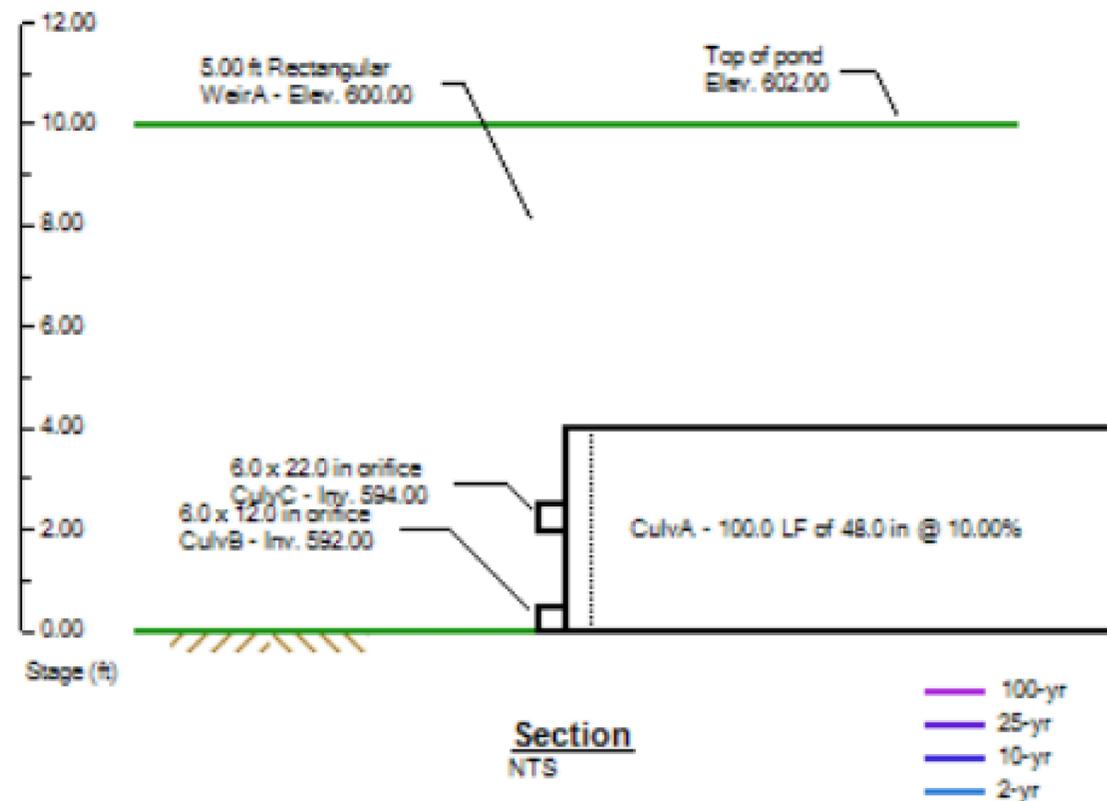
I, THOMAS M. MINER CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/10/2025

DATE: 2/2/2025
 DRAWING NO: W3
 SCALE: 1" = 100'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

SHEET 3 OF 7
 FVA JOB NUMBER: #####

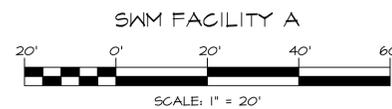


OUTLET STRUCTURE SWM FACILITY A



OUTLET STRUCTURE SWM FACILITY A

- STORMWATER FACILITY NOTES:**
1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
 2. STORMWATER OUTLET STRUCTURE TO BE PRECAST. STRUCTURE SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO CASTING.



REV#	DATE	DESCRIPTION

**ARCHITECTS
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FREDERICK WARD ASSOCIATES
 Frederick Ward Associates, Inc.
 410-879-2090
 Frederick, MD 21704
 PO Box 727, 5 South Main Street, Baltimore, Maryland 21014

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 EMAIL: ACORNEIRO@ACDEVUSVI.COM

SWM FACILITY A DETAIL

**THE RESIDENCIES
AT 340 NORTH**

ST. THOMAS, U.S. VIRGIN ISLANDS



I, THOMAS H. HNER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46800 EXP. DATE: 09/30/2025

