



LIBERTY MOBILE USVI INC.  
279 AVE PONCE DE LEON  
SAN JUAN PR 00917

## CORAL BAY

SITE NAME:  
ADDRESS: USVI-00408  
ADDRESS: 6-4-1 ESTATE CAROLINA  
NO.1 CORAL BAY QUARTER  
CORAL BAY, ST JOHN, VI 00830  
SITE TYPE: NEW SITE BUILD / RAWLAND  
PROJECT DESCRIPTION: TELECOMMUNICATIONS SITE WITH A SELF SUPPORT  
MONOPOLE & EQUIPMENT CONCRETE PADS.

### PROPERTY INFORMATION

SITE COORDINATES: 18.3497482°  
-64.7161297°  
LATITUDE: 18° 20' 59.0936"  
LONGITUDE: -64° 42' 58.0672"  
JURISDICTION: US VIRGIN ISLANDS (USVI)  
COUNTY: SAINT JOHN  
TOWER OWNER: LIBERTY MOBILE USVI INC.  
STRUCTURE TYPE: MONOPOLE  
STRUCTURE HEIGHT: 100'-0" AGL  
SITE ELEVATION: 42'-1" AGL  
POLICE CONTACT: ST JOHN, CRUZ BAY POLICE OFFICE  
TEL (340) 693-8880  
FIRE CONTACT: ST. JOHN, CORAL BAY FIRE STATION  
TEL (340) 776-6365  
POWER COMPANY: WAPA  
VEHICULAR USE: UNMANNED TELECOMMUNICATIONS  
FACILITY REQUIRING APPROXIMATELY  
ONE VISIT PER MONTH  
ADA ACCESSIBILITY  
COMPLIANCE: FACILITY IS UNMANNED AND NOT  
FOR HUMAN HABITATION  
HURRICANE EVACUATION  
PLAN: FACILITY IS UNMANNED AND IS NOT  
LOCATED WITHIN HURRICANE STORM  
SURGE ZONE.

### PROJECT TEAM

PROPERTY MANAGEMENT FIRM: BLUE SKY TOWERS III, LLC  
ADDRESS: 352 PARK STREET STE 106  
NORTH READING MA 01864  
PHONE: (978) 291-6417  
FAX:  
ENGINEERING FIRM: AW SOLUTIONS PUERTO RICO, LLC  
ADDRESS: AA1 CALLE 22 RIVER VW  
BAYAMON PR 00961  
CONTACT: EDUARDO BRAVO RIOS  
PHONE: 939-338-6610 EXT. 200  
APPROVALS  
ENGINEER:  
OPERATIONS:  
CONSTRUCTION  
MANAGER:  
SITE ACQ./OWNER:

### PROJECT INFORMATION

- THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- LIBERTY MOBILE USVI INC. CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY APPROVED CARRIERS EMPLOYEES AND SUBCONTRACTORS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR SERVICE AND MAINTENANCE PURPOSES ONLY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.



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BLUE SKY  
TOWERS III, LLC  
352 PARK STREET STE 106  
NORTH READING MA 01864



AW SOLUTIONS PUERTO RICO, LLC  
AA1 CALLE 22 RIVER VW  
BAYAMON PR 00961

### DRAWING INDEX

| SHEET | SHEET DESCRIPTION                    | DATE       | REV |
|-------|--------------------------------------|------------|-----|
| T1    | TITLE SHEET                          | 04/19/2023 | 0   |
| SI-1  | PROPOSED SITE PLAN                   | 04/19/2023 | 0   |
| C1    | PROPOSED COMPOUND SITE PLAN          | 04/19/2023 | 0   |
| C2    | SITE ELEVATION                       | 04/19/2023 | 0   |
| C3    | EROSION & SEDIMENTATION CONTROL PLAN | 04/19/2023 | 0   |
| C4    | DETAILS                              | 04/19/2023 | 0   |
| C5    | DETAILS                              | 04/19/2023 | 0   |
| C6    | FENCE DETAILS                        | 04/19/2023 | 0   |
| C7    | GROUNDING PLAN                       | 04/19/2023 | 0   |
| C8    | GROUNDING DETAILS                    | 04/19/2023 | 0   |
| E1    | PROPOSED ELECTRICAL SITE PLAN        | 04/19/2023 | 0   |
| E2    | DETAILS                              | 04/19/2023 | 0   |
| E3    | ONE LINE DIAGRAM                     | 04/19/2023 | 0   |
| SP1   | SPECIFICATIONS (FOUNDATION DESIGN)   | 01/22/2023 | 0   |
| F1    | SITE PLAN                            | 01/22/2023 | 0   |
| F2    | FOUNDATION DETAILS                   | 01/22/2023 | 0   |
| SN1   | SUPPLEMENTARY NOTES 1                | 04/19/2023 | 0   |
| SN2   | SUPPLEMENTARY NOTES 2                | 04/19/2023 | 0   |
| SN3   | SUPPLEMENTARY NOTES 3                | 04/19/2023 | 0   |

### DRIVING DIRECTIONS

FROM USVI, SAINT JOHN CRUZ BAY FERRY DOCK:

- HEAD SOUTHEAST ON PRINCE ST TOWARD STRAND ST (280 M)
- AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT ONTO RTE 10 (300 M)
- TURN LEFT ONTO CENTERLINE RD/RTE 10 (1.2 KM)
- TURN RIGHT ONTO RTE 10 (8.0 KM)
- TURN RIGHT ONTO CENTERLINE RD/RTE 10 (2.8 KM)
- TURN RIGHT ONTO A DIRT ROAD
- PROPOSED TELECOMMUNICATIONS SITE WILL BE ON THE RIGHT

