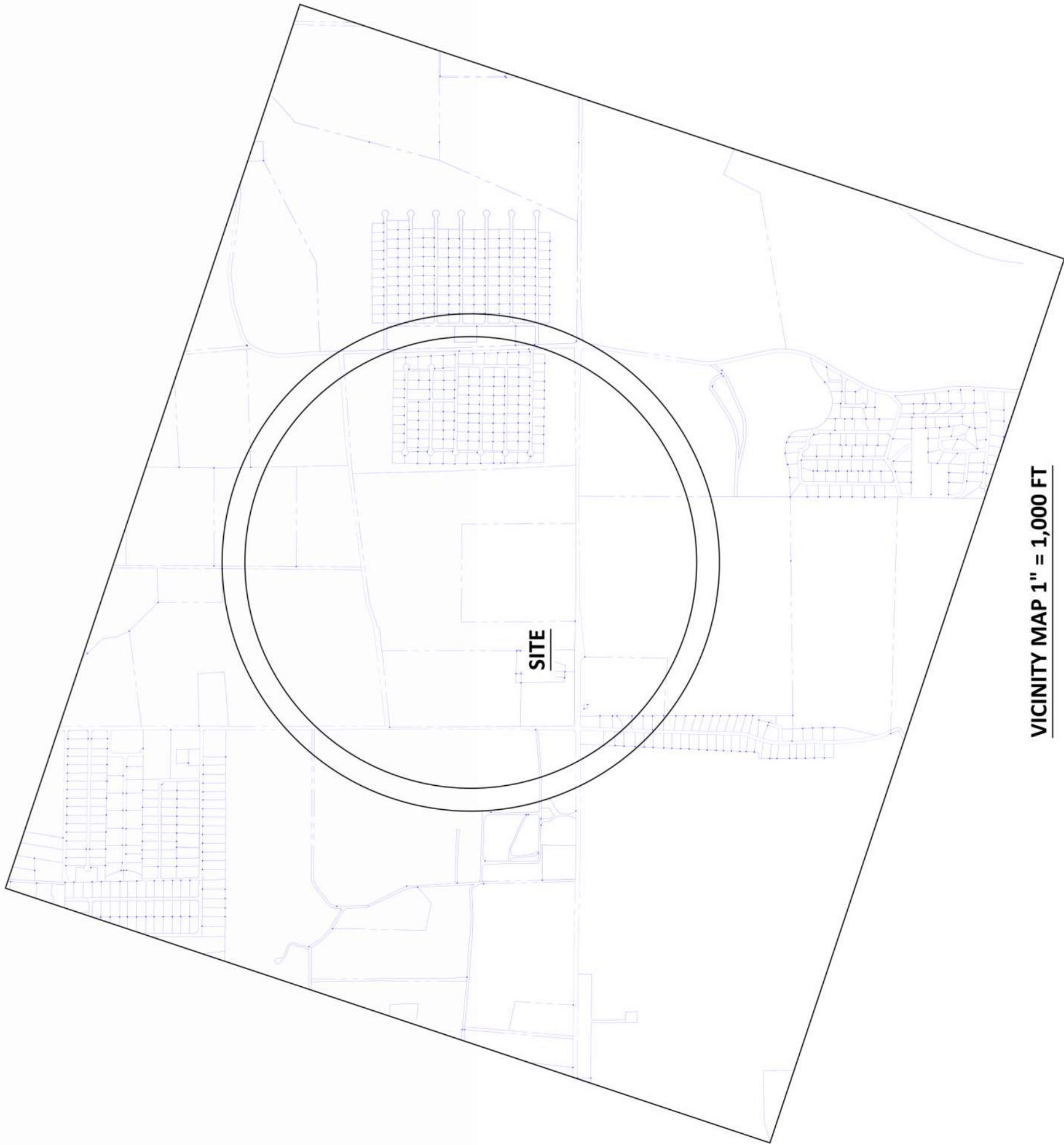




VICINITY MAP 1" = 1,000 FT

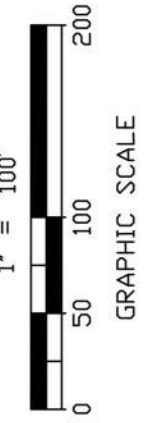
BENCHMARK DESIGNATION - VINH B
PID - DK7140
STATE/COUNTY - VA/ST CROIX
COUNTRY - US
USGS QUAD - LONG POINT (2013)