DATE: 2/2/2025 DRAWING NO: W4

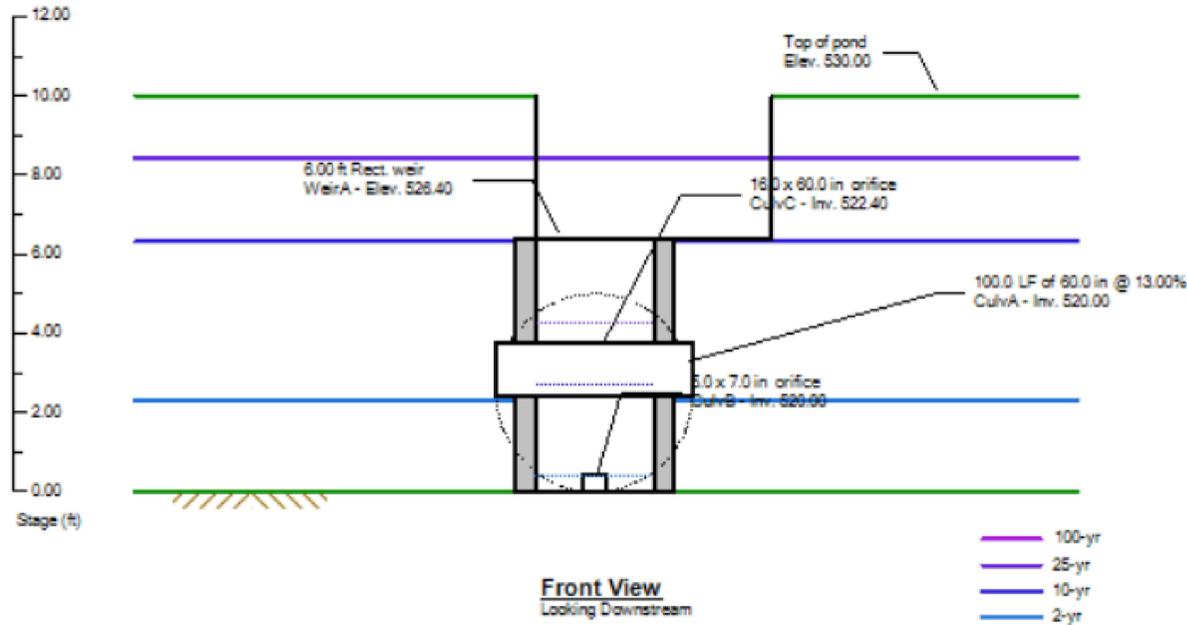
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DESIGNED BY: NSS