### DESIGN CRITERIA

- 2018 IBC
- ANSI/TIA-222-H, ASCE 7-16
- WIND SPEED 165 MPH (ULTIMATE 3 SECOND GUST)
- RISK CATEGORY II
- EXPOSURE CATEGORY: C
- TOPOGRAPHIC FACTOR: 1
- SERVICE WIND SPEED: 60MPH
- SEISMIC Ss: 1.258
- SEISMIC S1: 0.437
- NATIONAL ELECTRICAL CODE, 2017 EDITION
- INTERNATIONAL FIRE PREVENTION CODE 2018 EDITION
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OCT 65 BULLETIN.
- SEE SIGNAGE DETAILS IN SHEET C5

### PROJECT REFERENCES

- GEOTECHNICAL INVESTIGATION BY
- FOUNDATION DESIGN BY AW SOLUTIONS PUERTO RICO, LLC
- TOWER DESIGN BY AMOR STRUCTURES
- SURVEY PLANS BY THE GREEN PIECE ENGINEERING + ENVIRONMENT, LLC

### CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
- THIS PROJECT CONSISTS OF THE INSTALLATION OF:
  - A. ACCESS ROAD - GRUBBING & SUB BASE
  - B. MATERIAL HANDLING OF TOWER AND ANCHOR BOLTS FROM PORT TO SITE.
  - C. COMPOUND CLEARING AND PREPARATION
  - D. TOWER CONCRETE FOUNDATION CONSTRUCTION
  - E. TOWER ERECTION
  - F. ANCHOR TENANT PAD
  - G. ANCHOR TENANT - SECONDARY CONDUITS P&T
  - H. ANCHOR TENANT METER BANK W/ GROUNDING
  - I. TOWER SITE GROUNDING - INCLUDES DIGITALS FOR PROPOSED AND FUTURE TENANTS
  - J. COMPOUND FENCING AND LOCKS
  - K. COMPOUND STONE AND FABRIC
  - L. INSTALLATION OF SITE SIGNAGE
  - M. ALL REQUIRED INSPECTIONS.
  - N. 3rd PARTY INSPECTIONS REQUIRED IN BID DOCS.

DRAWN BY: ACR. CHECKED BY: E.P.

0 04/19/23 ISSUED FOR CONSTRUCTION

B 03/31/23 ISSUED FOR REVIEW

A 02/23/23 ISSUED FOR REVIEW

REV DATE DESCRIPTION

EMMANUEL POULIN 709-E

U.S. VIRGIN ISLANDS

EMMANUEL POULIN 6/14/23

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SITE ID: USVI-00408

ADDRESS: 6-4-1 ESTATE CAROLINA  
NO.1 CORAL BAY QUARTER  
CORAL BAY, ST JOHN, VI 00830

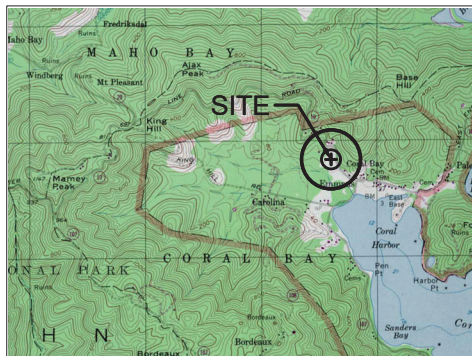
SITE TYPE: NEW SITE BUILD

SHEET TITLE:

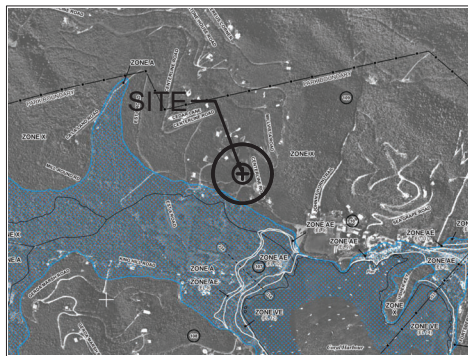
TITLE SHEET

SHEET NUMBER:

T1



LOCATION PLAN



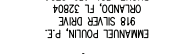
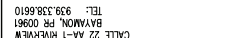
FLOOD MAP

FLOOD MAP  
PANEL: 7800000035G  
MAP REVISED: APRIL 16, 2007



PROPERTY INFORMATION

PROPERTY:  
PROPERTY ID: 304104050200  
ADDRESS: CAROLINA 6-4 CORAL BAY QTR  
ISLAND: SAINT JOHN (STJ)  
PROPERTY INFORMATION:  
OLC MAP NUMBER DENR ZONE ACRES  
F9-2090-167 R-2 5.00  
F9-2090-167 ROAD 0.25  
OWNERSHIP:  
OWNER: GOVERNMENT OF THE V.I. (USVI)  
ADDRESS: 8100 LINDBERGH BAY 61  
ST THOMAS, VI 00802  
ESTATES:  
ESTATE: CAROLINA



