Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Promised Land CDBG MIT (SF-HDI-00010)

Responsible Entity: Puerto Rico Department of Housing (PRDOH)

Grant Recipient: Promised Land CDBG MIT LLC

State/Local Identifier: Puerto Rico

Preparer: Elvelisse Figueroa Hernandez / Environmental Preparer

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Project Location:

The project is located at PR-3, Km 60.0, Daguao Ward, in Naguabo, Puerto Rico. To the north, it borders the Daguao Community; to the east, it adjoins land owned by José Luis Mundo Medero; and to the south and west, it is adjacent to land formerly part of the Roosevelt Roads Naval Base. This project is the second phase of the Promised Land Project and is situated directly south of the first phase.

Parcel Id. 231-000-006-36

Coordinates: (Lat: 18.217881, Lon: -65.676574)

Promised Land Location *CDBG Projects* *Future Development*

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

PROJECT DESCRIPTION:

The activities to be funded with CDBG-MIT funds consist of the acquisition of 100 one-story, single-family units, each approximately 1,244 square feet, with streets, associated infrastructure, and a passive park. The acquired units will benefit families that currently possess a housing voucher under the CDBG Housing Program. PRDOH will proceed to acquire said units once they are constructed.

In compliance with § 58.32 Project aggregation, PRDOH as the Responsible Entity grouped together as a single project the construction of the residential development and the later acquisition of the 100 single-family units.

The project's first phase, which involved the construction of 156 residential units, has already been completed and delivered to third parties. During the construction of this initial phase, most of the earthwork and site preparation necessary for the second and third phases were also carried out. The second phase, which consists of building an additional 100 units, constitutes Project SF-HDI-00010. The future development plans include building a further 187 single-family homes. The property encompasses a total area of 46.66 acres, of which Project SF-HDI-00010 occupies approximately 16.64 acres, while the area designated for future development covers about 30.02 acres. This phased approach to development has allowed for optimizing site infrastructure and preparation efforts, minimizing the need for significant additional land work in subsequent phases.

CONSTRUCTION ACTIVITIES:

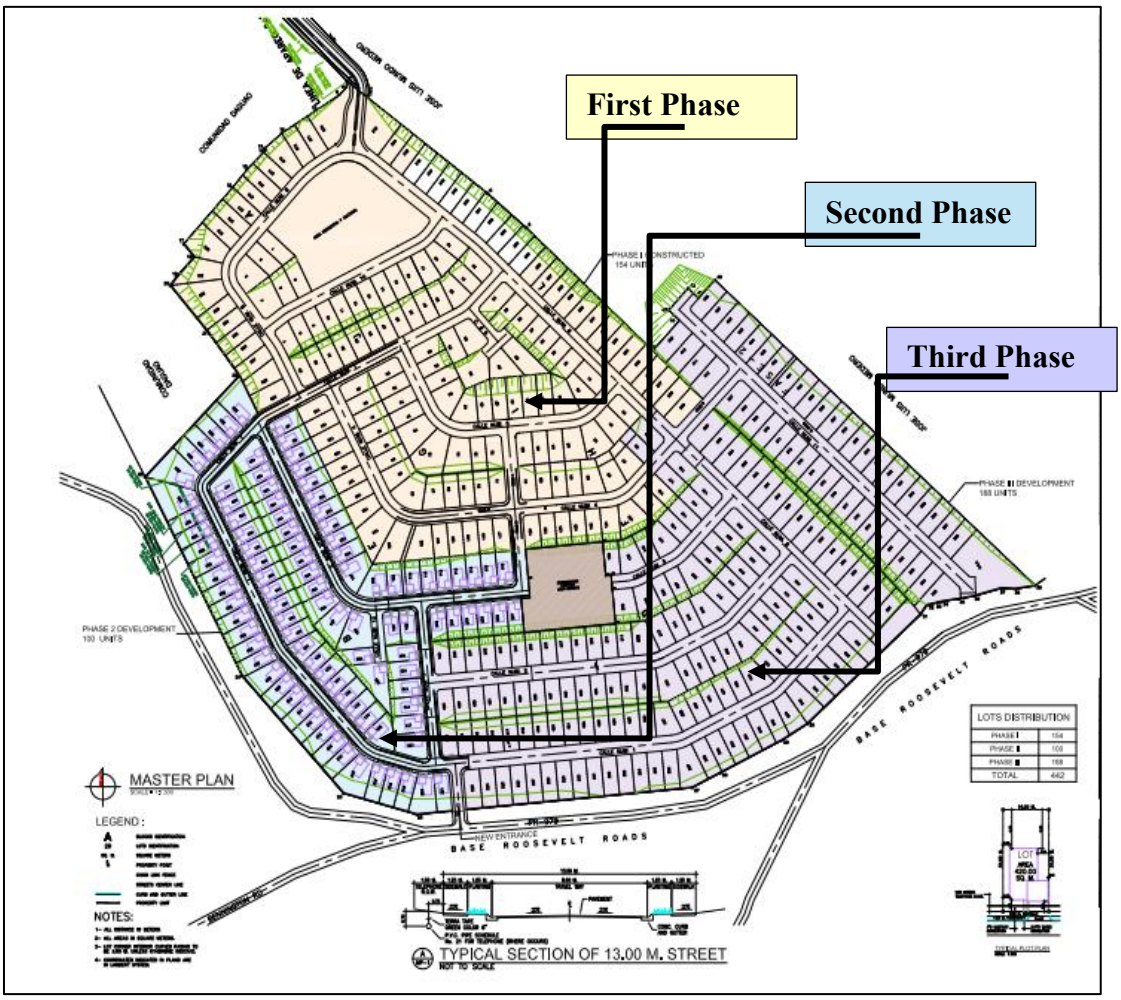
- Site clearing and grubbing
- Earth movement for parcel grading and detention pond
- Site Improvements for infrastructure and utilities
    - Storm Sewer system installation
    - Sanitary Sewer system installation and connection to PRASA
    - Potable Water system installation and connection to PRASA
    - Electric and Telecommunication system installation and connection to PREPA/LUMA
    - Street pavement, concrete sidewalks, curbs and gutters
- Dwelling Unit Construction
    - Foundation and Structure Concrete Work
    - Masonry work and plastering
    - Plumbing Works
    - Electrical Works
    - Exterior doors and Windows installation
    - House Finishes
        - Floor and wall tile installation
        - Interior doors installation
        - Painting
        - Bathroom equipment and accessories installation
        - Kitchen cabinet
        - House cleaning
- Landscaping

PROJECT SITE

Promised Land CDBG-MIT-LLC holds an option agreement on the property. The project site will consist of 100 single-family housing lots. The recreational areas will feature green spaces designed as passive parks for the enjoyment of residents. The property covers a total area of 46.66 acres, of which 16.64 acres will be used for the project, while the remaining 30.02 acres are designated for future development. This property has been impacted by vegetation removal and earth movement carried out during the construction of the first phase, approximately in 2004.

Earth movement carried out around the year 2004.

According to the HUD Environmental Assessment Factors and Category eGuide, the project's slopes do not present any limitations for development. The slopes on the project site range from 0% to 6%, ideal for housing construction, according to slope suitability standards for urban areas.



Project Construction Phases

PROJECT ACCESS:

As the Roosevelt Roads Joint Review Committee approved, access to the project will be via Bennington Highway (PR-979) from the former Roosevelt Roads Base. The entrance project has been carefully designed to provide convenient access for residents and visitors, focusing on safety, efficiency, and sustainability. No access control measures are planned.

PROJECT INFRASTRUCTURE AND SURROUNDING DESCRIPTION:

The project will benefit from the existing infrastructure associated with the Promised Land single-family development, including completed water and offsite electricity work for the existing units. More importantly, the availability of established infrastructures such as roads, water, and sewer systems—will help reduce the project's costs, as much of the necessary groundwork has already been completed. Additionally, this existing infrastructure ensures the development is seamlessly integrated into the community.