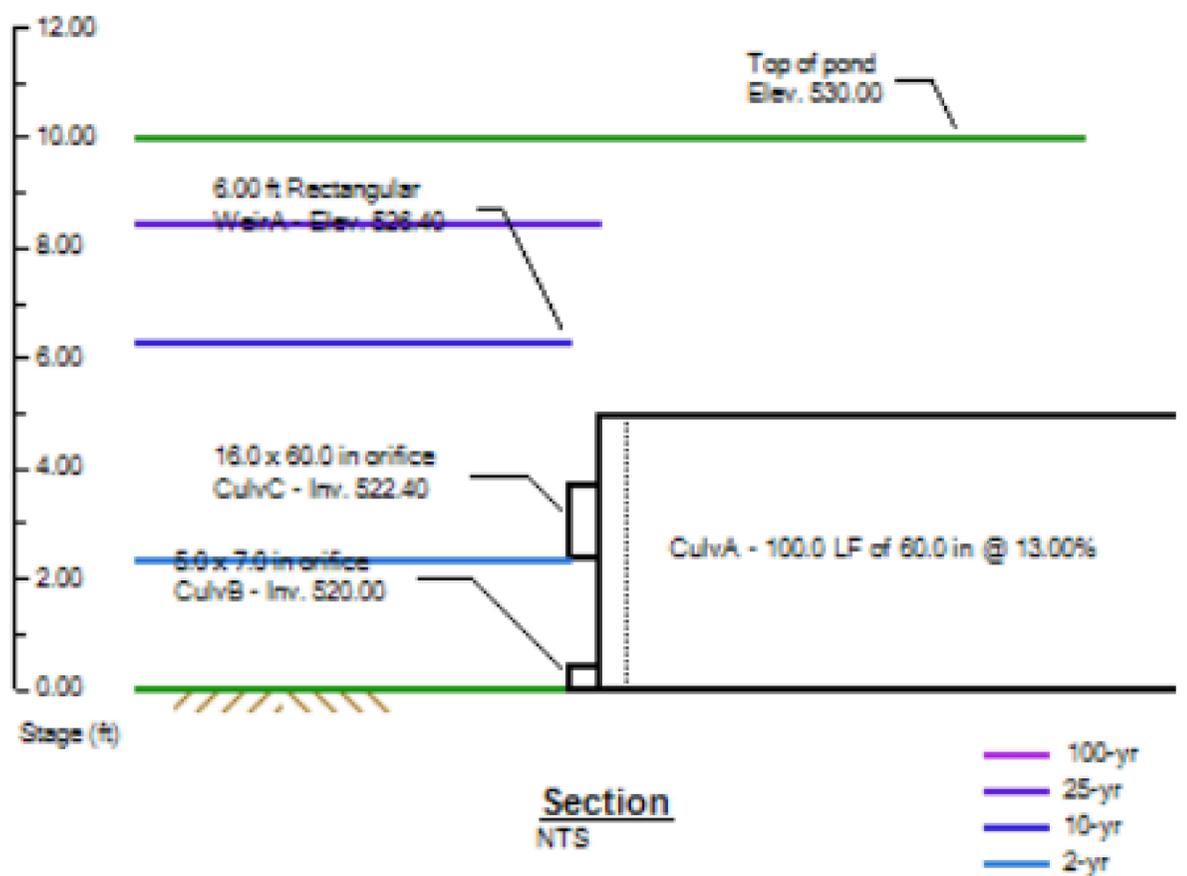
DRAWN BY: NSS SHEET 4 OF 6

CHECKED BY: TMM FWA JOB NUMBER: #####

M:\FWA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USVI\STDSHEETS\PLANS\SWM\W4 - SWM FACILITY A DETAIL.DWG, FWA-BRD-RT-22X34, 2/6/2025 12:04 PM, nsscont

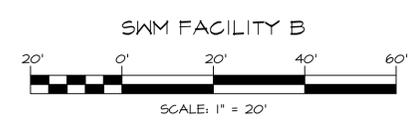
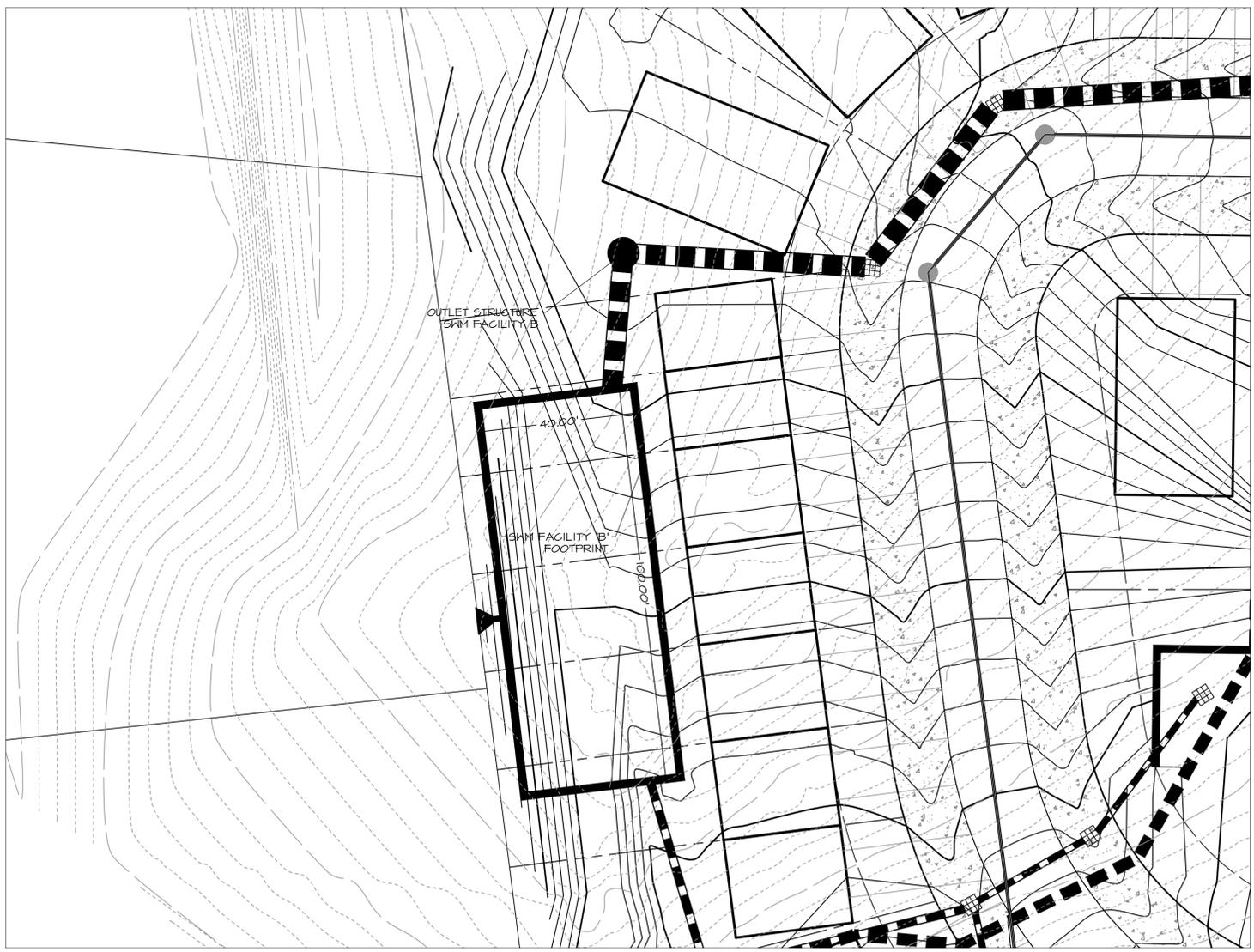