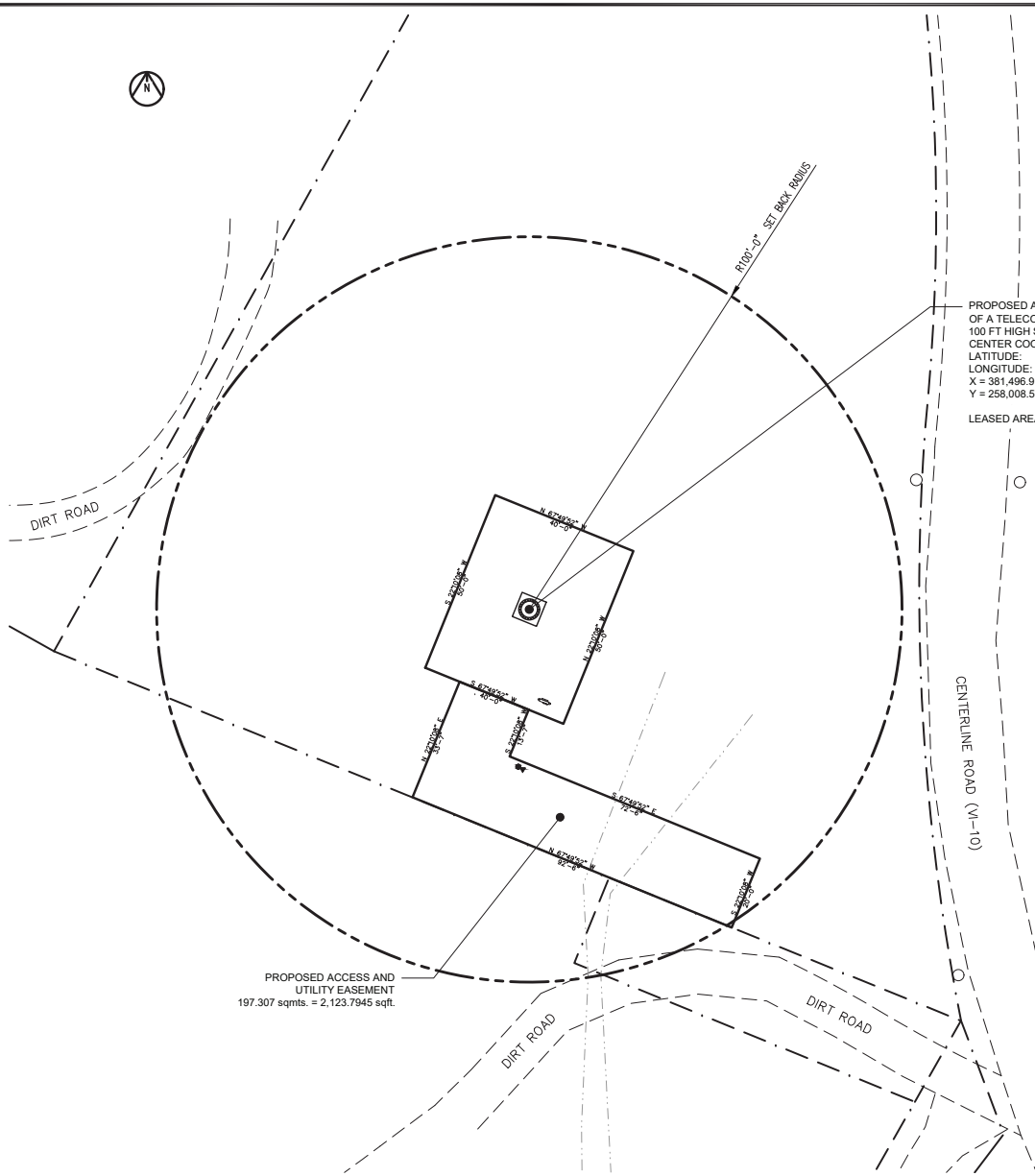
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| MD | CHECKED BY |
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A circular professional engineer seal is visible in the bottom right corner of the page. The text "PROFESSIONAL ENGINEER" is curved along the top inner edge, and "STATE OF TEXAS" is curved along the bottom inner edge. In the center, there is a smaller circle containing the number "10000".

ADDRESS: PARCEL No. 6-4, EST. CAROLINA  
No. 1, CORAL BAY QUARTER

SHEET TITLE: **SITE PLAN**



PROPOSED AREA FOR THE CONSTRUCTION  
OF A TELECOMMUNICATIONS SITE WITH AN  
100 FT HIGH SELF SUPPORT MONOPOLE  
CENTER COORDINATES  
LATITUDE: 18° 20' 59.0936"  
LONGITUDE: -64° 42' 58.0672"  
X = 381,496.914 MTS  
Y = 258,008.575 MTS  
LEASED AREA: 185,8061 sqmts. = 2,000.00 sqft.

PROPOSED ACCESS AND  
UTILITY EASEMENT  
197.307 sqmts. = 2,123.7946 sqft.

NOTES:  
- THESE PLANS ARE BASED ON A SITE SURVEY PLAN PREPARED BY THE GREEN  
PIECE ENGINEERING + ENVIRONMENT, LLC WHICH WAS SIGNED AND SEALED BY  
JEFFREY L. BATEMAN, VI PLS 1053 LS ON APRIL 13, 2023. (REV. 2)

| SYMBOL LEGEND |                       |
|---------------|-----------------------|
| -----         | PROPERTY LINE         |
| -----         | EASEMENT AREA         |
| -----         | SET BACK RADIUS       |
| -----         | EXISTING ROADS        |
| ○             | EXISTING UTILITY POLE |

|    |                     |        |                    |
|----|---------------------|--------|--------------------|
| 1  | REPRESENTS DETAIL # | NOTE 1 | REPRESENTS NOTE    |
| C7 | REPRESENTS SHEET #  | SHT E7 | REPRESENTS SHEET # |



