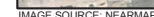


PERMIT SUBMITTAL
AUGUST 29, 2025



VICINITY MAP
SCALE: NTS



LOCATION PLAN
SCALE: NTS

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

Sheet
Reference No.
G-001
INDEX: 1 OF 1

USACE-NL
PCVD 10800[illegible]

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

COVER SHEET

[illegible]

SE

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING

INDEX OF DRAWINGS		
INDEX NO.	SHEET NO.	SHEET TITLE
1	G-001	COVER SHEET
2	G-002	DRAWING INDEX
3	G-003	GENERAL NOTES
4	G-004	ABBREVIATIONS AND LEGEND
5	V-101	EXISTING CONDITIONS PLAN
6	C-101	GENERAL ARRANGEMENT AND SITE ACCESS PLAN
7	CN001	DREDGING NOTES
8	CN100	OVERALL DREDGING PLAN
9	CN301	PIER P DREDGING CROSS SECTION
10	CN302	PIER N DREDGING CROSS SECTION
11	SD100	OVERALL DEMOLITION PLAN
12	SD101	DEMOLITION PLAN SHEET 1 OF 4
13	SD102	DEMOLITION PLAN SHEET 2 OF 4
14	SD103	DEMOLITION PLAN SHEET 3 OF 4
15	SD104	DEMOLITION PLAN SHEET 4 OF 4
16	SD301	TYPICAL DEMOLITION SECTIONS INDUSTRIAL BERTH & PIER N BULKHEADS
17	SD302	TYPICAL DEMOLITION SECTIONS HEAVY LIFT WHARF
18	SD303	TYPICAL DEMOLITION SECTIONS HEAVY LIFT WHARF
19	SD304	TYPICAL DEMOLITION SECTIONS PIER L
20	SD901	DEMOLITION PHOTOGRAPHS SHEET 1 OF 2
21	SD902	DEMOLITION PHOTOGRAPHS SHEET 2 OF 2
22	S-100	OVERALL SITE PLAN
23	S-101	PILE AND FRAMING PLAN SHEET 1 OF 4
24	S-102	PILE AND FRAMING PLAN SHEET 2 OF 4
25	S-103	PILE AND FRAMING PLAN SHEET 3 OF 4
26	S-104	PILE AND FRAMING PLAN SHEET 4 OF 4
27	S-301	TYPICAL SECTIONS INDUSTRIAL BERTH & BULKHEAD REPLACEMENT
28	S-302	TYPICAL SECTIONS REPLACEMENT BULKHEAD
29	S-303	TYPICAL SECTIONS REPLACEMENT BULKHEAD
30	S-304	TYPICAL SECTIONS HEAVY LIFT WHARF



FAIRWIND
LANDING

[illegible]

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

DRAWING INDEX

	DB		Company by PS	Date 2023-08-28	No. 0
	61 WOODS DRIVE SUITE 1000 WOODBRIDGE VA 22191 757-638-8222				
PREPARED FOR THE MILLER GROUP 2000 MILLER ROAD VIRGINIA BEACH, VA 23464			Drawn by SLD	Drawing title 220812	As NOTED
			Reviewed by SLD	Drawing scale 1/4" = 1'-0"	

SE

Sheet
Reference No.
G-002

INDEX: 2 OF 3

FOR PERMIT
ISSUED: 2025-08-22
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1. ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS ARE TO BE STRICTLY FOLLOWED. METHODS OF DEMOLITION/CONSTRUCTION AND INSTALLATION OF MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PROTECTION STANDARDS, LAWS, AND REGULATIONS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL, ON A DAILY BASIS, REMOVE FROM THE SITE ANY DEBRIS RESULTING FROM DEMOLITION/CONSTRUCTION. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL MATERIALS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED, AND SHALL BE DISPOSED OF AS SPECIFIED. ALL DEBRIS SHALL BE PROPERLY DISPOSED OF IN A PERMITTED LANDFILL.
4. EXISTING CONSTRUCTION, INCLUDING UTILITIES AND OTHER MISCELLANEOUS ITEMS WHICH ARE TO REMAIN, SHALL REMAIN UNDISTURBED AND BE PROTECTED, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL PLACE CONSTRUCTION DEBRIS CONTROL DEVICES, TURBIDITY CURTAINS, BOOMS, TARPAILINGS, FLOATS, STAGING, AND OTHER DEVICES AS NECESSARY TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE WATER AND AIRBORNE MATERIALS FROM LEAVING THE IMMEDIATE VICINITY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY MATERIALS DEPOSITED OUTSIDE THE WORK AREA.
6. TURBIDITY BARRIER SHALL BE UTILIZED IN AREAS OF EXISTING PILE EXTRACTION AND NEW PILE INSTALLATION.
7. ALL CONSTRUCTION, EXCEPT THAT WHICH CAN BE PERFORMED FROM SHORE OR EXISTING STRUCTURES, SHALL BE CONDUCTED FROM BARGES, WORK BOATS, OR OTHER TEMPORARY PLATFORMS PROVIDED BY THE CONTRACTOR, AS APPLICABLE.
8. LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE. UTILITIES SHOWN ARE LIMITED TO FIELD LOCATION OF VISIBLE APPURTENANCES AND DO NOT NECESSARILY DEPICT ALL UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING WORK. VERIFY DISCREPANCIES WITH THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED FOR DEMOLITION/CONSTRUCTION ACTIVITIES.
10. ALL ELEVATIONS PROVIDED ON THE DRAWINGS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88), UNLESS OTHERWISE NOTED.
11. THE FOLLOWING DATA IS PROVIDED REGARDING TIDAL INFORMATION TO PROVIDE RELATIVE DIFFERENCES BETWEEN DATUMS TO AID IN DATUM CONVERSIONS. THE INFORMATION IS NOT INTENDED TO IMPLY TIDAL ELEVATIONS OR TIDAL RANGES. TIDAL INFORMATION WAS OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL OCEAN SERVICE (NOS) STATION 8638610 (SEWELLS POINT, NORFOLK, VA). ELEVATIONS ARE REFERENCED ON THE 1983-2001 EPOCH.

MHHW	= +1.15 FT (NAVD88)
MHW	= +0.95 FT (NAVD88)
NAVD88	= 0.00 FT
MLW	= -1.48 FT (NAVD88)
MLLW	= -1.61 FT (NAVD88)

[illegible]

FAIRWINDS LANDING FACILITY IMPROVEMENTS

GENERAL NOTES

B		Completed by	Date	Page
	81 WEST 10TH STREET, SUITE 2000 NEW YORK, NY 10018 212-512-2000	P/S Date by P/M	2004-05-28 MM/YY/CC	0
	2049 PRODUCTION ROAD VIRENNA BEACH, VA 24664 800-368-6922	SBU Drawn by SBU	2004-05-28 MM/YY/CC	1

SEAL

Sheet
Reference No.
G-003

INDEX: 3 OF 30

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

APPROX = APPROXIMATE
 AW = ABANDONED WATER
 BTW = BETWEEN
 CB = CUBIC FEET
 CP = CAST-IN-PLACE
 CJ = CONSTRUCTION JOINT
 CKD = CHECKED
 CLR = CLEAR
 CONC = CONCRETE
 CONN = CONNECTION
 CONT = CONTINUOUS
 CY = CUBIC YARD
 DBL = DOUBLE
 DGA = DENSE GRADED AGGREGATE
 DIA = DIAMETER
 DIM = DIMENSION
 E = EAST
 EA = EACH
 EL = ELEVATION
 ELEV = ELEVATION
 EMBED = EMBEDMENT
 EQ = EQUAL
 ETG = ET CETERA
 EW = EACH WAY
 EXIST. = EXISTING
 EXP = EXPANSION
 EXT = EXTENSION
 F = FAHRENHEIT
 FPS = FEET PER SECOND
 FT = FEET
 GALV = GALVANIZED
 GR = GRADE
 HORIZ = HORIZONTAL
 HSS = HOLLOW STRUCTURAL SECTION
 I = INLET
 ID = IDENTIFICATION
 IN = INCHES
 INFO = INFORMATION
 INT = INTERMEDIATE
 JT = JOINT
 K = KIPS OR 1000 POUNDS
 KLF = KIPS PER LINEAR FOOT
 KSI = KIPS PER SQUARE INCH
 L = LENGTH OR LENGTH
 LB = POUND
 LF = LINEAR FEET
 LG = LONG
 LOA = LENGTH OVERALL
 LS = LONGITUDINAL
 LSH = LAND SIDE
 LT = LEFT
 MAX = MAXIMUM
 MHWM = MEAN HIGHER HIGH WATER
 MHW = MEAN HIGH WATER
 MIN = MINIMUM
 MISCC = MISCELLANEOUS

	CURB CATCHBASIN
	UTILITY POLE WITH GUY
	GAS SHUT OFF
	WATER SHUT OFF
	HYDRANT
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	MANHOLE
	LIGHTSTAND
	SIGN
	GATE VALVE
	BOLLARD
	BOLLARD WITH 2' DIAMETER CONCRETE BASE
	TOP OF WOODEN PILING
	CLEAT
	CATCH BASIN
	WELL
	ELECTRICAL BOX

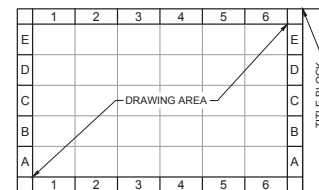
	TREE LINE
	FENCE
	UNDERGROUND ELECTRICAL LINE
	ELECTRIC LINE
	ABANDONED WATER
	WATER LINE
	COMMUNICATIONS PAINTED MARK
	SHORELINE
	GAS LINE PAINTED MARK
	FORCEMAIN
	SANITARY SEWER
	STORM DRAIN

GENERAL SYMBOLS	
VIEW NUMBER* SHEET WHERE CALL-OUT IS SHOWN CALL-OUT INDICATOR	DIRECTION OF VIEW VIEW NUMBER* SHEET WHERE PHOTOGRAPH IS SHOWN PHOTOGRAPH INDICATOR
DIRECTION OF VIEW VIEW NUMBER* SHEET WHERE SECTION IS SHOWN SECTION CUT INDICATOR	DIRECTION OF VIEW VIEW NUMBER* SHEET WHERE ELEVATION IS SHOWN EXTERIOR ELEVATION INDICATOR
ADDITIONAL SHEET FROM WHERE VIEW IS REFERENCED VIEW NUMBER* <u>VIEW TITLE</u> SCALE: 1"=40' SHEET FROM WHERE VIEW IS REFERENCED	
NORTH ARROW	

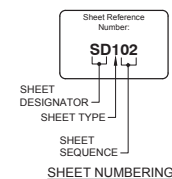
* VIEW NUMBER IS BASED ON THE (DACS) LOCATION OF THE LOWER-LEFT EXTENTS OF THE VIEW ON THE REFERENCED SHEET. WHEN REFERENCING DRAWING INFORMATION BETWEEN SHEETS, BOTH THE VIEW AND SHEET NUMBERS MUST BE QUOTED TOGETHER - EITHER IN A CALLOUT FORMAT AS SHOWN ABOVE OR IN THE FORM:

"VIEW NO./SHEET NO." (A1/S-501)

"VIEW NO./SHEET NO." (A1/S-501)



DRAWING AREA COORDINATE SYSTEM (DACS)



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

[illegible]

FAIRWINDS LANDING FACILITY IMPROVEMENTS

ABSTRACT

B		C		
 Hillier & Hillier	Prepared by: WET MITCHELL STREET, SUITE 100 NORTON, VA 24100 757-633-8222		Date: 2024-06-28 Issue: 0-	
	Designed by: PG			
	Drawn by: WIM			
	Check by: MEW			
	Reviewed by: SBU			
PREPARED FOR: THE MILLER GROUP 20400 WILSON ROAD VIRGINIA BEACH, VA 24564		Drawing title: BLVD REDEVELOPMENT		
		Drawing scale: 1/4" = 1'-0"		
		Notes: ALL NOTED		

Sheet
Reference No.
G-004

INDEX: 4 OF 30



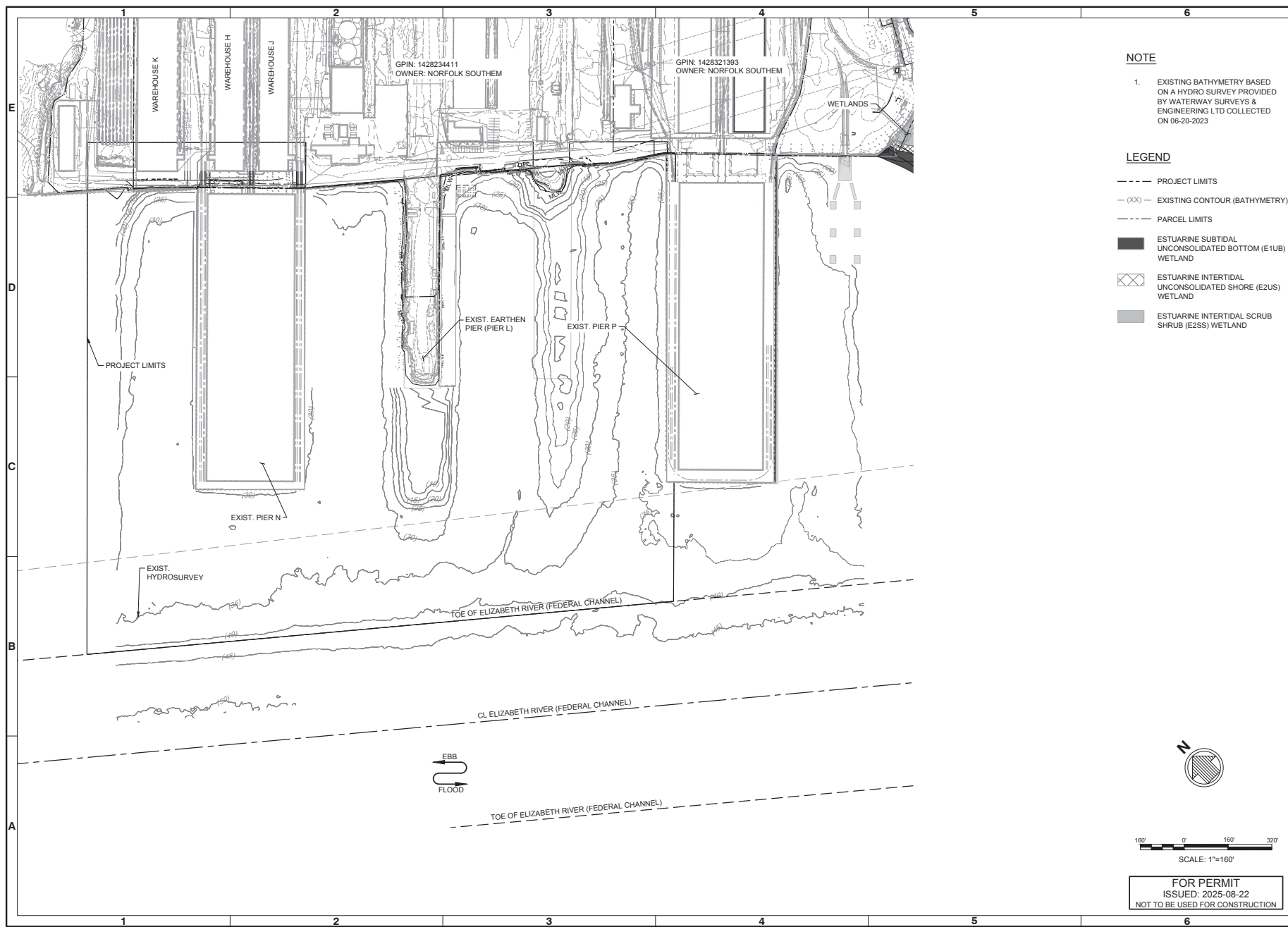
NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	08/22/2025	PS	PS
2	FOR CONSTRUCTION	08/22/2025	PS	PS

FAIRWINDS LANDING FACILITY IMPROVEMENTS	EXISTING CONDITIONS PLAN
--	--------------------------

Drawn by: PS Date: 2025-08-22 M&E Project No: 220512 Drawing scale: AS SHOWN Reviewed by: BM Checked by: PS Prepared by: PS Project No: 220512 (G.B.H.E.T.)	951 WEST MAIN STREET, SUITE 300 75716-0822 PREPARED FOR: THE PRODUCTION ROAD 3400 PRODUCTION ROAD VIRGINIA BEACH, VA 24504
--	---

SEAL

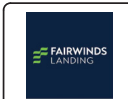
Sheet Reference No. V-101 INDEX: 5 OF 30
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SCALE: 1"=160'