The project reduces its environmental impact by utilizing infrastructure from the adjacent community. This approach promotes a more sustainable development process, resulting in a lower carbon footprint and less disruption to the natural environment.

The project site also includes an existing water well and pump built according to the Puerto Rico Aqueduct and Sewer Authority (PRASA) specifications. PRASA currently controls and manages well. Furthermore, 100% of the project's infrastructure design, including PRASA, LUMA, and telecommunications, has been completed.

Electrical Design:

A residential project within the CBDG-MIT program of one-hundred (100) housing units in Naguabo, designed with a semi-underground electrical infrastructure, will have the primary distribution built above ground and the secondary distribution constructed underground with excavations three feet deep. The connection point provided by LUMA Energy is right in front of the project. The transformers will be single-phase "Pole Type" located on the overhead line poles that will supply energy to no more than fourteen (14) houses per 75Kva transformer. The street lighting will be a 37-watt LED type installed on 33' and 45' concrete poles, as approved by the Energy Bureau.

Telecommunication Design:

The Telecommunications infrastructure is designed in an underground format. There will be 4' empty conduits in PCV Sch. Each residence will have a 1" conduit for each telephone and CTV service from the junction points.

PRASA:

The water service connection will be 4 inches in diameter. The connection point will be at the 4-inch diameter valve located at the intersection of Street 1 and Street 8, within the pre-project property.

Sanitary System:

The connection point for this project will be to the existing sanitary sewer system located within the pre-project property.

EARTH DISTURBANCE:

Earthworks for the project are expected to be balanced. Approximately 13,500 cubic yards of material are proposed for cutting and filling. The project will still require some earth movement to construct interconnecting roads, sidewalks, and essential infrastructure, including water, sewage, stormwater collection, power, and data systems for the 100 single-family units.

STAGING AREAS:

Equipment and material storage will be confined to the project's impact area. These staging areas will serve as designated spaces for storing materials, equipment, and for assembly, as well as providing a work area for the installation crews to begin construction activities. The staging areas will be located within the project's green spaces (neighborhood facilities).

PROPOSED HOUSING UNIT & DESIGN

The proposed design for the Single-Family Housing Development Initiative of the Puerto Rico Department of Housing will prioritize the safety and well-being of its occupants by utilizing resistant materials and construction techniques. Our design will include hurricane-resistant windows and doors, reinforced concrete walls, and other features to withstand severe weather conditions and external threats.

In addition to safety considerations, our design will prioritize creating a healthy living environment for occupants. We will use high-quality materials that are free from harmful chemicals and toxins and promote natural ventilation and lighting to enhance indoor air quality. We will also incorporate energy-efficient features to reduce the development's carbon footprint and promote a sustainable living environment for the long term.

We will ensure compliance with all relevant building codes and zoning regulations throughout the design process.

Promised Land M2A Housing

The proposed design for the Single-Family Housing Development Initiative for the Puerto Rico Department of Housing will consist of a single-family, one-level, detached home with a total area of 1,244 square feet. The house will be designed to provide a comfortable and functional living space for its occupants, with three (3) bedrooms that feature natural light, ventilation, and ceiling fans with integrated LED-type lights. The bedrooms will also have closets featuring wall-mounted cabinetry, providing ample storage space.

In addition to the bedrooms, the home will feature two (2) bathrooms, each with a window, shower, and water-resistant vanities. The bathrooms will be designed to provide a comfortable and functional space for their intended use while incorporating features promoting natural lighting and ventilation.

The home's design will prioritize using high-quality materials and construction techniques, ensuring the development is durable and efficient. This will include using hurricane-resistant windows and doors and reinforced concrete walls to ensure the safety and well-being of its occupants during severe weather conditions. The home will also feature energy-efficient lighting and appliances, reducing its environmental impact and lowering energy costs for its occupants.

To ensure comfort and energy efficiency, ceiling fans and LED lighting have been designed for every living area, including the bedrooms, living room, and dining room. Additionally, the home will be equipped with solar panels, 3 kW DC PV modules, and 9 kWh 48 V voltage lithium-ion, allowing it to generate its own energy and reduce reliance on the grid. A 500-gallon cistern will also been included as a resiliency measure.

The open-concept design of the home provides a spacious and flexible living area. The kitchen flows seamlessly into the dining and living room, creating a sense of openness and connection between the spaces. The living room has access to the backyard through storm-resistant doors, which incentivizes the use of exterior areas and creates a natural indoor-outdoor flow.

The home has been designed with energy-efficient storm impact-resistant windows to protect against inclement weather conditions. Additionally, the house has been designed to be ADA-compliant or adaptable, ensuring that it can accommodate the needs of individuals with disabilities and support aging in place.

Additionally, the residential unit will provide a kitchen with a rough-in for a gas stove and an electric-powered circuit outlet for the electric stove, water-resistant cabinets, an open space living and dining area with ceiling fans with integrated LED type lights, a laundry area with rough-in the interior of the unit, linen closet, and an ADA compliant covered garage for two (2)

vehicles. Ceramic or porcelain finishes will be provided on all floors and baseboards to enhance the residential unit's comfort and aesthetic appeal. This will ensure a durable and low-maintenance surface that is also visually pleasing. In addition, all interior and exterior surfaces will be painted with high-quality paint, providing a durable finish that is resistant to wear and tear and easy to clean. LED lighting throughout the unit will further promote energy efficiency, reducing electricity consumption and lowering energy bills for the occupants.

By incorporating these features into the design, the proposed Single Family Housing Development Initiative will provide a functional, comfortable, and sustainable living space that will meet the needs and expectations of its occupants while contributing to the overall economic and social development of Puerto Rico.

To comply with the requirements of Executive Order No. OE-2018-033 and Act 109 of 1985, the proposed residential model will use standard construction methods such as reinforced concrete, locally manufactured cement blocks, and flat roofs with a composite of reinforced concrete and a 3-year aged solar reflectance. The design features for the proposed model are readily adaptable to accommodate "ADA" details and features to comply with the 2010 ADA Standards for Accessible Design, and a minimum of 5% of the proposed project will comply with ADA standards.

To ensure the security of all external systems, the solar water heater, photovoltaic system with batteries storage, and water storage system will be installed and secured following specifications and regulations to withstand hurricane-force winds. To reduce environmental impact, all products and appliances provided will comply with Energy Star and Water Sense as per 83 FR 5844.The photovoltaic system will be performed by a licensed engineer and comply with Regulation No. 7796 of January 19, 2010, and installed by a certified installer per Article 17 of Regulation No. 7796. The provided P.V. system will be able to run critical loads, household appliances, and life support devices, enabling its residents to shelter in place during electrical outages. The photovoltaic package will supply a minimum of 3kw PV modules 48V voltage lithium-ion battery bank with a minimum output of 9kwh and autonomy for 2 hours. An automatic transfer switch will be installed to allow system operation in standalone mode.

A 500-gallon water storage system located on the roof will provide domestic water to the occupants of the residence. The ¾ horsepower electrical water pump, control, and a diaphragm-type pressurized tank will be installed to provide a backup water supply with adequate pressure and without damaging the water fixture. The system will be connected to the utility's main water line with a water level control valve and backflow preventer located on ground level. To comply with FDA and NSF, the provided water storage will be constructed with ultraviolet (UV) and corrosion-resistant materials approved for potable water and food-grade application. To ensure water level changes, the storage tank will be vented in a downward position and will include a protective screen for pest control. After installation, the water storage system's disinfection will be provided per manufacturer standards and recommendations.

Our primary approach will be passive design methods through which comfortable interior environments will be created using low energy & water efficiency. The use of modern technology principles of passive design, such as, but not limited to, location, landscape,

orientation, massing, shading, thermal mass, and insulation, will play essential and exclusive roles in our proposed models as we describe below:

- THERMAL & ENERGY EFFICIENCY

    - ROOF: The roof will be a concrete slab with a minimum three-year aged solar reflectance index of 55 and 3-year aged thermal emittance of 0.75 as per table C402.3 of the 2018 International Energy Conservation Code. The roof will be designed with an adequate slope to ensure proper water drainage and prevent leaks.