OUTLET STRUCTURE SWM FACILITY B



OUTLET STRUCTURE SWM FACILITY B

STORMWATER FACILITY NOTES:
 1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
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REV#	DATE	DESCRIPTION

**ARCHITECTS
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PLANNERS
SURVEYORS**
FREDERICK WARD ASSOCIATES
 410-879-2090
 frederickward.com
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 PHONE: 203-893-7280
 EMAIL: ACORNEIRO@ACDEVUSVI.COM

SWM FACILITY B DETAIL
**THE RESIDENCIES
AT 340 NORTH**

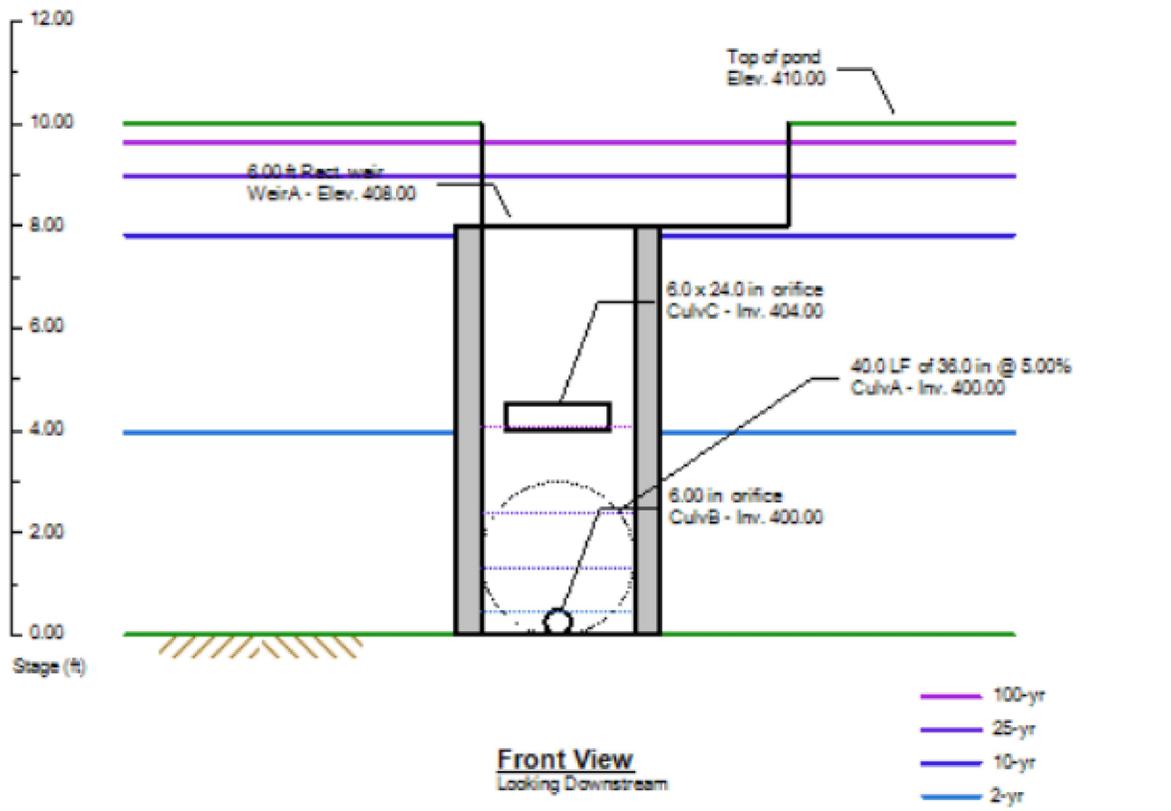


I, THOMAS M. MINER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

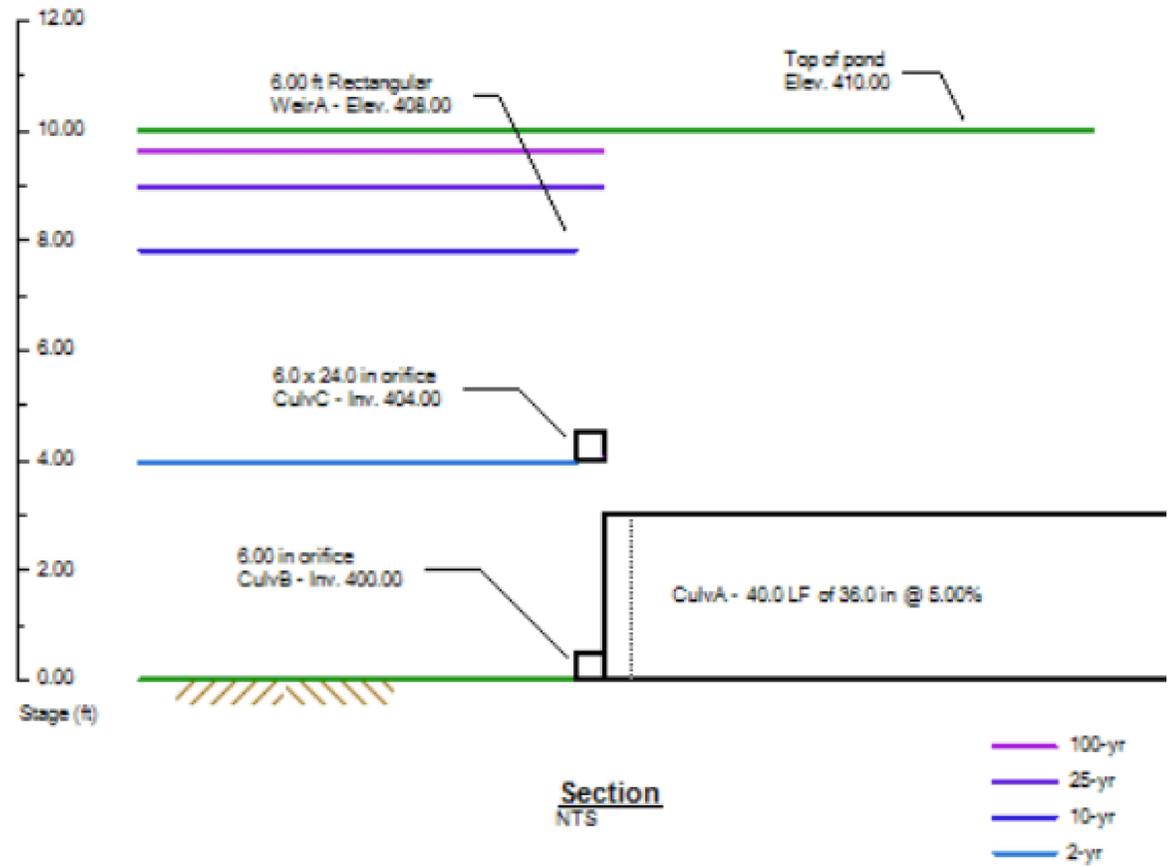
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 SCALE: 1" = 20'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

SHEET 4 OF 6
 FWA JOB NUMBER: #####

M:\FWA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USVI\STSHEETS\PLANS\SWM\5 - SWM FACILITY B DETAIL.DWG, FWA-BRD-RT-22X34, 2/6/2025 12:03 PM, nracon@tmm.com