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



REV	DATE	DESCRIPTION
1	2025-08-22	ISSUED FOR PERMIT
2		
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FAIRWINDS LANDING FACILITY IMPROVEMENTS **GENERAL ARRANGEMENT AND SITE ACCESS PLAN**

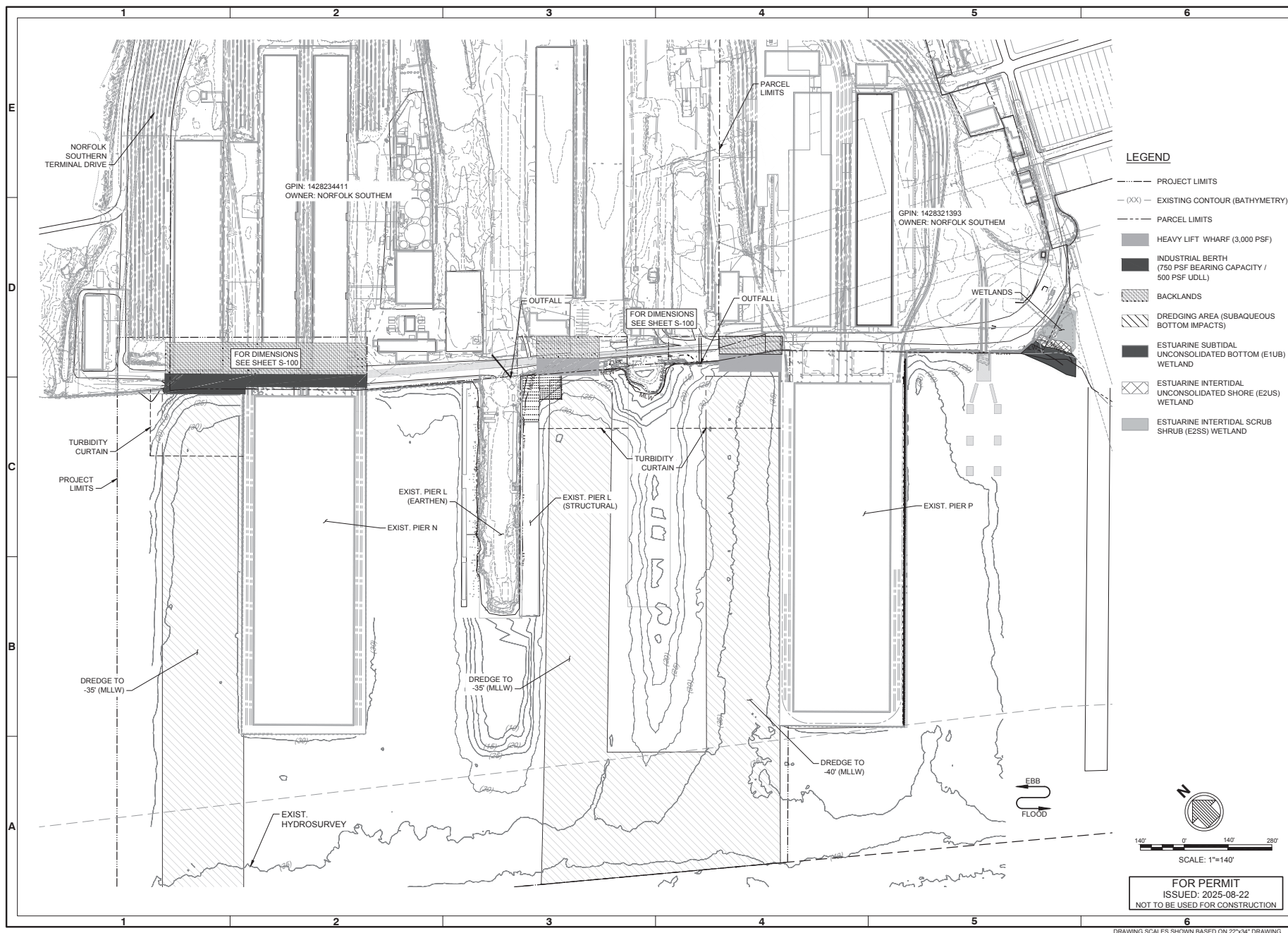
DESIGNED BY PS	CHECKED BY YML	DATE 2025-08-22	PROJECT NO. 220512
DRAWN BY BLM	REVIEWED BY MCM/STA/MCK/CLS	DRAWING SCALE AS SHOWN	PERMIT NO. 11 (0 BHEET)

151 WEST MAIN STREET, SUITE 300
PORTLAND, ME 04101
707.628.9222

PREPARED FOR
THE PRODUCTION ROAD
3840 PRODUCTION ROAD
VIRGINIA BEACH, VA 24604

Sheet
Reference No.
C-101

INDEX: 6 OF 30



- LEGEND**
- PROJECT LIMITS
 - EXISTING CONTOUR (BATHYMETRY)
 - PARCEL LIMITS
 - HEAVY LIFT WHARF (3,000 PSF)
 - INDUSTRIAL BERTH (750 PSF BEARING CAPACITY / 500 PSF UDLL)
 - BACKLANDS
 - DREDGING AREA (SUBAQUEOUS BOTTOM IMPACTS)
 - ESTUARINE SUBTIDAL UNCONSOLIDATED BOTTOM (E1UB) WETLAND
 - ESTUARINE INTERTIDAL UNCONSOLIDATED SHORE (E2US) WETLAND
 - ESTUARINE INTERTIDAL SCRUB SHRUB (E2SS) WETLAND

SCALE: 1"=140'

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	2025-08-22	PS	PS
2	FOR CONSTRUCTION	2025-08-22	PS	PS
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FAIRWINDS LANDING FACILITY IMPROVEMENTS	DREDGING NOTES
--	----------------

DATE	REV	BY	CHKD BY	DESCRIPTION
2025-08-22	0	PS	PS	ISSUED FOR PERMIT
2025-08-22	1	PS	PS	FOR CONSTRUCTION
2025-08-22	2	PS	PS	
2025-08-22	3	PS	PS	
2025-08-22	4	PS	PS	
2025-08-22	5	PS	PS	
2025-08-22	6	PS	PS	
2025-08-22	7	PS	PS	
2025-08-22	8	PS	PS	
2025-08-22	9	PS	PS	
2025-08-22	10	PS	PS	

DATE	REV	BY	CHKD BY	DESCRIPTION
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2025-08-22	1	PS	PS	FOR CONSTRUCTION
2025-08-22	2	PS	PS	
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2025-08-22	5	PS	PS	
2025-08-22	6	PS	PS	
2025-08-22	7	PS	PS	
2025-08-22	8	PS	PS	
2025-08-22	9	PS	PS	
2025-08-22	10	PS	PS	

DATE	REV	BY	CHKD BY	DESCRIPTION
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2025-08-22	1	PS	PS	FOR CONSTRUCTION
2025-08-22	2	PS	PS	
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2025-08-22	5	PS	PS	
2025-08-22	6	PS	PS	
2025-08-22	7	PS	PS	
2025-08-22	8	PS	PS	
2025-08-22	9	PS	PS	
2025-08-22	10	PS	PS	

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DREDGING NOTES:

- MEAN LOWER LOW WATER (MLLW) NATIONAL TIDAL DATUM EPOCH (NTDE) 1983-2001, WAS DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) USING THE STATION ID 8638610 LOCATED AT SEWELLS POINT AND IT IS 1.61 FEET BELOW THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL ELEVATIONS ON THE DREDGING PLANS ARE REFERENCED TO MLLW.
- MEAN RANGE OF TIDE IS 2.43 FT AT THE FACILITY BASED ON NOAA OBSERVATIONS, NTDE 1983-2001, ACCORDING TO STATION ID 8638610.
- COORDINATES ARE REFERRED TO THE VIRGINIA SOUTH STATE PLANE COORDINATE SYSTEM IN U.S. SURVEY FEET, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983.
- THE INFORMATION DEPICTED ON THESE PLANS REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATE(S) INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- HYDROGRAPHIC SURVEY PERFORMED BY WATERWAYS INC CONSULTANTS IN FEBRUARY AND MAY, 2023.

BASE BID DREDGING QUANTITY ESTIMATE (IN-PLACE MEASUREMENT)

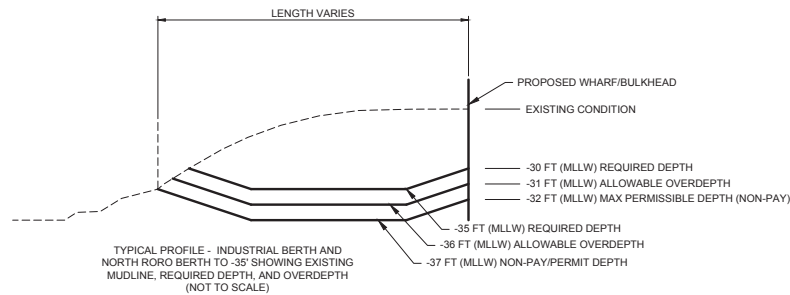
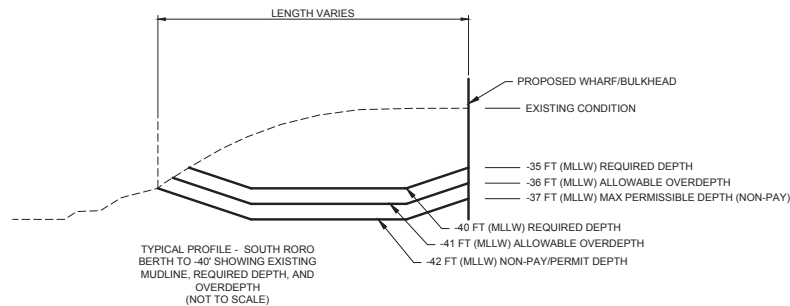
DREDGING OF TURNING BASIN 1 AND TURNING BASIN 2					
LOCATION	PAY VOLUME (CY)	NON PAY VOLUME (CY)	TOTAL PERMIT VOLUME (CY)	FOOTPRINT (SF)	4X BUFFER FOOTPRINT (SF)
HEAVY LIFT BERTH	153,000	33,900	186,900	946,100	1,091,700
INDUSTRIAL BERTH	83,300	18,700	102,000	532,300	583,900
TOTAL	236,300	52,600	288,900	1,478,400	1,675,600

DATUM RELATIONSHIP

TIDAL DATA	ABBREV.	ELEVATION (FT)
MEAN HIGHER HIGH WATER	MHHW	2.76
MEAN HIGH WATER	MHW	2.56
NORTH AMERICAN VERTICAL DATUM OF 1988	NAVD88	1.61
MEAN LOW WATER	MLW	0.13
MEAN LOWER LOW WATER	MLLW	0.00

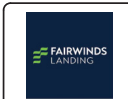
DATUM RELATIONSHIP NOTE:

- MEAN LOWER LOW WATER (MLLW) REFERENCE DATUM APPLIES TO CN SHEETS ONLY



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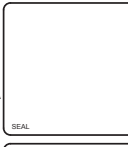
DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



NO.	DATE	DESCRIPTION
1	2025-08-22	ISSUED FOR PERMIT
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FAIRWINDS LANDING FACILITY IMPROVEMENTS **OVERALL DREDGING PLAN**

DATE	BY	CHKD BY	DATE	BY	CHKD BY
2025-08-22	PS	PS	2025-08-22	PS	PS
DESIGNED BY: PS			CHECKED BY: PS		
DRAWN BY: PS			APPROVED BY: PS		
SCALE: 1"=140'			SCALE: 1"=140'		



Sheet
Reference No.
CN100

INDEX: 8 OF 30

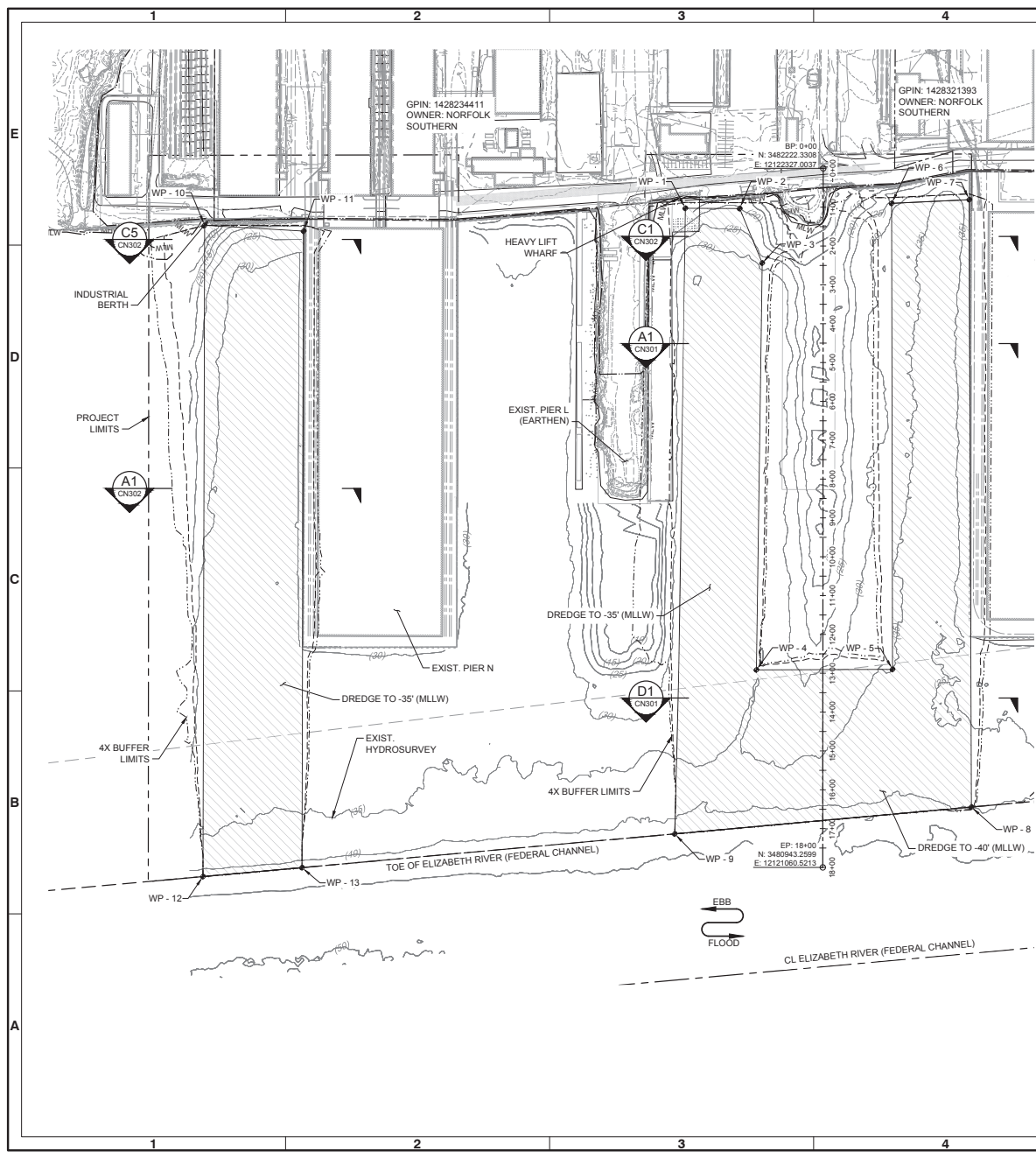
NOTES

- SOUNDINGS WERE TAKEN ON FEBRUARY 22, 2023 AND MAY 3, 2023 USING KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) WAS USED TO OBTAIN A MULTIBEAM SONAR SYSTEM OPERATING AT 200KHz AND A REAL-TIME HORIZONTAL POSITIONS.
- SOUNDINGS ARE IN FEET REFERRED TO MEAN LOWER LOW WATER AND WAS DETERMINED BY TIDAL ZONING THE NATIONAL OCEANIC (MLLW), NATIONAL TIDAL DATUM EPOCH (NTDE) OF 1983-2001, AND ATMOSPHERIC ADMINISTRATION'S (NOAA) TIDE STATION OPERATING AT SEWELLS POINT.
- COORDINATES ARE IN U.S. SURVEY FEET REFERRED TO THE VIRGINIA STATE GRID (SOUTH ZONE) BASED ON NAD83.
- a) DREDGED MATERIAL TO BE DISPOSED OF AT CRANEY ISLAND DREDGED MATERIAL MANAGEMENT AREA (CIDMMA).
b) UPLAND DISPOSAL AT SHIRLEY PLANTATION ANTICIPATED IF CIDMMA IS ACT AVAILABLE.