    - OVERHANGS: Compact, but rather efficient roof overhangs will beprovided on top of exterior doors as required by the ICC/ASHRAE 700-2015.

    - WINDOWS: We will install windows with low-e transmission materials that meet the 2018 Puerto Rico Energy Conservation Code. This will help to improve energy efficiency and reduce the need for artificial heating and cooling. The windows will also be strategically placed to maximize natural light and ventilation, further reducing energy consumption.

- VENTILATION

    - WINDOWS: Windows will be strategically located in either adjacent walls or at opposite ends of each wall rather than in the same location to take advantage of cross ventilation in every room. This will ensure taking advantage of the constant trade winds typical of our Caribbean location and enhance the energy efficiency of our proposed housing units and therefore limiting the energy consumption. As per sections R401.2.1 and R303.1 from the I.R.C., habitable room windows will have a 14% of the room area as a minimum opening size for the ventilation requirement. All bathrooms will be provided with operable windows for ventilation purposes.

- LIGHTING/ILLUMINATION

    - WINDOWS: As per section R303.1 from the PRBC. and the ICC/ASHRAE 700- 2015, all our models habitable rooms windows will have an 8% of the room area as a minimum glazing size for light requirement compliance.

- POWER

    - Photovoltaic System: The house will be equipped with a photovoltaic system with battery storage system designed to meet the needs of each household and will be integrated with the local power grid to ensure seamless power supply. The use of a photovoltaic system will reduce the overall energy consumption of the development and will provide a reliable and sustainable source of energy for its residents. The battery storage system will ensure that excess energy generated during the day is stored and made available for use during the night or in case of

power outages. This will provide an added layer of security for the residents in case of any unforeseen events.

- CODE COMPLIANCE

    - The proposed design for single-family homes will comply with required codes and regulations such as International Building Code 2018 edition (I.B.C.), International Residential Code 2018 Edition (I.R.C.), International Fire Code 2018 Edition, International Plumbing Code 2018 Edition, International Mechanical Code 2018 Edition, International Conservation Code 2018 Edition (I.E.C.C.), Puerto Rico Building Code 2018 (P.R.B.C.), National Fire Protection Association (N.F.P.A.) and the American Concrete Institute to ensure durability, safety, and efficiency. Also, but not limited to, our proposed models will comply with the Americans with Disabilities Act 2010 (A.D.A.), Fair Housing Act (F.H.A.), Uniform Federal Accessibility Standards (U.F.A.S.) (504), and American National Standards.

- ENERGY EFFICIENCY CODE

  ICC/ASHRAE 700-2015 of The National Green Building standard.

    - ROOF: The roof will be a concrete slab with a minimum three year-aged solar reflectance index of 55 and 3-year aged thermal emittance of 0.75 as per table C402.3 of the 2018 International Energy Conservation Code (I.E.C.C.)

    - WINDOWS/FENESTRATIONS/GLAZING: Our proposed models' windows will comply with section R401.2.1.4 (Tropical Climate) of the I.E.C.C. 2018 edition by providing a solar heat gain coefficient of less than or equal to .40. This will enhance the interior environment by reducing heat gain, therefore, minimizing energy consumption costs and climate control.

    - SOLAR WATER HEATER: A solar water heater will be installed on all our models assuring lower utility power cost.

- WIND LOADS

    - WINDOWS: Windows will be designed, manufactured, and installed with an assembly compliant with the 170-m.p.h. wind resistance required by section 1609 of the P.R.B.C. and I.B.C. 2018.

    - WALLS: The walls of our residential models will comply with the newly adopted P.R.B.C. 2018 wind load factor as they will be built either out of reinforced concrete or CMU walls.

- ACCESIBILITY AS PER A.D.A., U.F.A.S., F.H.A., A.N.S.I.

    - BATHROOMS: Bathrooms will be provided with a 32-inch minimum width clearance opening and with the required maneuvering clearances within the provided equipment and accessories as per A.D.A.

    - DOORS: Provided doors in all unit models will have a minimum clear width of 32" as per section R311.2 of the I.R.C. 2018 and A.D.A.

    - HALLWAYS: Hallways will have a minimum of 36 inches wide clearance as per section R311.6 of the I.R.C. 2018 and A.D.A.

- LIFE SAFETY, MEANS OF EGRESS, AND EMERGENCY EXIT

    - WINDOWS: As per section R303.1 of the I.R.C. all rooms will have a window operable to provide a minimum opening of 5.7 square feet (4% of the floor area), located at a maximum height of 36" above the finished floor (R312.1.2 I.R.C. 2018) and with a minimum of 20" in width and 24" minimum in height (R310.2 I.R.C. 2018).

    - BEDROOMS: All bedrooms will be equipped with smoke detectors as required by section R314 of the I.R.C. 2018 and the NFPA 72 and UL 2034 listed.

    - HALLWAY: Hallways will be equipped with a smoke detector as well as the required carbon monoxide detector. These detectors will be strategically placed to ensure the earliest possible detection of any potential threats, ensuring the safety and well-being of all residents.

- MINIMUM ROOM AREAS AND HEIGHTS

    - HABITABLE ROOMS: All habitable rooms will have an area of not less than 70 square feet and a minimum dimension of 7' in any horizontal dimension as per sections R304.1 and R304.2 of the I.R.C. 2018. All habitable spaces will have a ceiling height of 8 feet.

    - BATHROOMS: All bathrooms will have a minimum ceiling height of 8 feet.

    - SHOWER STALLS: All shower walls will be finished with a nonabsorbent surface to a height of no less than 6 feet above the floor as per section R307.2 of the I.R.C. 2018.

    - WINDOWS: All emergency windows required at every sleeping room as per section R312.1.2 of the I.R.C.2018 will have a windowsill height of not more than 36 inches above the floor.

SPACE PROVIDED

The Project's home model M2 features all the requirements of the Design Criteria outlined in the RFP, as well as all the spaces a family needs to live comfortably. The homes sit on plots of land that are a minimum of 2,960 square feet. The site's distribution means there will be units with lots larger than 2,960 square feet. The two-car garage with a 420-square-foot area also provides space for families with more than one car.

The inside of the house has a comfortable layout with a 173.50 sq. ft. master bedroom with its own 65 sq. ft. bathroom. Two additional bedrooms of 109.70 sq. ft. and 148 sq. ft., respectively, provide ample sleeping and leisure areas for other family members. Bathrooms will have a 32-inch minimum clearance opening and the required maneuvering clearances within the provided equipment and accessories as per A.D.A. Finally, the living area of 134.3 sq. ft., dining room with 134.30 sq. ft., and kitchen with 123.50 sq. ft. offer sufficient space for interaction with friends and family.

MODEL M2A MINIMUM DESIGN STANDARDS

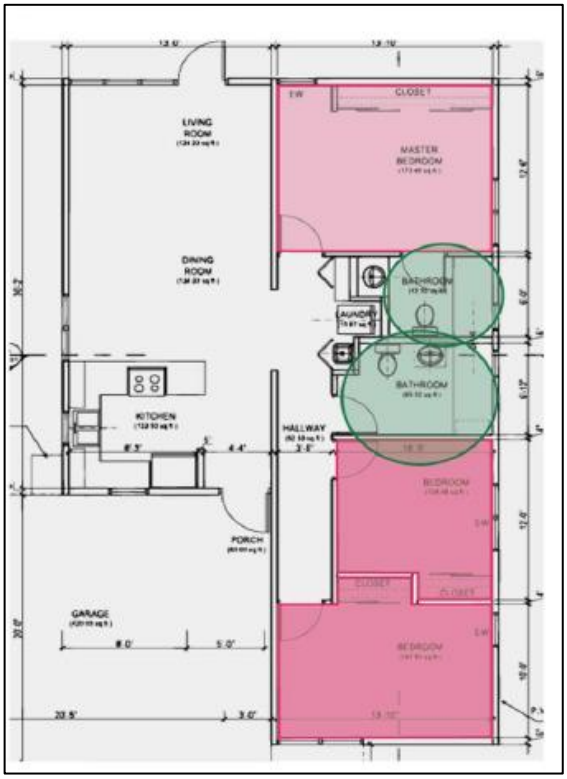
1. Promised Land Development is comprised of the M2A model home whose primary construction material is reinforced, plastered concrete with locally manufactured cement.

