

COWPET BAY
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
Red Hook Quarter
St. Thomas, Virgin Islands



SHEET#	DESCRIPTION	ISSUED
A0.00	COVER SHEET	
A0.01	NOTES	
CIVIL:		
C1.01	SURVEY	
C1.02	SURVEY	
C2.01	PROPOSED SITE PLAN	
C2.02	WASTEWATER PLANT DETAILS	

[illegible][illegible]

PROJECT RENDER	7
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DRAWING INDEX	1
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DENSITY
PERMITTED: MULTI FAMILY DWELLING UNITS
ACTUAL: 194 UNITS

OCCUPANCY
PERMITTED: 30%
ACTUAL: -

LOT AREA
REQUIRED: 9.07 ACRES
ACTUAL: 395,089.2 SQ.FT.

LOT WIDTH
REQUIRED: -
ACTUAL: -

FRONT SETBACK
REQUIRED: -
ACTUAL: -

REAR SETBACK
REQUIRED: -
ACTUAL: -

SIDE SETBACK
REQUIRED: -
ACTUAL: -

HEIGHT
PERMITTED: 6 STORIES
ACTUAL: 3 STORIES

VIRGIN ISLANDS SOILS SURVEY
Sic SOUTHGLADE-ROCK OUTCROP 20%-40% SLOPE

PARKING
PERMITTED: ONE (1) OFF STREET PARKING FOR EACH DWELLING UNIT
ACTUAL: ONE EACH DWELLING UNIT

THE APPLICANT PROPOSES TO UPGRADE THE PROPERTIES' WASTEWATER TREATMENT PLANT TO A NEW SYSTEM WITH IMPROVED CAPACITY.				
THE APPLICANT ALSO NEEDS TO COMPLETE STRUCTURAL REPAIRS AT OCEAN FACING BALCONIES AT ALL UNITS.				
EXISTING FLOOR AREAS				
CISTERN:	5,722	SQ FT		
LOWER LEVEL:	81,121	SQ FT		
UPPER LEVEL:	81,121	SQ FT		
TOTAL:	167,964	SQ FT		
PROPOSED FLOOR AREAS				
WASTEWATER PLANT	370	SQ FT		
TOTAL:	370	SQ FT		
EXTERIOR WALLS				
CAST IN PLACE CONCRETE & CMU BLOCK				
ROOF				
WOOD FRAMING				
ROOF AREA				
40,560 SQ. FT.				
CISTERN CAPACITY				
BUILDING NUMBER	SIZE	GALLONS	PER CF	TOTAL GALLONS
WINDWARD9	60.5W12H14CF	10,164	7.47	75,925
WINDWARD17	30W14.5H16CF	6,960	7.47	51,991
WINDWARD33	30W14H16CF	6,720	7.47	50,198
WINDWARD35	27W13H17CF	5,967	7.47	44,573
WINDWARD39	30W13.5H18CF	7,290	7.47	54,456
WINDWARD41	28W14H24CF	9,408	7.47	70,278
LEEWARD9	30W16H15CF	7,200	7.47	53,784
LEEWARD11	30W17H14CF	7,140	7.47	53,336
LEEWARD17	29W15H15CF	6,525	7.47	48,742
LEEWARD27	28W14H16CF	6,272	7.47	46,852
LEEWARD35	26W14H24CF	8,736	7.47	65,258
LEEWARD43	20W14H14CF	3,920	7.47	29,282
LEEWARD47	28W19H15CF	7,980	7.47	59,611
		CISTERN TOTAL:		704,287 GALLONS

ATLANTIC OCEAN

ST. THOMAS

CARIBBEAN SEA

ISLAND OF ST. THOMAS

SITE

EMILY R. BURTON 9500 WHEATLEY CENTER II STE. 2 PMB 110 ST. THOMAS VI 00802 (340)244-7191	
OWNER: COWPET BAY WEST NO. 8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH ST. THOMAS VI 00802	
SURVEYOR: BRIAN MOSELEY & ASSOCIATES 4003 DOROTHY LOCKHART ELSKOE Dr. RAPHUNE SUITE 606 ST. THOMAS VI 00802	

<p>ARCHITECT</p> <p>EMILY R. BURTON 9500 WHEATLEY CENTER II STE. 2 PMB 110 ST. THOMAS VI 00802 (340) 244-7191</p>	<p>SEAL:</p>
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[illegible]

PROJECT NUMBER:A	23_01_2023
DRAWN BY:	EB
REVIEWED BY:	EB
PROJECT MANAGER:A	EB

OWNER:

COWPET BAY WEST

8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT :A

**COWPET BAY WEST
RECORD PLANS**

8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:	
COVER SHEET	

A0.00

LOCATION MAPS	3
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CONSULTANT DIRECTORY	2
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GENERAL NOTES

1.00 NAME AND ADDRESS OF APPLICANT: COWPET BAY WEST ST. THOMAS VI 00802

2.00 LOCATION OF PROJECT: 8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH ST. THOMAS, VI

3.00 ABSTRACT:

THE APPLICANT PROPOSES A NEW, UPGRADED WASTEWATER SYSTEM TO BE ADDED TO THE EXISTING WASTEWATER TREATMENT PLANT.

THE PROPERTY ALSO REQUIRES STRUCTURAL REPAIRS AT THE AREAS OF THE OCEAN FACING BALCONIES.

4.00 STATEMENT OF OBJECTIVE BY THE PROPOSED PROJECT:

THE APPLICANT PROPOSES TO UPGRADE THE PROPERTIES' WASTEWATER TREATMENT PLANT TO A NEW SYSTEM WITH IMPROVED CAPACITY.

THE APPLICANT ALSO NEEDS TO COMPLETE STRUCTURAL REPAIRS AT OCEAN FACING BALCONIES AT ALL UNITS.

5.00 DESCRIPTION OF PROJECT

THE PROJECT IS LOCATED WITHIN THE BOUNDARIES OF A RESIDENTIAL LOT ZONED R3. THE EXISTING WASTEWATER PLANT IS MADE UP OF 8 STORAGE TANKS AND THIS APPLICATION PROPOSES THE ADDITION OF A NEW WASTEWATER TREATMENT SYSTEM BY FLUENCE MANUFACTURER.

THE DEVELOPMENT FOOTPRINT WILL BE KEPT AT A MINIMUM AS MUCH AS POSSIBLE. ACCESS TO EXCAVATION AND CONSTRUCTION WILL REQUIRE THE REMOVAL OF A MINIMUM OF THE EXISTING DIRT BASE AND VEGETATION WHICH WILL BE RE-PLANTED UPON COMPLETION. NATURAL SURROUNDINGS WILL BE FULLY PROTECTED

6.00 SUMMARY OF PROPOSED ACTIVITY (TO BE PROVIDED ON DRAWINGS)

A. PURPOSE OF PROJECT: TO CONSTRUCT AN ADDITIONAL WASTEWATER STORAGE TANK WITH 30,000 GALLON CAPACITY.

B. PRESENCE AND LOCATION OF CRITICAL AREAS AND POSSIBLE TROUBLE SPOTS:

THE PROJECT IS LOCATED ON A SITE ADJACENT TO COWPET BAY ON THE EAST END OF ST. THOMAS. NO MAJOR TROUBLE SPOTS ARE PRESENT.

C. PROPOSED METHOD OF LAND CLEARING:

PRELIMINARY CLEARING WILL FIRST BE CLEARED BY HAND. AREAS TO BE USED FOR FURTHER LANDSCAPING SHALL BE HAND CLEARED. CUT AND FILL WILL BE PROPERLY BALANCED AT THE LOCATION OF EXCAVATION AT THE LOT. NO TREES WILL BE REMOVED WHILE CLEARING THE SITE.

D. PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE:

REMOVE ONLY REQUIRED MINIMUM VEGETATION NECESSARY FOR ANY CONSTRUCTION. THERE SHALL BE NO UNNECESSARY DISTURBANCE OF THE SOIL. ALL THE TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE. REMOVE ONLY REQUIRED MINIMUM VEGETATION NECESSARY FOR THE BUILDING STRUCTURES ALL VEGETATION WHICH HAS BEEN REMOVED AS REQUIRED FOR LAND CLEARING SHALL BE REPLACED WITH THE GRASS, GROUNDCOVER OR/AND SHRUB PLANTINGS. ALL MAJOR TREES ON SITE SHALL BE MAINTAINED AND PROTECTED. ANY MAJOR TREES OVER 4 INCHES CALIPER THAT ARE REMOVED SHALL BE REPLACED ELSEWHERE ON SITE OR BE REPLACED WITH TREES OF SIMILAR SPECIES.

E. EROSION AND SEDIMENTATION CONTROL DEVICES TO BE IMPLEMENTED:

PROVIDE EARTH EROSION AND STABILIZATION CONTROLS, SUCH AS PLANTINGS AND BERMS, AND MAINTAIN THEM DURING AND AFTER COMPLETION OF THE CONSTRUCTION. PLACE SILT FENCES ACROSS THE ENTIRE LENGTH OF THE AREA OF SITE DISTURBANCE ALONG LOWEST CONTOUR AS PRACTICAL.

F. SCHEDULE OF CONSTRUCTION ACTIVITIES AND IMPLEMENTATION OF EROSION/SEDIMENT CONTROL:

1.OBTAIN DPNR APPROVAL TO PROCEED WITH REPAIR AND ADDITION 2. START CLEARING DESIGNATED AREAS FOR CONSTRUCTION OF STRUCTURES 3. IMPLEMENT SILT FENCES 4.START AND FINISH CONSTRUCTION OF ADDITIONAL STORAGE TANK.

G. THE MAINTENANCE OF EROSION AND SEDIMENT AND CONTROL MEASURES:

SILT FENCES WILL BE CHECKED AND MAINTAINED ON A REGULAR SCHEDULE, ANY LOOSE LINKS TO BE REPAIRED.

H. METHOD OF STORMWATER MANAGEMENT

WATER WILL BE DIVERTED AROUND THE DEVELOPMENT AND LOWER LEVEL CONSTRUCTION ON EITHER SIDE OF THE STRUCTURE VIA SWALES FORMED ON GRADE. AS THE NEW TOPOGRAPHY MEETS THE ORIGINAL STORM WATER DRAINAGE PATH, IT WILL PERCOLATE NATURALLY INTO THE SAND SUB BASE.

I. MAINTENANCE SCHEDULE OF STORMWATER FACILITIES:

THERE WILL BE NO STORMWATER FACILITIES BUILT ON THIS PROPERTY. ALL STORM WATER CONTROL SYSTEMS WILL BE NATURAL VEGETATED SWALES WHICH ARE TO BE KEPT FREE OF DEBRIS TO ALLOW FOR THE DRAINAGE ON SITE.

J. METHOD OF SEWAGE DISPOSAL: THIS IS AN ADDITION TO AN EXISTING WASTEWATER TREATMENT PLANT.

EARTH CHANGE NOTES:

1. PROTECTION SHALL BE TAKEN BY THE OWNER AND CONTRACTOR TO PROTECT ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY. ALL CUT ON ROCK SHALL BE 1:1 SLOPE, CUT AND FILL SHALL BE 2:1 SLOPE
2. ALL TOPS TO SOIL SHALL BE STOCK PILE FOR FUTURE USE.
3. THERE SHALL BE NO UNNECESSARY DISTURBANCE OF THE SOIL.
NO WORK SHALL BE PERFORMED DURING INCLEMENT WEATHER.
4. LOW MAINTENANCE GROUND COVER SUCH AS BERMUDA GRASS, WEDELIA , GOAT FOOT, OR GROUND ORCHID SHALL BE PLANTED ON DISTURBED AREAS AND ON SLOPE TO CONTROL EROSION.
5. ALL PLANTING SHALL TAKE PLACE AFTER FINAL GRADES ARE ATTAINED.
6. ALL TREES NOT IN THE AREA O CONSTRUCTION SHALL BE PROTECTED DURING THE ENTIRE` CONSTRUCTION PERIOD.