LEGEND

- PROJECT LIMITS
- (XX)- EXISTING CONTOUR (BATHYMETRY)
- PARCEL LIMITS
- HEAVY LIFT WHARF (3,000 PSF)
- INDUSTRIAL BERTH (750 PSF BEARING CAPACITY / 500 PSF UDLL)
- BACKLANDS
- DREDGING AREA (SUBAQUEOUS BOTTOM IMPACTS)
- 3:1 SLOPE LIMITS
- 4X DREDGE BUFFER LIMITS

POINT #	NORTHING	EASTING
WP-1	3482398.95	12122002.29
WP-2	3482299.98	12122101.32
WP-3	3482159.43	12122043.91
WP-4	3481425.10	12121296.76
WP-5	3481179.50	12121546.86
WP-6	3482034.26	12122388.92
WP-7	3481900.40	12122537.79
WP-8	3480784.62	12121442.06
WP-9	3481272.72	12120850.18
WP-10	3483238.34	12121090.98
WP-11	3483048.46	12121261.87
WP-12	3482049.02	12119908.81
WP-13	3481886.07	12120106.41



FOR PERMIT
ISSUED: 2025-08-22
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DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2025-08-22
2	FOR CONSTRUCTION	2025-08-22

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

**PIER P DREDGING CROSS
SECTION**

Drawn by PS	Check by YML	Reviewed by BLM	Date 2025-08-28	Sheet No. CN301
Project No. 220912			Drawing scale AS SHOWN	Prepared by MOWAT & MCKEE

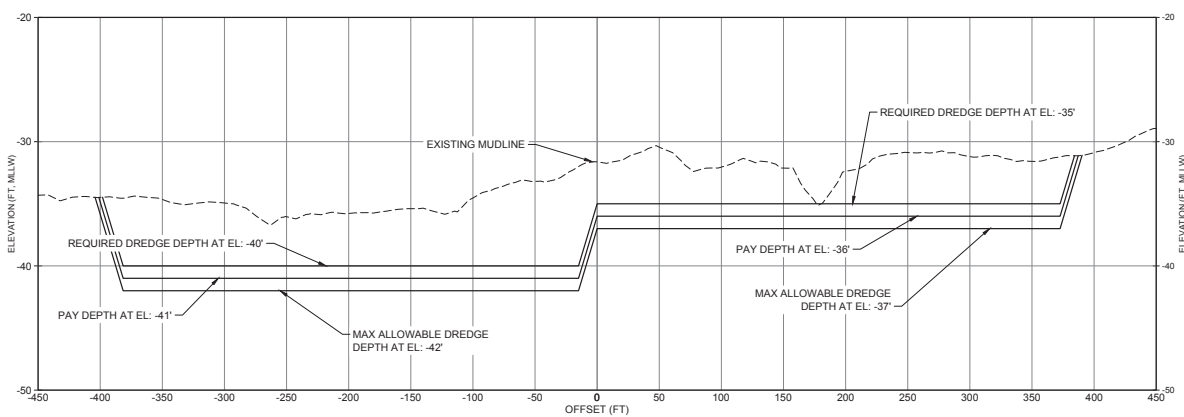
151 WEST MAIN STREET, SUITE 300
75716-0822

MOWAT & MCKEE

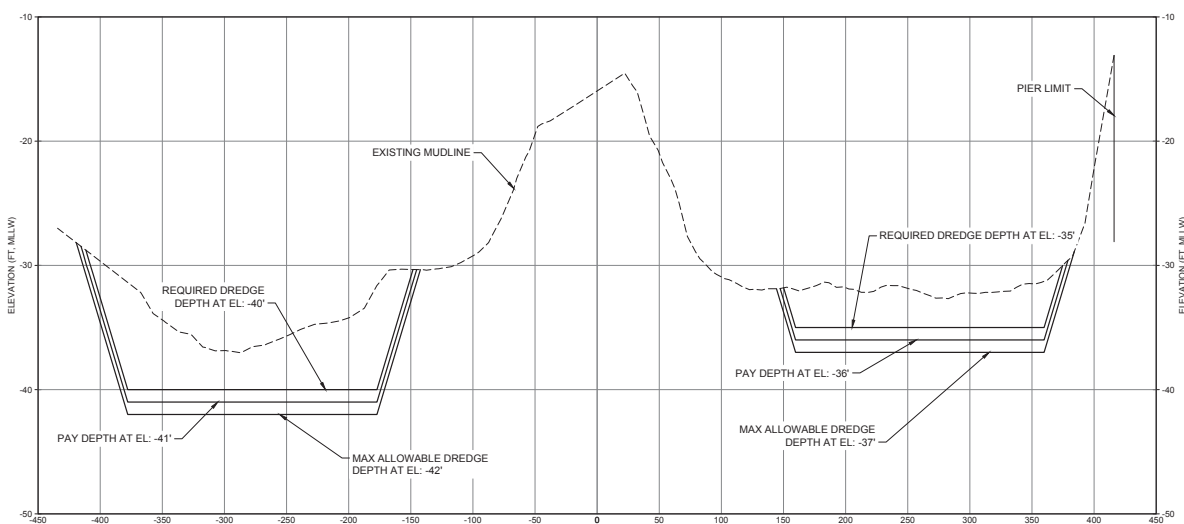
PREPARED FOR
THE PRODUCTION ROAD
3240 PRODUCTION ROAD
VIRGINIA BEACH, VA 24604

Sheet
Reference No.
CN301

INDEX: 9 OF 30



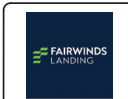
D1 SECTION - PIER P
SCALE: 1"=50'



A1 SECTION - PIER P
SCALE: 1"=50'

50' 0' 50' 100'
SCALE: 1"=50'

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



Rev	Date	By	Check	Appr
1	2025-08-22	PS	YMM	BLM
2	2025-08-22	PS	YMM	BLM
3	2025-08-22	PS	YMM	BLM
4	2025-08-22	PS	YMM	BLM
5	2025-08-22	PS	YMM	BLM
6	2025-08-22	PS	YMM	BLM
7	2025-08-22	PS	YMM	BLM
8	2025-08-22	PS	YMM	BLM
9	2025-08-22	PS	YMM	BLM
10	2025-08-22	PS	YMM	BLM

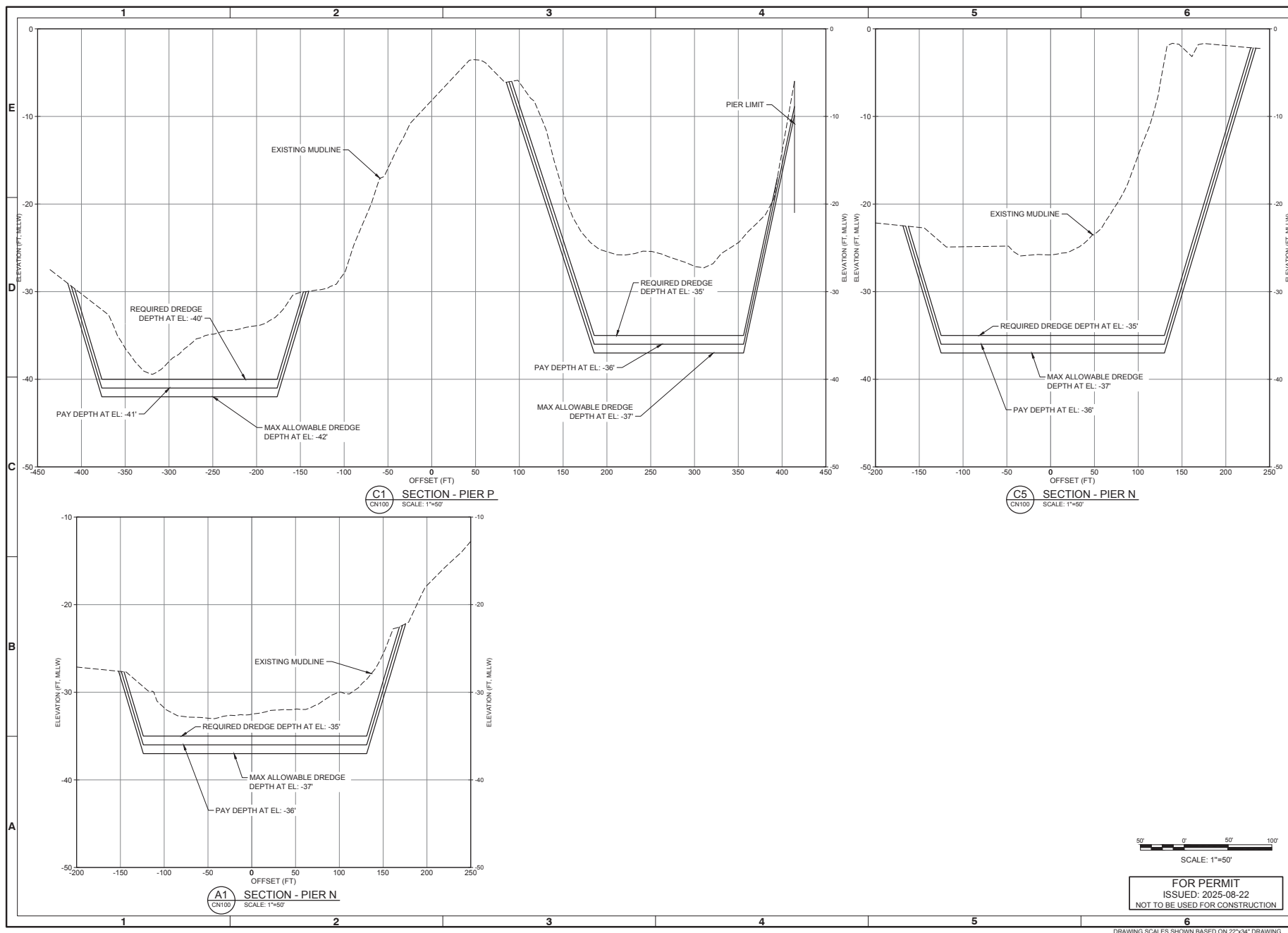
**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

**PIER N DREDGING
CROSS SECTION**

Rev	Date	By	Check	Appr
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2	2025-08-22	PS	YMM	BLM
3	2025-08-22	PS	YMM	BLM
4	2025-08-22	PS	YMM	BLM
5	2025-08-22	PS	YMM	BLM
6	2025-08-22	PS	YMM	BLM
7	2025-08-22	PS	YMM	BLM
8	2025-08-22	PS	YMM	BLM
9	2025-08-22	PS	YMM	BLM
10	2025-08-22	PS	YMM	BLM

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

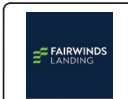
Sheet
Reference No.
CN302
INDEX: 10 OF 30



50' 0' 50' 100'
SCALE: 1"=50'

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	2025-08-22	SD	SD

FAIRWINDS LANDING FACILITY IMPROVEMENTS **OVERALL DEMOLITION PLAN**

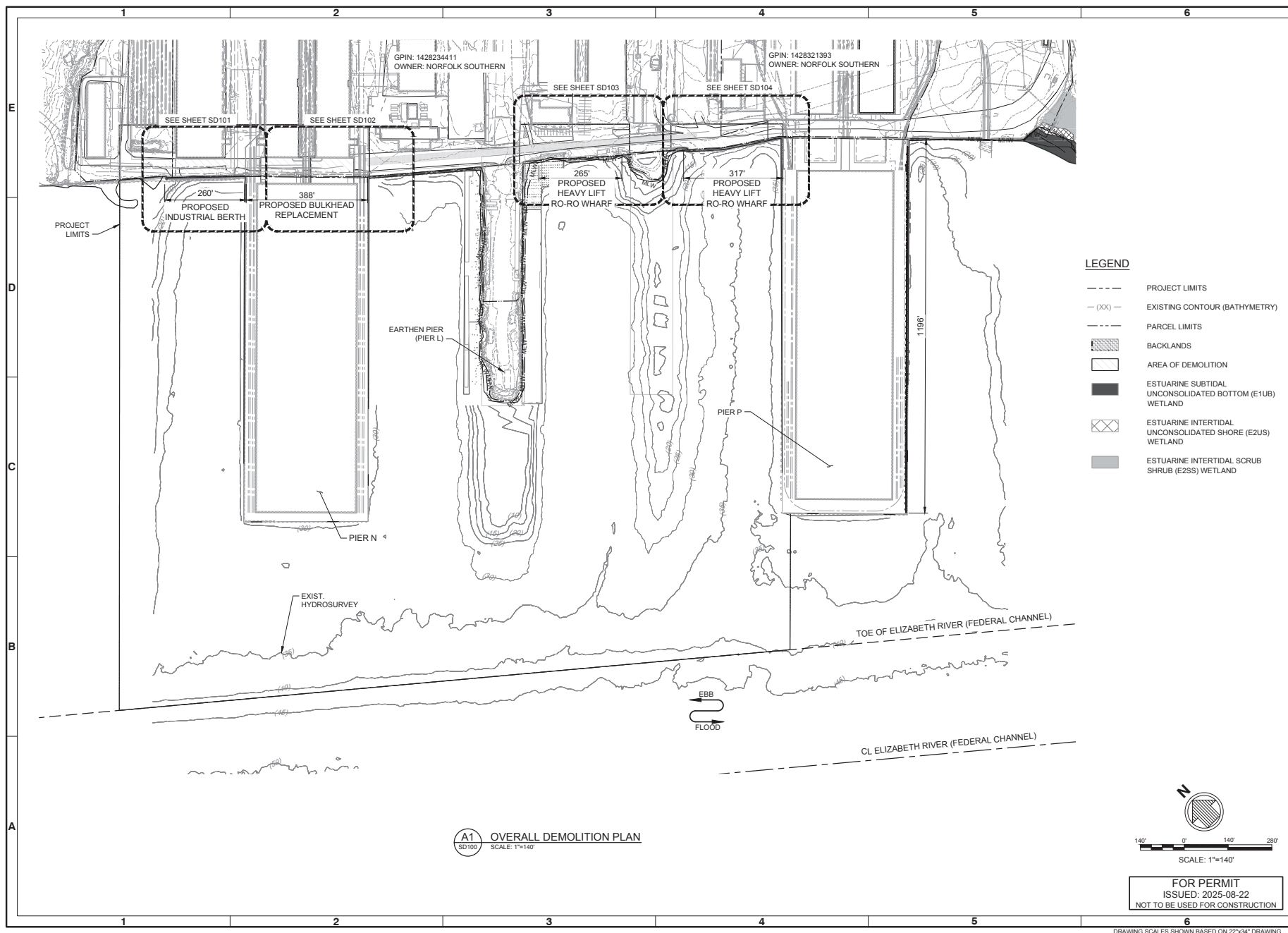
Designed by PS	Date 2025-08-28	Drawn by SD	Check by SD
Drawn by SD	Date 2025-08-28	Reviewed by SD	Check by SD
Reviewed by SD	Date 2025-08-28	Approved by SD	Check by SD

151 WEST MAIN STREET, SUITE 3000
75116-0822

PREPARED FOR
THE VIRGINIA BEACH
3240 PRODUCTION ROAD
VIRGINIA BEACH, VA 24594

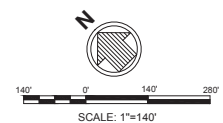
Sheet
Reference No.
SD100

INDEX: 11 OF 30

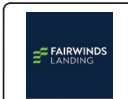


- LEGEND**
- PROJECT LIMITS
 - (XX)- EXISTING CONTOUR (BATHYMETRY)
 - PARCEL LIMITS
 - BACKLANDS
 - AREA OF DEMOLITION
 - ESTUARINE SUBTIDAL UNCONSOLIDATED BOTTOM (E1UB) WETLAND
 - ESTUARINE INTERTIDAL UNCONSOLIDATED SHORE (E2US) WETLAND
 - ESTUARINE INTERTIDAL SCRUB SHRUB (E2SS) WETLAND

A1 OVERALL DEMOLITION PLAN
SCALE: 1"=140'



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	2025-08-22	PS	WM
2	FOR CONSTRUCTION	2025-08-22	WM	WM

FAIRWINDS LANDING FACILITY IMPROVEMENTS	DEMOLITION PLAN SHEET 1 OF 4
--	---------------------------------

Date: 2025-08-22 M&P Project No: 220512 Drawing No: 11 (G SHEET)	Drawn by: BM Checked by: WM Approved by: WM Prepared for: 3440 PRODUCTION ROAD VIRGINIA BEACH, VA 24504
--	---