CURRENT SURVEY CONTROL
NAD 83(2011) POSITION: 17 43 55.383(N) 064 47 55.3735(W) ADJUSTED
NAD 83(2011) ELLIP HT - 29,352 (meters) (06/27/12) ADJUSTED
NAD 83(2011) EPOCH - 2010.00
VIN009 ORTHO HEIGHT - 31.997 (meters) 104.98 (feet) ADJUSTED

GEOD18 - 41.358 (meters)
COMP - 2.587,818.743 (meters)
NAD 83(2011) Y - 5,499,074.589 (meters)
NAD 83(2011) X - 1,925,444.444 (meters)
LAPACE CORR - 1.01 (seconds)
VERT ORDER - FIRST CLASS II



- NOTES:**
1. BOUNDARY DESCRIPTION AND NORTH ARROW REFER TO VIRGIN ISLANDS GEOGRAPHIC INFORMATION SYSTEM (IMAGED). THIS IS NOT A BOUNDARY SURVEY.
 2. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE VIRGIN ISLANDS GEOGRAPHIC INFORMATION SYSTEM (IMAGED). THIS IS NOT A BOUNDARY SURVEY.
 3. SURVEY IN U.S. UNITS AND CONDUCTED USING CONVENTIONAL SURVEY METHODS IN SEPTEMBER/OCTOBER/NOVEMBER 2023.
 4. HORIZONTAL DATUM OF DRAWING FILE IS NORTH AMERICAN DATUM 1983, ZONE 5200, US SURVEY FOOT.
 5. VERTICAL DATUM IS VIRGIN ISLANDS VERTICAL DATUM 2005.



ASBUILT/TOPO SURVEY

ST CROIX EDUCATIONAL CENTER
PLOTS 5A & 5C ESTATE VICORP LANDS
Prince Quarter
Saint Croix, US Virgin Islands

BCSC DOSPIVA
The Green Piece Engineering + Environment
Engineers • Surveyors • Planners
5001-12 Chandler's Wharf, Christianssted, Saint Croix, VI 00820
Phone: 340.776.7474 www.dospiva.com www.thegreenpiece.us