2. It was critical during Promised Land design development to create a model home that complimented the existing community whilst serving the needs of a new one. Resultantly, Promised Land CDBG-MIT LLC decided to create a universally designed home, the M2A, whose single-story and open-concept approach may be easily adapted to meet the potential ADA needs of an occupant. The benefits of this design decision can be easily observed in the streamlined aesthetic of the M2A front façade, which features a spacious garage and an easily accessed, single-level entryway.

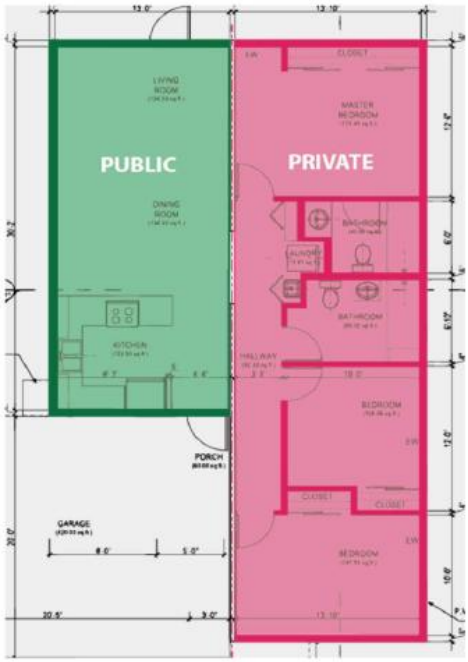
M2A *Promised Land* Housing Model

3. All housing units in the Promised Land Development are single-story, detached single family homes.

4. All housing units in Promised Land have 3 bedrooms and 2 full bathrooms.



5. The housing units of Promised Land will have a minimum construction area of 1,244 square feet. The length of the M2A model home is divided by the main structural wall separating the home's two major program functions, the public and private functions. The public function of the home features an open floor concept that includes the living room, the dining room, and the kitchen. It is approximately 400 square feet. The private half of the house hosts the master bedroom and master bathroom as well as the remaining two bedrooms, a laundry room, and the second full bathroom. This half of the home is approximately 650 square feet. Finally, an outdoor porch of approximately 60 square feet frames the home's front entryway.



6. There are 100 properties within the Promised Land community which would require a minimum of 5 properties to comply with ADA Standards for Accessible Design. The master plan of Promised Land was intended to accommodate a variety of occupants needs, including those of an ADA occupant. While occupants may request a property based on availability, Promised Land CDBG-MIT LLC did anticipate the different occupant needs during the design of the Promised Land Master Plan and has outlined ADA optimal properties (properties with good positioning, ease of development access and egress, as well as proximity to communal spaces, etc). Examples of these properties are depicted in the diagram below, and they will be used to prioritize ADA needs during the property closing process.

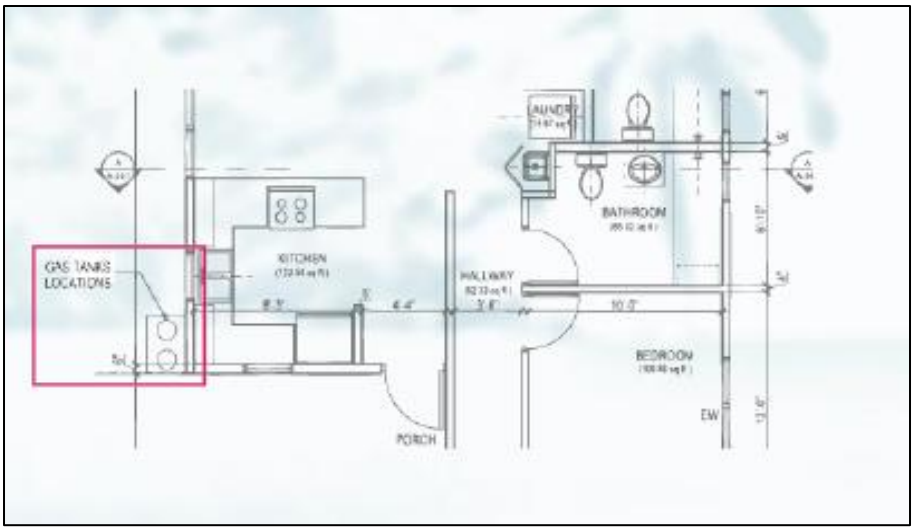
7. The Promised Land M2A model home was designed to protect occupants from inclement weather. Together, the Promised Land homes aimed to develop a collectively resilient housing fabric. Therefore, window and door kit selections were contemplated within the design process. Additionally, a recessed front entryway adds a layer of security and privacy for the occupant, as depicted below. The Promised Land home has a 500-gallon roof-mounted cistern and a lithium-ion battery, 3 kW DC-operated solar panel system.

8. Promised Land CDBG-MIT LLC understands that using carefully considered door and window kits is contingent upon their proper installation. The quality of construction for the Promised Land homes will be ensured through the quality assurance plan, which the resident engineer will complete.

9. Promised Land CDBG-MIT LLC holds natural light and ventilation at a high value, understanding their vital role in a person's health. Therefore, embracing natural occurrences was a core component of the Promised Land design. As depicted within the diagrams below, the positioning of windows was considered to permit daylighting techniques and cross-ventilation upon opening of their louvers.

Positioning of windows was considered to permit daylighting techniques and cross-ventilation upon opening of their louvers.

10. The gas tank storage is placed strategically near the kitchen. The tanks may be easily moved through the stairless front entryway and when needed, easily connected in accordance with local codes, regulations, and standards.



11. All Promised Land housing units will have a two-car, concrete-covered carport as a continuation of the reinforced concrete primary building component. The driveway access to the carport also serves as the main pedestrian access.

12. All Promised Land homes will undergo the standard QA/QC procedures that will be conducted by the Resident Engineer.

13. All products used in the Promised Land M2A model home will comply with Energy Star Water Sense, as depicted in 83 FR 5844, and will undergo the QA/QC procedures implemented by the resident engineer.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The federal Department of Housing (HUD) allocated 8.285 million dollars to the Government of Puerto Rico under the Community Development Block Grant for Mitigation (CDBG-MIT). These funds, allocated as part of the recovery process after Hurricanes Irma and Maria, assist in taking measures to reduce or mitigate risks that could cause damage to life or property in a future event.

On December 21, 2022, the Puerto Rico Department of Housing (PRDOH) issued the Request for Proposals No. CDBG-MIT-RFP-2022-04 for Single-Family Housing Initiatives (RFP 2022-04) under the Community Development Block Grant-Mitigation (CDBG-MIT) Program. The RFP 2022-04 sought to procure single-family housing development services to construct a new detached single-family development.

CDBG-MIT funds are a unique and significant opportunity for Puerto Rico to carry out high-impact strategic activities to mitigate disaster risks and reduce future losses. The passage of hurricanes Irma and Maria through Puerto Rico increased the need for a greater inventory of safe and affordable housing.

The Promised Land Project will provide an inventory of 100 single-family housing units through the investment of $30,430,000.00, collaterally producing a valuable boost in employment rates and regional and national economic movement during its construction phase. In addition, the project will benefit 100 families living in unsafe homes, the elderly, and people with special needs whose income does not allow them to acquire a new property due to the high costs of new housing and bank interests. The project will provide durable housing with a permanent and adequate structure to protect its inhabitants from extreme weather conditions.

The Promised Land Project will help families' well-being. Housing plays a fundamental role in people's quality of life. It is not only part of the material field, providing a physical place to live, rest, and share, but also represents the opportunity to satisfy other needs, such as emotional, social, and security issues. The project will provide long-term, sustainable, affordable homes for low-income groups and ensure permanent tenure, promoting greater social, economic, and environmental resilience.