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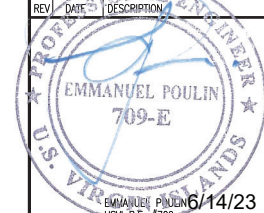
BLUE SKY TOWERS II, LLC  
102 PARK STREET STE 106  
NORTH READING MA 01864



AW SOLUTIONS PUERTO RICO, LLC  
AA1 CALLE 22 RIVER VW  
BAYAMON, PR 00961

DRAWN BY: ACR. CHECKED BY: E.P.

| 0   | 04/19/23 | ISSUED FOR CONSTRUCTION |
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| REV | DATE     | DESCRIPTION             |



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CORAL BAY, ST JOHN, VI 00830  
SITE TYPE: NEW SITE BUILD

SHEET TITLE:  
**PROPOSED SITE PLAN**

SHEET NUMBER:  
**SI-1**

1  
PROPOSED SITE PLAN  
SCALE: 1/32"=1'-0"



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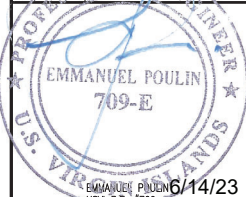
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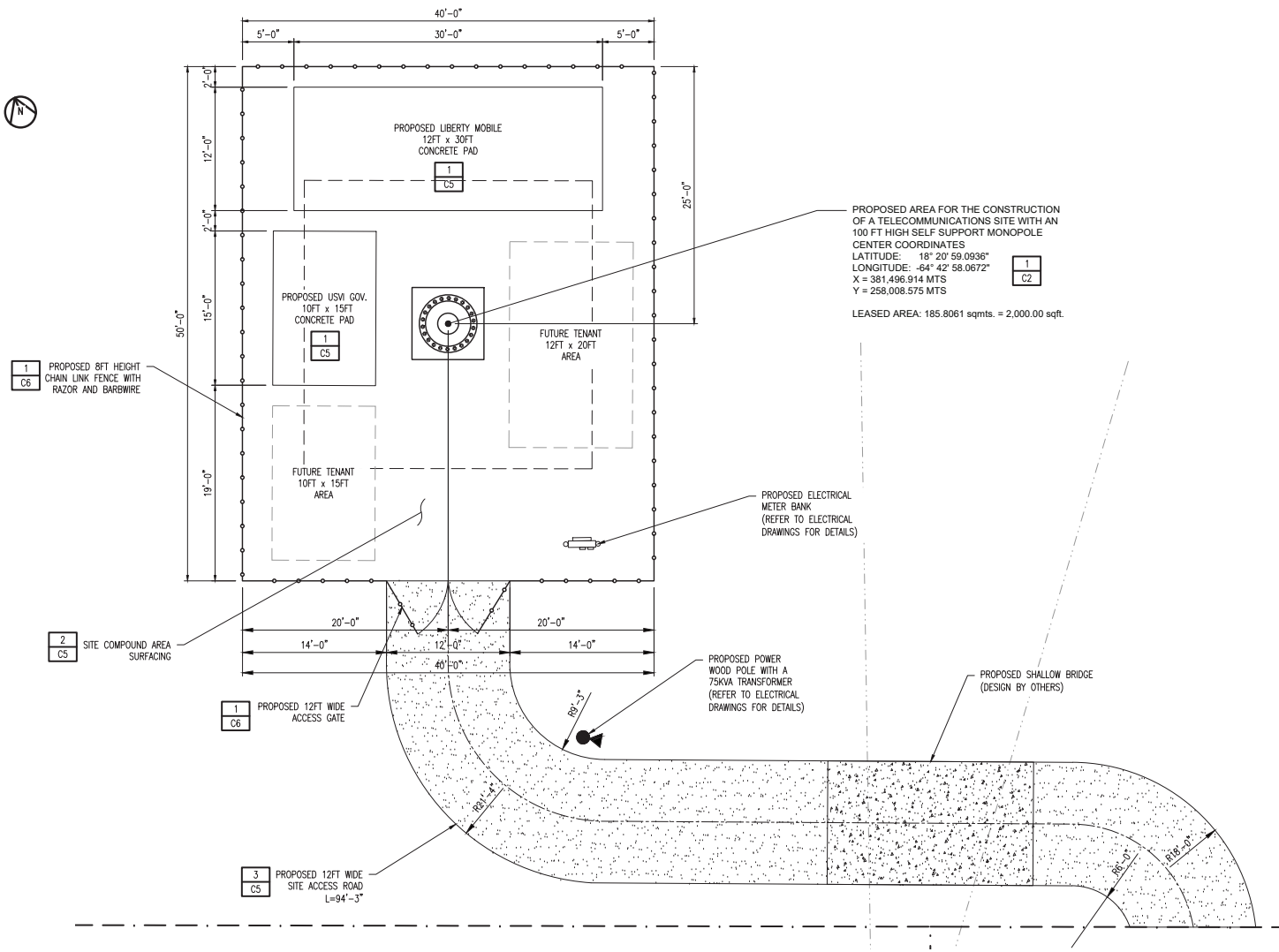
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CORAL BAY, ST JOHN, VI 00830  
SITE TYPE: NEW SITE BUILD

SHEET TITLE:  
**PROPOSED COMPOUND  
SITE PLAN**

SHEET NUMBER:

**C1**



PROPOSED AREA FOR THE CONSTRUCTION  
OF A TELECOMMUNICATIONS SITE WITH AN  
100 FT HIGH SELF SUPPORT MONOPOLE  
CENTER COORDINATES  
LATITUDE: 18° 20' 59.0936"  
LONGITUDE: -64° 42' 58.0672"  
X = 381,496.914 MTS  
Y = 258,008.575 MTS  
LEASED AREA: 185.8061 sqmts. = 2,000.00 sqft.