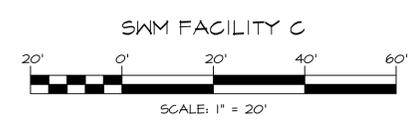
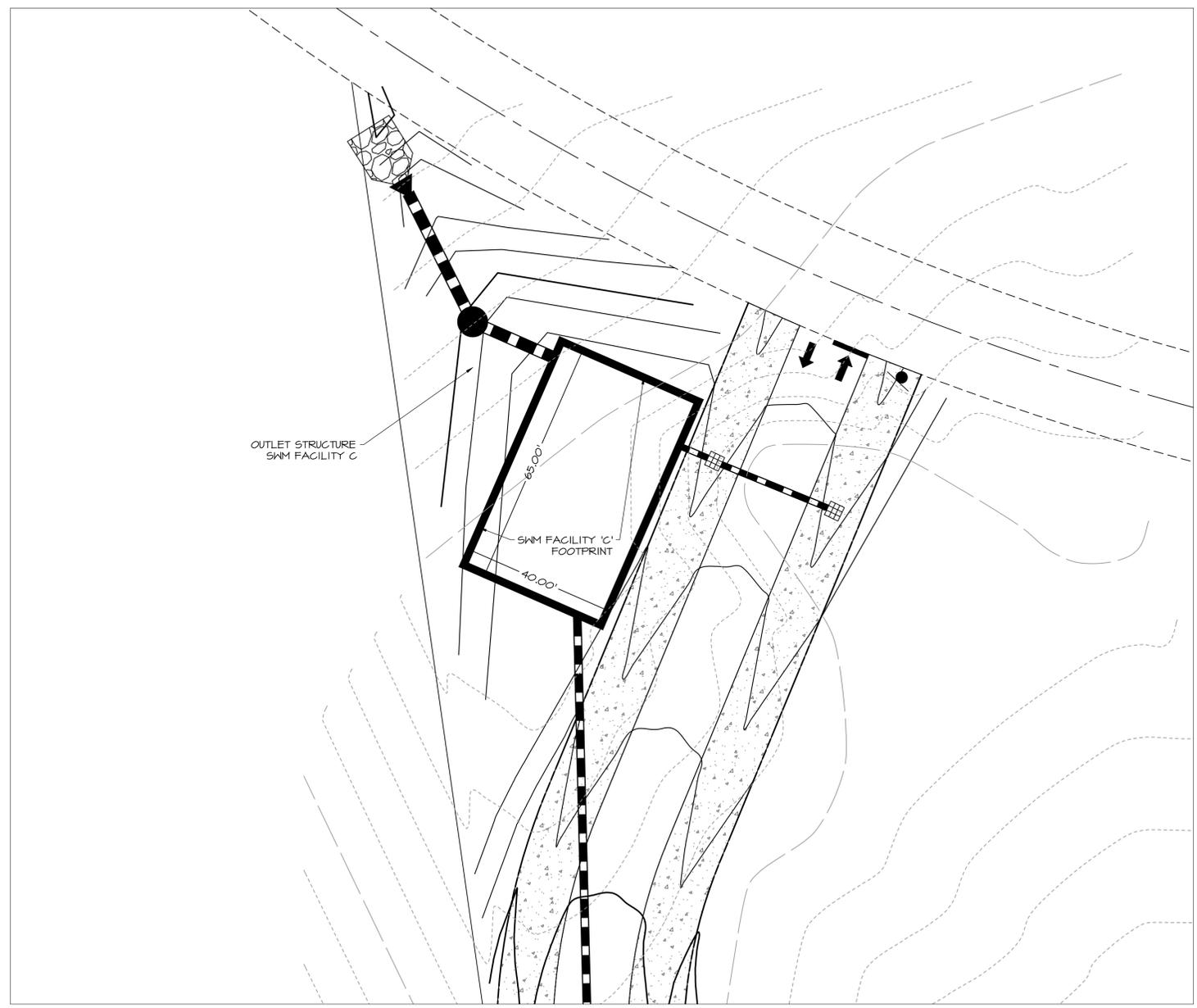


OUTLET STRUCTURE SWM FACILITY A



OUTLET STRUCTURE SWM FACILITY A

STORMWATER FACILITY NOTES:
 1. UNDERGROUND STORMWATER VAULT SELECTION AND SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY ENGINEER FOLLOWING PRODUCT SELECTION AND LAYOUT FOR CONFORMITY TO DESIGN VOLUMES AND CONFIGURATION.
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REV#	DATE	DESCRIPTION

**ARCHITECTS
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PLANNERS
SURVEYORS**
FREDERICK WARD ASSOCIATES
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 frederickward.com
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 PHONE: 203-893-7280
 EMAIL: ACORNEIRO@ACDEVUSVI.COM

SWM FACILITY C DETAIL
**THE RESIDENCIES
AT 340 NORTH**



I, THOMAS H. MNER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46810 EXP. DATE: 09/30/2025