The Project will also prioritize the health of the occupants by promoting a healthy living environment. It will be built with high-quality materials free of toxins and harmful chemicals, and we will emphasize natural ventilation and lighting to improve indoor air quality. Additionally, it will incorporate energy-efficient features to reduce the development's carbon footprint and ensure a sustainable living environment for years to come.

The Project will comply with all building codes and zoning regulations. It will be a safe, healthy, and sustainable housing development that will benefit the local community for generations to come and, in turn, reduce the demand for affordable and secure housing. This will reduce the risk of loss of life, damage, and property loss due to future natural events such as hurricanes. The Project will allow the families that acquire the residences to be better prepared for another disaster.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed social interest residential project is situated on a parcel of land where the first development phase has already been completed. The land designated for the project is primarily urban and located in a rapidly growing residential area. The community has received the completed first phase well, providing affordable housing options for many families with limited alternatives. Basic infrastructures such as water, electricity, and road networks have been established in this first phase, facilitating the project's ongoing development.

The area is experiencing moderate demographic growth, with an increasing demand for affordable housing, particularly among low and middle-income families. The shortage of suitable housing for these groups remains a substantial challenge, making the continuation of this development critical to improving the quality of life in the community.

The neighborhood surrounding the project is predominantly residential, with a diverse population facing common socioeconomic challenges, such as limited education and employment opportunities. The need for additional social-interest housing is evident, especially for young families seeking stability and access to essential services.

The project will be built using premium, non-toxic materials free from harmful chemicals. It will prioritize natural ventilation and daylighting to enhance indoor air quality. Furthermore, energy-efficient systems and sustainable design features will be incorporated to minimize the project's carbon footprint and ensure a healthy, eco-friendly living environment for generations to come.

In terms of sustainability, the project will adhere to eco-friendly and responsible construction trends. The design of the project will incorporate sustainable building practices, including resource-efficient construction methods, renewable energy systems, and the integration of green spaces. These measures aim to minimize the development's environmental impact while improving the quality of life for residents, supporting community well-being, and preserving the local environment.

The social interest residential project in Naguabo has the potential to continue transforming the area, enhancing the quality of life for its residents by providing affordable, sustainable housing. Continuing the Promised Land development is crucial to meeting the growing demand for affordable homes and supporting the community's social and economic development. This project is well-aligned with the region’s current conditions and trends, contributing to ongoing revitalization efforts and promoting a more inclusive, resilient, and prosperous future for the people of Naguabo.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0002	Community Development Block Grant – Disaster Recovery (CDBG-MIT)	$8,285,284,000

Estimated Total HUD Funded Amount: $30,430,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $30,430,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

The record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The closest civil airport to the Project is the José Aponte de la Torre (RVR), approximately 5,100 feet Northeast of the Property limit to the Airport Runway Protection Zone (RPZ) buffer. The nearest military joint airport is the Luis Muñoz Marín (SJU), approximately 116,300 feet Northwest of the Property limit to the Accident Protection Zone (APZ) buffer. The project location is outside, not within an Accident Potential Zone (APZ) or Runway Protection Zone/Clear Zone (RPZ/CZ). Therefore, the Project is in compliance with 24 CFR Part 51 Subpart D. **See Exhibit 1. Airport RPZ/APZ Protection Zone Map**
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The proposed project is not located within a Coastal Barrier Resources Unit. The CBRS Unit closest to the Project is PR-18P, Cayo Algodones, situated to the South of the Property at an approximate distance of 0.56 miles (3,000 feet). Therefore, the Project is in compliance with the Coastal Barrier Resources Act. **See Exhibit 2. Coastal Barrier Resources System Map and 2a. Cayo Algodones Unit PR-18P Map**

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	A FEMA Flood Insurance Rate Map (FIRM) shows the project is located outside a special Flood Hazard Area. https://msc.fema.gov/portal/home The project location is within Flood Zone X (Area of Minimal Flood Hazard) in FEMA FIRM 72000C1285J), effective 11/18/2009. Due to its zone designation, there is no need to obtain flood insurance for the site. Therefore, the project is in compliance with the Flood Disaster Protection Act. **See Exhibit 3. National Flood Hazard Layer FIRMette (72000C1285J)**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The EPA's Green Book classified several municipalities in Puerto Rico as non-attainment areas or in maintenance for certain criteria pollutants, including lead, sulfur dioxide, and particulate matter. An area is considered an attainment area (designated "attainment/unclassifiable") if the air quality meets or exceeds the national air quality standards. The following municipalities, which are either in non-attainment or maintenance areas, are: Arecibo, Bayamon, Cataño, Guaynabo, Salinas, San Juan, and Toa Baja. The project site is in Daguao Ward, Naguabo, PR. According to EPA NEPA Assist or any other official regulatory source, it is not designated as a non-attainment area. The nearest non-attainment area is approximately 26.8 miles (141,504 feet) northwest of the project site. During the project's construction phase, portable generators will provide temporary power for on-site activities. These generators will be operated temporarily and under control measures to minimize emissions and disturbances.

		Once the project is completed and operating with resident presence, the installation of generators or other equipment that may impact or degrade air quality is not proposed. https://www.epa.gov/nepa/nepassist During construction, the primary anticipated emissions will include fugitive dust, emissions from portable electric generators used for power supply, and emissions from internal combustion engines in vehicles, trucks, and equipment. These emissions are temporary and are generally considered minor sources by the EPA and the Puerto Rico Department of Natural and Environmental Resources (DNER). However, several preventive measures will be implemented to minimize these impacts: • All construction machinery and vehicles will undergo regular maintenance to ensure optimal performance and reduce exhaust emissions. Well-maintained equipment operates more efficiently and generates fewer pollutants. • To minimize air pollutants, the use of low-emission or electric construction equipment will be prioritized whenever possible. This includes selecting generators that meet low emission standards and using energy-efficient machinery to reduce overall emissions. • To further reduce vehicle emissions, efficient traffic management strategies will be implemented. These measures will minimize idling times, ensure that construction vehicles follow the most direct routes, and reduce congestion around the construction site. These preventive measures will help reduce emissions' impact on air quality during construction, ensuring that temporary emissions remain within acceptable limits and comply with environmental regulations.

		The future development will occur within the property of an existing sanitary pump station equipped with an electric generator. The property owner owns this generator, which is used exclusively during emergencies, specifically when the electrical service provided by LUMA is interrupted. The generator operates sporadically and only during power outages, meaning its emissions are minimal and not continuous. Additionally, the generator does not operate more than 500 hours annually, significantly limiting its potential impact on air quality. Furthermore, the project is not located within an area classified as a non-attainment area under the air quality standards established by the Environmental Protection Agency (EPA). The emergency generator is essential to ensure the uninterrupted operation of the pump station during power outages, particularly in the face of extreme weather events or unforeseen electrical failures. Its role is critical to public health and safety by preventing service disruptions. As part of the permitting process, detailed documentation will be submitted, covering the generator's technical specifications, including fuel type, emissions profile, and operational capacity. It is important to note that the generator operates sporadically and only during emergencies, and its annual runtime will not exceed 500 hours, which significantly limits its potential environmental impact. In addition, the project will implement the best management practices to minimize any environmental risks. These measures include the adoption of spill prevention and control plans for fuel storage and regular maintenance protocols to ensure the generator operates efficiently with minimal emissions. Therefore, before obtaining the use permit for the residential units, the project will apply for a

