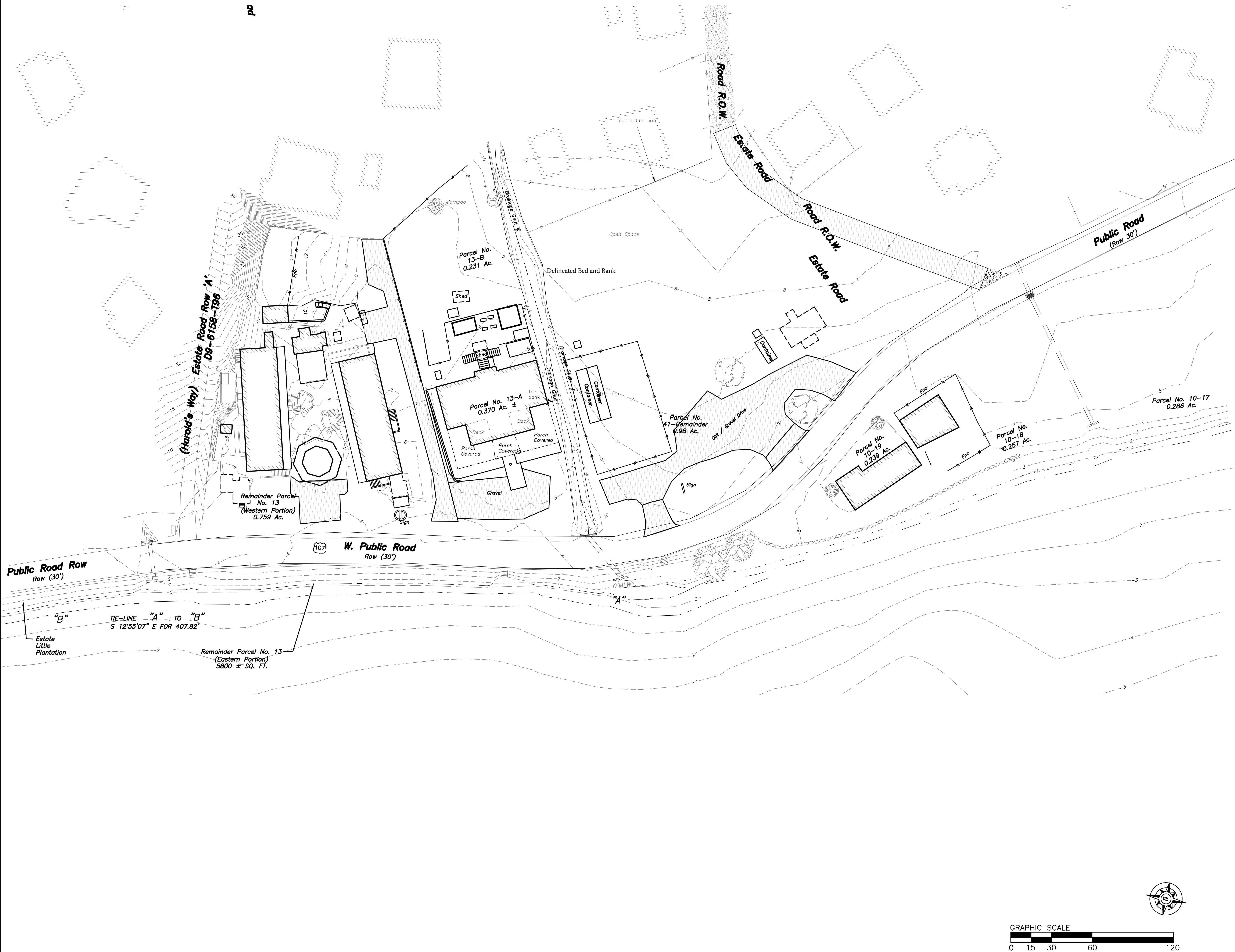




GENERAL NOTES

- CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTES

- PLAN REFERENCE: EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN HEREON ARE TAKEN FROM INFORMATION PROVIDED BY THE CLIENT. SURVEY INFORMATION PROVIDED BY MARVIN BERNING & ASSOCIATES, 6051 RED HOOK PLAZA, SUITE 201, ST. THOMAS, VI 00802, PHONE: 340-775-6557. CAIRONE AND KAUPP, INC. DOES NOT GUARANTEE THE SURVEY INFORMATION. PRIOR TO CONSTRUCTION, ALL INFORMATION SHOULD BE FIELD VERIFIED TO ASSESS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF CONSTRUCTION.
- FLOODPLAIN INFORMATION SHOWN HEREON TAKEN FROM FEMA FIRM MAP NUMBER 7800000350 DATED APRIL 16, 2007 AND ACCOMPANYING DIGITAL DATA FROM FEMA GIS INFORMATION. FLOODPLAIN ON THE SUBJECT PROPERTY IS AT ELEVATION 10 FEET.
- THE DETENTION BASINS (AS SHOWN ON THE PLAN) ARE PERMANENT FACILITIES AND SHALL NOT BE MODIFIED OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES(DPNR). THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRADES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER BASIN STRUCTURES AND DEVICES. THESE RESPONSIBILITIES SHALL INCLUDE ROUTINE LAWN CARE, REMOVAL OF ORDINARY INNOCUOUS DEBRIS THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BASINS, AND MAINTENANCE OF THE STRUCTURAL INTEGRITY AND REPAIR OF ALL OUTLET PIPES, WALL STRUCTURES AND OTHER PERMANENT STRUCTURAL DEVICES. THE DPNR SHALL HAVE PERPETUAL EASEMENTS ON AND OVER THE AREAS OF THE DETENTION BASINS FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES. THE AFORESAID RESPONSIBILITIES OF THE OWNER/PERMITEE SHALL BE SUBJECT TO ENFORCEMENT BY DPNR. IN THE EVENT THAT THE OWNER/PERMITEE FAILS TO HONOR THE RESPONSIBILITY SET FORTH HEREIN, IN ANY MANNER, DPNR SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE AREA OF THE BASINS TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS. THE COST OF SUCH, AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE PERMITEE, AS DETERMINED AND ASSESSED BY DPNR.