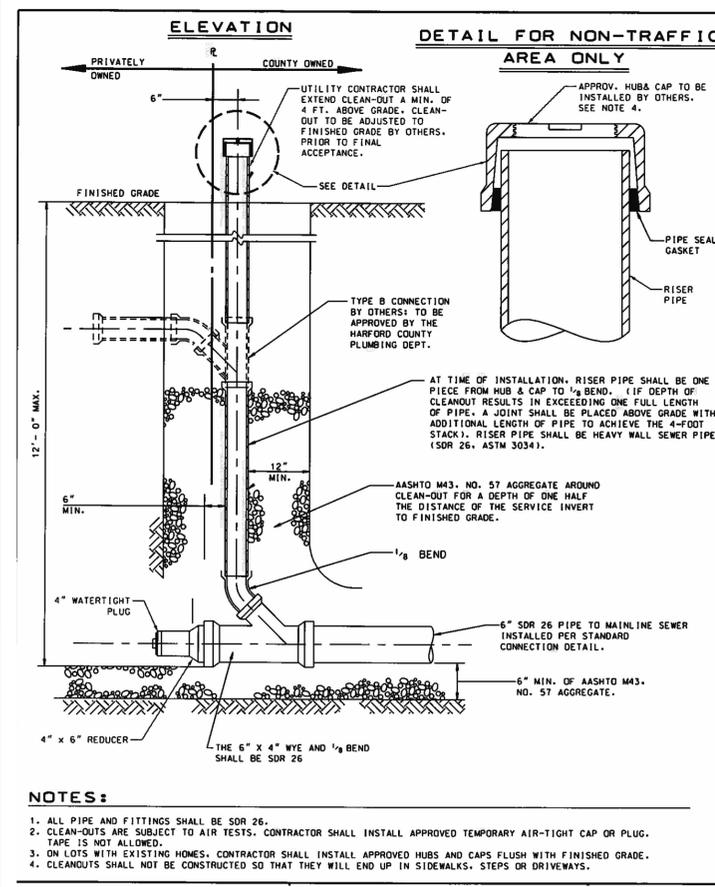
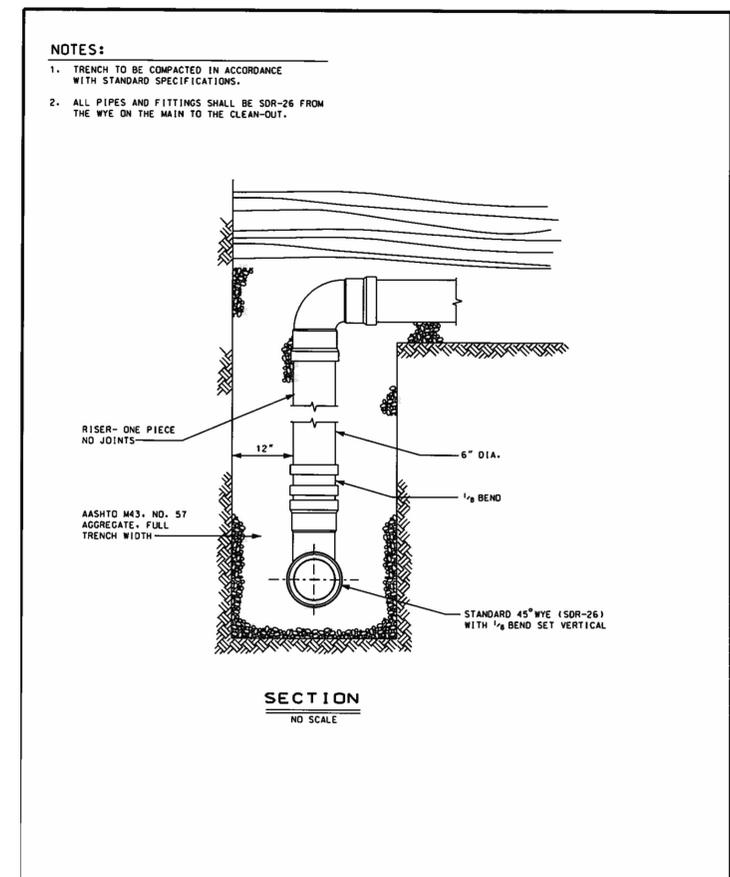
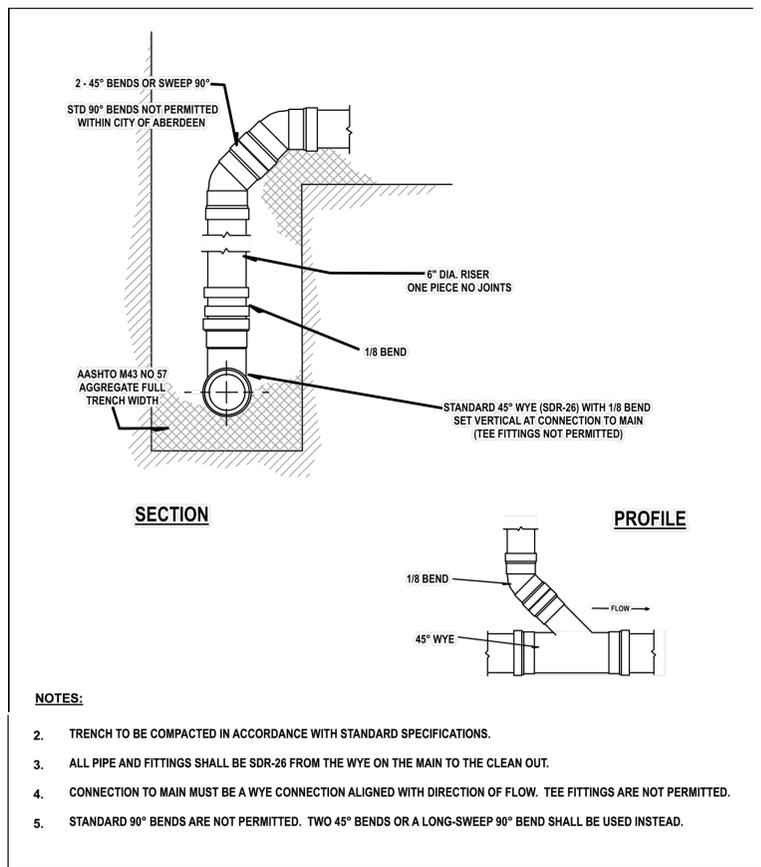