SP-1

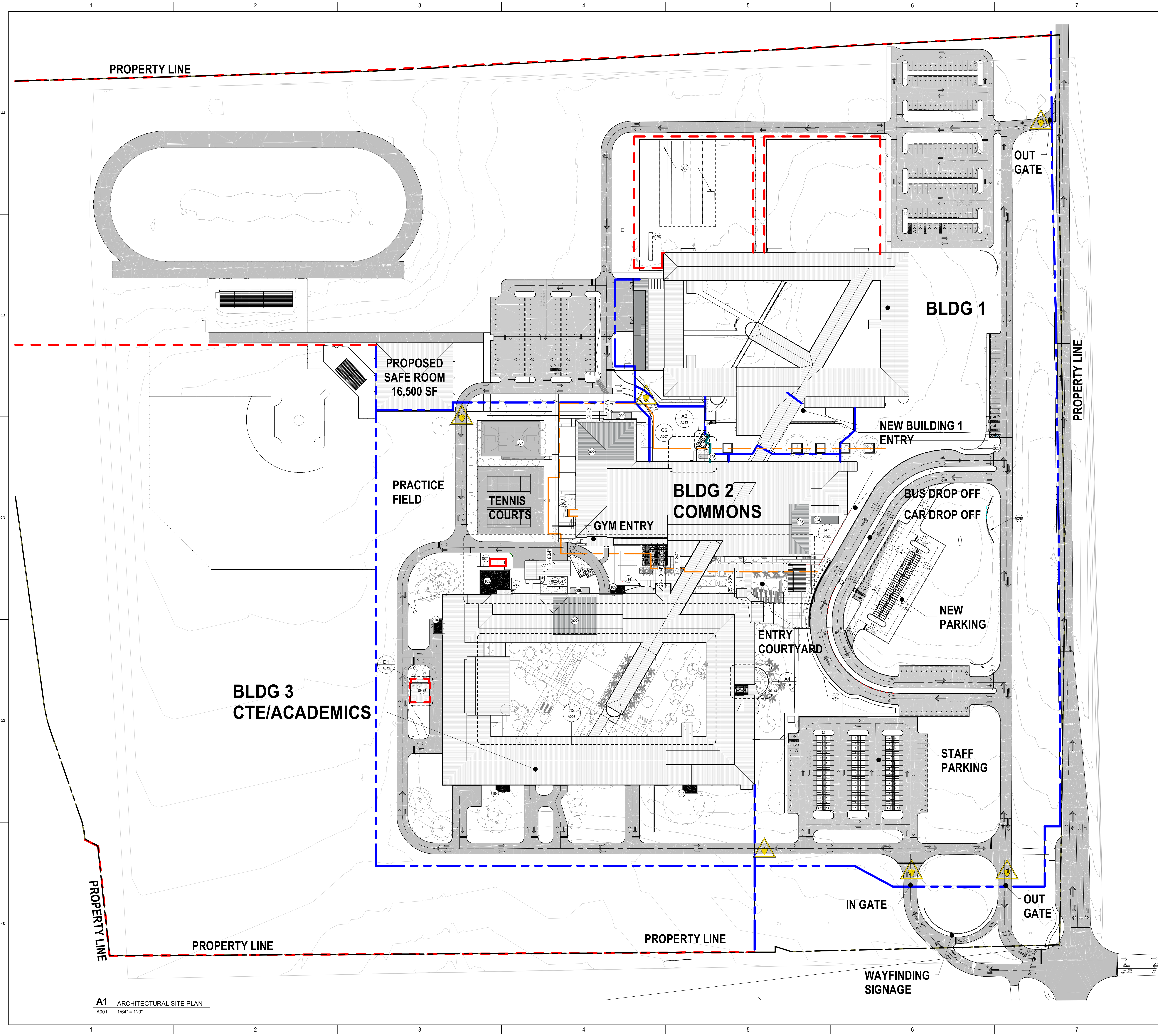
Designed By:	Drawn By: cly/cpc	Checked By: JLB	Scale: 1" = 100 ft	Date: 17 SEPT 2023
Revised:	21 NOV 2023 FINAL ISSUE	03 MAY 2024 CLIENT EDIT	20 JUNE 2024 ROTATE/SCALE	
Project Number:	23X118			

STX EDUCATIONAL COMPLEX HS		
Centerline Rd		
St. Croix, US, Virgin Islands 00820		
SURVEY		
REVISIONS:		
No.	Description	Date
1		
2		
3		
4		
5		
DRAWN BY: Author		
CHECKED BY: Checker		
DATE: 01-20-2026		
NOVUS JOB NUMBER		
470-23-47		
GDR PROJECT NUMBER		
010-2022-1		
SHEET NUMBER		
A000		

IMPROPER DOCUMENT
FOR INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

STX EDUCATIONAL COMPLEX HS
Centerline Rd
St. Croix, US, Virgin Islands 00820
SURVEY

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A1 ARCHITECTURAL SITE PLAN
A001 1/64" = 1'-0"

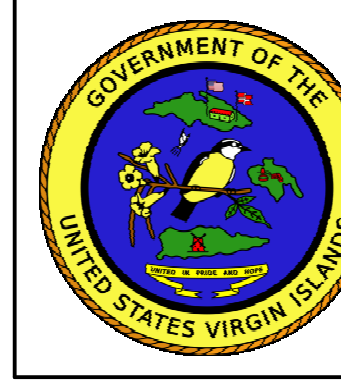
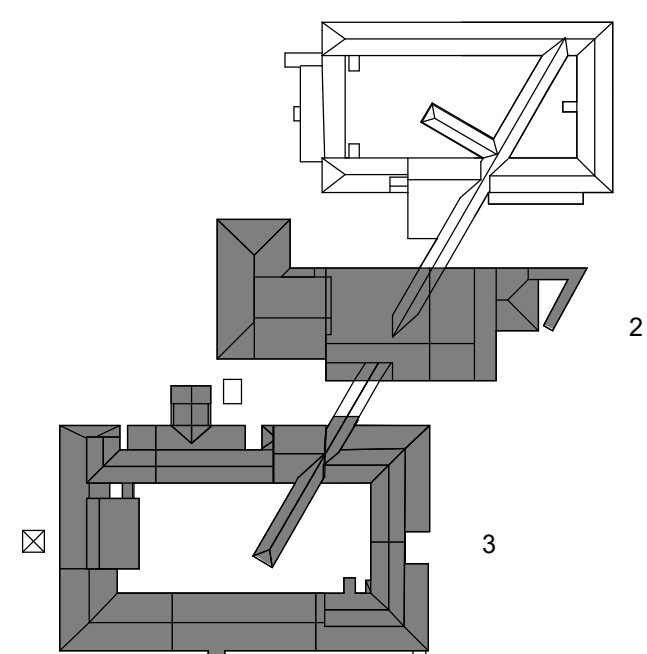
SITE LEGEND