SEAL PREPARED FOR THE 3440 PRODUCTION ROAD VIRGINIA BEACH, VA 24504
--

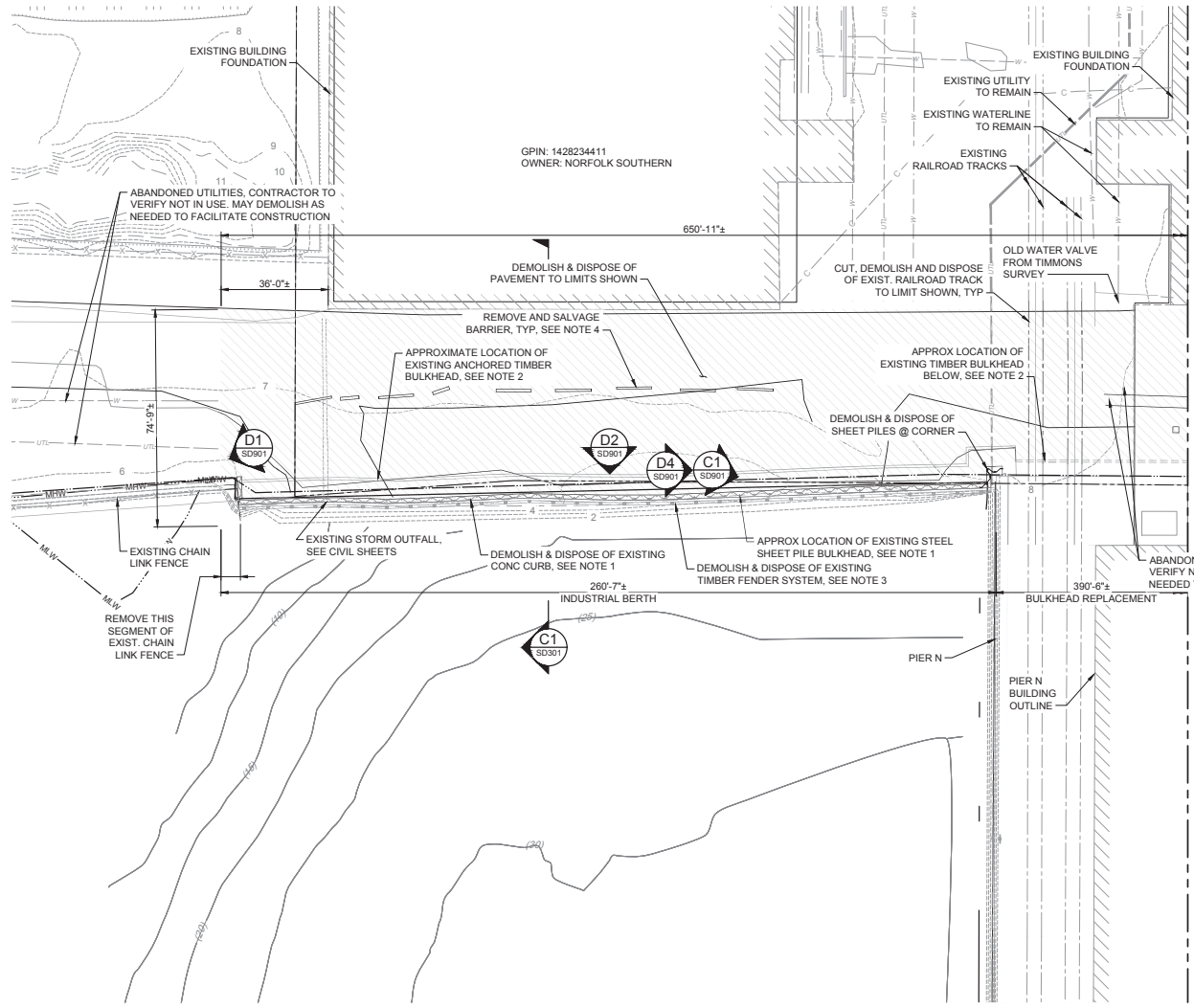
Sheet Reference No. SD101 INDEX: 12 OF 30

NOTES

- CUT AND DISPOSE TOP OF EXISTING CONCRETE CURB AND STEEL SHEET PILE BULKHEAD AS NECESSARY FOR PAVEMENT AND SUBGRADE. SEE CIVIL SHEETS.
- CUT AND DISPOSE OF TOP OF EXISTING ANCHORED TIMBER BULKHEAD AS NECESSARY FOR PAVEMENT AND SUBGRADE. SEE CIVIL SHEETS.
- REMOVE AND DISPOSE OF EXISTING TIMBER PILES, WALE AND ATTACHMENT HARDWARE.
- STORE SALVAGE ITEMS PER OWNERS DIRECTIONS.
- RECORD DRAWINGS FOR THIS SITE ARE NOT AVAILABLE. CONTRACTOR SHALL MAKE POTHOLES AND/OR PROBE IN VARIOUS AREAS TO DETERMINE THE EXISTING STRUCTURE CONSTRUCTION AND EXISTING UTILITIES. NOTIFY ENGINEER OF ANY EXISTING CONSTRUCTION THAT COULD BE IN CONFLICT WITH NEW CONSTRUCTION.

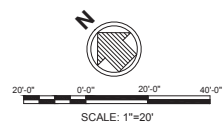
LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (BATHYMETRY)
- PARCEL LIMITS
- AREA OF DEMOLITION
- SUBAQUEOUS BOTTOM
- POTENTIAL NON-VEGETATED WETLAND IMPACTS



A1
SD100
INDUSTRIAL BERTH DEMOLITION PLAN
SCALE: 1"=20'

INDUSTRIAL BERTH	
SUBAQUEOUS BOTTOM	25.13 SQ FT
POTENTIAL NON-VEGETATED WETLAND IMPACTS	-



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



Rev	Date	By	Check	Notes
1	2025-08-22	PS	YML	FOR PERMIT
2	2025-08-22	PS	YML	FOR PERMIT
3	2025-08-22	PS	YML	FOR PERMIT
4	2025-08-22	PS	YML	FOR PERMIT
5	2025-08-22	PS	YML	FOR PERMIT
6	2025-08-22	PS	YML	FOR PERMIT
7	2025-08-22	PS	YML	FOR PERMIT
8	2025-08-22	PS	YML	FOR PERMIT
9	2025-08-22	PS	YML	FOR PERMIT
10	2025-08-22	PS	YML	FOR PERMIT

FAIRWINDS LANDING FACILITY IMPROVEMENTS	DEMOLITION PLAN SHEET 2 OF 4
--	---

DESIGNED BY PS DRAWN BY YML CHECKED BY YML APPROVED BY YML	DATE 2025-08-22 PROJECT NO. 220512 DRAWING NO. 11 (0 SHEET) PREPARED FOR THE 3400 PRODUCTION ROAD VIRGINIA BEACH, VA 24604
---	---

SEAL

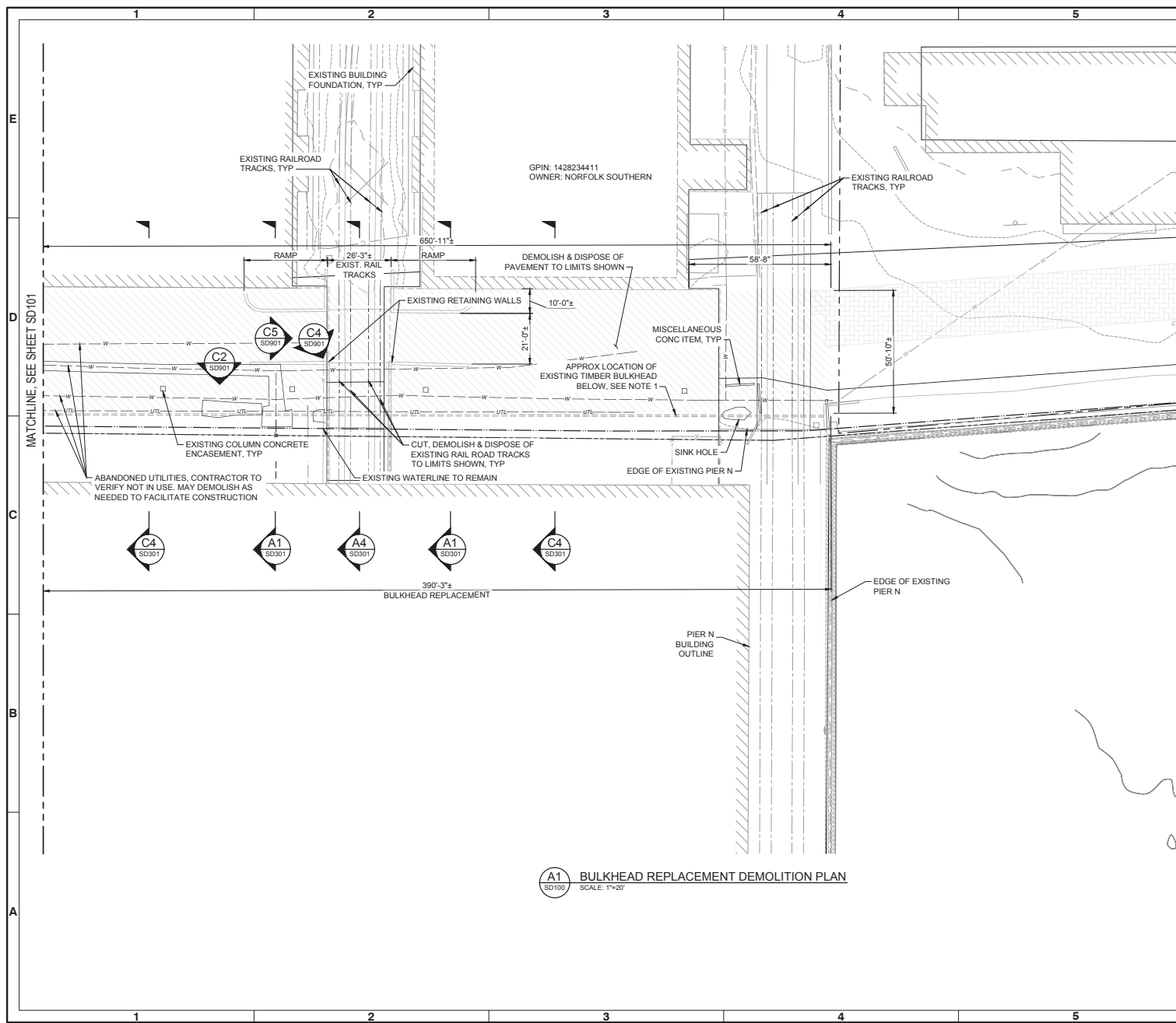
Sheet Reference No. SD102 INDEX: 13 OF 30
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NOTES

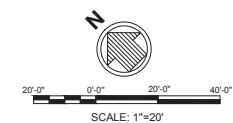
- CUT AND DISPOSE OF TOP OF EXISTING ANCHORED TIMBER BULKHEAD AS NECESSARY FOR PAVEMENT AND SUBGRADE. SEE CIVIL SHEETS.
- RECORD DRAWINGS FOR THIS SITE ARE NOT AVAILABLE. CONTRACTOR SHALL MAKE POTHoles AND/OR PROBE IN VARIOUS AREAS TO DETERMINE THE EXISTING STRUCTURE CONSTRUCTION AND EXISTING UTILITIES. NOTIFY ENGINEER OF ANY EXISTING CONSTRUCTION THAT COULD BE IN CONFLICT WITH NEW CONSTRUCTION.

LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR (BATHYMETRY)
- PARCEL LIMITS
- AREA OF DEMOLITION
- APPROXIMATE EXISTING TRAVEL WAY
- SUBAQUEOUS BOTTOM
- POTENTIAL NON-VEGETATED WETLAND IMPACTS



A1 BULKHEAD REPLACEMENT DEMOLITION PLAN
SCALE: 1"=20'



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

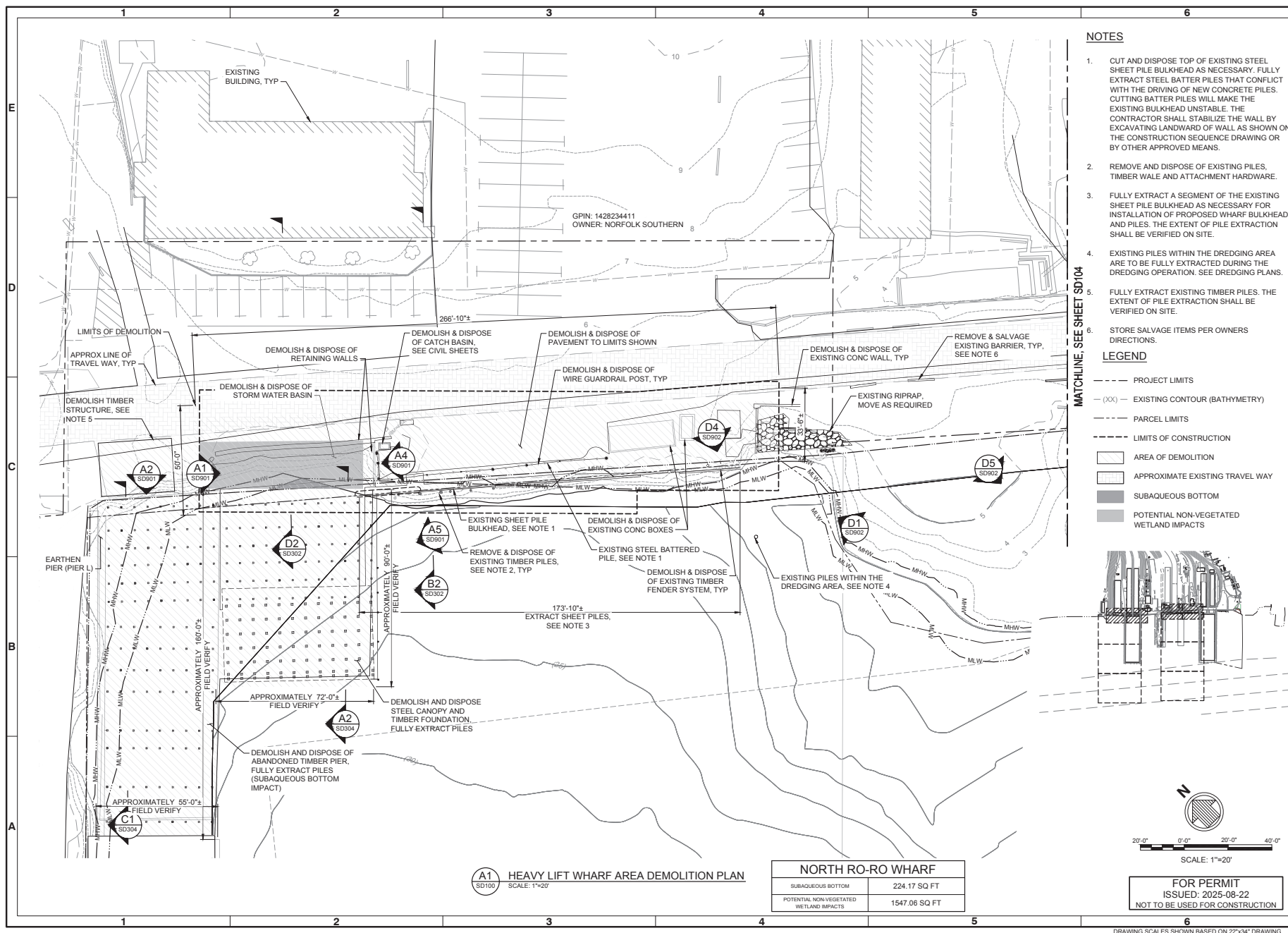


NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2025-08-22	SD103	
2	FOR CONSTRUCTION			

FAIRWINDS LANDING FACILITY IMPROVEMENTS	DEMOLITION PLAN SHEET 3 OF 4
--	---------------------------------

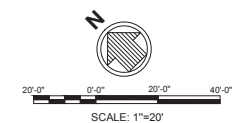
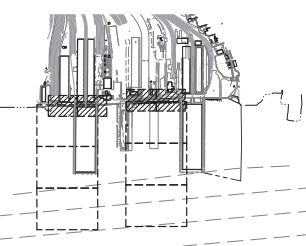
Date: 2025-08-28 PS: SD103 Drawn by: SD103 Checked by: SD103 Reviewed by: SD103 Approved by: SD103	151 WEST MAIN STREET, SUITE 300 757-628-8222 PREPARED FOR: THE PORT OF VIRGINIA 3840 PRODUCTION ROAD VIRGINIA BEACH, VA 24604
---	--