GENERAL NOTES

1. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS, CODES AND LANDLORD REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO THE BID.
2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE CONTRACT DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. WORDS AND ABBREVIATIONS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH MEANINGS.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. MOREOVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE.
4. SHOULD EITHER THE DRAWINGS AND THE SPECIFICATIONS, OR ANY PARTICULAR SPECIFICATION, AND THE GENERAL CONDITIONS CONTRADICT EACH OTHER IN ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO THE SUBMISSION OF BIDS - OTHERWISE, THE ARCHITECT'S INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART IN THIS CONNECTION. THE CONTRACTOR SHALL BEAR ALL COSTS (INCLUDING OVERTIME, AIR FREIGHT, ETC.) DUE TO THEIR ERRORS AND/ OR OMISSIONS PRIOR TO BIDDING.
5. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR, BEFORE PROCEEDING WITH WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE ARCHITECT FOR PROPER ADJUSTMENT, AND IN NO CASE PROCEED WITH THE WORK IN UNCERTAINTY NOR WITH INSUFFICIENT DRAWINGS.
6. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE OR SURROUNDINGS. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT.
7. CONTRACTOR SHALL FOLLOW SIZES IN SPECIFICATIONS OR FIGURES ON DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS AND FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS, AND FOLLOW ACTUAL FIELD CONDITIONS.
8. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK, OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIOUS AND SO CONSTRUCTED.
9. CONTRACTOR IS TO VERIFY THAT ALL EQUIPMENT (FIXTURES) ARE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR IS TO REPORT IMMEDIATELY BY PHONE AND WITHIN 24 HOURS IN WRITING TO THE ARCHITECT, ANY AND ALL EQUIPMENT THAT IS DAMAGED, OMITTED, OR NOT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO ASSURE THAT THE PLACEMENT OF EQUIPMENT IS POSSIBLE BEFORE CONSTRUCTION OF ALL INTERIOR PARTITIONS ARE COMPLETED.





PHOTO 1

12



PHOTO 1

11



PHOTO 1

10



PHOTO 1

9



PHOTO 1

8



PHOTO 1

7



PHOTO 1

6

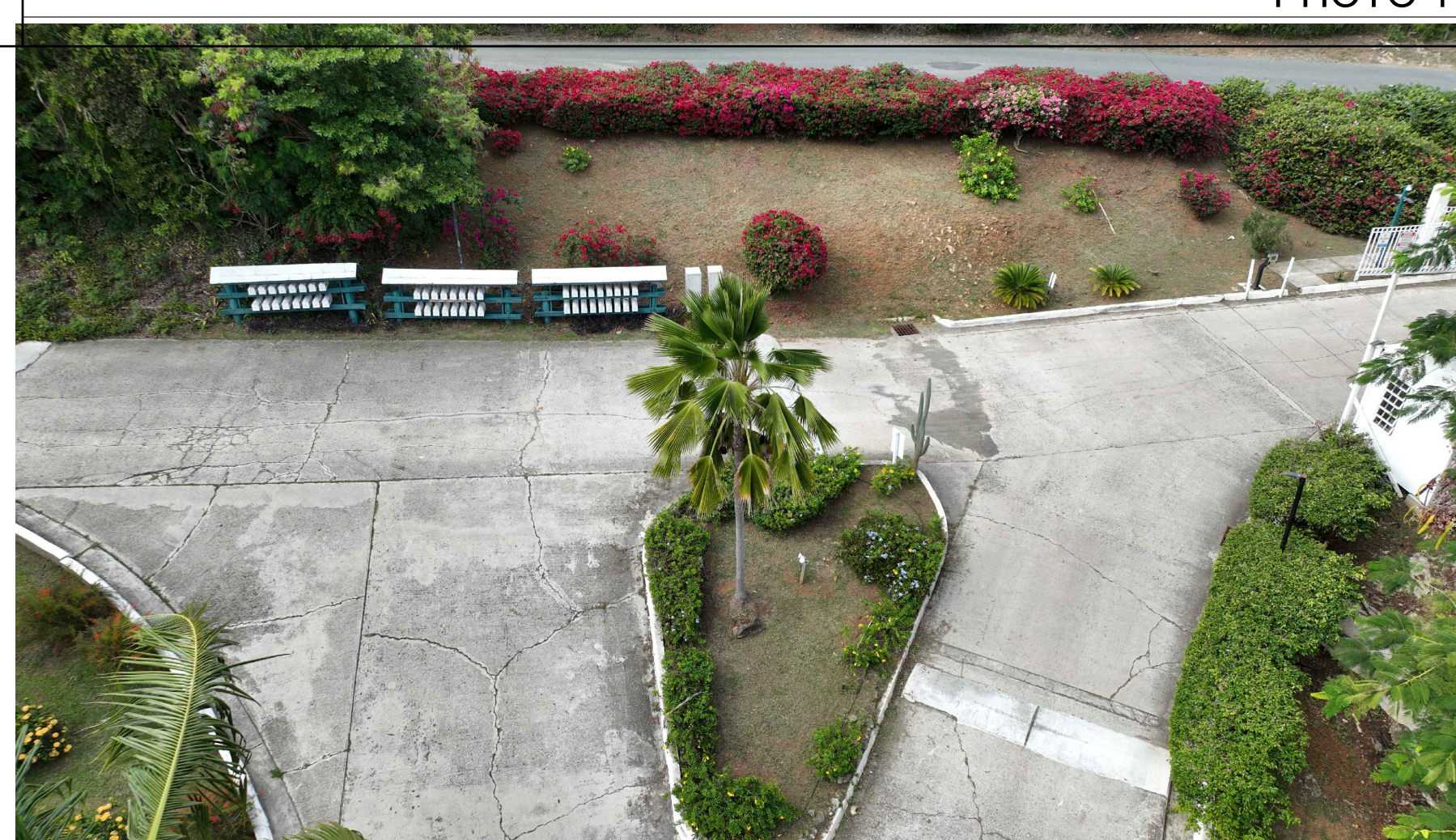


PHOTO 1

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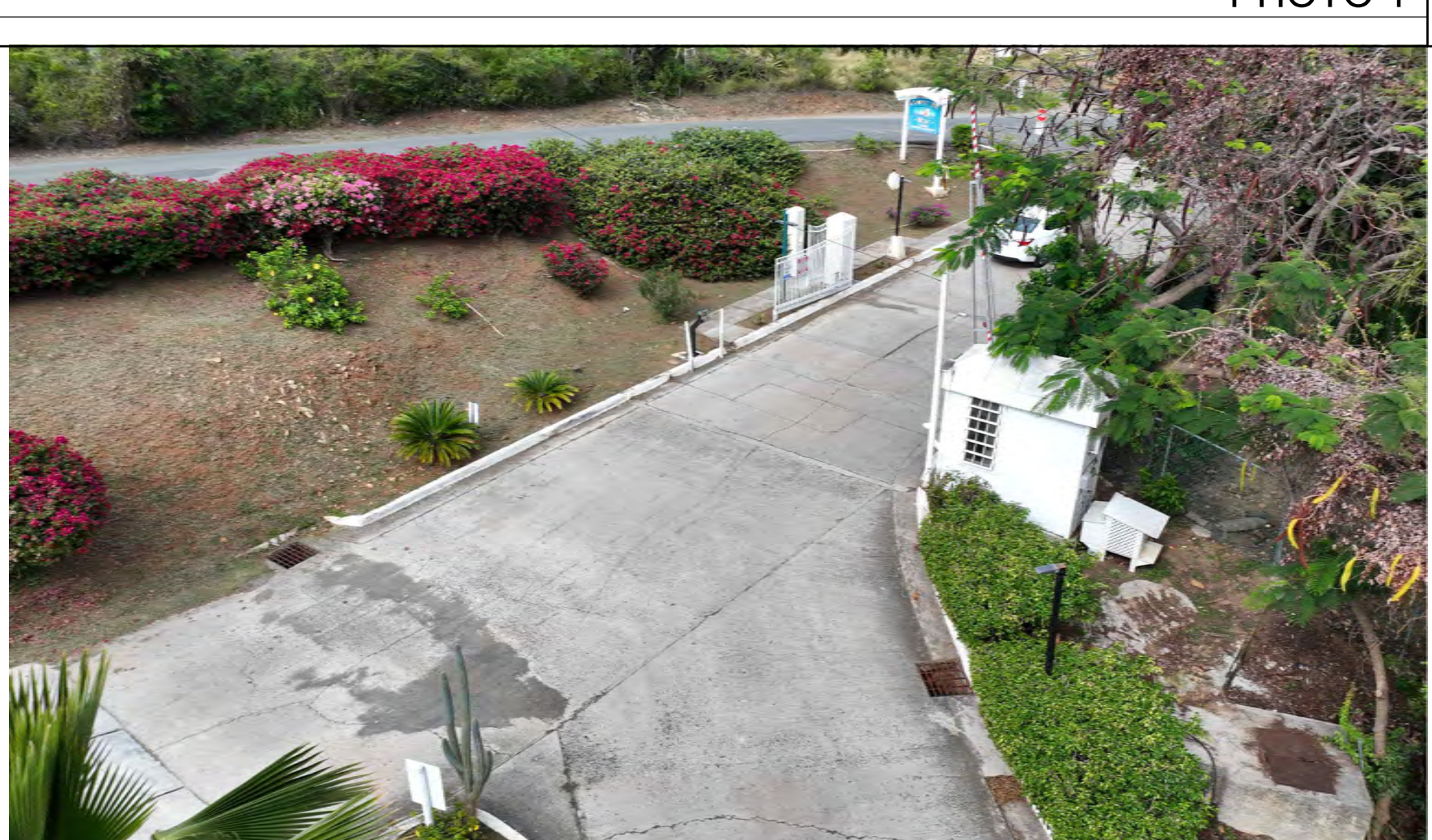