- PLOT PROPERTY LINE
- OTHER PROPERTY LINE
- SEWER LINE
- ELECTRIC LINE
- DECORATIVE FENCE - TYPE 1 (8 FOOT)
- DECORATIVE FENCE (4 FOOT)
- CHAIN LINK FENCE - TYPE 2 (8 FOOT)
- CHAIN LINK FENCE - TYPE 3 (16 FOOT)
- FIRE SEPARATION LINE
- G FENCE PEDESTRIAN GATE
- △ CAR GATE
- UTILITY POLE
- TRAFFIC FLOW

KEYNOTES - NEW WORK BUILDING 2 & 3

- 000 - SITE
- 009 - BREAKTANK - SEE PLUMBING DRAWINGS
- 014 - COVERED CANOPY
- 020 - BATTERY INVERTER - SEE ELECTRICAL DWGS
- 021 - (2) PROPANE TANKS - SEE PLUMBING DWGS
- 022 - POTABLE WATER CISTERN - SEE PLUMBING DWGS
- 023 - FIRE CISTERN - SEE PLUMBING DWGS
- 024 - NEW FIRE CISTERN - SEE PLUMBING DWGS
- 025 - FUTURE GREENHOUSE ON NEW CONCRETE SLAB, SLOPED TO DRAIN - SEE PLUMBING DRAWINGS
- 026 - WAYFINDING SIGNAGE
- 027 - AGRICULTURE SHED
- 029 - GENERATOR FOR BLDG 1
- 030 - SOLAR PANELS - SEE ELECTRICAL DWGS
- 047 - WATER RETENTION TANK - SEE PLUMBING DRAWINGS - COORDINATE WITH FUTURE GREENHOUSE
- 048 - AUTOMOTIVE SHED
- 054 - MULTICOURT SURFACE - SEE LANDSCAPE DWGS
- 100 - WALLS AND OPENINGS
- 104 - MECHANICAL YARD, 8" CMU WALL WITH PRECAST CONCRETE CAP, 6' WIDE SECURITY GATE - SEE STRUCTURAL DRAWINGS
- 105 - MECHANICAL YARD, 12" CMU WALL WITH PRECAST CAP - SEE STRUCTURAL DRAWINGS

KEYPLAN



STX EDUCATIONAL COMPLEX HS

Centerline Rd
St. Croix, US, Virgin Islands 00820

ARCHITECTURAL SITE PLAN

REVISIONS:		
No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03-11-2026
NOVUS JOB NUMBER:	470-23-47
NOVUS PROJECT NUMBER:	010-2022-1