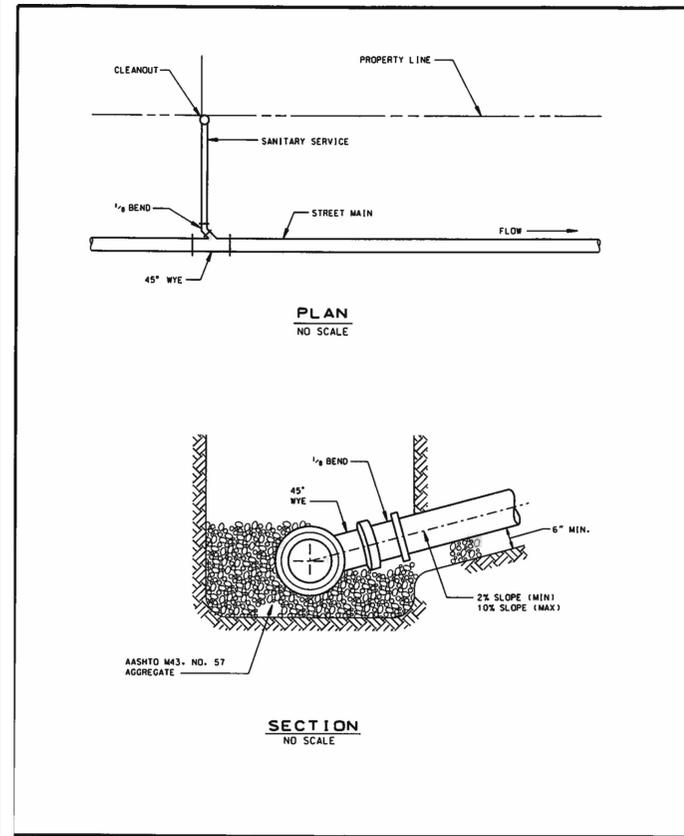
DATE: 2/2/2025
 DRAWING NO:
 SCALE: 1" = 20'
 DESIGNED BY: NSS
 DRAWN BY: NSS
 CHECKED BY: TMM