SEAL Sheet Reference No. SD103 INDEX: 14 OF 30
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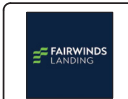
- ### NOTES
- CUT AND DISPOSE TOP OF EXISTING STEEL SHEET PILE BULKHEAD AS NECESSARY. FULLY EXTRACT STEEL BATTER PILES THAT CONFLICT WITH THE DRIVING OF NEW CONCRETE PILES. CUTTING BATTER PILES WILL MAKE THE EXISTING BULKHEAD UNSTABLE. THE CONTRACTOR SHALL STABILIZE THE WALL BY EXCAVATING LANDWARD OF WALL AS SHOWN ON THE CONSTRUCTION SEQUENCE DRAWING OR BY OTHER APPROVED MEANS.
 - REMOVE AND DISPOSE OF EXISTING PILES, TIMBER WALE AND ATTACHMENT HARDWARE.
 - FULLY EXTRACT A SEGMENT OF THE EXISTING SHEET PILE BULKHEAD AS NECESSARY FOR INSTALLATION OF PROPOSED WHARF BULKHEAD AND PILES. THE EXTENT OF PILE EXTRACTION SHALL BE VERIFIED ON SITE.
 - EXISTING PILES WITHIN THE DREDGING AREA ARE TO BE FULLY EXTRACTED DURING THE DREDGING OPERATION. SEE DREDGING PLANS.
 - FULLY EXTRACT EXISTING TIMBER PILES. THE EXTENT OF PILE EXTRACTION SHALL BE VERIFIED ON SITE.
 - STORE SALVAGE ITEMS PER OWNERS DIRECTIONS.
- ### LEGEND
- PROJECT LIMITS
 - (XX) --- EXISTING CONTOUR (BATHYMETRY)
 - PARCEL LIMITS
 - LIMITS OF CONSTRUCTION
 - [Hatched Box] AREA OF DEMOLITION
 - [Dashed Box] APPROXIMATE EXISTING TRAVEL WAY
 - [Stippled Box] SUBAQUEOUS BOTTOM
 - [Dark Grey Box] POTENTIAL NON-VEGETATED WETLAND IMPACTS

MATCHLINE, SEE SHEET SD104



HEAVY LIFT WHARF AREA DEMOLITION PLAN	
SCALE: 1"=20'	
NORTH RO-RO WHARF	
SUBAQUEOUS BOTTOM	224.17 SQ FT
POTENTIAL NON-VEGETATED WETLAND IMPACTS	1547.06 SQ FT

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHKD
1	2025-08-22	ISSUED FOR PERMIT	PS	PS
2	2025-08-22	ISSUED FOR PERMIT	PS	PS
3	2025-08-22	ISSUED FOR PERMIT	PS	PS
4	2025-08-22	ISSUED FOR PERMIT	PS	PS
5	2025-08-22	ISSUED FOR PERMIT	PS	PS
6	2025-08-22	ISSUED FOR PERMIT	PS	PS
7	2025-08-22	ISSUED FOR PERMIT	PS	PS
8	2025-08-22	ISSUED FOR PERMIT	PS	PS
9	2025-08-22	ISSUED FOR PERMIT	PS	PS
10	2025-08-22	ISSUED FOR PERMIT	PS	PS

FAIRWINDS LANDING FACILITY IMPROVEMENTS	DEMOLITION PLAN SHEET 4 OF 4

Date: 2025-08-22 M&E Project No: 220512 Drawing No: 11 (G SHEET)	Drawn by: PS Checked by: PS Reviewed by: PS Approved by: PS
151 WEST MAIN STREET, SUITE 300 FORT LEE, VA 22049	PREPARED FOR: THE VIRGINIA PORT AUTHORITY 3040 PRODUCTION ROAD VIRGINIA BEACH, VA 24504

SEAL SCALE: 1"=20'

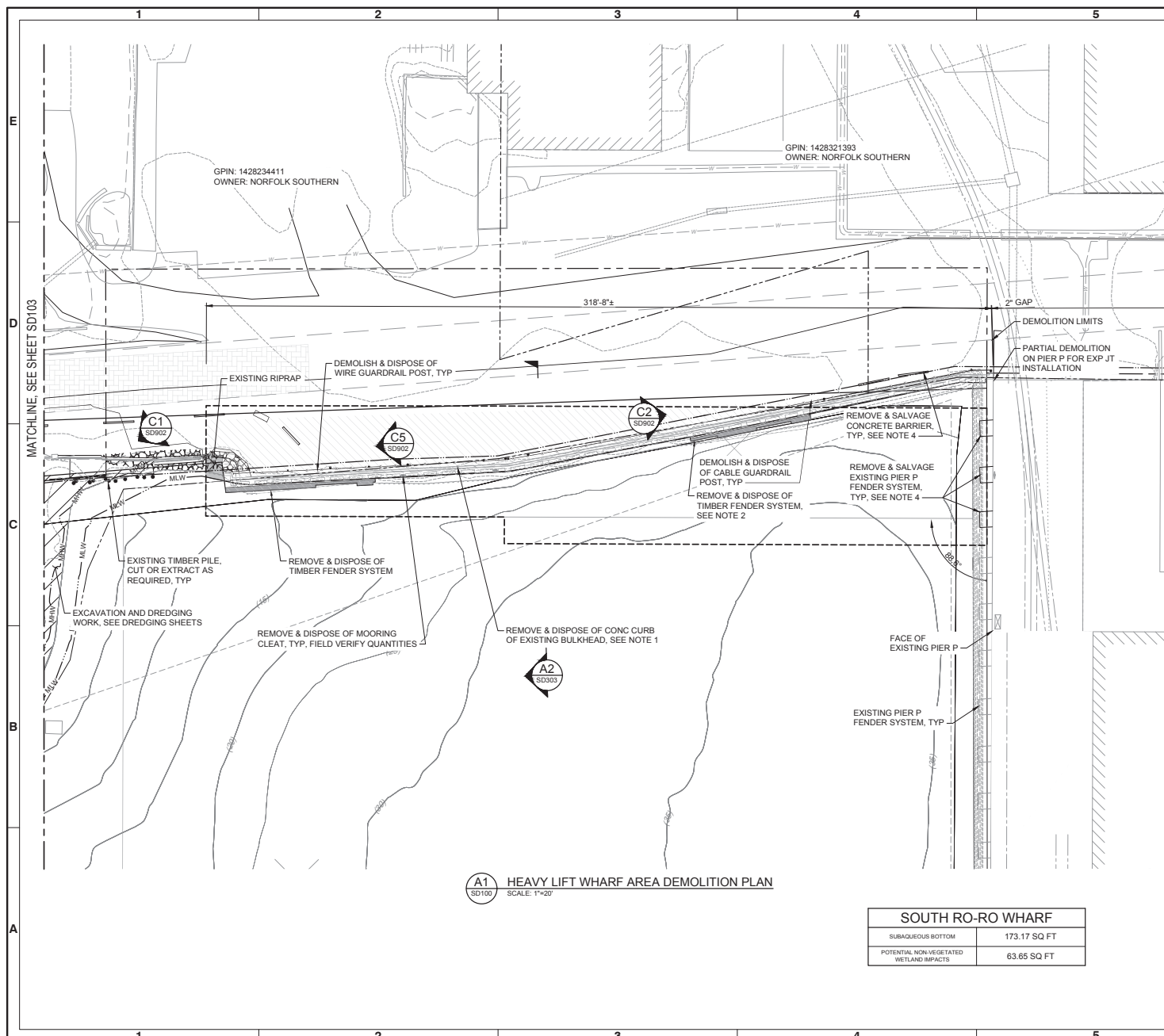
Sheet Reference No. SD104 INDEX: 15 OF 30

NOTES

- CUT AND DISPOSE OF EXISTING CURB AS NECESSARY FOR PROPOSED HEAVY LIFT WHARF.
- REMOVE AND DISPOSE OF EXISTING TIMBER WALE AND ITS ANCHORAGE.
- EXISTING PILES WITHIN THE DREDGING AREA ARE TO BE FULLY EXTRACTED DURING THE DREDGING OPERATION. SEE DREDGING PLANS.
- STORE SALVAGE ITEMS PER OWNERS DIRECTIONS.
- RECORD DRAWINGS FOR THIS SITE ARE NOT AVAILABLE. CONTRACTOR SHALL MAKE POTHOLES AND/OR PROBE IN VARIOUS AREAS TO DETERMINE THE EXISTING STRUCTURE CONSTRUCTION. NOTIFY ENGINEER OF ANY EXISTING CONSTRUCTION THAT COULD BE IN CONFLICT WITH NEW CONSTRUCTION.
- FULLY EXTRACT EXISTING CONCRETE SHEET / SOLDIER BULKHEAD SYSTEM AS NECESSARY FOR DRIVING OF PROPOSED WHARF'S PILES. CONTRACTOR IS RESPONSIBLE TO INSTALL TEMPORARY SUPPORTS OR BRACING AS NECESSARY TO MAINTAIN STABILITY OF THE EXISTING BULKHEAD DURING PARTIAL DEMOLITION AND PRIOR TO NEW BULKHEAD INSTALLATION AND FILL PLACEMENT.

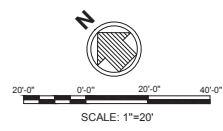
LEGEND

- PROJECT LIMITS
- (XX)- EXISTING CONTOUR (BATHYMETRY)
- PARCEL LIMITS
- LIMITS OF CONSTRUCTION
- [Hatched Box] AREA OF DEMOLITION
- [Dotted Box] APPROXIMATE EXISTING TRAVEL WAY
- [Dark Grey Box] SUBAQUEOUS BOTTOM
- [Light Grey Box] POTENTIAL NON-VEGETATED WETLAND IMPACTS



A1 HEAVY LIFT WHARF AREA DEMOLITION PLAN
SD100 SCALE: 1"=20'

SOUTH RO-RO WHARF	
SUBAQUEOUS BOTTOM	173.17 SQ FT
POTENTIAL NON-VEGETATED WETLAND IMPACTS	63.65 SQ FT



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



Rev	Date	By	Check	Appr	Desc
1					Issue for Construction

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

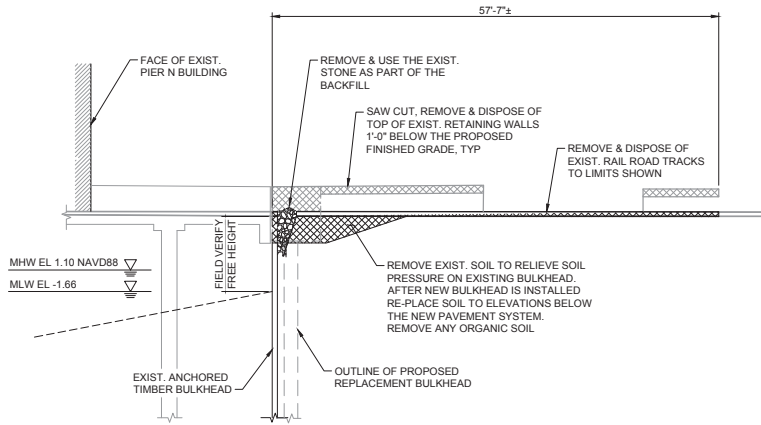
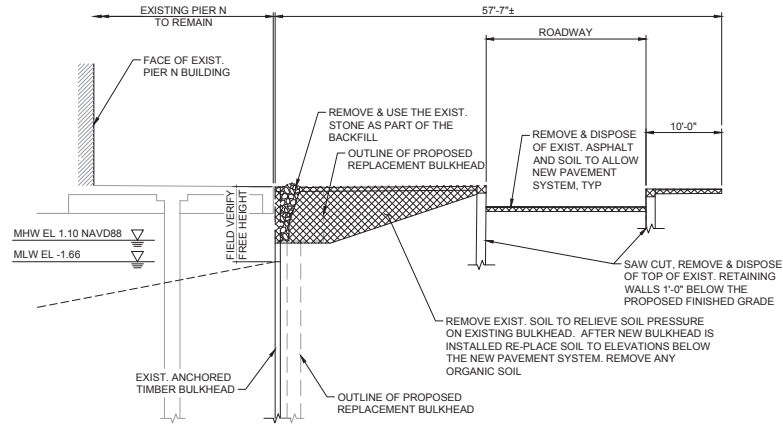
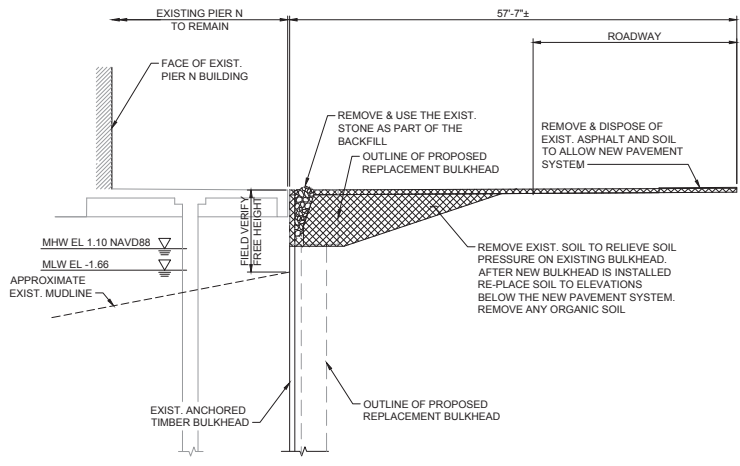
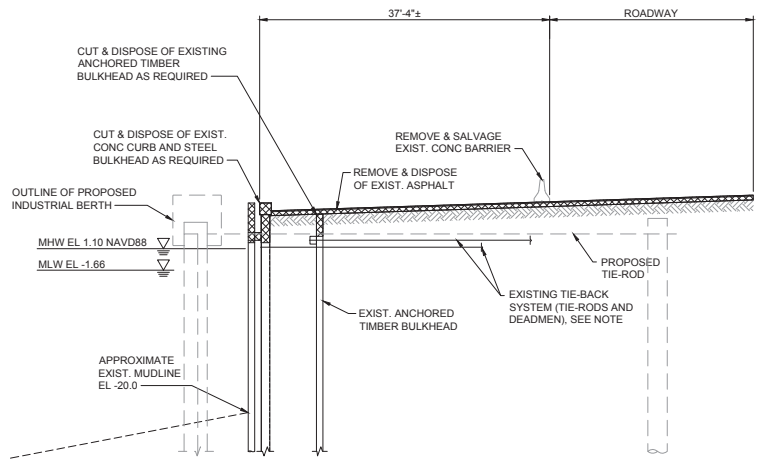
**TYPICAL DEMOLITION
SECTIONS INDUSTRIAL
BERTH & PIER N
BULKHEADS**

Drawn by	PS	Check by	MM	Appr by	MM
Date	2025-08-28	Date	2025-08-28	Date	2025-08-28
Scale	1/8"=1'-0"	Scale	1/8"=1'-0"	Scale	1/8"=1'-0"
Project No.	220512	Project No.	220512	Project No.	220512
Sheet No.	11 (OF 11)	Sheet No.	11 (OF 11)	Sheet No.	11 (OF 11)

PREPARED FOR
THE U.S. ARMY CORPS OF ENGINEERS
3840 PRODUCTION ROAD
VIRGINIA BEACH, VA 24544

Sheet
Reference No.
SD301

INDEX: 16 OF 30



8'-0" 0'-0" 8'-0" 16'-0"
SCALE: 1/8"=1'-0"