SHEET NUMBER
A001

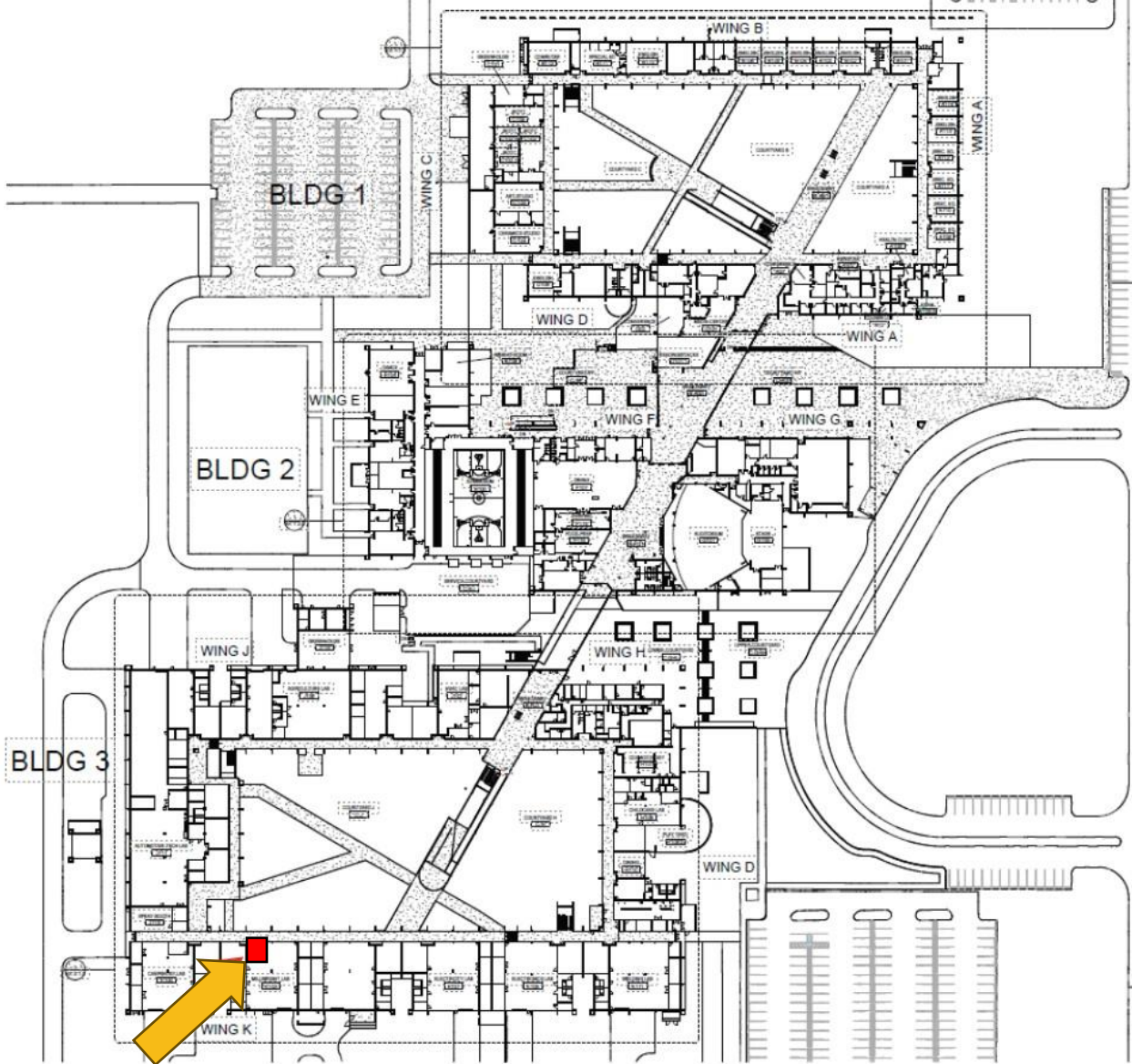
60% CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS

HAZARDOUS MATERIALS

- Lead Paint confirmed in Building 3

-  Positive Lead-based Paint/Lead Dust – Wall or Window Sill
-  Area with No Access
-  Positive Lead-based Paint Location – Floor / Ceiling
-  Positive Lead Dust Wipe Location – Floor / Ceiling



Federal Consistency Determination Presentation
St. Croix Educational Complex
March 19, 2026