SHEET 4 OF 6
 FWA JOB NUMBER: #####

W6

M:\FWA BUSINESS DEVELOPMENT\PROPOSAL\ENGINEERING\2024\USVI\STSHEETS\PLANS\SWM\W6 - SWM FACILITY C DETAIL.DWG, FWA-BRD-RT-22X34, 2/6/2025 12:02 PM, nsscentil

M:\FVA BUSINESS DEVELOPMENT\PROPOSALS\ENGINEERING\2024\USV\STS\SHEETS\PLANS\W&S\S3 - SANITARY DETAILS.DWG, FVA-BRD-RT-22034, 2/5/2025 3:18 PM (msacomb)



REV#	DATE	DESCRIPTION

ARCHITECTS ENGINEERS PLANNERS SURVEYORS

FREDERICK WARD ASSOCIATES
Frederickward.com
410-879-2090

PO Box 727, 5 South Main Street, Bal Air, Maryland 21014

OWNER/DEVELOPER

AC DEVELOPMENT, LLC
P.O. BOX 11451
ST. THOMAS, VI 00801
ATTN: AJANI CORNEIRO
PHONE: 203-893-7280
EMAIL: ACORNEIRO@ACDEVUSVI.COM

SANITARY DETAILS

THE RESIDENCIES AT 340 NORTH

ST. THOMAS, U.S. VIRGIN ISLANDS

STATE OF MARYLAND
CECIL V. THOMAS
LICENSE NO. 46810
PROFESSIONAL ENGINEER

I, THOMAS H. MNER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 46800 EXP. DATE: 09/10/2025

DATE: 2/2/2025
DRAWING NO.:
SCALE: NTS
DESIGNED BY: NSS
DRAWN BY: NSS
CHECKED BY: TMM

SHEET 3 OF 3
FVA JOB NUMBER: #####

S3