PHOTO 1

4



PHOTO 1

3



PHOTO 1

2

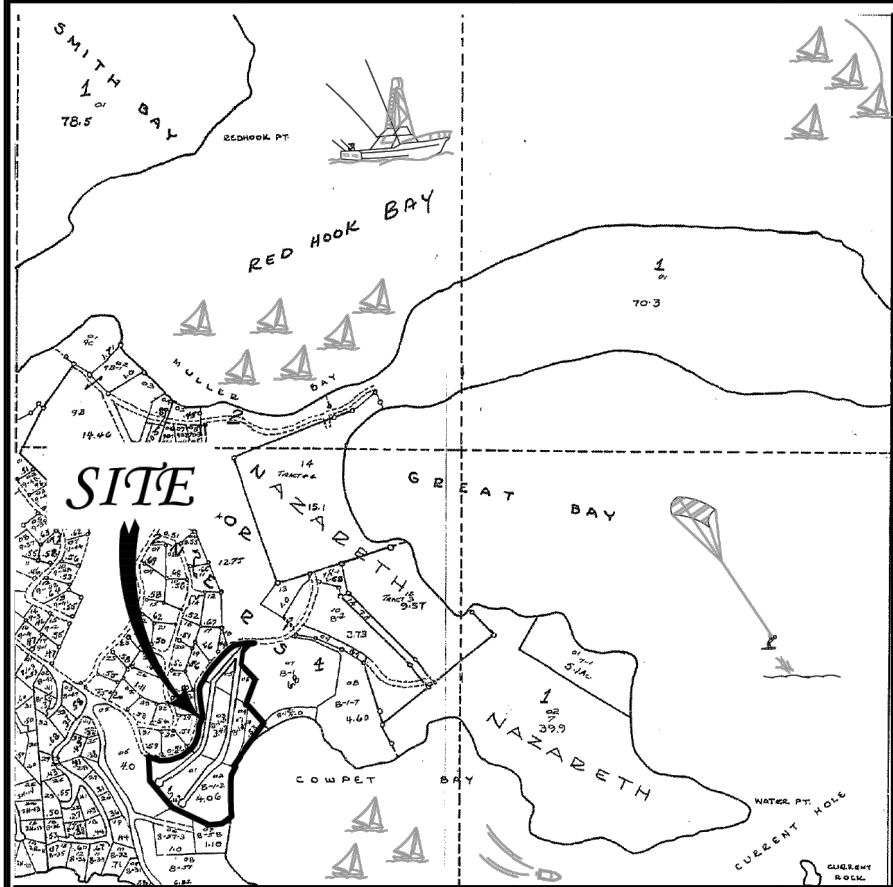


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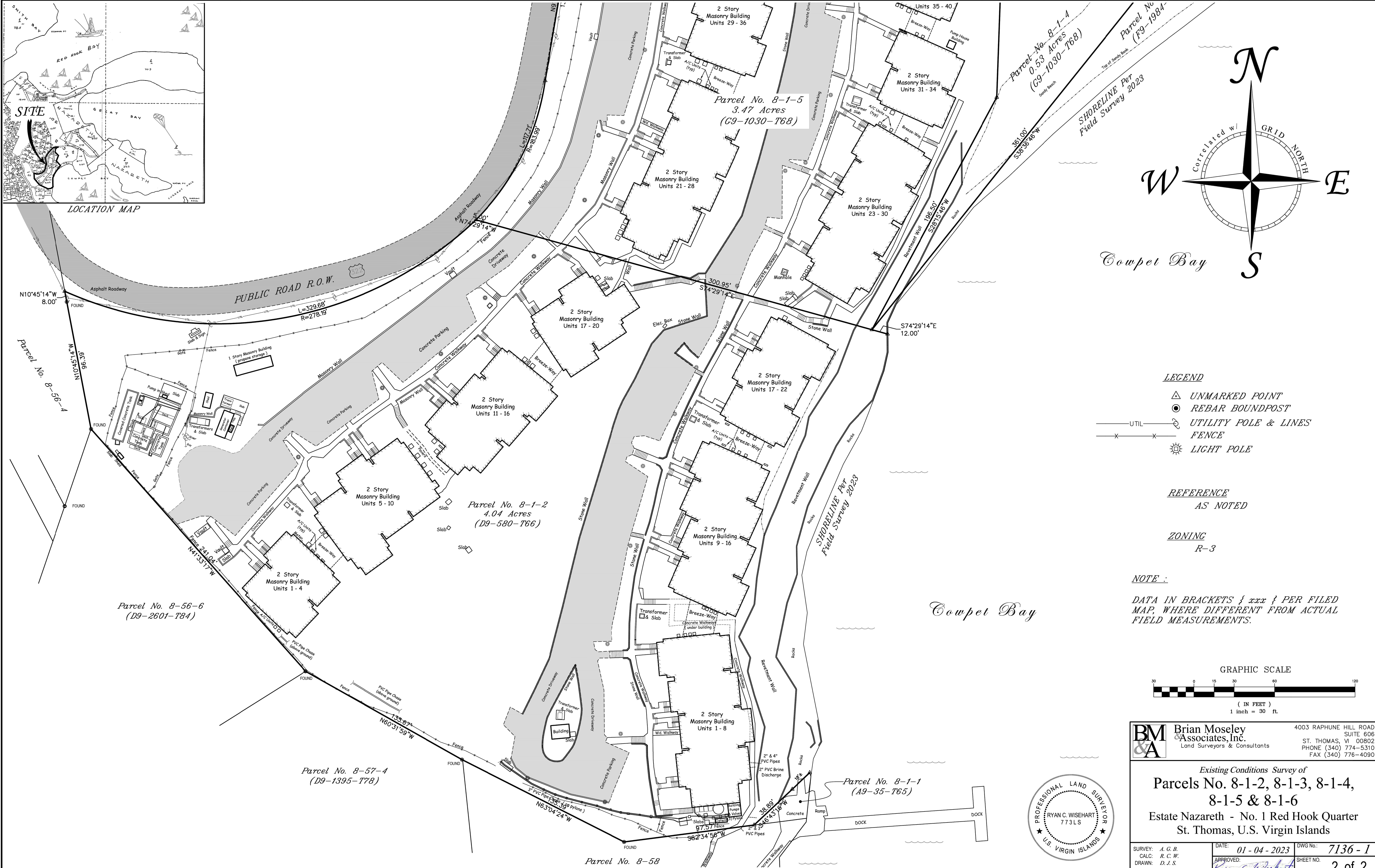
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LOCATION MAP



LEGEND

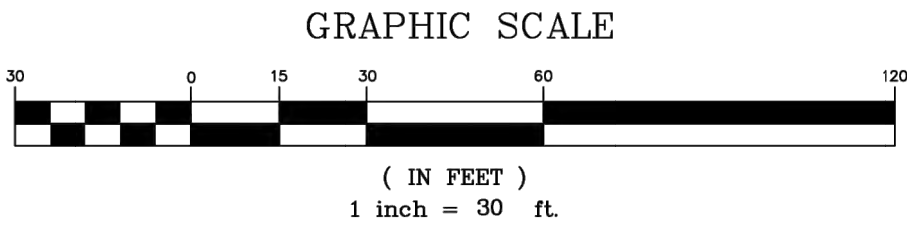
- UNMARKED POINT
- REBAR BOUNDPOST
- UTILITY POLE & LINES
- FENCE
- LIGHT POLE

REFERENCE
AS NOTED

ZONING
R-3

NOTE :

DATA IN BRACKETS { xxx } PER FILED MAP, WHERE DIFFERENT FROM ACTUAL FIELD MEASUREMENTS.



Brian Moseley & Associates, Inc.
Land Surveyors & Consultants
4003 RAPHUNE HILL ROAD
SUITE 606
ST. THOMAS, VI 00802
PHONE (340) 774-5310
FAX (340) 776-4090



Existing Conditions Survey of
**Parcels No. 8-1-2, 8-1-3, 8-1-4,
8-1-5 & 8-1-6**
Estate Nazareth - No. 1 Red Hook Quarter
St. Thomas, U.S. Virgin Islands

SURVEY: A. G. B.	DATE: 01-04-2023	DWG No.: 7136-1
CALC: R. C. W.	APPROVED: Ryan C. Wisheart	SHEET NO. 2 of 2
DRAWN: D. J. S.		
SCALE: 1" = 30'		

ARCHITECT
EMILY R. BURTON
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STE. 200B-110
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SEAL:
REGISTERED ARCHITECT
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U.S. VIRGIN ISLANDS

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REV.	DATE	DESCRIPTION
08/09/2023		CZM SUBMISSION

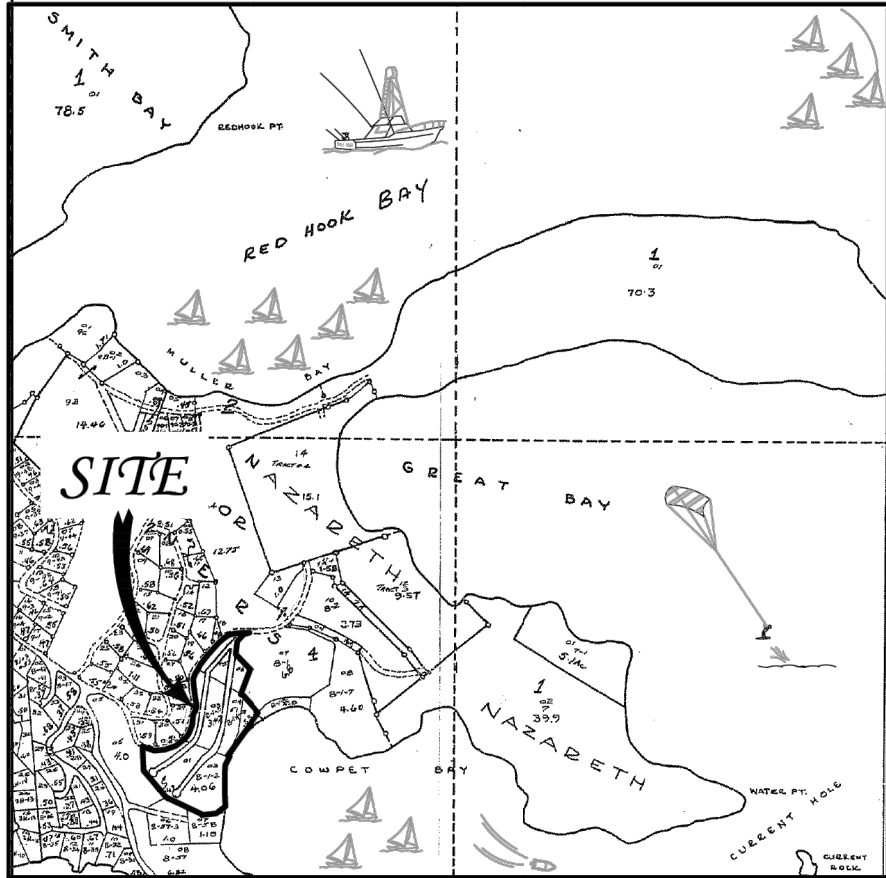
PROJECT NUMBER:	23_01_2023
DRAWN BY:	EB
REVIEWED BY:	EB
PROJECT MANAGER:	EB
OWNER:	

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

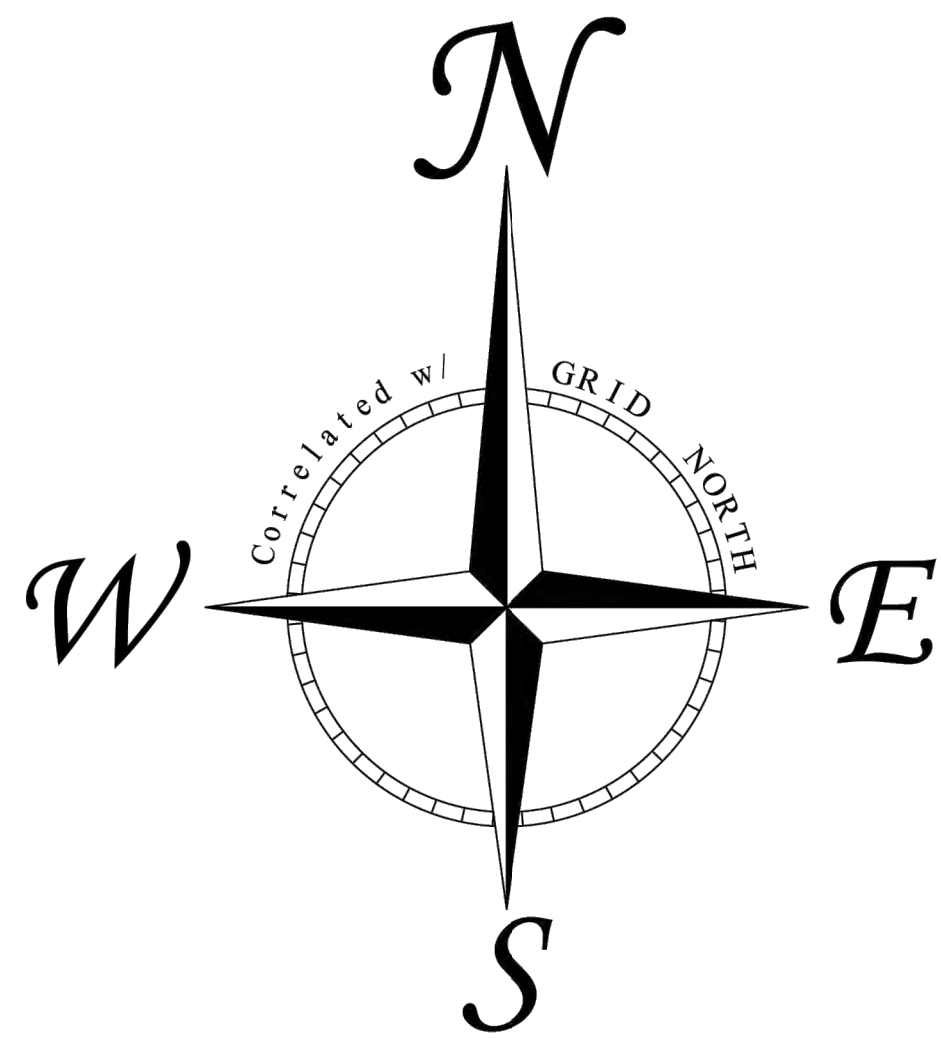
PROJECT:
**COWPET BAY WEST
RECORD PLANS**
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:
SURVEY

SHEET NUMBER:
C1.01



LOCATION MAP



LEGEND

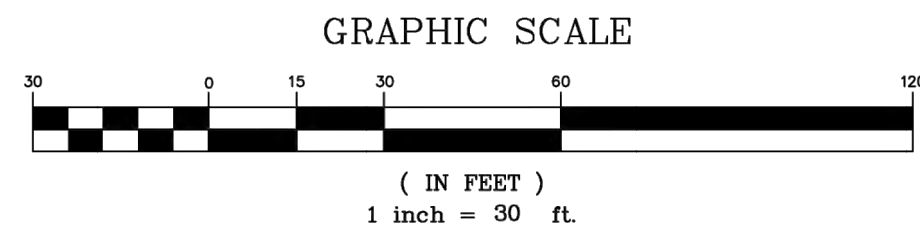
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NOTE :