**SYMBOL LEGEND**

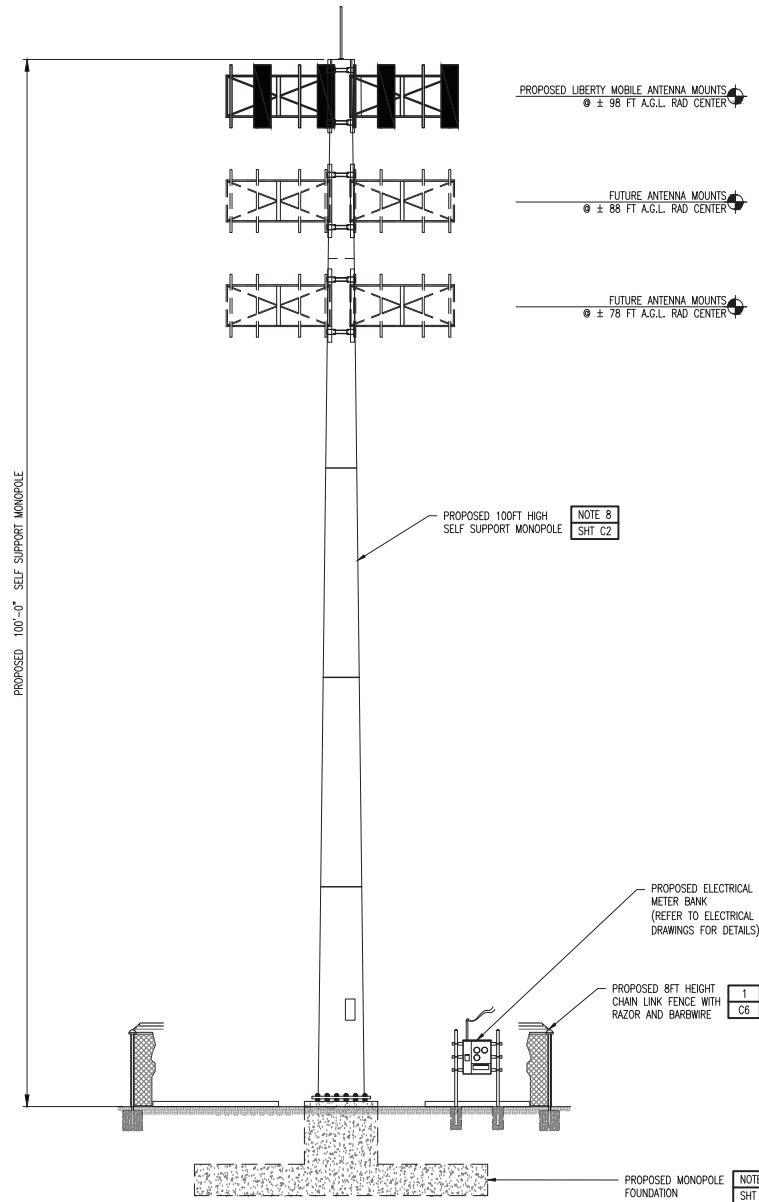
- PROPOSED FENCE
- PROPERTY LINE
- UNDERGROUND FOUNDATION

1 REPRESENTS DETAIL #  
C7 REPRESENTS SHEET #

NOTE 1 REPRESENTS NOTE  
SHT E7 REPRESENTS SHEET #

1 PROPOSED COMPOUND SITE PLAN  
SCALE: 3/32"=1'-0"

1. IF THE STRUCTURAL ANALYSIS FOR THIS TOWER WAS PERFORMED BY OTHERS, A/S SOLUTIONS PUERTO RICO, LLC, ACCEPTS NO LIABILITY FOR THE STRUCTURAL CAPACITY OF THIS TOWER. THE CONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE STRUCTURAL ANALYSIS PRIOR TO THE INSTALLATION OF ANTENNAS AND COAX ON THIS TOWER.
2. REFER TO STRUCTURAL ANALYSIS OR STRUCTURAL LETTER FOR APPROVAL OF ADDITION OF NEW TOWER APPURTENANCES.
3. IF STRUCTURAL ANALYSIS SHOWS NEED FOR TOWER REINFORCEMENT, REFER TO ADDITIONAL DRAWING SET DEDICATED SPECIFICALLY TO TOWER REINFORCEMENT FOR THIS SITE.
4. REFER TO STRUCTURAL ANALYSIS FOR REQUIRED PROVISIONS FOR COAXIAL CABLE SUPPORT AND CONFIGURATION.
5. ALL OTHER CARRIERS' APPURTENANCES MAY NOT BE SHOWN IN ELEVATION. REFER TO STRUCTURAL ANALYSIS.
6. MONOPOLE ELEVATION SCHEMATIC ONLY.
7. REFER TO STRUCTURAL PLANS BY EMMANUEL POULIN, USVI P.E., LIC.#709-E, DATE: 01/22/2023 FOR FOUNDATION DESIGN & ANALYSIS. PROVIDED BY A BLUE SKY TOWERS II, LLC REPRESENTATIVE.
8. FOR MONOPOLE ASSEMBLY, REFER TO AMBOR STRUCTURES REV A PLANS; TITLE 100FT, 202MPH TIA H, SITE NAME: USVI-00231 WEST END, PROVIDED BY A BLUE SKY TOWERS II, LLC REPRESENTATIVE.