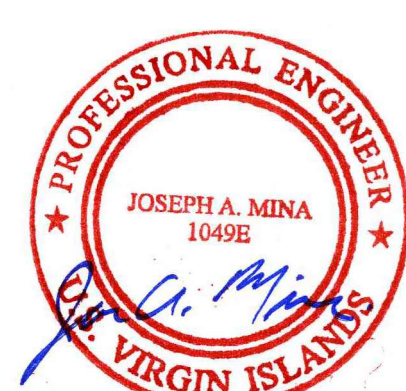
LEGEND

- Right of Way Line
- Property Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Adjacent
- Building
- Roof Overhang
- FEMA 100Yr Floodplain
- Soil Boundry with Soil Types
- Spot Elevation
- Storm Sewer Inlet
- Storm Sewer Headwall
- Manhole
- Dry Stone Retaining Wall
- Signs
- Trees
- Existing Cistern
- Existing Curb
- Existing Concrete Paving
- Existing Fence
- Existing Generator on Concrete Pad
- Existing Open Space Area
- Existing Ramp
- Existing Septic
- Existing Stairs
- Existing Stairs and Landing
- Existing Transformer on Concrete Pad
- BUILDING
- PAVEMENT TO BE REMOVED
- FUTURE BUILDING
- NEW PEDESTRIAN UNIT PAVERS
- NEW LANDSCAPE AREA
- NEW CONCRETE PAVING
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PAVERS
- NEW PERMANENT TURF
- REINFORCEMENT MATTING
- NEW ROCK STABILIZATION BLANKET
- NEW CONTOUR
- NEW SPOT GRADE
- PARKING SPACES
- NEW MANHOLE
- NEW OUTLET STRUCTURE
- NEW SEDIMENT TRAP
- NEW STORM LINE
- NEW SANITARY LINE
- NEW SANITARY FORCE MAIN
- NEW WATER LINE
- NEW RECYCLED WATER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW UNDERGROUND STORM WATER MANAGEMENT AREA
- NEW VERTICAL STONE INTERCEPTOR DRAIN
- NEW TRENCH DRAIN
- NEW END WALL

YACHT CLUB AT SUMMER'S END

CORAL BAY, ST. JOHN, USVI
Prepared for:
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SEAL:



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Date	No.	Revision	By
06-23-14	1	FINAL C2M SUBMISSION	JAM

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EXISTING FEATURES AND DEMOLITION PLAN

Project No:	1220	Drawing No:	C100
Drawn By:	RMB		
Approved By:	JAM		
Scale:	1" = 30'		
Date:	28MAR14	Sheet	2 of 15