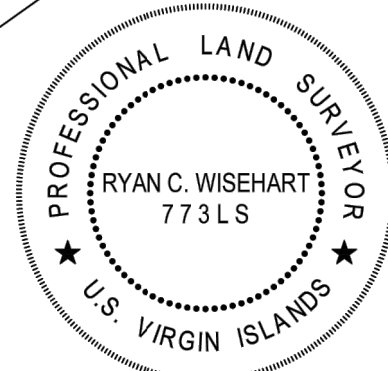
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Parcels No. 8-1-2, 8-1-3, 8-1-4, 8-1-5 & 8-1-6
Estate Nazareth - No. 1 Red Hook Quarter
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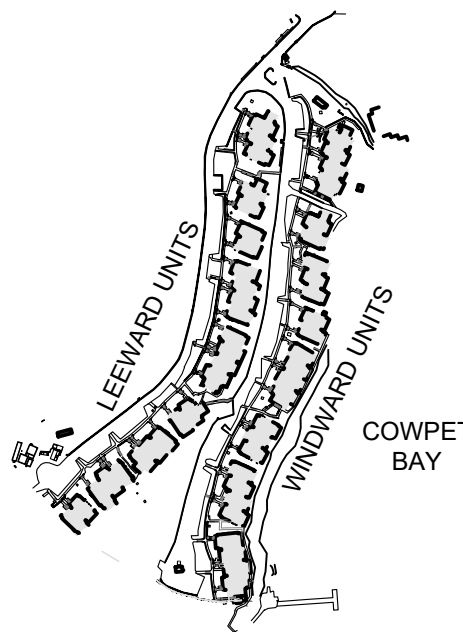
SURVEY: A. G. B.	DATE: 01-04-2023	DWG NO.: 7136-1
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SCALE: 1" = 30'		



ARCHITECT
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08/09/2023		CZM SUBMISSION

PROJECT NUMBER:	23_01_2023
DRAWN BY:	EB
REVIEWED BY:	EB
PROJECT MANAGER:	EB
OWNER:	

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT :
COWPET BAY WEST RECORD PLANS
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:

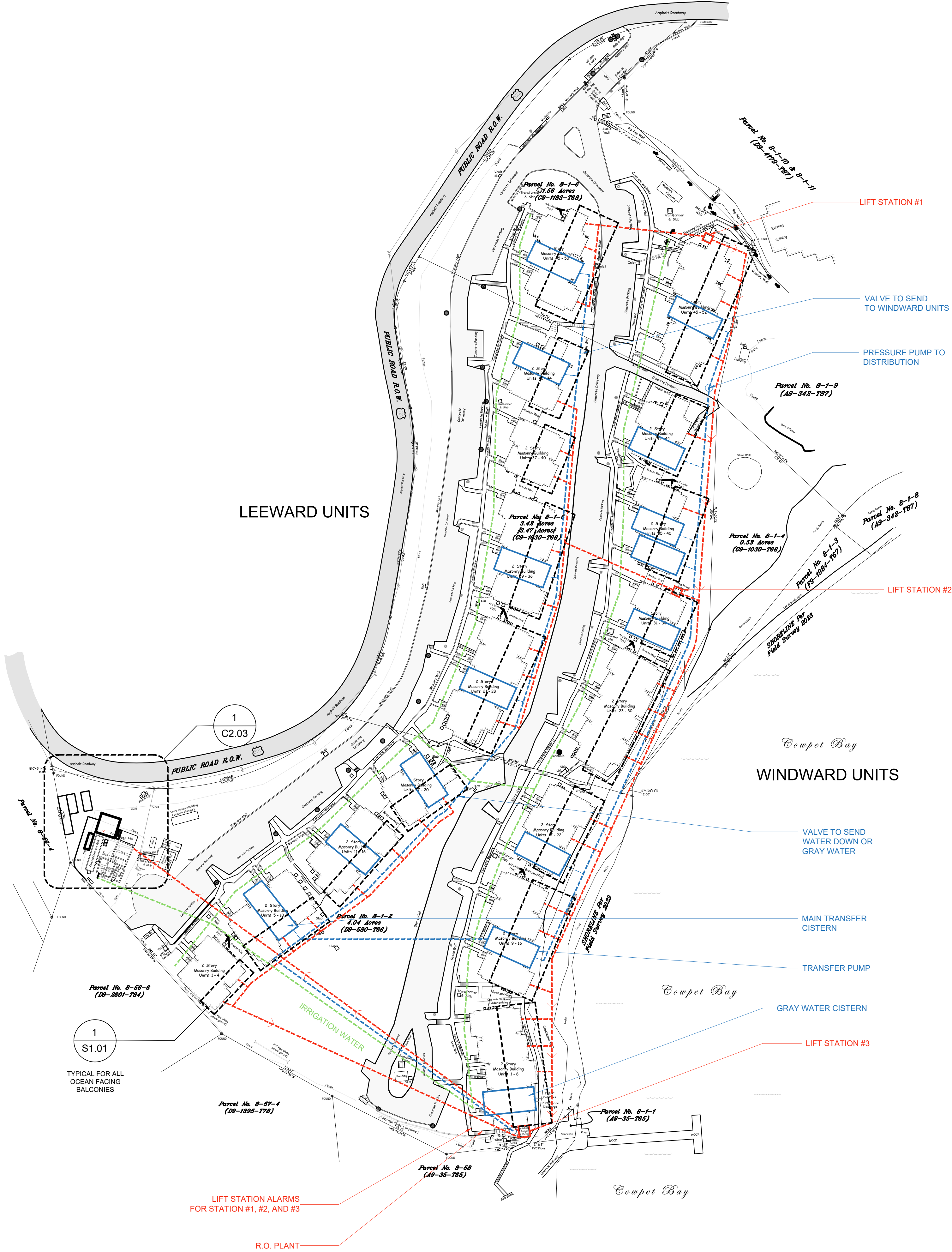
SURVEY

SHEET NUMBER:

C1.02

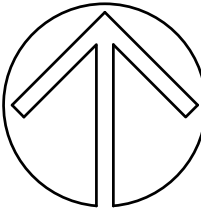
EXISTING CISTERN DIMENSIONS AND CAPACITY

BUILDING	NUMBER	SIZE	GALLONS PER CF	TOTAL GALLONS
WINDWARD	9	L	60.5	75,925
		W	12	
		H	14	
		CF	10,164	
WINDWARD	17	L	30	51,991
		W	14.5	
		H	16	
		CF	6,960	
WINDWARD	33	L	30	50,198
		W	14	
		H	16	
		CF	6,720	
WINDWARD	35	L	27	44,573
		W	13	
		H	17	
		CF	5,967	
WINDWARD	39	L	30	54,456
		W	13.5	
		H	18	
		CF	7,290	
WINDWARD	41	L	28	70,278
		W	14	
		H	24	
		CF	9,408	
LEEWARD	9	L	30	53,784
		W	16	
		H	15	
		CF	7,200	
LEEWARD	11	L	30	53,336
		W	17	
		H	14	
		CF	7,140	
LEEWARD	17	L	29	48,742
		W	15	
		H	15	
		CF	6,525	
LEEWARD	27	L	28	46,852
		W	14	
		H	16	
		CF	6,272	
LEEWARD	35	L	26	65,258
		W	14	
		H	24	
		CF	8,736	
LEEWARD	43	L	20	29,282
		W	14	
		H	14	
		CF	3,920	
LEEWARD	47	L	28	59,611
		W	19	
		H	15	
		CF	7,980	
				59,611
				704,287



BUILDING AREAS		
BUILDING	NUMBER	SQ.FT.
WINDWARD	UNIT 1-4	3,308
WINDWARD	UNIT 5-10	4,993
WINDWARD	UNIT 11-16	4,758
WINDWARD	UNIT 17-20	3,331
WINDWARD	UNIT 21-28	6,626
WINDWARD	UNIT 29-36	6,077
WINDWARD	UNIT 37-40	2,955
WINDWARD	UNIT 41-44	3,331
WINDWARD	UNIT 45-50	4,880
LEEWARD	UNIT 1-8	6,420
LEEWARD	UNIT 9-16	6,042
LEEWARD	UNIT 17-22	4,447
LEEWARD	UNIT 23-30	6,495
LEEWARD	UNIT 31-34	2,955
LEEWARD	UNIT 35-40	4,273
LEEWARD	UNIT 41-44	3,413
LEEWARD	UNIT 45-52	6,817

- LEGEND**
- WASTEWATER
 - TREATED WATER TO PLANTERS
 - CISTERN
 - UNDERGROUND WATER LINE



OVERALL SITE PLAN
SCALE: 1/64" = 1'-0"

EBA

EMILY BURTON ARCHITECTURE

ARCHITECT

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SEAL

REGISTERED ARCHITECT
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1764
U.S. VIRGIN ISLANDS

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LEEWARD UNITS

COWPET BAY

WINDWARD UNITS

REV.	DATE	DESCRIPTION
08/09/2023		CZM SUBMISSION

PROJECT NUMBER:

23_01_2023

DRAWN BY:

EB

REVIEWED BY:

EB

PROJECT MANAGER:

EB

OWNER:

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT :

**COWPET BAY WEST
RECORD PLANS**
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

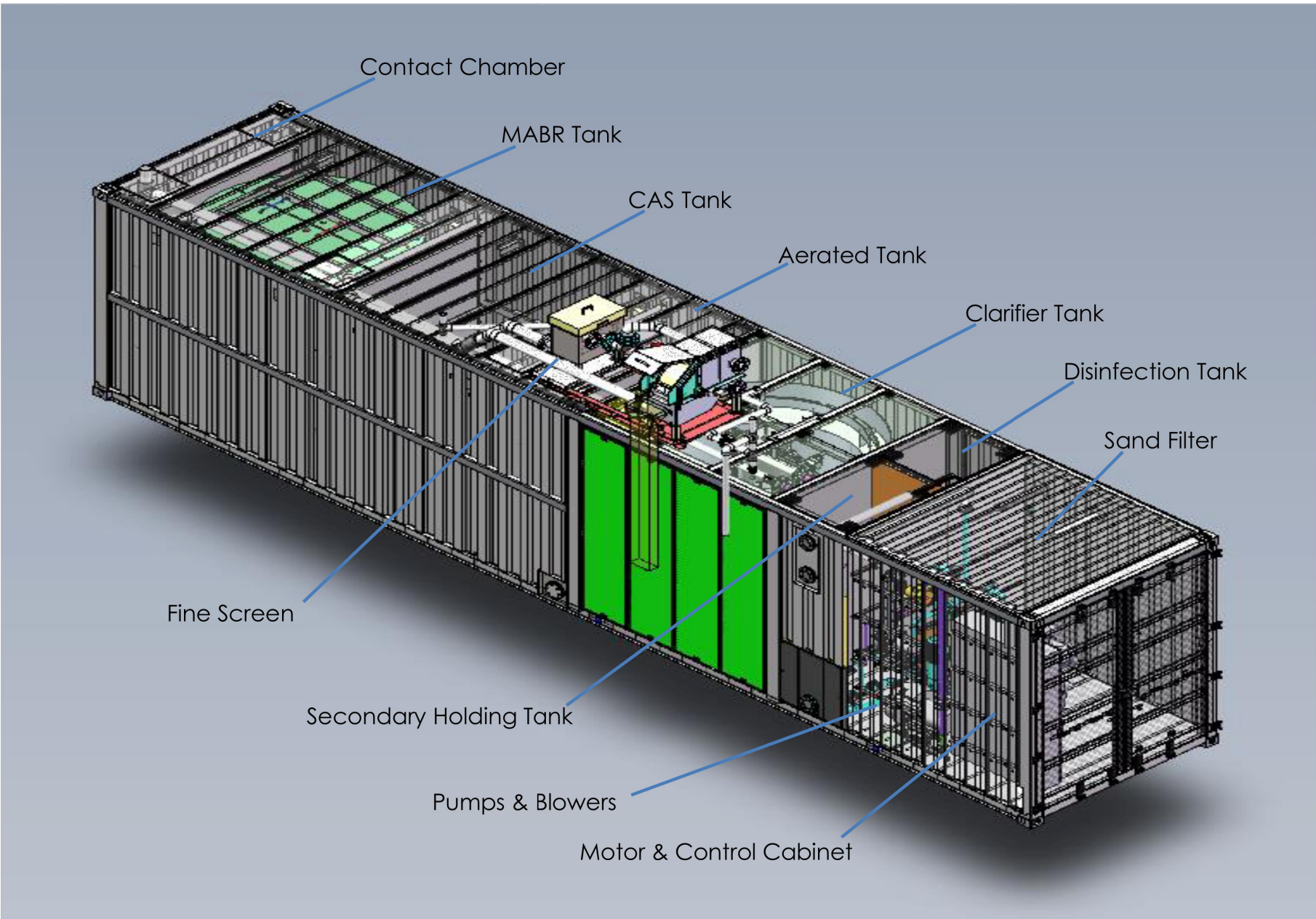
SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