1 SITE ELEVATION  
SCALE: NOT TO SCALE



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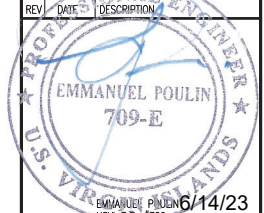
BLUE SKY TOWERS II, LLC  
100 PARK STREET STE 106  
NORTH READING MA 01864



A/S SOLUTIONS PUERTO RICO, LLC  
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BAYAMON PR 00961

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SITE TYPE: NEW SITE BUILD

SHEET TITLE:  
**SITE ELEVATION**

SHEET NUMBER:  
**C2**



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BLUE SKY  
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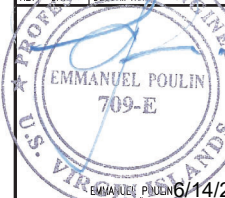


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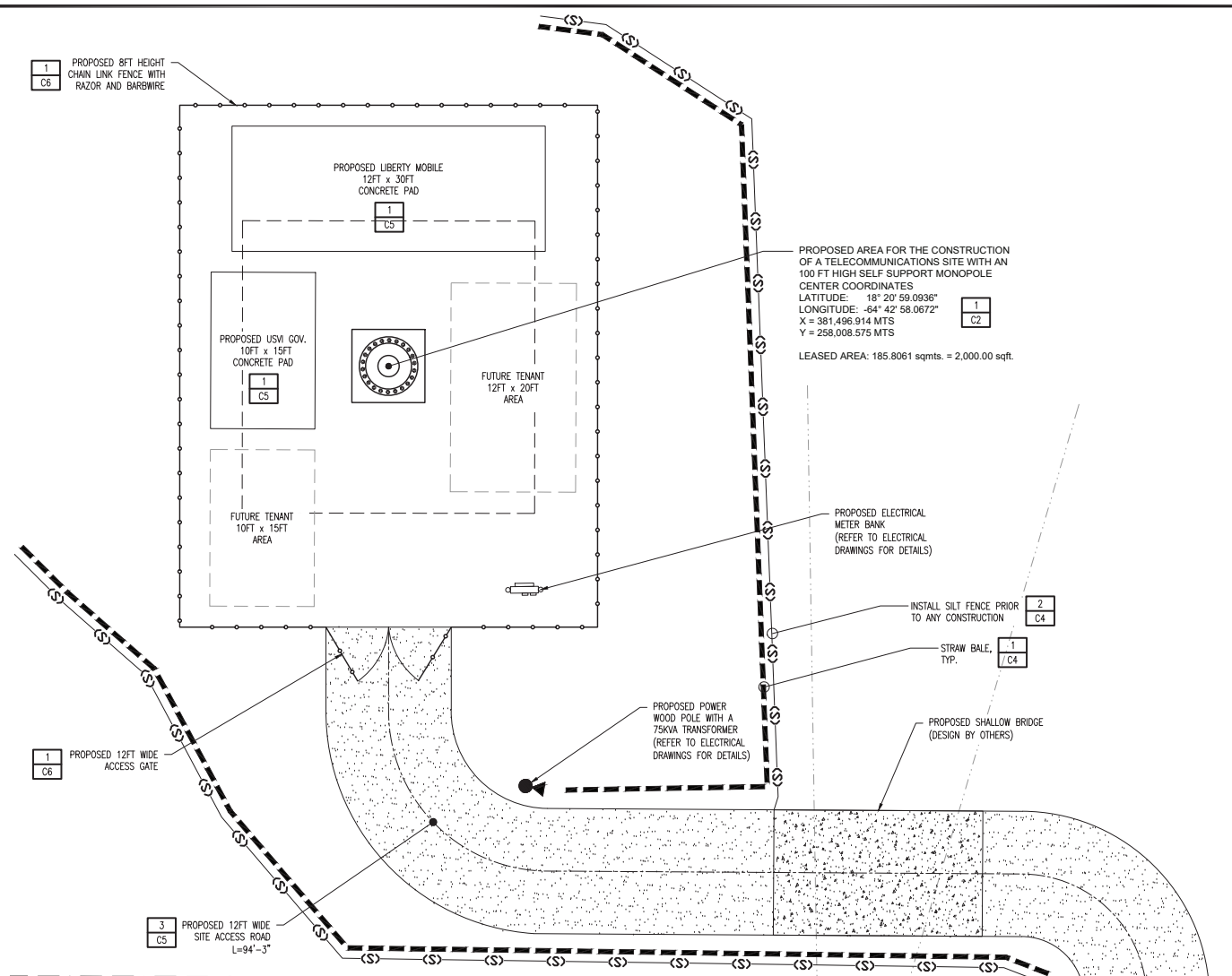
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SITE TYPE: NEW SITE BUILD

SHEET TITLE:  
**EROSION & SEDIMENTATION CONTROL PLAN**

SHEET NUMBER:

**C3**



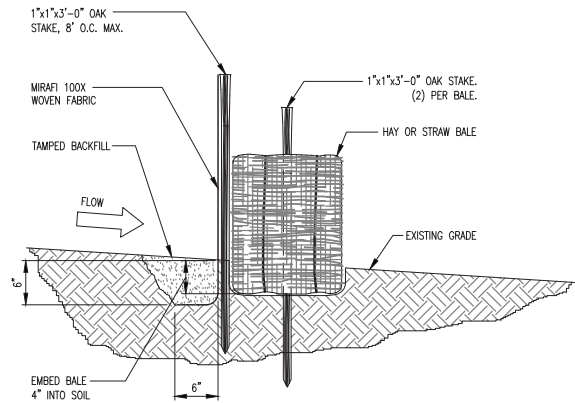
**SYMBOL LEGEND**

PROPOSED FENCE  
UNDERGROUND FOUNDATION  
PROPERTY LINE  
STRAW BALES  
SILT FENCE

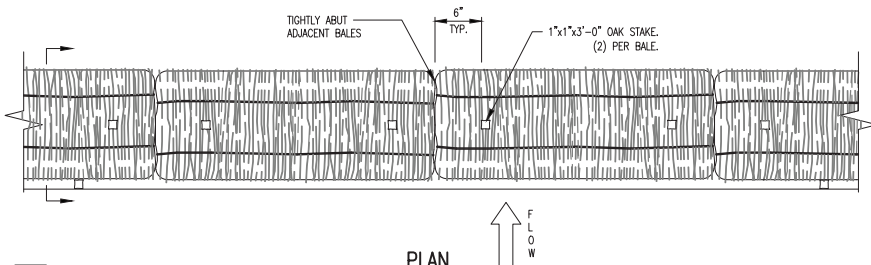
1 C7 REPRESENTS DETAIL #  
C7 REPRESENTS SHEET #

NOTE 1 SHT E7 REPRESENTS NOTE  
SHT E7 REPRESENTS SHEET #

1 EROSION & SEDIMENTATION CONTROL PLAN  
SCALE: 3/32"=1'-0"

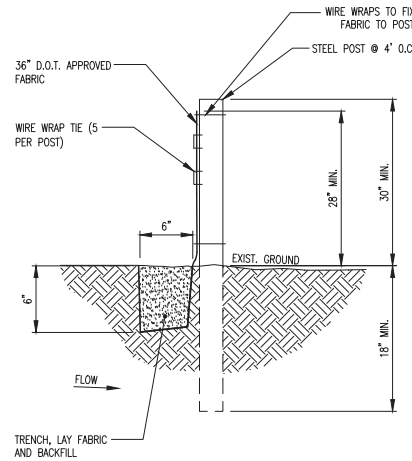


**SECTION**



**1 STRAW BALE DIKE DETAIL**

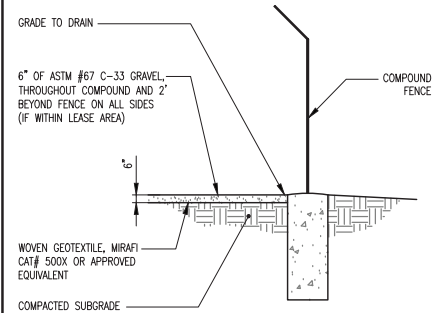
SCALE: NTS



**2 SILT FENCE DETAIL (IF NECESSARY)**

SCALE: NTS

1. THE FILTER FABRIC USED SHALL BE TYPE I OR II AND SHALL COMPLY W/ ALL NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
2. SILT FENCE HEIGHT SHALL BE A MINIMUM OF 2.5 FEET ABOVE GROUND HEIGHT.
3. CONSTRUCT SILT FENCE OF A CONTINUOUS ROLL CUT THE LENGTH OF THE BARRIER TO AVOID JOINTS. FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
4. SUPPORT FABRIC WITH WOVEN WIRE MESH (TOP AND BOTTOM WIRES SHALL BE 10 GA., OTHER WIRES SHALL BE AT LEAST 12.5 GA.). OPENING SHALL BE 6" MAX. SPACING. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO POSTS WITH 1" STAPLES, NAILS OR TIE WIRES.
5. POST FOR SILT FENCE SHALL BE STEEL.
6. FENCE POST SPACING SHALL NOT EXCEED 4 FEET O.C.
7. EXCAVATE A TRENCH APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UP SLOPE FROM THE BARRIER. BACK FILL THE TRENCH WITH #57 STONE PLACED OVER THE FILTER FABRIC. DO NOT ATTACH FILTER FABRIC TO EXISTING FENCES, TREES, ETC.
8. REMOVE FENCING FOLLOWING STABILIZATION OF SLOPES AND ALL DISTURBED AREAS.



**3 GRAVEL COMPOUND DETAIL**

SCALE: NTS



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SAN JUAN PR 00917



BLUE SKY TOWERS II, LLC  
102 PARK STREET STE 106  
NORTH READING MA 01864

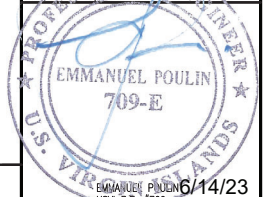


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AA1 CALLE 22 RIVER VW  
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A 02/23/23 ISSUED FOR REVIEW

REV DATE DESCRIPTION



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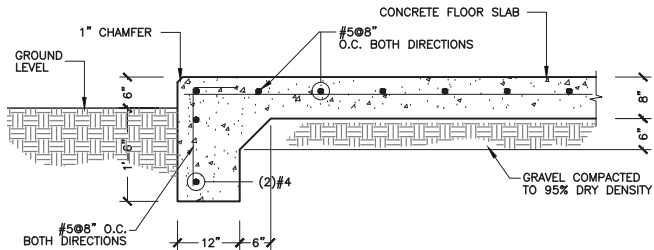
SITE NAME: CORAL BAY  
SITE ID: USVI-00408  
ADDRESS: 6-4-1 ESTATE CAROLINA  
NO.1 CORAL BAY QUARTER  
CORAL BAY, ST JOHN, VI 00830  
SITE TYPE: NEW SITE BUILD