		General Permit for Emergency Generators (PGE, by its Spanish acronym) with the Puerto Rico Permit Management Office (OGPe), in compliance with Section 3.6.4.2 of the Joint Regulation for the Issuance of Permits Related to Development, Land Use, and Business Operations, effective as of June 16, 2023. This permit is necessary to ensure the emergency generator's compliance with all applicable environmental and air quality regulations. Therefore, the Project complies with the Clean Air Act. **See Exhibit 4. Nonattainment Areas Map and 4a. List of Puerto Rico Nonattainment Areas**.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The coastal zone boundary is approximately 0.19 miles (1,000 feet) East of the project site. The construction of the residences does not affect the coastal zone as defined in the state's Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. **See Exhibit 5. Coastal Zone Management Map**
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	The subject property is a vacant, undeveloped parcel of land with no history of commercial use. It is not listed as a LUST (Leaking Underground Storage Tank) facility, and no violations or penalties were identified in the records search. No landfills or dumping sites exist on the subject property or adjoining lots. The soil does not show evidence of water accumulation during precipitation. No petroleum products, hazardous substances, power generators, storage tanks, or standing surface water were observed. There are no pools, sumps, or containers with potentially hazardous substances, no pungent or noxious odors, and no corroded or stained metal containers. The property also lacks drains, sumps, pits, ponds, or lagoons and any evidence of trash, construction debris, demolition waste, or other

		solid waste disposal. No stained soil, pavement, wastewater discharges, or underground injection systems were found. No dry, irrigation, abandoned, or other wells or on-site septic systems exist. The Phase I Environmental Site Assessment (Exhibit 6a) was conducted in March 2024 in conformance with the scope and limitations of ASTM E 1527-21. The Phase I Environmental Study determined: • There is no evidence of oily films in standing water. • There is no evidence of discolored and oil-stained floors. • There is no evidence of discarded chemical containers. • There is no evidence of waste pipes or buried waste. • There is no evidence of distressed vegetation. • There is no presence of unusual odors. • There is no evidence of a LUST Facility at the subject property. • There is no evidence of a LUST Facility at the adjoining properties • The results of this assessment have revealed no Recognized Environmental Conditions (RECs) associated with the subject property. • The results of this assessment have revealed no Controlled Recognized Environmental Conditions (CRECs) associated with the subject property. • The results of this assessment revealed that no historically recognized environmental conditions (HRECs) were associated with the subject property. • The results of this assessment have revealed no De *Minimis Condition* associated with the subject property. • This Phase I ESA did not identify RECs in connection with the subject property or evidence of any potentially significant environmental concern. Therefore, no further investigations into the subject

		property are recommended to satisfy All Appropriate Inquiries. NEPAssists identifies one location (Brownfield) with contamination or toxic substances within a 3,000-foot radius from the project perimeter, which is 1,715 feet northeast. Regarding this brownfield, the Local Redevelopment Authority for Roosevelt Roads (LRA) owns the property, previously a Roosevelt Roads Naval Station golf course. An EPA-funded Phase I Environmental Site Assessment (ESA) conducted in December 2019 identified significant environmental concerns related to past operations at the naval station. These concerns include historical releases from storage tanks and sludge burial pits, leading to groundwater plumes of phase-separated petroleum hydrocarbons and dissolved petroleum contaminants. A chlorinated solvent groundwater plume was also detected. Additionally, two unlined landfills have been closed since the 1950s and 1960s, along with a third solid waste landfill operational since the 1960s. A power plant on-site contributed to the presence of PCBs in concrete surfaces, which has resulted in PCB-contaminated soils. Other recognized environmental concerns (RECs) include storage tanks, hazardous substances, drums, staining, a sump, and debris piles. Further concerns involve potential lead-based paint (LBP), asbestos-containing materials (ACMs), and mold. The Commonwealth of Puerto Rico established the Local Redevelopment Authority for Roosevelt Roads (LRA) as the entity responsible for implementing and executing the reuse plan for a former military base, known as the 2014 Master Plan. Thus, the LRA is the organization exclusively recognized by the United States Secretary of Defense through its Office of Local Defense Community Cooperation (OLDCC) to promote the redevelopment of the former Naval Station Roosevelt Roads (NSRR), located in the municipalities of Ceiba and Naguabo. Within the LRA's 3,400 acres, approximately 800

		acres are currently undergoing environmental remediation by the United States. Once the remediation process is complete, the US Navy will transfer ownership to the LRA. Similarly, the United States Navy has transferred about 86 acres of land directly to other federal agencies and instrumentalities, such as the United States Army, Customs and Border Protection (CBP), and the National Guard. The site is currently operated by Equinoterapia Puerto Rico, a non-profit organization that provides equine therapy for children with autism, PTSD, ADHD, and other conditions. It is not classified as an NPL facility or a Superfund site. Furthermore, the PR DNER has not reported any environmental incidents or emergency responses related to this site. The Acres Property ID is 244689. This facility is considered a candidate for assessment, cleanup, and redevelopment, not a facility actively regulated as a generator. The US EPA database has limited information on the site's remediation activities; however, its current use indicates that human exposure to contamination is under control. Concerning the migration of contaminated groundwater, the site is located east of the subject property. This suggests that if contaminated groundwater exists, it will flow away from the subject property toward the coastline, as is common in most coastal areas of Puerto Rico. Since no structures will be demolished within the project limits, the risk of asbestos or lead contamination is nonexistent. Regarding radon, the Puerto Rico Department of Housing (PRDOH) has determined that testing the property's radon levels is infeasible and impracticable. This conclusion follows consultations with several agencies, including the United States Geological Survey (USGS), the Centers for Disease Control and Prevention (CDC), the Puerto Rico Department of Health, and the United States Environmental Protection Agency (EPA). These agencies confirmed the lack of scientific data on radon testing in Puerto Rico and the technical

		challenges involved. These challenges include a shortage of trained and professionally licensed personnel to collect samples, the unavailability of test kits, the high costs associated with testing, difficulties ensuring quality control of results, and the lengthy process required to purchase, ship, and analyze samples. Furthermore, local authorities in Puerto Rico lack the specialized equipment and trained personnel needed to perform radon testing and ensure proper quality control. Additionally, no certified radiation laboratory in Puerto Rico can conduct radon testing. Based on these factors, the PRDOH memorandum concludes that radon testing is not feasible for this property, and no further consideration of radon is required for the environmental review. Therefore, the Project is in compliance with the 24 CFR Part 50.3(i) & 58.5(i)(2). **Exhibit 6. EPA NEPAssits – EPA Facilities MAP, 6a. Environmental Assessment Phase I Report, 6b- EPA Facililty Report 6c. PRDOH Memorandum for Infeasibility and Impracticability of Radon Testing and, 6d. Radon Memorandum Attachments.**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	Under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) is required to determine the effect of the project on protected (listed or proposed) threatened or endangered species. Using the Information for USFWS Planning and Consultation (IPaC) System and the Fauna/Flora Survey, it has been determined that the proposed project lies within the range of the following federally listed species and critical habitats:

- ***Reptiles:***
  - *Chilabothrus inornatus* (Puerto Rican Boa)/ Status: Endangered
- ***Birds:***
  - *Agelaius xanthomus* (Yellow-shouldered Blackbird) / Status: Endangered

There is one critical habitat present within the project area for:

- **Agelaius xanthomus** (Yellow-shouldered Blackbird)

Despite the proximity of the project area to the designated critical habitat, the Project will not affect the **Agelaius xanthomus** habitat, as it does not represent an additional impact beyond those already caused by previous development. As such, no further adverse effects on the critical habitat are anticipated.

Based on the nature of the Project, the scope of work, information available, and a careful analysis of the *IPAC list, conservation measures that will be implemented, and biological studies of the site,* the following effects determinations have been made for the species mentioned above.