C2.01

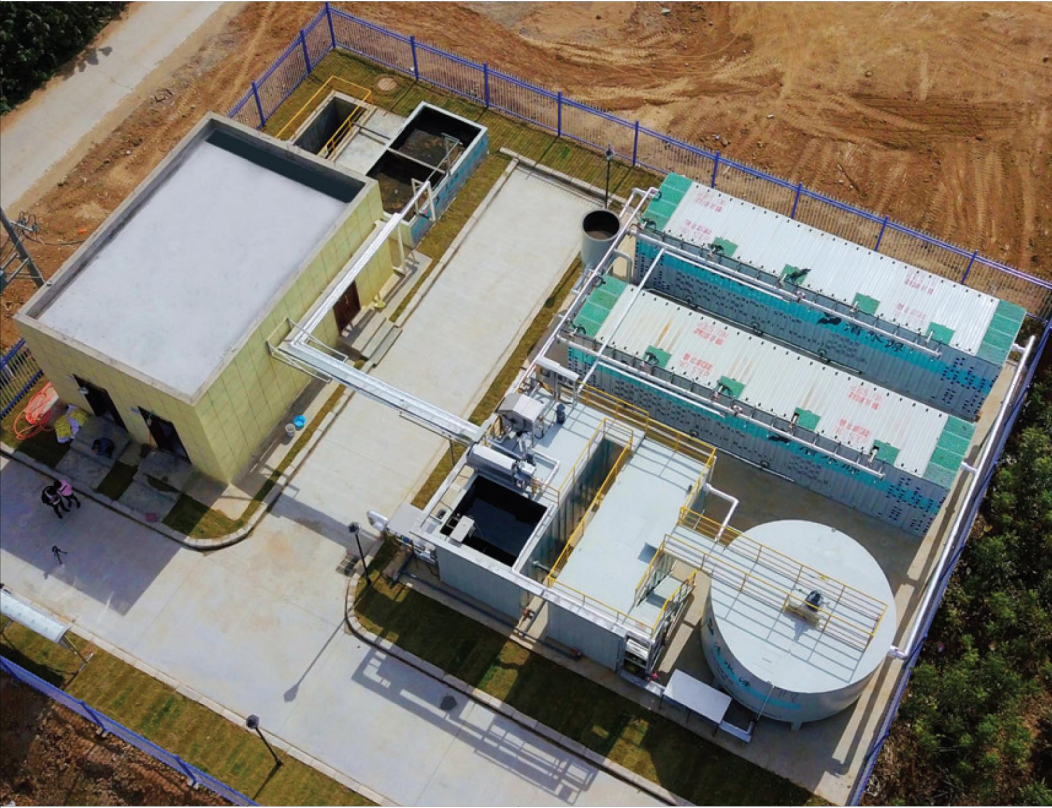
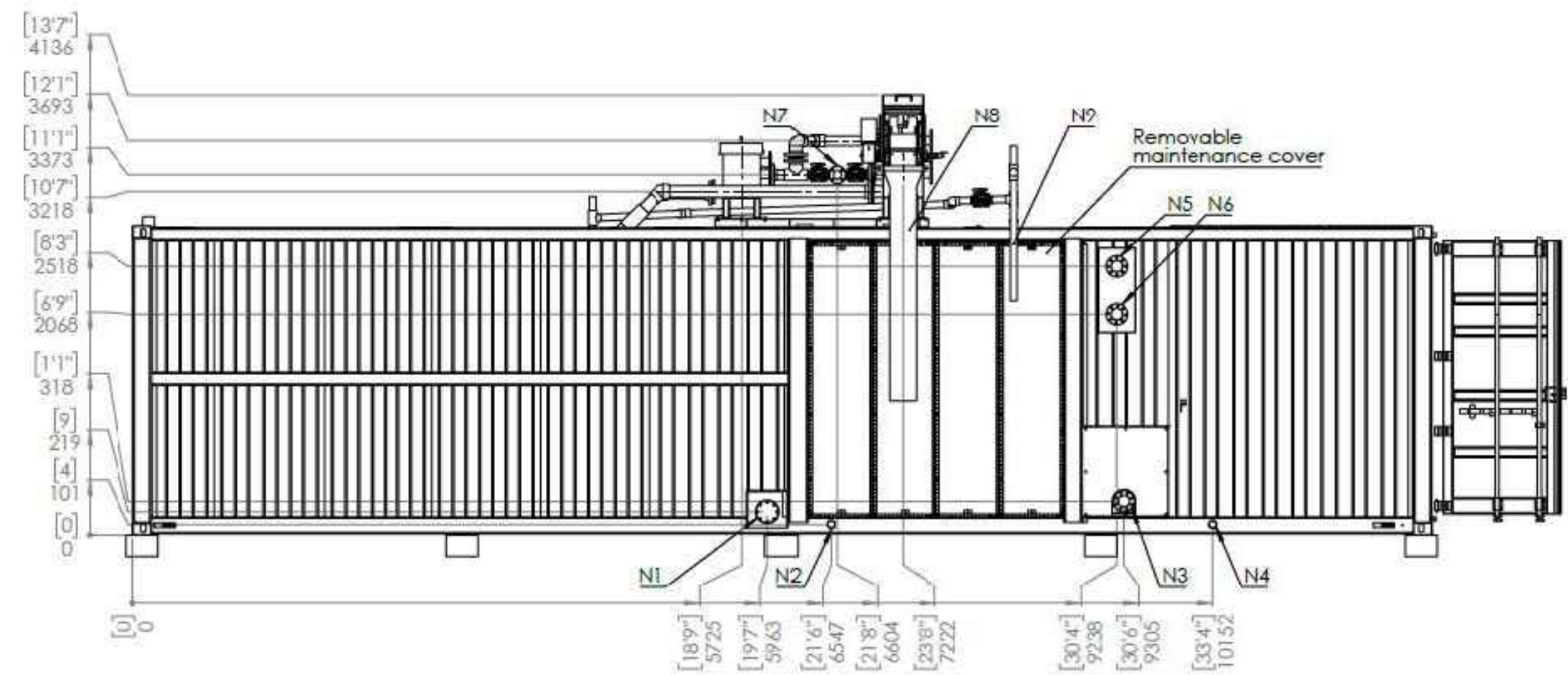
Parameter	Units	Typical Influent Wastewater	Effluent Quality
Design flow rate	m³/day	100	
Minimum wastewater design temperature	C	29	
pH range	-	6.5 – 8.5	
Chemical Oxygen Demand	mg/l	800	≤100
Biochemical Oxygen Demands	mg/l	350	≤5
Total Suspended Solids	mg/l	350	≤5
TKN (influent) / TN (effluent)	mg/l	65	≤5
Total Phosphorous	mg/l	15	≤1
Total Coliforms	MPN/100 ml	NA	NIL CFU



5

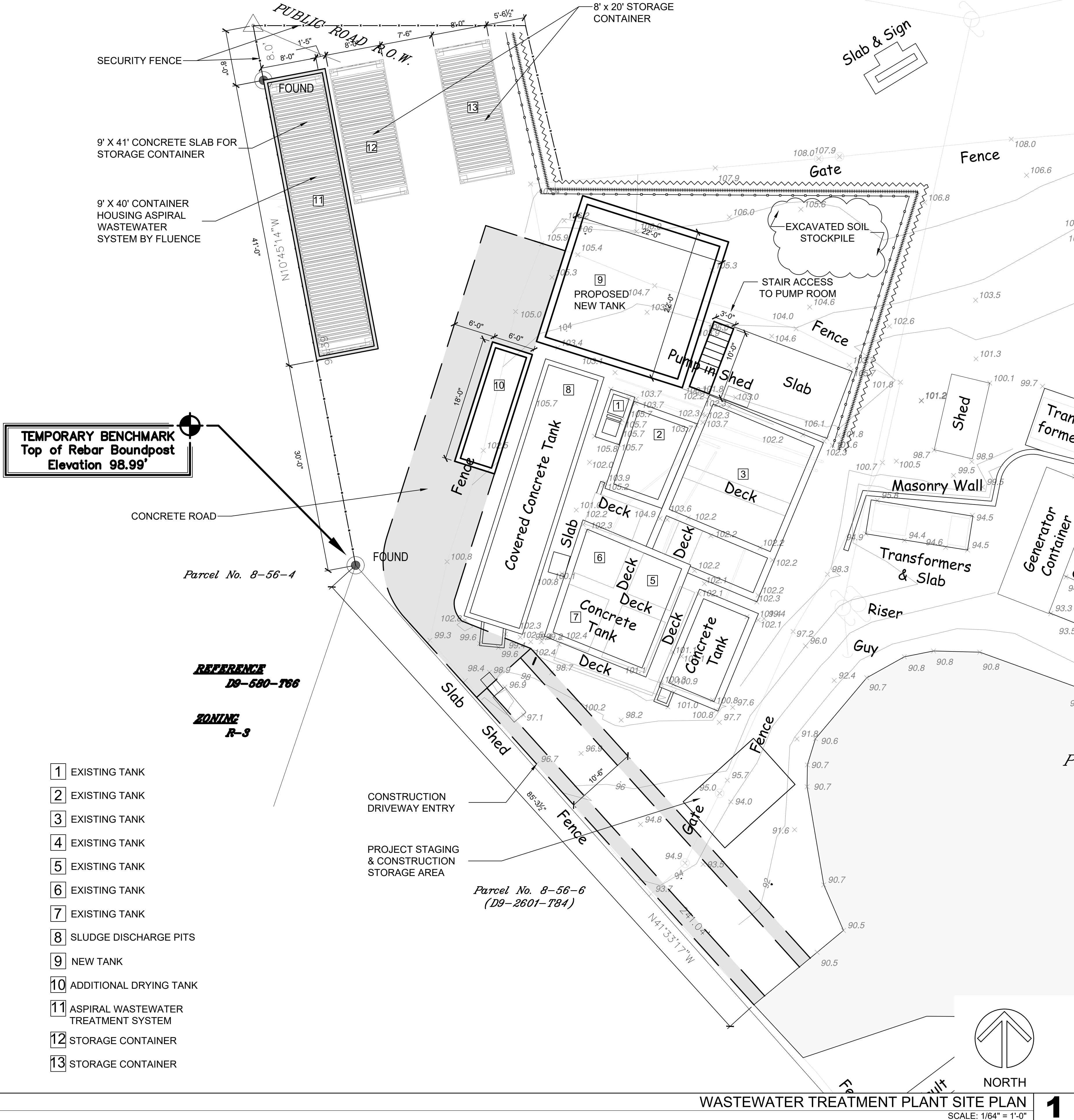
fluence™

Appendix to Budgetary Proposal © 2018 Fluence Corporation



WASTEWATER TREATMENT PLANT SPECIFICATIONS:

- Aspiral M1+ unit, including:
- o Single 40-foot container, one (1) MABR module, fine screen, secondary clarifier, process air blower, mixing air blower, aeration air blower, tertiary treatment (sand filtration, pumps), secondary and tertiary effluent tanks, internal pipelines, valves and connections.
 - Coagulant dosing pump including tank
 - Effluent disinfection
 - Electrical and control cabinet
 - Instrumentation for secondary treatment
 - Biological treatment design, process flow diagram, P&ID and preliminary general layout drawings (including hydraulic profile and elevations, excluding constructor drawings)
 - Supervision over installation
 - Supervision over start up and commissioning



EBA

EMILY BURTON ARCHITECTURE

ARCHITECT

EMILY R. BURTON
5600 WHEATLEY CENTER II
STE. 2 PHB. 110
ST. THOMAS VI 00802
(340) 244-7191

SEAL:

REGISTERED ARCHITECT
EMILY BURTON
1704
U.S. VIRGIN ISLANDS

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LEeward UNITS

COWPET BAY

WINNARD UNITS

REV.	DATE	CZM SUBMISSION DESCRIPTION
08/09/2023		

PROJECT NUMBER: 23_01_2023

DRAWN BY: EB

REVIEWED BY: EB

PROJECT MANAGER: EB

OWNER:

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT:

COWPET BAY WEST RECORD PLANS
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:

WASTEWATER TREATMENT PLANT DETAILS

SHEET NUMBER:

C2.02



104 TOTAL



2 BEDROOMS (68 TOTAL)
LEEWARD UNIT NUMBERS
1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13,
14, 15, 17, 18, 23, 24, 25, 26, 27,
28, 29, 31, 32, 33, 34, 35, 36, 37,
39, 40, 41