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



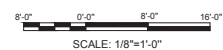
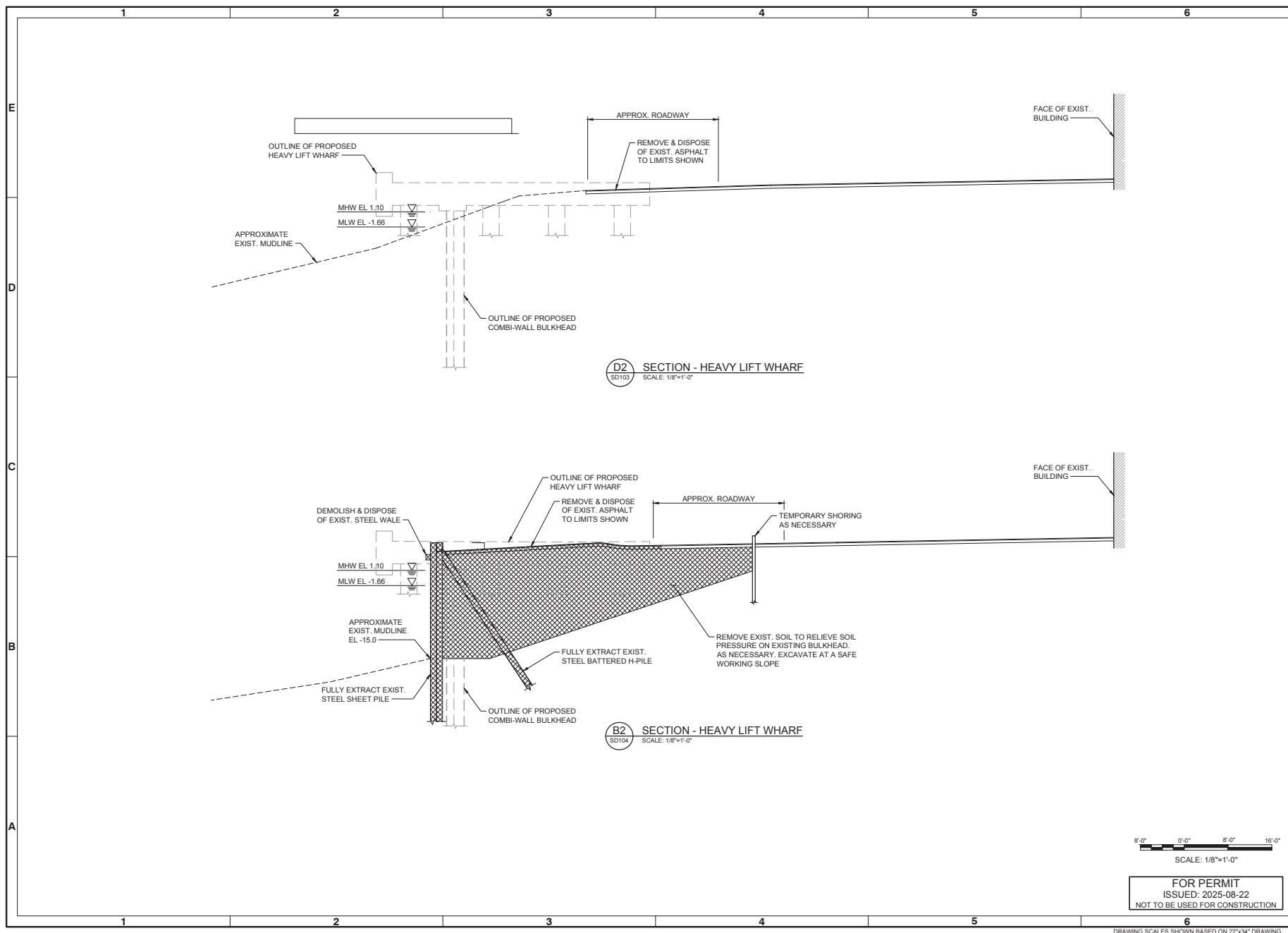
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3	2025-08-22	PS	WM	BM
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6	2025-08-22	PS	WM	BM
7	2025-08-22	PS	WM	BM
8	2025-08-22	PS	WM	BM
9	2025-08-22	PS	WM	BM
10	2025-08-22	PS	WM	BM

FAIRWINDS LANDING FACILITY IMPROVEMENTS	TYPICAL DEMOLITION SECTIONS HEAVY LIFT WHARF
--	---

DESIGNED BY PS CHECKED BY WM APPROVED BY BM DATE 2025-08-22 PROJECT NO. 220512 DRAWING NO. SD302 SCALE AS SHOWN PROJECT NAME FAIRWINDS LANDING LOCATION 11 (G SHEET)	PREPARED FOR THE PRODUCTION GROUP 3400 PRODUCTION ROAD VIENNA BEACH, VA 24664
--	---

SEAL

Sheet Reference No. SD302 INDEX: 17 OF 30
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FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

[illegible]

FAIRWINDS LANDING FACILITY IMPROVEMENTS

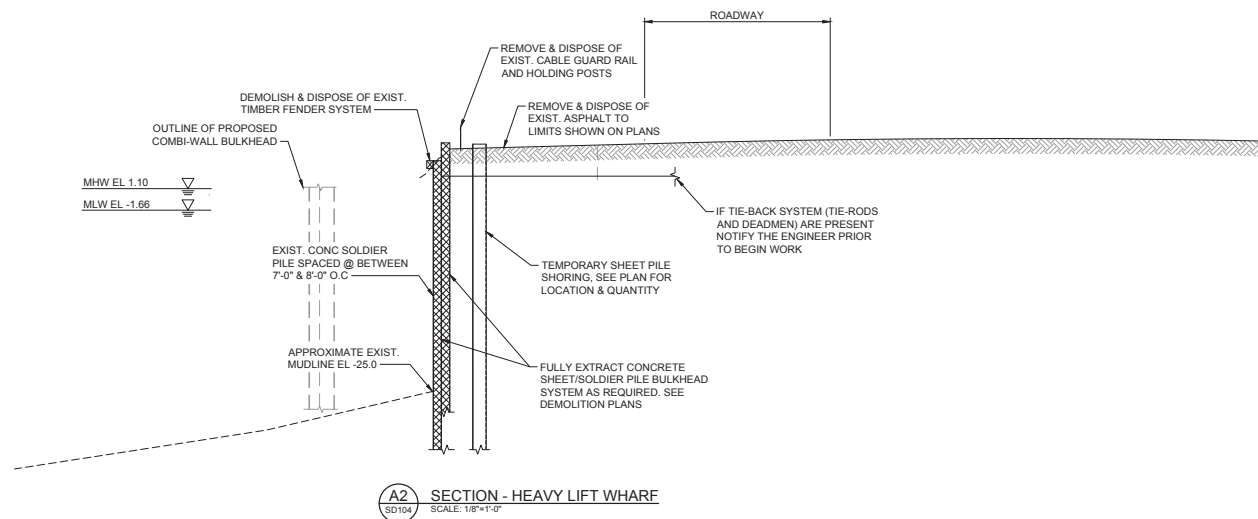
**TYPICAL DEMOLITION
SECTIONS HEAVY LIFT
WHADE**

B	 Miller & Eichel	50 WEST MAIN STREET, SUITE 300 NORFOLK, VA 21050 757-633-8222		Date: 2002-04-28 Date: 2002-04-28 Date: 2002-04-28	
		Prepared by: PS Daily MW MW		Date: 2002-04-28 2002-04-28 2002-04-28	
Prepared for: THE MILLER GROUP 2040 W. VIRGINIA AVE VIRGINIA BEACH, VA 23464		Drawing code EML		Drawing title REIN. DESIGN	

SE

Sheet
Reference No.
SD303

INDEX: 18 OF 30



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

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



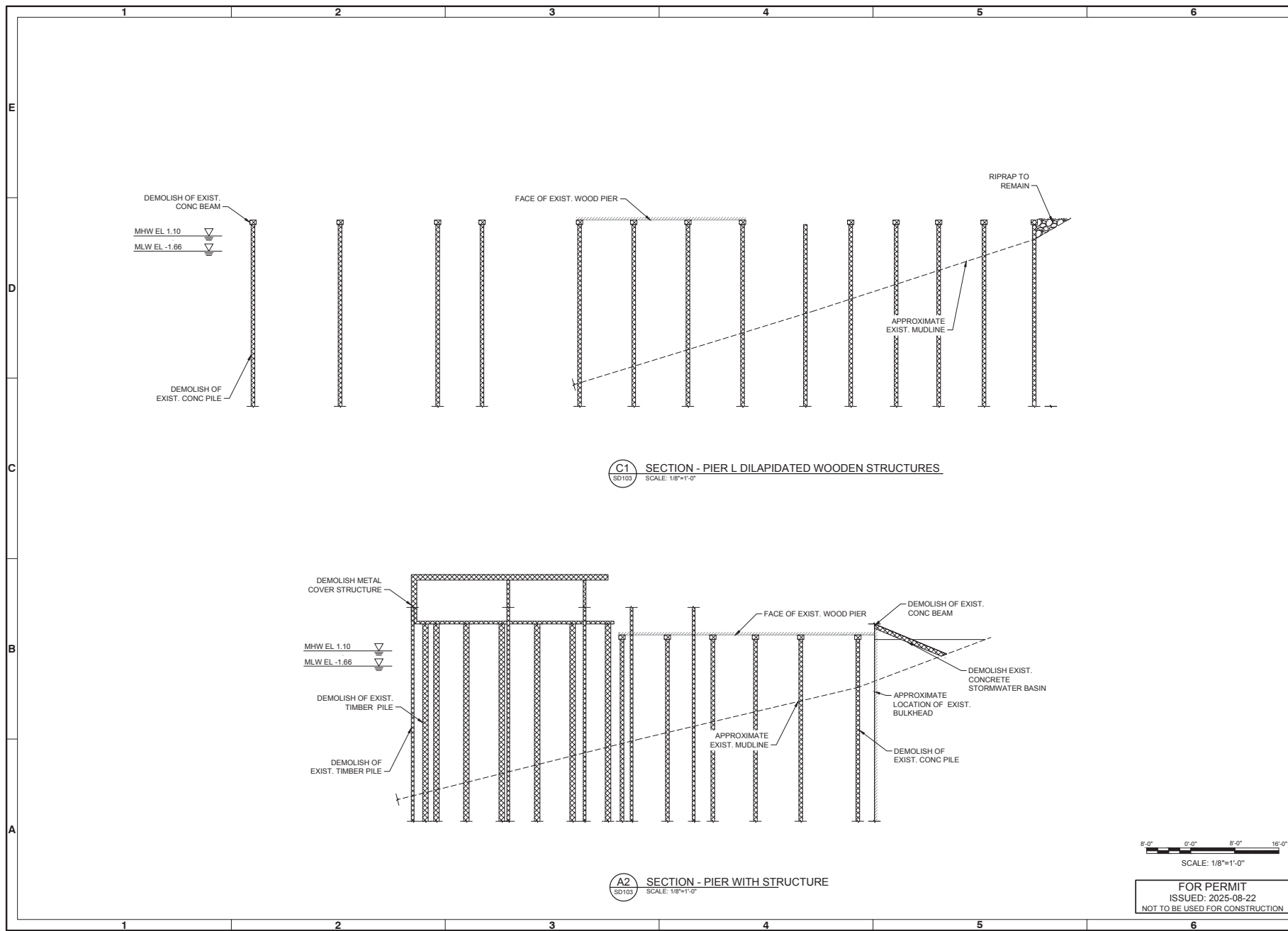
Rev	Date	By	Check	Appr
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2				
3				
4				
5				
6				
7				
8				
9				
10				

FAIRWINDS LANDING FACILITY IMPROVEMENTS	TYPICAL DEMOLITION SECTIONS PIER L
--	---

DESIGNED BY PS DRAWN BY SD CHECKED BY SD APPROVED BY SD	DATE 2025-08-22 PROJECT NO. 220512 DRAWING NO. SD304 CONTRACT NO. 11 (0 SHEET)
--	---

151 WEST MAIN STREET, SUITE 3000 PORTLAND, ME 04101 PREPARED FOR THE VIRGINIA BEACH 3400 PRODUCTION ROAD VIRGINIA BEACH, VA 24504	FOR PERMIT ISSUED: 2025-08-22 NOT TO BE USED FOR CONSTRUCTION
--	--

Sheet Reference No. SD304	INDEX: 19 OF 30
--	------------------------



C1 SECTION - PIER L DILAPIDATED WOODEN STRUCTURES
SCALE: 1/8"=1'-0"

A2 SECTION - PIER WITH STRUCTURE
SCALE: 1/8"=1'-0"

8'-0" 0'-0" 8'-0" 16'-0"
SCALE: 1/8"=1'-0"

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

[illegible]

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

DEMOLITION PHOTOGRAPHS
SHEET 1 OF 2

		51 WEST MAIN STREET, SUITE 300 NOKW, VA, 23103 757-638-8222		Designed by JAB	Date by JAB	Date by JAB	Date 2025-06-28	No. 0	C
PREPARED FOR: 2048 PRODUCTION ROAD VIRGINIA BEACH, VA 23464		Approved by BBAW		Drawing code 220012	Drawing Date 2025-06-28		DRAWING NOTED BY: EMM BBSBAP, PE		

SE.

Sheet
Reference No.
SD901

INDEX: 20 OF 30



— EXISTING STEEL SHEETS, STEEL WALE
AND BATTERED PILE.



EXISTING STEEL SHEETS, STEEL WALE AND
BATTERED PILE, REMOVE AS REQUIRED TO
FACILITATE CONSTRUCTION



FULLY EXTRACT
TIMBER PILES, TYP



FULLY EXTRACT
TIMBER PILES



DEMOLISH & DISPOSE OF
TIMBER FENDER SYSTEM



DEMOLISH & DISPOSE OF
CONC CURB. AS REQUIRED

DEMOLISH & DISPOSE OF TIMBER FENDER SYSTEM

H

FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

[illegible]

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

DEMOLITION PHOTOGRAPHS
SHEET 2 OF 2

 City of Seattle	B		C
	91 WEST MARKET STREET, SUITE 2000 SEATTLE, WA 98101-3121 206.468.8222	Date 2025-08-26	Rev 0 -
 City of Seattle PREPARED FOR: THE MILLER GROUP 200 WEST ALPINE AVE VIRENA BEACH, WA 24664			
Drawn by EMM	Issued by JAB	Date 2025-08-26	Rev 0 -
Drawing title 200 WEST ALPINE AVE	Drawing scale 1/4" = 1'-0"	Date 2025-08-26	Rev 0 -

A

SEAL

Sheet
Reference No.
SD902
INDEX: 21 OF 30





NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2025-08-22	W. J. B.	W. J. B.
2	FOR CONSTRUCTION	2025-08-22	W. J. B.	W. J. B.

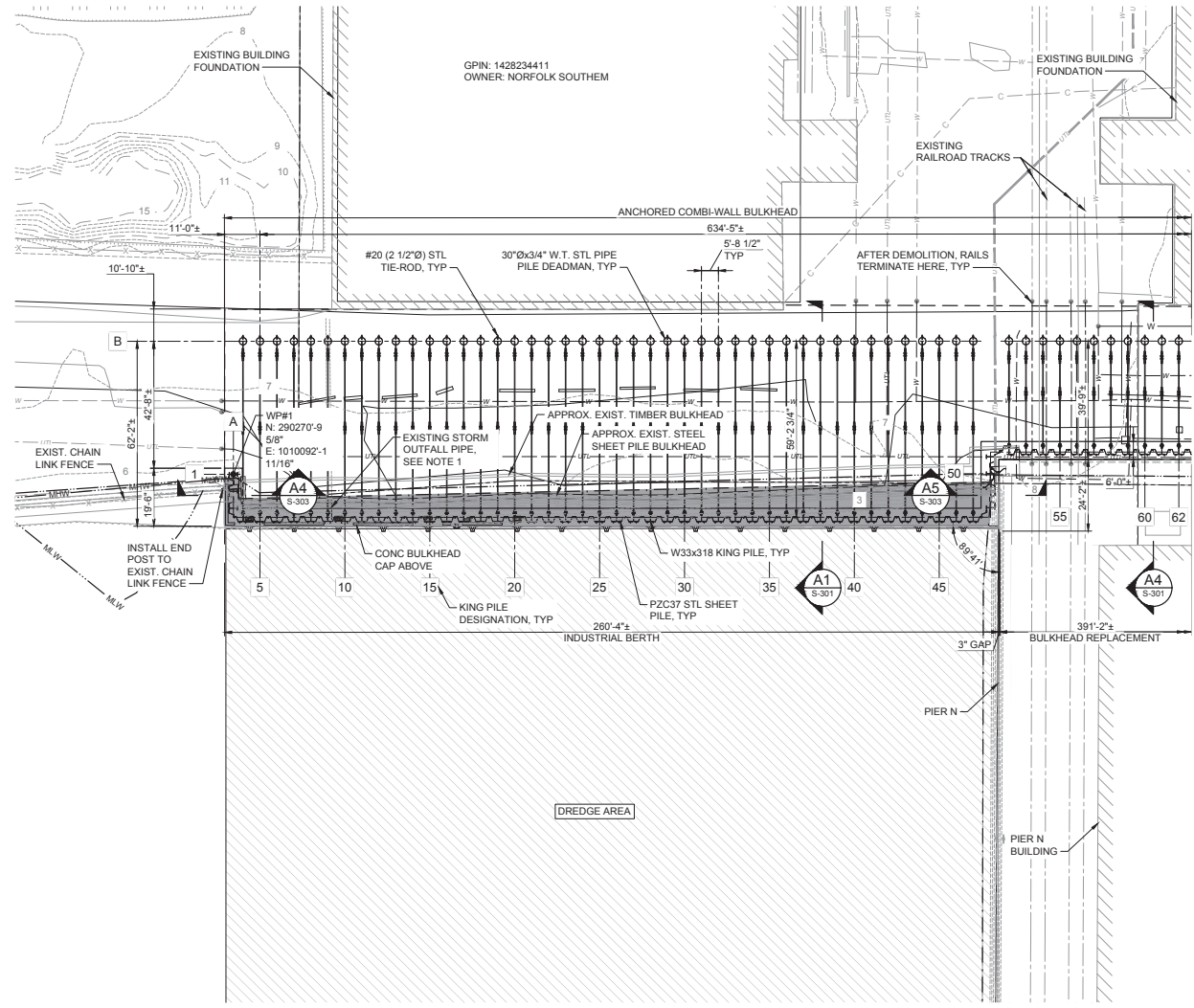
**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