SHEET TITLE:

**DETAILS**

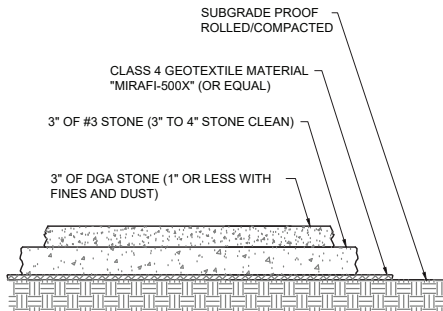
SHEET NUMBER:

**C4**



**1 CONCRETE PAD FOUNDATION DETAIL**

SCALE: 3/16"=1'-0"



NOTE:  
-USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.

-AGGREGATE IS BASED ON STANDARD AASHTO.

-SLOPE NOT TO EXCEED 1/4" PER FOOT TO MAX. GRADE OF 6" FROM CENTER OF COMPOUND TO EACH FENCE LINE

**2 SITE COMPOUND AREA SURFACING**

SCALE: NTS

## NOTICE



Radio frequency fields beyond this point may exceed FCC rules general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(a)

**4 8x12 RF NOTICE SIGN**

SCALE: NTS

1. INSTALL SIGNS AT PERIMETER OF UNCONTROLLED LIMITS.

## WARNING

- AUTHORIZED PERSONNEL ONLY
- HARD HATS REQUIRED
- WATCH FOR FALLING MATERIAL
- WATCH FOR TRIPPING HAZARDS
- WATCH FOR UNEVEN SURFACES
- IN THE EVENT OF A T-STORM, VACATE THE COMPOUND

RED BACKGROUND  
W/WHITE LETTERING

WHITE BACKGROUND  
W/BLACK LETTERING

24" WIDE X 18" HIGH

**6 CAUTION-HARD HAT CONSTRUCTION AREA AND TRIPPING HAZARDS**

SCALE: NTS

## INFORMATION

MANAGED BY:



SITE ID: USVI-00408 CORAL BAY

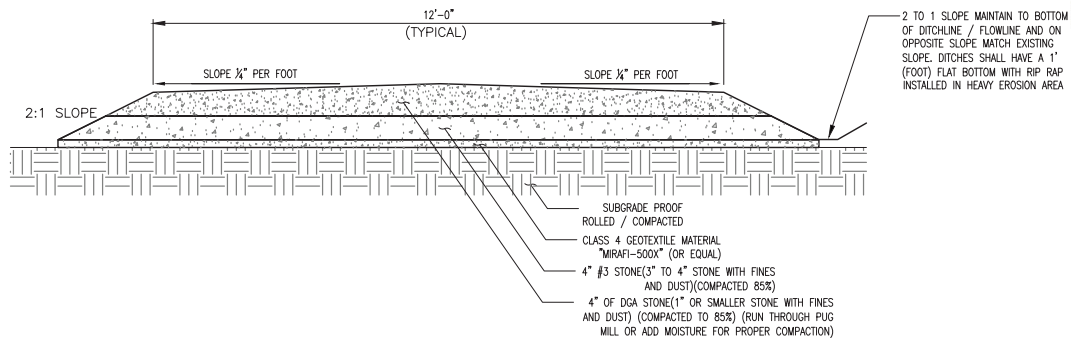
FCC ASR #

FOR LEASING AND ACCESS  
INFORMATION CALL  
888-960-7958

PRIVATE PROPERTY  
NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED

**5 SITE IDENTIFICATION SIGN**

SCALE: NTS



**3 ACCESS ROAD SURFACING DETAIL**

SCALE: NTS

NOTE:

-USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.

-AGGREGATE IS BASED ON STANDARD AASHTO.

-2" CROWN IN CENTER OF ACCESS, UNLESS IN CURVES OR AREAS FOR PROPER WATER RUNOFF AS NEEDED, THEN ACCESS SHOULD BE SLOPED TO INSIDE OF TURN / CURVE



LIBERTY MOBILE USVI INC.  
279 AVE PONCE DE LEON  
SAN JUAN, PR 00917



BLUE SKY TOWERS II, LLC  
102 PARK STREET STE 106  
NORTH READING MA 01864



AW SOLUTIONS PUERTO RICO, LLC  
AA1 CALLE 22 RIVER VW  
BAYAMON, PR 00961

DRAWN BY: ACR. CHECKED BY: E.P.

0 04/19/23 ISSUED FOR CONSTRUCTION

B 03/31/23 ISSUED FOR REVIEW

A 02/23/23 ISSUED FOR REVIEW

REV DATE DESCRIPTION

USVI P.E. #709-E

EMMANUEL POULIN

6/14/23

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SITE ID: USVI-00408

ADDRESS: 6-4-1 ESTATE CAROLINA NO.1 CORAL BAY QUARTER CORAL BAY, ST JOHN, VI 00830

SITE TYPE: NEW SITE BUILD

SHEET TITLE:

**DETAILS**

SHEET NUMBER:

**C5**



- STYMIE LOCK DETAIL
- SCALE: NTS