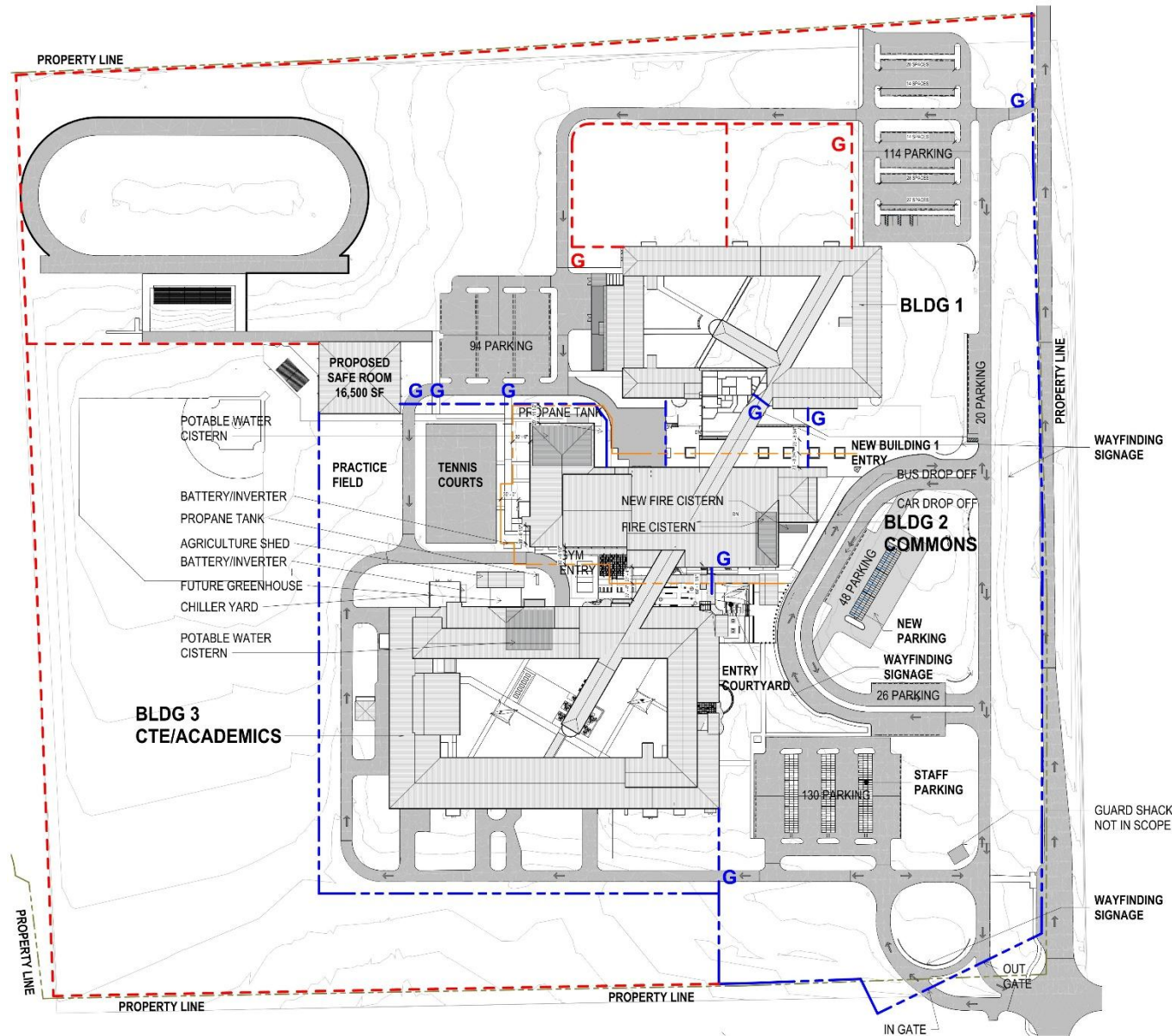
PROPOSED SITE PLAN

FENCING

- The site will have new perimeter fencing
- Additional parking as required by the VI Zoning Ordinance.

SITE IMPROVEMENTS

- Covered Sidewalks and Parking
- Site Security/ Entrance Gate
- Mechanical Enclosure
- Fire and Potable Water Cisterns



Federal Consistency Determination Presentation
St. Croix Educational Complex
March 19, 2026



SITE ALTERATIONS

AREA DISTURBANCE

- The site will have an area disturbance of approximately 224,000 sf.
 - Fencing
 - Sidewalks & Parking
 - Mechanical Enclosure
 - Plumbing Tanks
 - New Fire Cistern
 - Proposed Safe Room
 - New Entry
 - New Student use courtyards between Buildings 2 & 3
 - New Kitchen Delivery
 - New Utility Lines
 - New Basket Ball Court

GRADING AND DRAINAGE

- The site has a gentle slope from east to west; grading changes will allow for positive drainage away from building.
- Water that is unusable, or unsuitable for collection will be sheet-flowed away from the building on to grade
- Install new storm drainage throughout site.