Not Likely to Adversely Affect (NLAA)

Chilabothrus inornatus

Agelaius xanthomus

Regarding *Agelaius xanthomus*, this species was not observed on the property during the flora and fauna survey visits conducted between January and October 2023. The yellow-shouldered blackbird is an endemic and endangered species in Puerto Rico, typically found in mangroves and arid scrubland. It was once common in the island's coastal forests. However, no wetland conditions or vegetation on the Property provide food or shelter for this species, and it was not sighted during the surveys. As a result,

		the No Likely to Adversely affect (NLAA) was made for this species. Additionally, the U.S. Fish and Wildlife Service (USFWS) has designated the Roosevelt Roads Naval Base lands as critical habitat for the yellow-shouldered blackbird. According to the critical habitat map, 1.13 acres south of the Property—where Project SF-HDI 00010 and future development are proposed—fall within the designated critical habitat for this species. However, the 1.13-acre area is separated from Roosevelt Roads by PR-979, which will serve as the access road for the Project. Therefore, despite the proximity of the project area to critical habitat, the Project will not affect this habitat, as it does not represent an additional impact to the already designated critical habitat. The following conservation measures will be implemented during the construction of the Project: • USFWS Puerto Rican Boa Conservation Measures 2024 • Establish a reforestation plan using trees that serve as shelter and food for this species. • USFWS Nationwide Avoidance & Minimization Measures for Birds The conservation measures are described in Exhibits 4 and 5 of the USFWS Informal Consultation Package (Exhibit 7a). Regarding the Puerto Rican Boa found in the Project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources. In a letter dated January 21, 2025, Ms. Lourdes Mena, Field Supervisor of the USFWS, issued her comments under the Endangered Species Act (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.), the agency determined the following: "*We have reviewed the information*

		provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa and yellow-shouldered blackbird with the implementation of the conservation measures. Also, for the yellow-shouldered blackbird critical habitat, we concur with PRDOH's determination that the project actions will not cause an adverse response to its critical habitat. When ensuring that projects authorized or funded do not result in the destruction or adverse modification of critical habitat, the determination is based on whether the action will appreciably diminish the value of the critical habitat as a whole, not just in the action area. In this case, the action is likely to affect the critical habitat but will not result in adverse modification of the yellow-shouldered blackbird critical habitat." Therefore, the project is in compliance with the Endangered Species Act. **See Exhibit 7. USFWL Endangered Species Concurrence For NLAA Determination Letter, 7a. USFWLS Informal Consultation Package**
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☒ No ☐	The project is located near places with inherent potential dangers associated with facilities that store, handle, or process hazardous substances of a flammable or explosive nature that can expose the inhabitants of the Project to the risk of injury in the event of a fire or an explosion. To identify stationary hazards, the following was done: 1. Identification of a one-mile (5,280 feet) radius of the project any current or planned stationary aboveground storage tank (AST) with more than 100-gallon capacity, containing common liquid industrial fuels or any capacity, containing hazardous liquids or gases that are not common liquid industrial fuel.

		2. Georeferenced photos were taken of the Hazard stationary or the place where it is located. 3. The type of material, capacity of the tanks, and information on the dams were identified. 4. The tanks were in an aerial photo to determine the distance from the project. 5. The acceptable distance was determined using the Acceptable Separation Distance (ASD) Electronic Assessment Tool. https://www.hudexchange.info/environmental-review/asd-calculator/ 6. The ASD is measured from the center of the assessed container to the perimeter of the Project. During the visual assessment conducted on December 3, 2024, two potential explosive hazard sources were identified in relation to the operation of a stationary Above Ground Storage Tank (AST) facility. Within the Property, specifically in the area where future development is proposed, there is a 350-gallon diesel fuel storage tank for a generator that is used and will continue to be used exclusively to operate the Promised Land sanitary pump during power outages. The generator, including its double-walled integrated fuel tank, is owned by the property owner and is located within the property boundaries, approximately 90 feet from lot 386. This generator is identified as Facility "B" in the table of Exhibit 8. The ASD (Acceptable Separation Distance) for Facility "B" is 178.59 feet for people and 30.95 feet for buildings. It is important to note that the SF-HD-00010 project is approximately 1,380 feet away. For future development, a barrier will be designed and constructed to provide the required level of protection for the HUD-assisted project site, in compliance with the

		Barrier Design guidelines established in 24 CFR Part 51, Subpart C. These guidelines will be provided to the licensed professional engineers (civil or structural). They will be strictly followed during the design process to ensure that the barrier offers adequate protection against potential hazards. Therefore, the Project is in compliance with the 24 CFR Part 51 Subpart C. **See Exhibit 8. Explosive and Flammable Hazard Location (Aerial Image), Table with description of AST and ASD, and photos of the facilities.**
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Promised Land Project consists of 46.66 acres. According to the Web Soil Survey (WSS), the project area corresponds to the Humacao Area, Puerto Rico (PR689). A WSS soil interpretation report was generated for farmland classification to evaluate map units subject to the Farmland Protection Policy Act (FPPA). Based on the report, the area of interest covers a total of 46.6 acres. 29.9 percent (13.9 acres), of the project footprint area (Map Unit: Mabi clay, 0 to 5 percent slopes, Mabi clay, 5 to 12 percent slopes, eroded) is classified as prime farmland and 70.1 percent (32.7 acres) (Map Unit: Sabana silty clay loam, 20 to 40 percent slopes, eroded; Urban land-Sabana complex, 20 to 60 percent slopes) is classified as not prime farmland. Form AD-1006 (03-02) for the Promised Land was completed, determining that 44.07 acres would be directly converted and 2.59 acres indirectly converted. In a letter dated October 1, 2024, the USDA-NRCS determined the following: *"After evaluating the project footprint, including the WSS Farmland Classification Map and the 2020 US Census Bureau Urban Area Map, it was found that the area of interest includes land as prime farmland (prime farmland). However, it is within the designated urban area based on the 2020 Census Map.*

		Therefore, this area is not subject to the Farmland Protection Policy Act (FPPA)." Although the Project is not subject to the Farmland Protection Policy Act (FPPA), the Puerto Rico Department of Housing (PRDOH) has determined that, as a mitigation measure, consultation with the USDA-NRCS will be completed once the environmental assessment is approved. Therefore, the project is in compliance with the Farmland Protection Policy Act. **See Exhibit 9. USDA-NRCS Farmland Protection Policy Act Evaluation for Promised Land Development Determination. Exhibit 9a. Form AD-1006 (03-02) Farmland Conversion Impact Ration Consultation Package.**
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The project is not within floodplain. According to Advisory Base Flood Elevation (ABFE), issued on October 18, 2024, the project is located in Zone X. According to the Flood Insurance Rate Map (FIRM), effective November 18, 2009, the project is in Zone X Area of Minimal Flood (Map number 72000C1285J). The PFIRM Map is not available for the project site. The project will not undergo activities within a floodplain. Therefore, the Project is in compliance with the Executive Order 11988. **See Exhibit 3 National Flood Hazard Layer FIRMette, 10. Advisory Base Flood Elevation Map (ABFE) Map (JP)**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	Based on our historic property identification efforts, the Program has determined that project actions will not affect the historic properties that compose the Area of Potential Effect (APE).

		• Direct Effects: The proposed project site does not contain any previously recorded historic structures or archaeological sites that would be directly impacted by ground disturbance.
		• Indirect Effects:
		  ○ Bridge #122 - This historic truss bridge on Highway 3 is outside the immediate project viewshed. No visibility or impact anticipated.
		  ○ Roosevelt Roads - Abandoned structures from the former naval base may have historical eligibility. New construction may alter views from certain base locations.
		• Based on our historic property identification efforts, the Program has determined that the project will have No Adverse Effect on identified historic properties within the Area of Potential Effect. The new construction is not located directly adjacent to the identified resources. It will be consistent with the existing built environment. While the undertaking may introduce visual elements, it will not substantially diminish surrounding historic properties' setting, integrity, or significance. Appropriate design, scale, and placement will avoid adverse effects.
		
		In a letter dated August 2, 2024, the State Historic Preservation Office (SHPO) executive director Mr. Carlos A. Rubio indicates the following:
		
		"After a review of all the documentation provided, the PRSHPO agrees with your finding that the proposed project will have no adverse effect upon historic properties."