WINDWARD UNIT NUMBERS
3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14,
15, 16, 17, 19, 20, 21, 22, 25, 26,
27, 28, 29, 30, 31, 33, 34, 35, 37,
38, 39, 40, 41, 47, 49

3 BEDROOMS (25 TOTAL)
LEEWARD UNIT NUMBERS
6, 16, 19, 20, 21, 22, 30, 38, 42, 43
44, 49

WINDWARD UNIT NUMBERS
1, 2, 8, 18, 23, 24, 32, 36, 42, 43,
44, 49

2 BEDROOM PLUS LOFT (4 TOTAL)
LEEWARD UNIT NUMBERS
46 & 48

WINDWARD UNIT NUMBERS
48 & 50

3 BEDROOM PLUS LOFT (3 TOTAL)
LEEWARD UNIT NUMBERS
50

WINDWARD UNIT NUMBERS
46 & 52

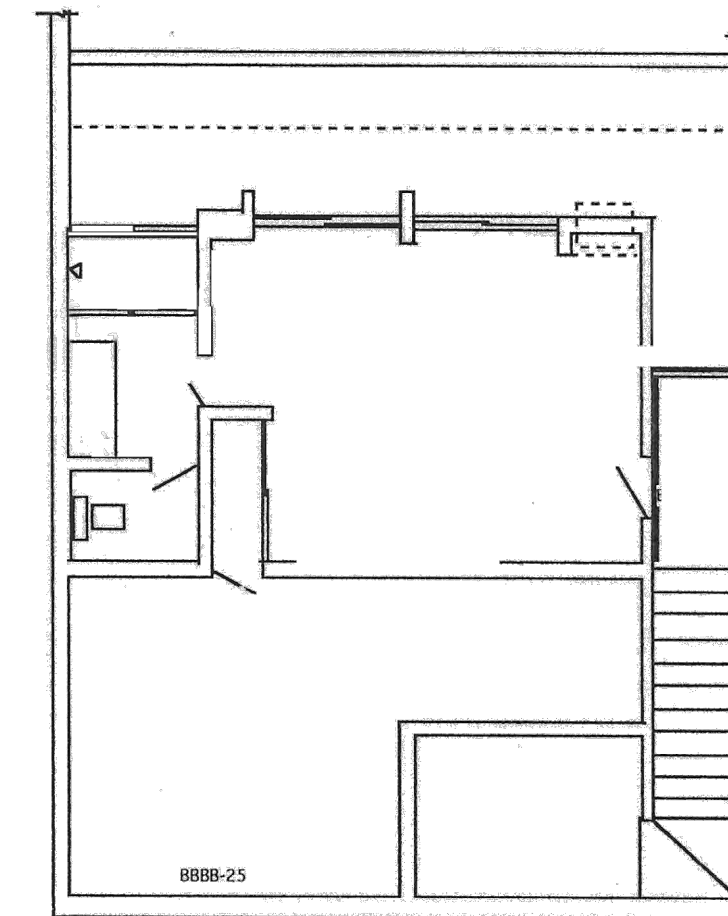
4 BEDROOM (2 TOTAL)
LEEWARD UNIT NUMBERS
45 & 47

OTHER
OFFICE UNIT
OWNER UNIT

104 TOTAL

	2
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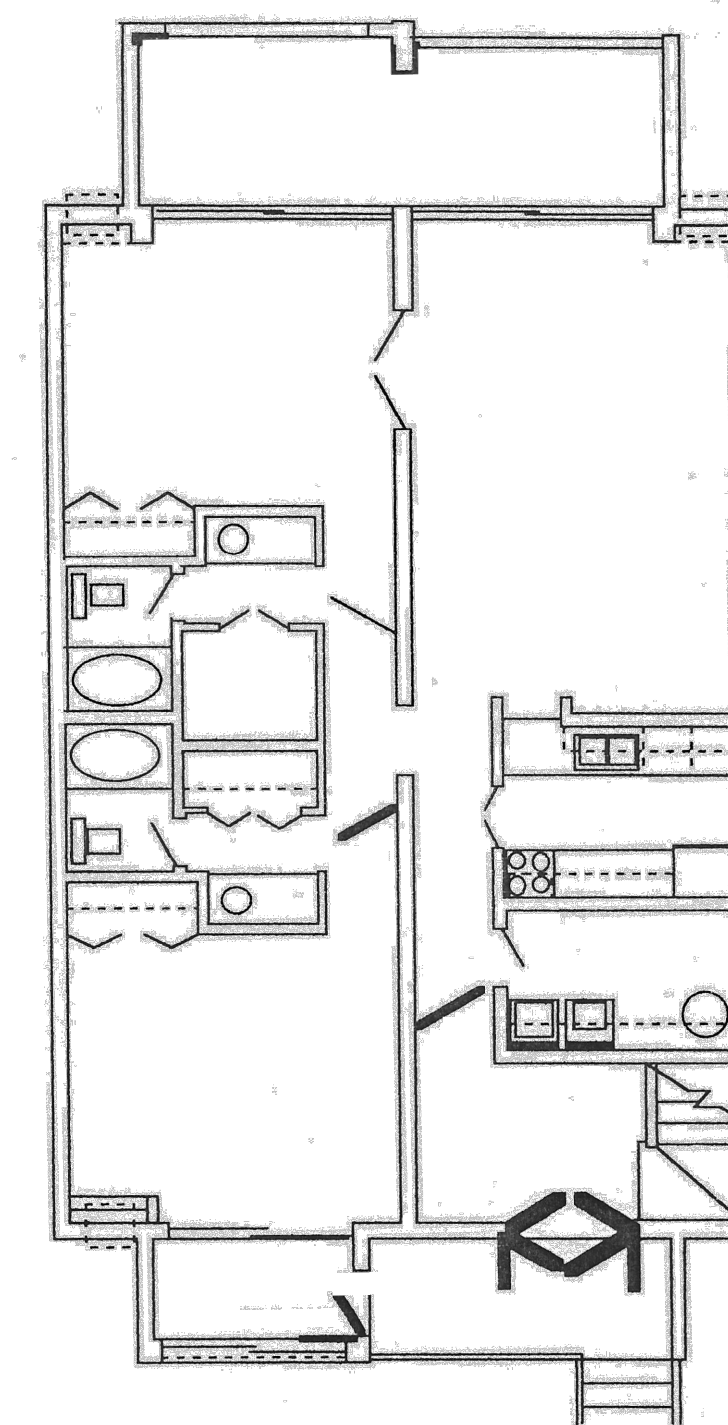
SCALE: 1/8" = 1'-0"



8888-2

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SCALE: 1/8" = 1'-0"

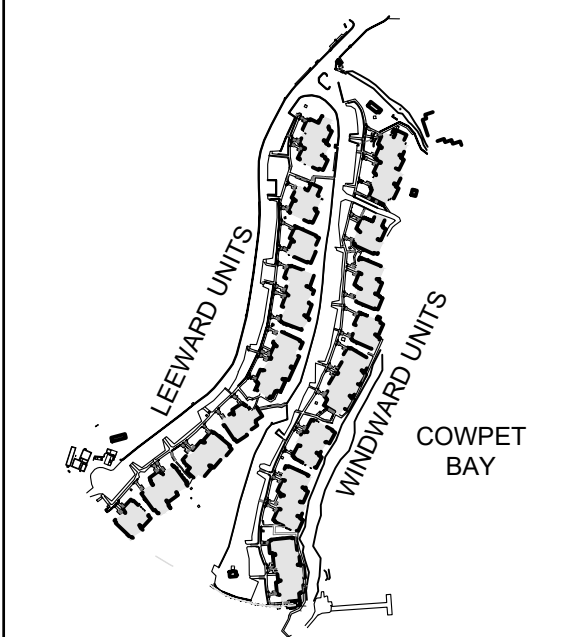


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SCALE: 1/8" = 1'-0"



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	08/09/2023	CZM SUBMISSION
REV.	DATE	DESCRIPTION

PROJECT NUMBER: 23_01_2023

DRAWN BY: EB

REVIEWED BY:	EB
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PROJECT MANAGER:	EB
------------------	----

OWNER:

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

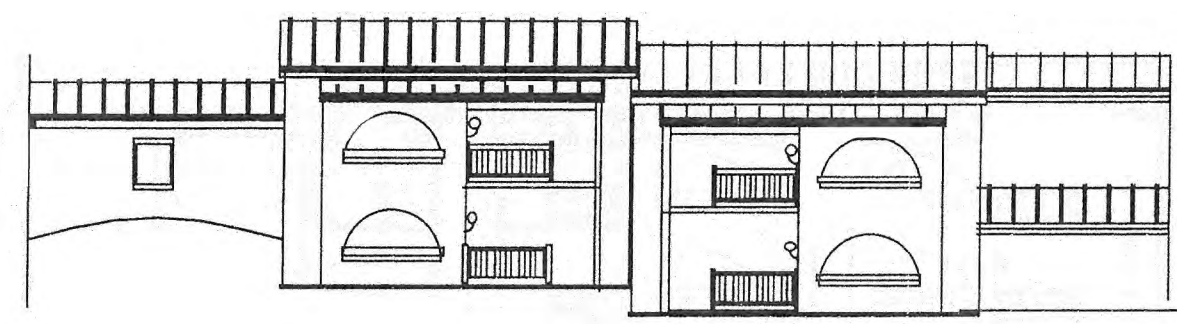
PROJECT :
**COWPET BAY WEST
RECORD PLANS**
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:

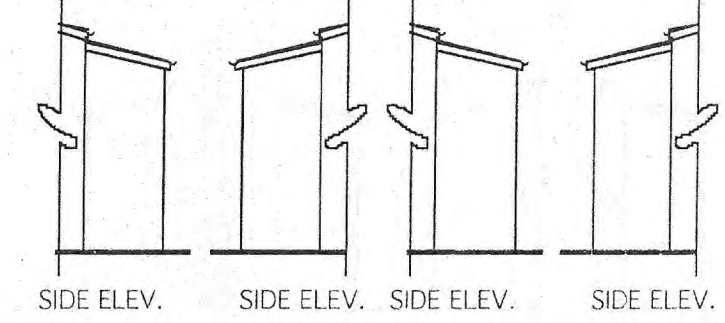
TYPICAL LEEWARD AND WINDWARD FLOOR PLANS

SHEET NUMBER:

A1.02

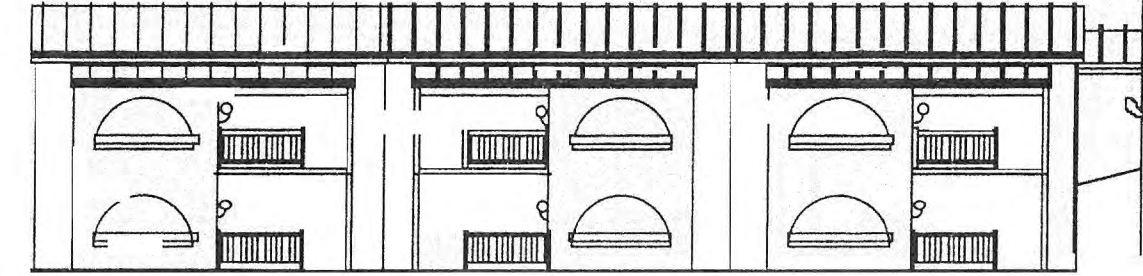


ENTRANCE ELEVATION #3 & 4
ENTRANCE ELEVATION #1 & 2

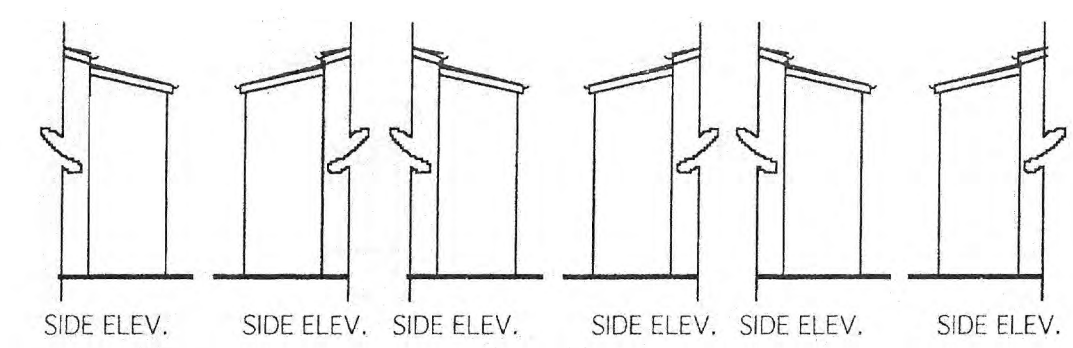


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 1-4 LEEWARD
SCALE: 1/8" = 1'-0" **8**