**PILE AND FRAMING PLAN
SHEET 1 OF 4**

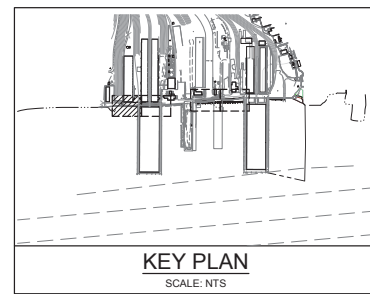
Prepared by: W. J. B.	Checked by: W. J. B.	Date: 2025-08-22	Scale: 1"=20'
Designed by: W. J. B.	Reviewed by: W. J. B.	Drawn by: W. J. B.	Project No.: 220512
PREPARED FOR: THE VIRGINIA POWER & LIGHT CO. 3400 PRODUCTION ROAD VIRGINIA BEACH, VA 24544			

SEAL

Sheet
Reference No.
S-101
INDEX: 23 OF 30

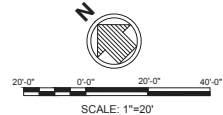


- LEGEND**
- PROJECT LIMITS
 - (XX)- EXISTING CONTOUR (BATHYMETRY)
 - PARCEL LIMITS
 - [Symbol] COMBI-WALL BULKHEAD
 - [Symbol] DREDGE AREA
 - [Symbol] SUBAQUEOUS BOTTOM
 - [Symbol] POTENTIAL NON-VEGETATED WETLAND IMPACTS

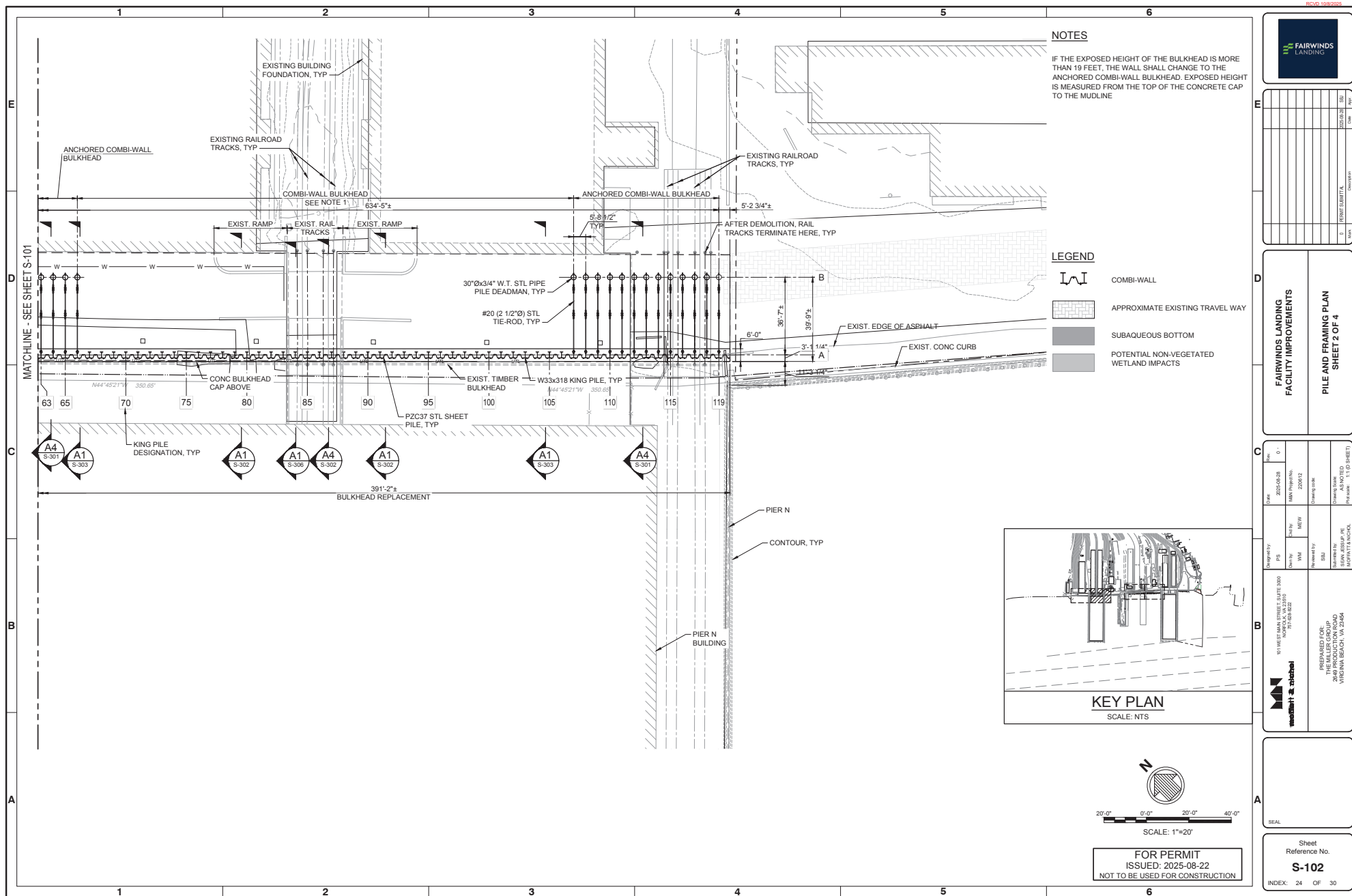


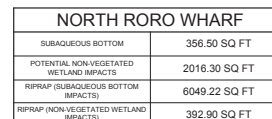
A1 INDUSTRIAL BERTH PILE PLAN
SCALE: 1"=20'

INDUSTRIAL BERTH	
SUBAQUEOUS BOTTOM	3112.28 SQ FT
POTENTIAL NON-VEGETATED WETLAND IMPACTS	-



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION







NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2025-08-22	WMM	WMM
2	FOR CONSTRUCTION	2025-08-22	WMM	WMM

FAIRWINDS LANDING FACILITY IMPROVEMENTS	Rev	0
	Date	2025-08-22
PILE AND FRAMING PLAN SHEET 4 OF 4	Drawn by	WMM
	Checked by	WMM
	Reviewed by	WMM
	Submitted by	WMM
	Submitted to	USACE ARLW
	Submitted on	2025-08-22
	Submitted at	FAIRWINDS LANDING

PREPARED FOR THE U.S. ARMY CORPS OF ENGINEERS VIRGINIA BEACH, VA 24644	Designated by	PS
	Date	2025-08-22
USACE ARLW SOUTH RORO WHARF	Drawn by	WMM
	Checked by	WMM
	Reviewed by	WMM
	Submitted by	WMM
	Submitted to	USACE ARLW
	Submitted on	2025-08-22
	Submitted at	FAIRWINDS LANDING

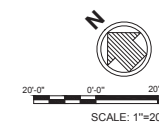
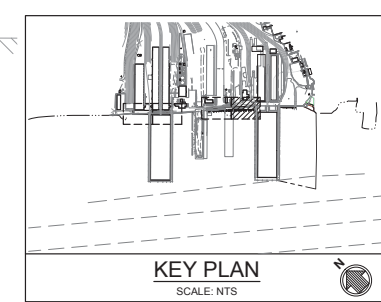
Sheet Reference No. S-104
INDEX: 26 OF 30

NOTES

- REFER TO V-SHEETS FOR DREDGING REQUIREMENTS.
- RIP RAP MAY BE PRESENT WATERSIDE OF EXISTING BULKHEAD AND MAY REQUIRE REMOVAL OR RELOCATION PRIOR TO PILE DRIVING.

LEGEND

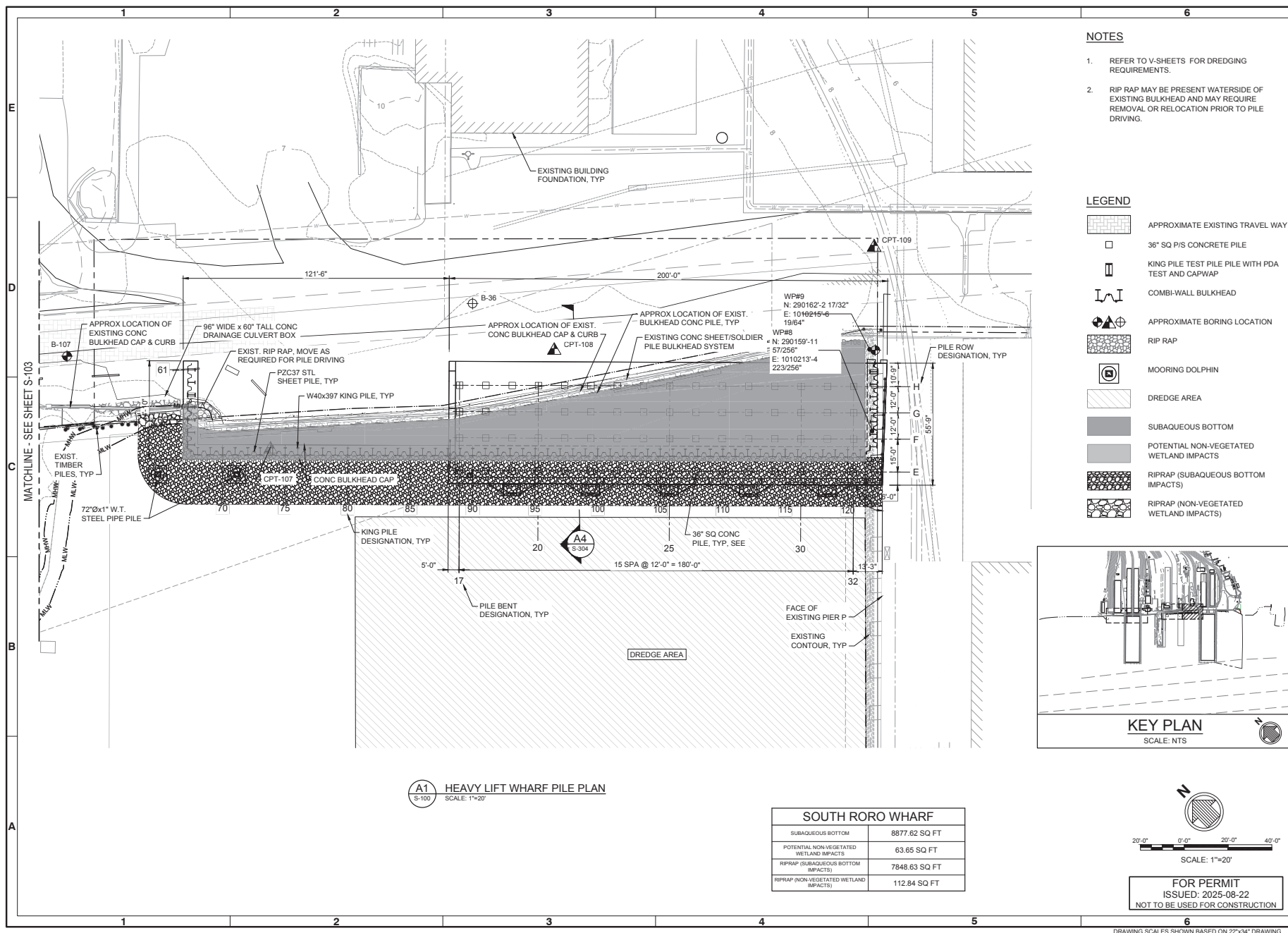
- APPROXIMATE EXISTING TRAVEL WAY
- 36" SQ P/S CONCRETE PILE
- KING PILE TEST PILE PILE WITH PDA TEST AND CAP/WAP
- COMBI-WALL BULKHEAD
- APPROXIMATE BORING LOCATION
- RIP RAP
- MOORING DOLPHIN
- DREDGE AREA
- SUBAQUEOUS BOTTOM
- POTENTIAL NON-VEGETATED WETLAND IMPACTS
- RIPRAP (SUBAQUEOUS BOTTOM IMPACTS)
- RIPRAP (NON-VEGETATED WETLAND IMPACTS)



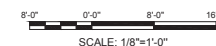
FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

SOUTH RORO WHARF	
SUBAQUEOUS BOTTOM	8877.62 SQ FT
POTENTIAL NON-VEGETATED WETLAND IMPACTS	63.65 SQ FT
RIPRAP (SUBAQUEOUS BOTTOM IMPACTS)	7848.63 SQ FT
RIPRAP (NON-VEGETATED WETLAND IMPACTS)	112.84 SQ FT

A1
S-100
HEAVY LIFT WHARF PILE PLAN
SCALE: 1"=20'



1. CONTRACTOR TO COMPLETE SURVEY BEFORE PILE INSTALLATION TO LOCATE EXISTING OBSTRUCTIONS.
2. THE FINISHED GRADE OF $+8.00\pm$ IS APPROXIMATE. THE FINISHED GRADE SHALL MATCH THE DECK ELEVATION OF THE EXISTING PIER N.
3. FOR FINAL PAVEMENT GRADING, SEE CIVIL SHEETS.
4. INSTALL TIE-ROD INSIDE OF 8" DIAMETER SCHEDULE 80 PIPE SLEEVE SO THAT ROD IS AT THE BOTTOM OF THE SLEEVE.



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ISSUED: 2025-08-22
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[illegible]

**FAIRWINDS LANDING
FACILITY IMPROVEMENTS**

B		 911 WEST STREET, SUITE 2000 LONG BEACH, CA 90801 TEL: 562.595.8222	Designed by PIS	Date 2025-04-28	Rev 0 -
PREPARED FOR THE CITY OF LONG BEACH 201 KENNICOTT BLVD VIKING BEACH, WA 98464		Checked by SJU	Drawn by WJM	Date by MEW	Project No. 220012
		Drawing title			
		Drawing Scale			
		BY: SIAN KESIPAP, PE AS NOTED			

Sheet
Reference No.
S-301



NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	2025-08-22	W. J. GIBBETT	
2	FOR CONSTRUCTION			