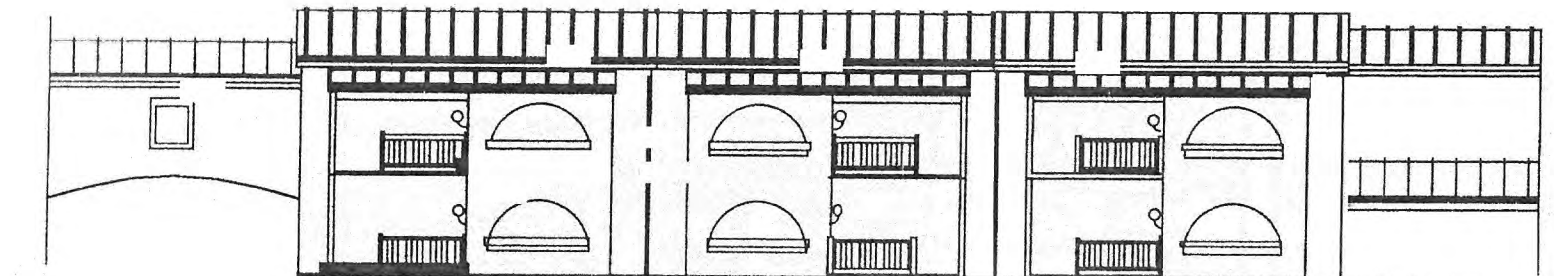


ENTRANCE ELEVATION #9 & 10
ENTRANCE ELEVATION #7 & 8
ENTRANCE ELEVATION #5 & 6

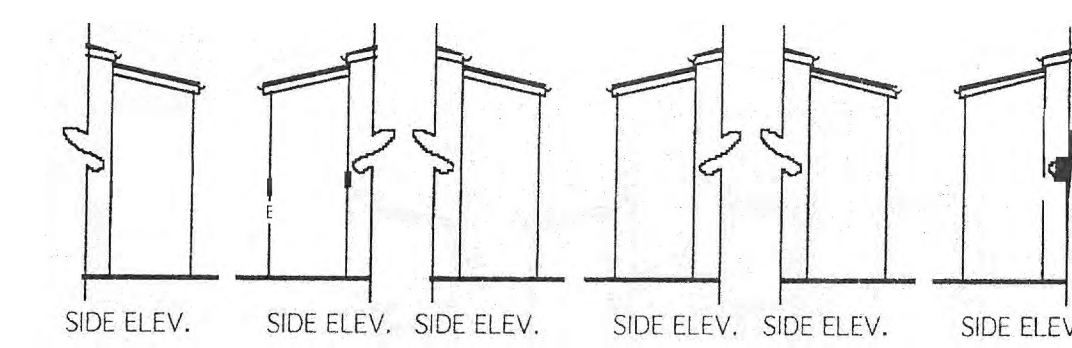


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 5-10 LEEWARD
SCALE: 1/8" = 1'-0" **7**

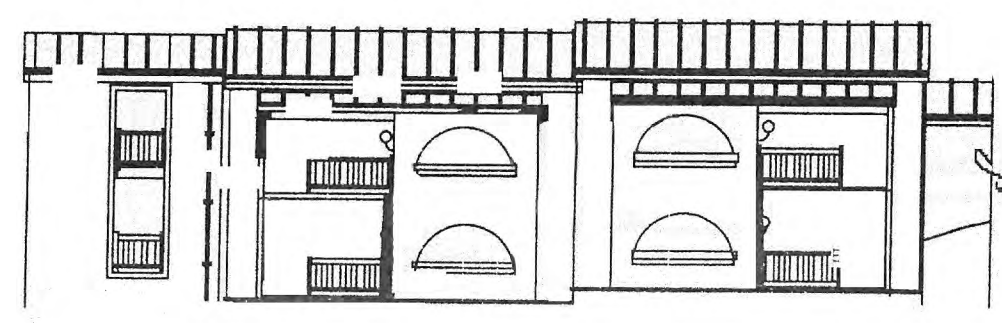


ENTRANCE ELEVATION #15 & 16
ENTRANCE ELEVATION #13 & 14
ENTRANCE ELEVATION #11 & 12

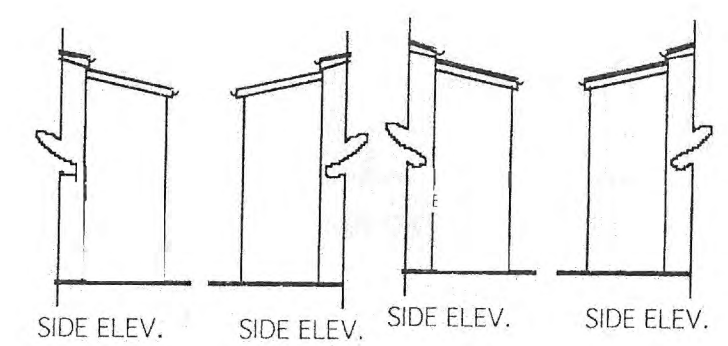


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 11-16 LEEWARD
SCALE: 1/8" = 1'-0" **6**

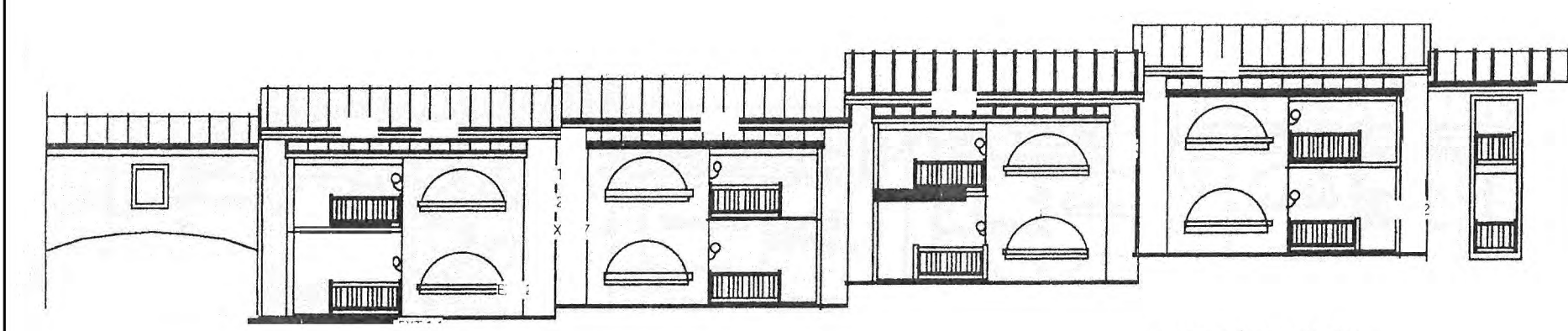


ENTRANCE ELEVATION #19 & 20
ENTRANCE ELEVATION #17 & 18

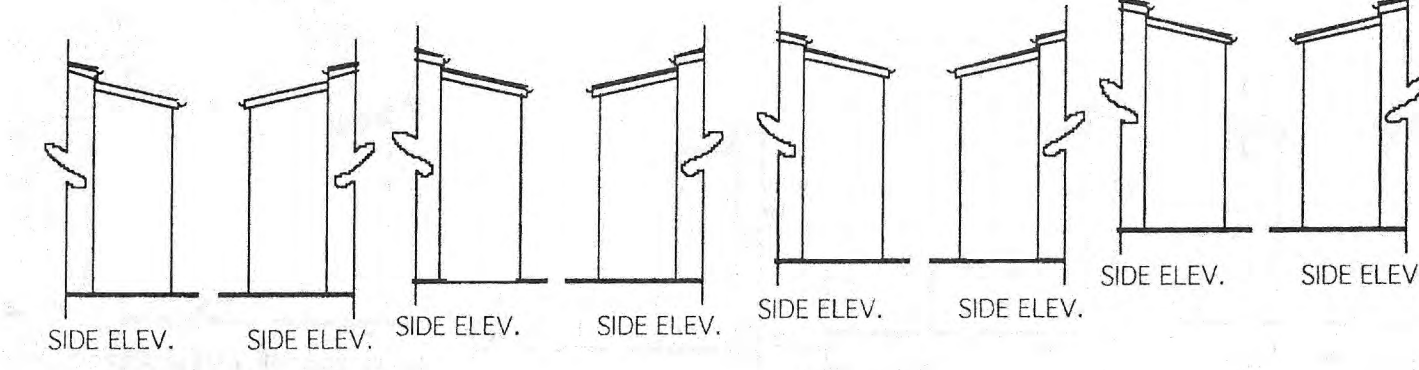


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 17-20 LEEWARD
SCALE: 1/8" = 1'-0" **5**

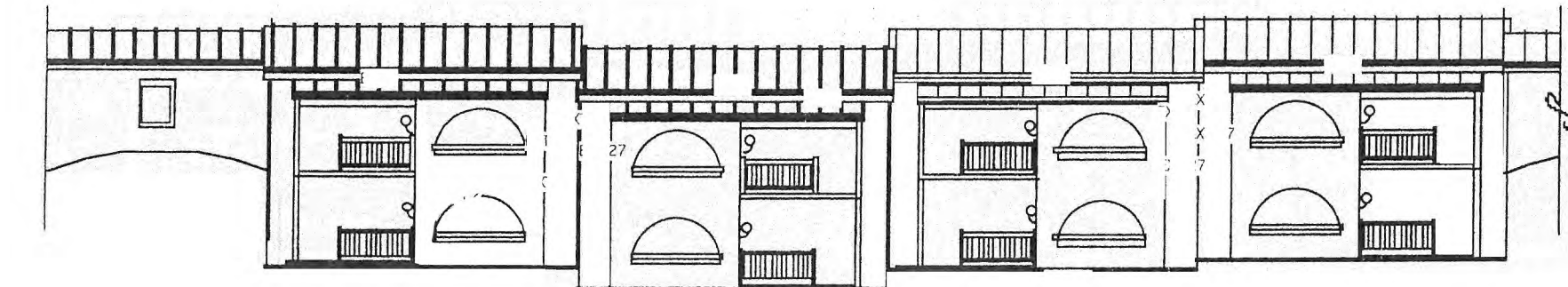


ENTRANCE ELEVATION #27 & 28
ENTRANCE ELEVATION #25 & 26
ENTRANCE ELEVATION #23 & 24
ENTRANCE ELEVATION #21 & 22

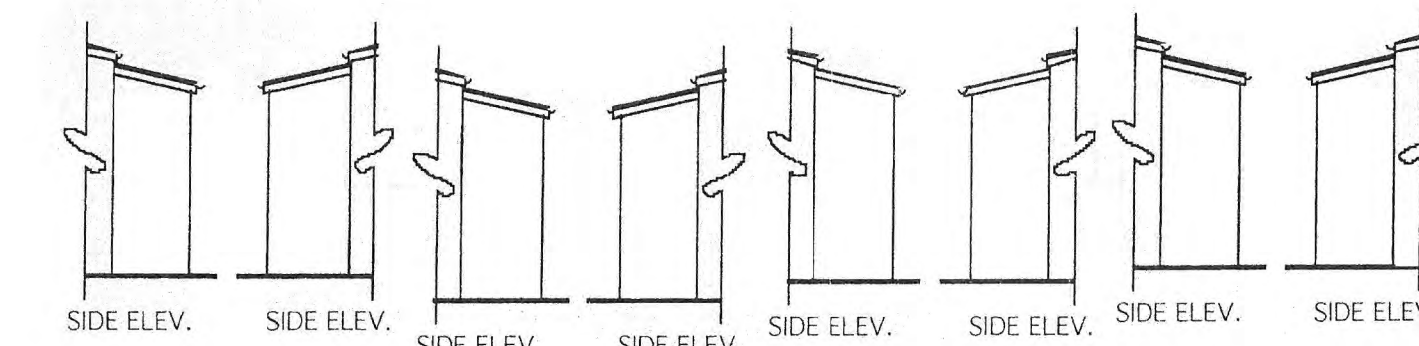


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 21-28 LEEWARD
SCALE: 1/8" = 1'-0" **4**

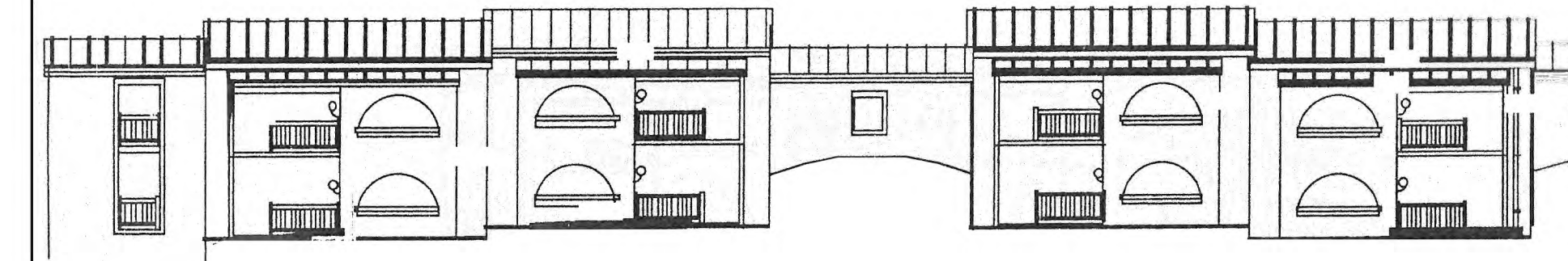


ENTRANCE ELEVATION #35 & 36
ENTRANCE ELEVATION #33 & 34
ENTRANCE ELEVATION #31 & 32
ENTRANCE ELEVATION #29 & 30

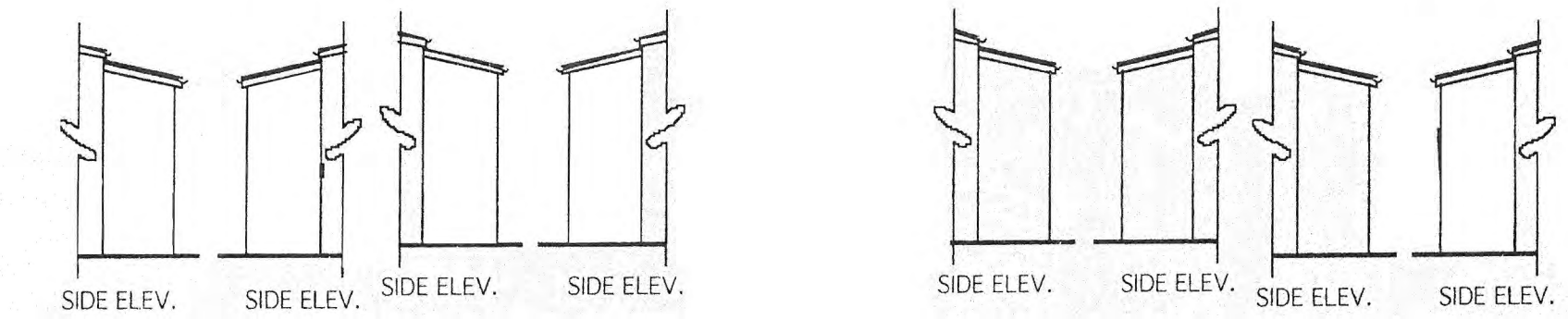


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 29-36 LEEWARD
SCALE: 1/8" = 1'-0" **3**

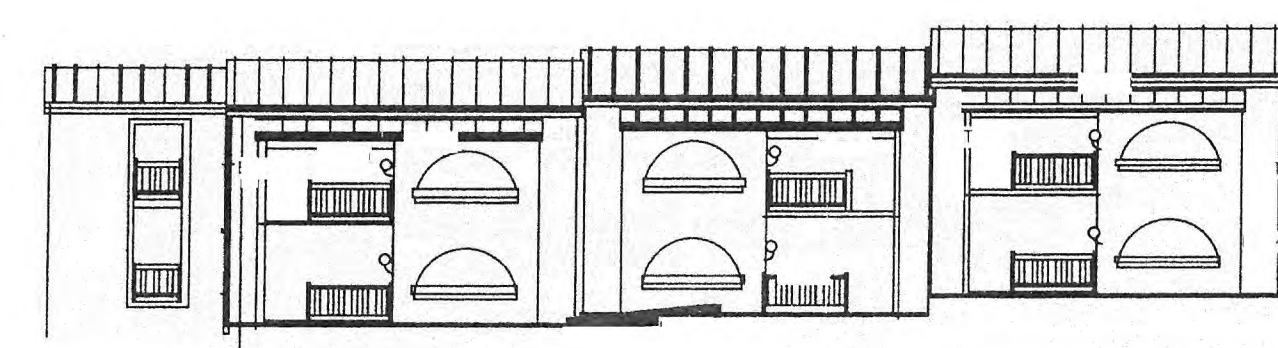


ENTRANCE ELEVATION #43 & 44
ENTRANCE ELEVATION #41 & 42
ENTRANCE ELEVATION #39 & 40
ENTRANCE ELEVATION #37 & 38

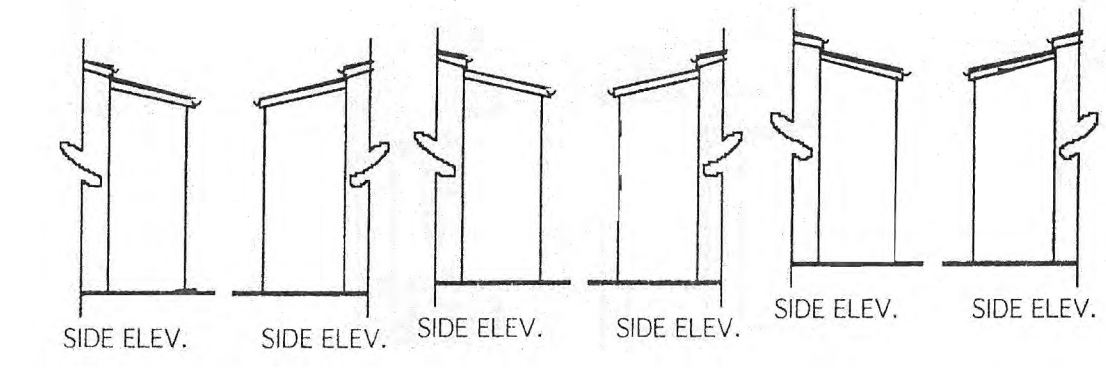


SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 37-44 LEEWARD
SCALE: 1/8" = 1'-0" **2**



ENTRANCE ELEVATION #49 & 50
ENTRANCE ELEVATION #47 & 48
ENTRANCE ELEVATION #45 & 46



SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV. SIDE ELEV.

UNIT NUMBERS 45-50 LEEWARD
SCALE: 1/8" = 1'-0" **1**

EMILY R. BURTON
5000 WHEATLEY CENTER II
STE. 2 PMB 110
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(404) 244-7191

REGISTERED ARCHITECT
EMILY R. BURTON
1704
U.S. VIRGIN ISLANDS

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REV.	DATE	DESCRIPTION

PROJECT NUMBER: 23_01_2023

DRAWN BY: EB

REVIEWED BY: EB

PROJECT MANAGER: EB

OWNER: EB

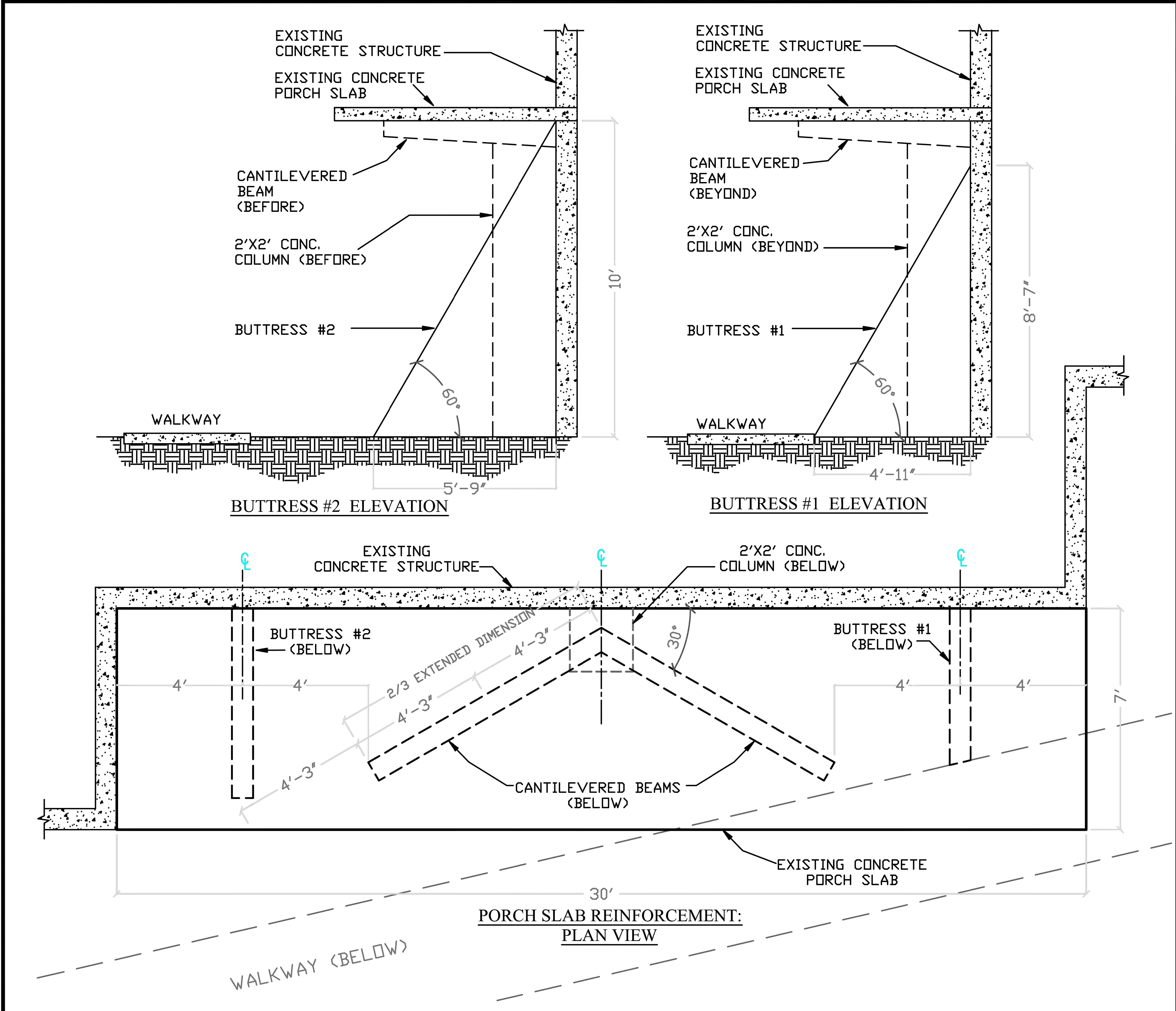
COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT: **COWPET BAY WEST RECORD PLANS**
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE: **LEEWARD BUILDING ELEVATIONS**

SHEET NUMBER: **A2.01**

A2.02



DESIGNER:

COWPET BAY WEST:
PORCH SLAB
REINFORCEMENT

REVISIONS:

PLAN NUMBER:

DRAWING TITLE:
**PLAN VIEW &
BUTTRESS
ELEVATIONS**

SCALE:
1/4"=1'-0"
11x 8.5

PLOT DATE:
5/19/2023

SHEET NO:
A-1

EBA

EMILY BURTON ARCHITECTURE

ARCHITECT

EMILY R. BURTON
5500 WHEATLEY CENTER II
STE. 2 PHB. 110
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SEAL

REGISTERED ARCHITECT
EMILY BURTON
17004
U.S. VIRGIN ISLANDS

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REFERENCE PURPOSES ONLY.

LEeward UNITS

WINdward UNITS

COWPET BAY

REV.	DATE	DESCRIPTION

PROJECT NUMBER:

23_01_2023

DRAWN BY:

EB

REVIEWED BY:

EB

PROJECT MANAGER:

EB

OWNER:

COWPET BAY WEST
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI 00802

PROJECT:

**COWPET BAY WEST
RECORD PLANS**
8-1-2, 8-1-5, 8-1-6 ESTATE NAZARETH
ST. THOMAS, VI

SHEET TITLE:

**PROPOSED
STRUCTURAL RETROFIT
OF BALCONIES**

SHEET NUMBER:

S1.01