FAIRWINDS LANDING FACILITY IMPROVEMENTS	TYPICAL SECTIONS REPLACEMENT BULKHEAD
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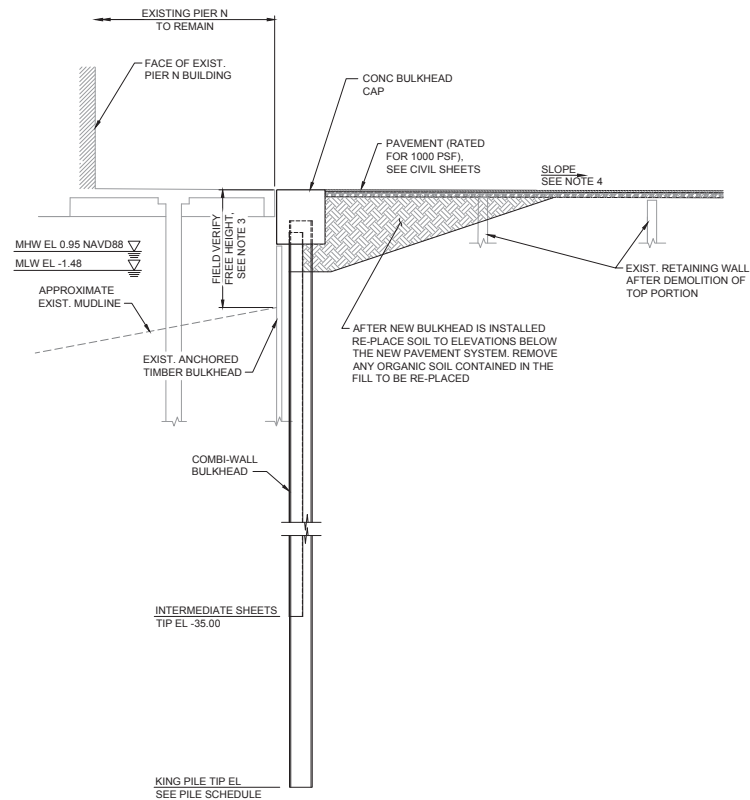
Drawn by: PS Date: 2025-08-22 Design: WJM Check: WJM Review: BM Approved: WJM Project No: 220512 Drawing title: TYPICAL SECTIONS Project location: FAIRWINDS LANDING Project owner: U.S. NAVY	1011 WE ST. MARK STWEE E. SUITE 300 701 GIBBETT PREPARED FOR: THE U.S. NAVY 3840 PRODUCTION ROAD VIRGINIA BEACH, VA 24564
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SEAL PREPARED FOR: THE U.S. NAVY 3840 PRODUCTION ROAD VIRGINIA BEACH, VA 24564
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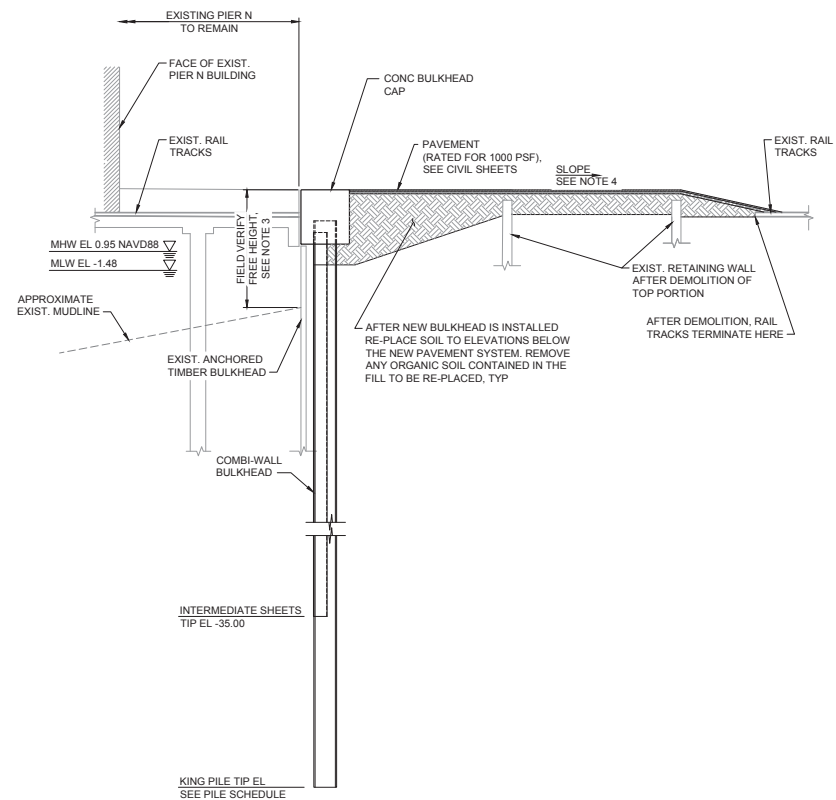
Sheet Reference No. S-302 INDEX: 28 OF 30

NOTES

1. CONTRACTOR TO COMPLETE SURVEY BEFORE PILE INSTALLATION TO LOCATE EXISTING OBSTRUCTIONS.
2. FINISHED GRADE SHALL MATCH THE DECK ELEVATION OF THE EXISTING PIER N.
3. CONTRACTOR SHALL SURVEY EXISTING BULKHEAD FREE HEIGHT UNDERNEATH PIER N AND SUBMIT TO THE ENGINEER PRIOR TO ORDERING KING PILES AND SHEET PILES.
4. FOR FINAL PAVEMENT GRADING, SEE CIVIL SHEETS.



A1 SECTION - THRU RAMP AT PIER N
SCALE: 1/8"=1'-0"



A4 SECTION - THRU RAILROAD RAIL AT PIER N
SCALE: 1/8"=1'-0"



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



Rev	Date	By	Check	Appr
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

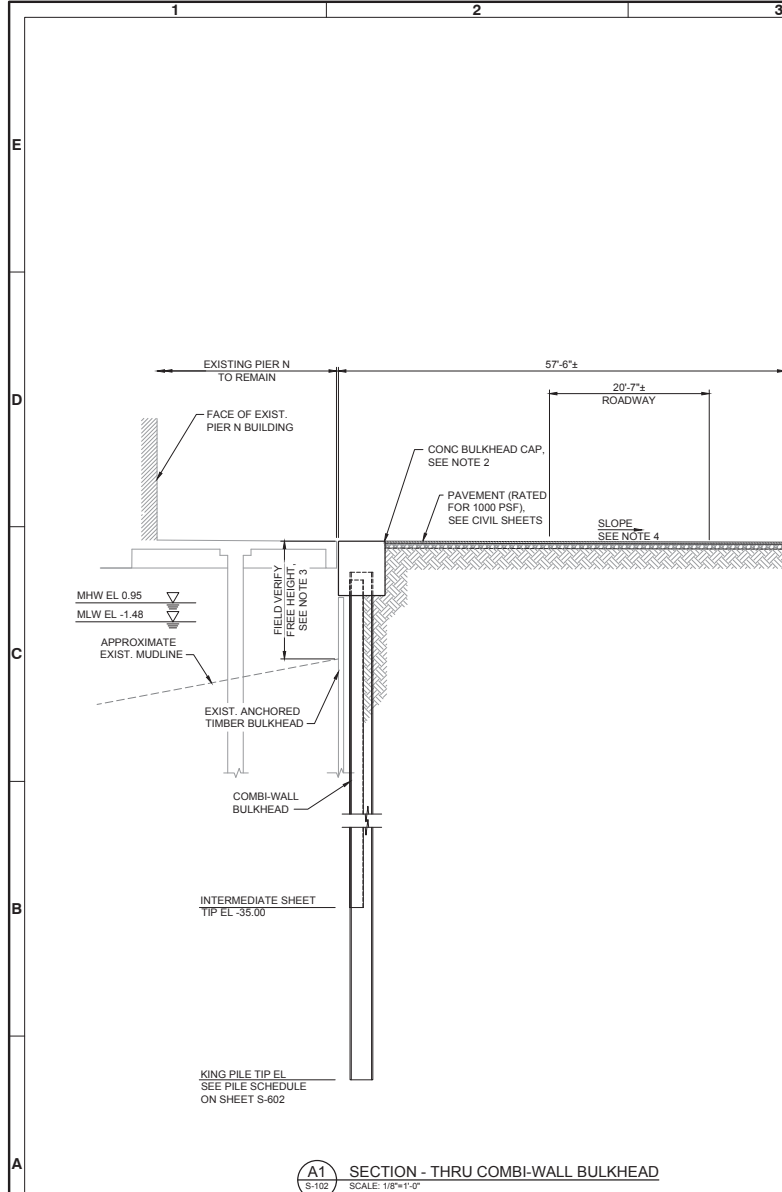
FAIRWINDS LANDING FACILITY IMPROVEMENTS	TYPICAL SECTIONS REPLACEMENT BULKHEAD

 PREPARED FOR THE U.S. ARMY CORPS OF ENGINEERS 3840 PRODUCTION ROAD VIRGINIA BEACH, VA 24564	Date: 2025-08-28 M&E Project No: 220512 Drawing scale: AS Drawing notes: SEE CIVIL SHEETS Prepared by: M. J. (G. B. H. E. T.)
	Designed by: PS Drawn by: M&E Reviewed by: BM Checked by: M. J. (G. B. H. E. T.)

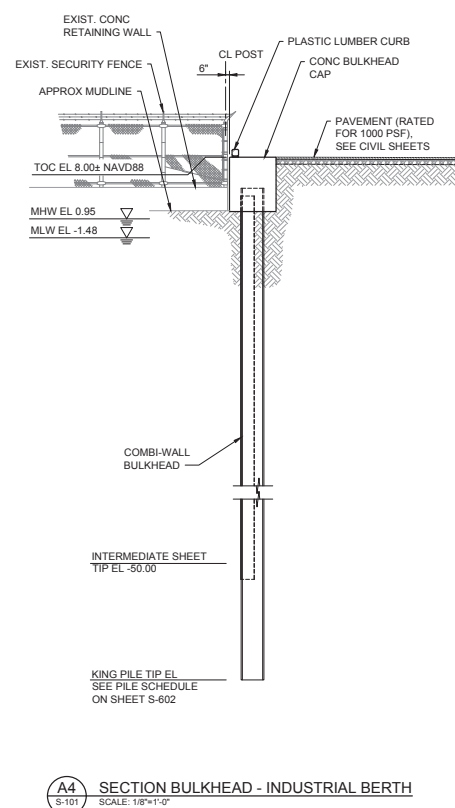
SEAL Sheet Reference No. S-303 INDEX: 29 OF 30

NOTES

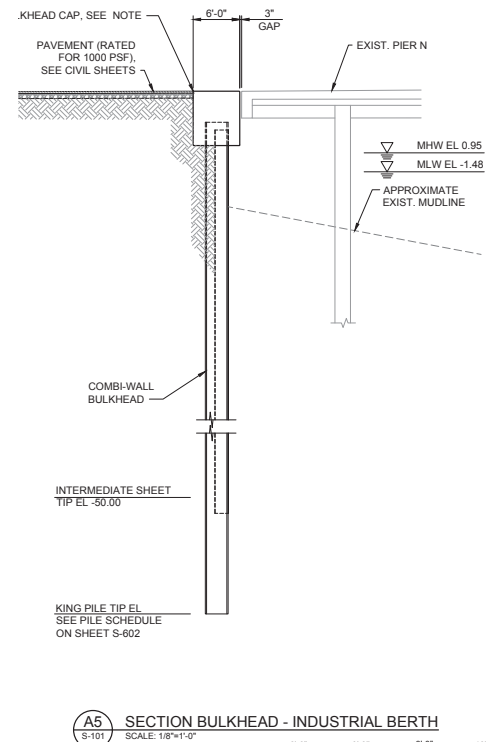
1. CONTRACTOR TO COMPLETE SURVEY BEFORE PILE INSTALLATION TO LOCATE EXISTING OBSTRUCTIONS.
2. FINISHED GRADE SHALL MATCH THE DECK ELEVATION OF THE EXISTING PIER N.
3. CONTRACTOR SHALL FIELD VERIFY BULKHEAD FREE HEIGHT AND SUBMIT TO THE ENGINEER PRIOR TO ORDERING KING PILES AND SHEET PILES.
4. FOR FINAL PAVEMENT GRADING, SEE CIVIL SHEETS.



A1 SECTION - THRU COMBI-WALL BULKHEAD
SCALE: 1/8"=1'-0"



A4 SECTION BULKHEAD - INDUSTRIAL BERTH
SCALE: 1/8"=1'-0"



A5 SECTION BULKHEAD - INDUSTRIAL BERTH
SCALE: 1/8"=1'-0"

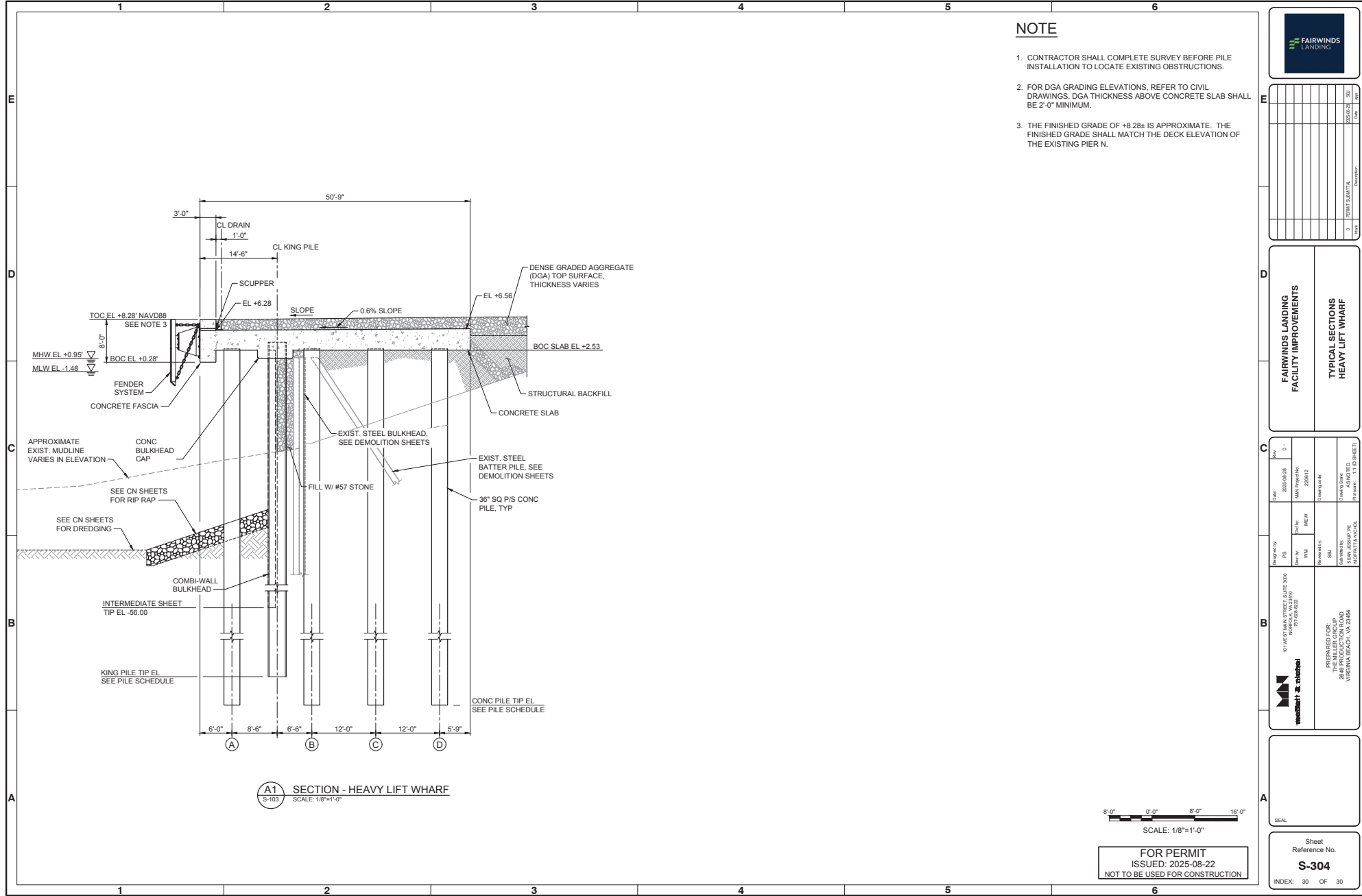


SCALE: 1/8"=1'-0"
FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION



NOTE

1. CONTRACTOR SHALL COMPLETE SURVEY BEFORE PILE INSTALLATION TO LOCATE EXISTING OBSTRUCTIONS.
2. FOR DGA GRADING ELEVATIONS, REFER TO CIVIL DRAWINGS. DGA THICKNESS ABOVE CONCRETE SLAB SHALL BE 2'-0" MINIMUM.
3. THE FINISHED GRADE OF +8.28± IS APPROXIMATE. THE FINISHED GRADE SHALL MATCH THE DECK ELEVATION OF THE EXISTING PIER N.



FOR PERMIT
ISSUED: 2025-08-22
NOT TO BE USED FOR CONSTRUCTION

Rev	Date	By	Check	Discipline
1	2025-08-28	MM	220512	Structural
2	2025-08-28	MM	220512	Structural
3	2025-08-28	MM	220512	Structural
4	2025-08-28	MM	220512	Structural
5	2025-08-28	MM	220512	Structural
6	2025-08-28	MM	220512	Structural
7	2025-08-28	MM	220512	Structural
8	2025-08-28	MM	220512	Structural
9	2025-08-28	MM	220512	Structural
10	2025-08-28	MM	220512	Structural

FAIRWINDS LANDING FACILITY IMPROVEMENTS	TYPICAL SECTIONS HEAVY LIFT WHARF
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Design by: PS Drawn by: MM Reviewed by: MM Checked by: MM Approved by: MM	Date: 2025-08-28 Scale: 1/8"=1'-0" Project No.: 220512 Sheet No.: S-304 Sheet Title: SECTION - HEAVY LIFT WHARF
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151 WEST MAIN STREET, SUITE 300 FALLS CHURCH, VA 22044 PREPARED FOR: THE PRODUCTION ROAD 3849 PRODUCTION ROAD VIENNA BEACH, VA 24644

Sheet Reference No. S-304 INDEX: 30 OF 30
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