		Therefore, the project is in compliance with National Historic Preservation Act. **See Exhibit 11. SHPO-CF-07-24-24-02 SF-HDI-00010 Determination / Exhibit 11a. Section 106 NHPA Effect Determination Form (Consultation Package)**
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The Promised Land Project is located 144,600 feet from the "Tren Urbano", 3,410 feet from the primary highway PR-3, and 1.70 miles (8,976 ft) 15 miles (79,200 ft) from José Aponte de la Torre (RVR) Airport. Since it is less than 15 miles from the RVR airport, a Noise Level Assessment (NLA) Report was prepared on March 13, 2025, by CMA Architects and Engineers, LLC. The report concluded the following: *The site acceptability standards established by 24 CFR 51.103 will not be exceeded at the Noise Assessment Location (NAL), Promised Land Residential Development. This was determined using the procedure established in the HUD Noise Guidebook. The estimated noise level at the site is 64 dB, which falls within the acceptability standards. The acceptability standards establish an acceptable maximum noise level of 65 dB(A).* *The procedure established by Housing and Urban Development was followed to obtain the estimated noise levels at the Noise Assessment Location, Promised Land Residential Development. The results show a noise level of 64 dB. This level classifies the Noise NAL as acceptable, and according to the standard, no special approvals and requirements are needed* However, during the construction, noise generation will be temporary and primarily associated with heavy machinery, hand tools, and loading and unloading activities. To minimize or prevent the impact of construction noise on the surrounding community, several control measures will be implemented: • Equipment and vehicles will remain turned off when not in use.

		• Noisy activities will be limited to specific hours to reduce disruption. • Machinery and tools that operate more quietly will be selected whenever possible. • All machinery will be properly maintained to ensure optimal performance, as poorly maintained equipment is typically louder. • Workers will receive training on the importance of noise control and the appropriate use of tools. Therefore, the project is in compliance with the Noise Control Act. **See Exhibit 12. Noise Assessment Report and Exhibit 12a. Image with Project distance to Roadways, Railroads, and Airports.**
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The proposed project site consists of new housing development construction; however, it is not located within a Sole Source of Aquifers and will not directly or indirectly impact one. There are no Sole Sources of Aquifers in Puerto Rico. https://www.epa.gov/dwssa (SSA Locations)https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b The project is not served by a US EPA-designated sole-source aquifer, is not located within a sole-source aquifer watershed, and would not affect a sole-source aquifer subject to the HUD EPA Memorandum of Understanding ("MOU"). The Puerto Rico Aqueduct and Sewer Authority (PRASA) provides drinking water for the area. Therefore, the project is in compliance with the Safe Drinking Water Act. **See Exhibit 13. Sole Source Aquifers Map**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The proposed project site consists of new housing development construction. According to the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI) Map, the

		property proposed for the project and future development contains the following wetlands: • 0.81 acres of Freshwater Pond (PUBHh) – Study Area 1. • 0.92 acres of Riverine Wetland (R2UBH) – Study Area 1. • 0.22 acres of an isolated, unnamed plot the USFWS identifies in the NWI as "Palustrine Emergent, Broad-leaved Deciduous Temporarily Flooded (PEM1A)" – Study Area 2. The wetlands evaluated in this study include those identified as being either directly or indirectly impacted by the proposed development. Specifically, the wetland area within Study Area 2, although located outside the project boundaries, has been included in the assessment due to its proximity to the property limits and its potential to experience indirect impacts. (https://www.fws.gov/wetlands/data/Mapper.html) However, according to the data limitations, exclusions, and precautions section of the official FWS page (https://www.fws.gov/node/264582), the wetland delineation was conducted based on aerial photo analysis or fieldwork. The section notes: *"There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on-site*." Given the above, to confirm the presence of wetlands on the property, Biologist Gustavo Adolfo Rodríguez conducted a study in July 11, 2024 titled "Analysis of Wetlands at Promised Land Parcel SF-HDI-00010 and Promised Land Future Expansion Parcel," which concluded the following: • **Study Area 1** – *According to the NWI, there are three wetlands on the north section of the PLFE: a 0.81 acre freshwater pond that is connected via a 0.92 acre riverine wetland to a third, 3.18*

		acre freshwater emergent wetland. This last wetland is outside of the PLFE boundaries (an outparcel), so it will not be discussed for the purposes of this report. It stands from the aerial photograph shown in the NWI that the 0.81-acre pond and a portion of the 0.92 acre riverine habitat were already filled to construct Phase 1 of Promised Land Urbanization. This information was confirmed by our personnel during the field inspection. Therefore, the only wetland to be evaluated are the remains of the 0.92-acre riverine wetlands. *Having investigated the small remnant of the 0.92-acre riverine wetland, the conclusion is that this alleged wetland does not exist. When the 0.81-acre freshwater pond and a portion of the 0.92-acre riverine wetland were filled to construct Phase 1 of Promised Land Urbanization, the hydrology of the remaining water bodies was altered, resulting in the drying of the remains of the riverine wetland. A remnant of a canal or a depression which could show some type of water conveyance structure could not be detected. Given that the hydrology was severed due to filling activities, upland vegetation (mostly pastures and some bushes) have colonized the area of what was once an alleged riverine wetland, sustained by the fact that no hydric vegetation was observed. It is concluded that there are no wetland conditions in study area No. 1* **Freshwater Pond**: **Study Area 2** - *this alleged wetland is found approximately 30 meters to the southwest of the proposed Parcel "SF-HDI-00010" boundary. Although the proposed construction will not directly impact this study area, it has been included in this report because of its adjacency, but outside of the Property limits. The*

		coordinate location of the Study Area No. 2 is (18.21609, -65.67887). Study Area No. 2 consists of an isolated, unnamed plot that the USFWS identifies in the NWI as "Palustrine, emergent, broad-leaved deciduous, temporarily flooded (PEM1A)". This study area contains a mix of herbaceous and forested species. Because the topography of the adjacent parcels is inclined towards Study Area No. 2, it is completely inundated (see the enclosed photographs), and no borings could be made. However, the National Resources Conservation Service (NRCS) "Web Soil Survey" electronic page, found at: *https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.as px, shows that the soil at this site consists of "Mabi clay, 5 to 12 percent slopes, eroded (MaC2)". This soil is not listed as a hydric soil in the Hydric Soils list – Humacao Area, Puerto Rico Eastern Part, published by the NRCS on November 16, 2015. Notwithstanding, even though this study area will be preserved in its natural condition and will not be impacted by the proposed construction of the project "SF-HDI-00010" or any other future expansions, because it is located outside the Property limits.* The proposed project site does not contain wetlands, so the project will not directly or indirectly impact any wetlands. Since the project is not located within wetland areas, it is not necessary to identify or assess practical alternatives for conducting the proposed action within the wetland or evaluate potential impacts to the wetland, as required by Executive Order 11990. (https://www.fws.gov/wetlands/data/Mapper.html) The project activity will not affect any wetlands.

		Therefore, the project is in compliance with Executive Order 11990. **See Exhibit 14. USFWS National Wetland Inventory Map and 14a. Analysis of Wetlands at Promised Land Parcel "SF-HDI-00010" and Promised Land "Future Expansion Parcel", Municipality of Naguabo, Puerto Rico**
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The proposed project site consists of new housing development construction; however, it is not located within Wild and Scenic Rivers and will not directly or indirectly impact one. The wild and scenic rivers in Puerto Rico are in the El Yunque National Forest, approximately 6.88 miles (36,300 feet) West of the Project. These rivers include La Mina River, Icacos River, and Mameyes River, with the Icacos River being the closest to the Project. https://www.arcgis.com/apps/mapviewer/index.html?layers=a37eb56966cc4b11b69909e288414e53 Therefore, the project is in compliance with the Wild and Scenic Rivers Act. **See Exhibit 15. Wild and Scenic Rivers Map**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity," which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the compliance review process. Therefore, the Project is in compliance with the Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

The qualitative and quantitative significance of the proposal's effects on the project area's character, features, and resources are recorded below. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed, and applicable approval permits have been obtained or noted. Citations, dates/names/titles of contacts, and page references are precise. Additional documentation is attached, as appropriate. **All conditions, attenuation, or mitigation measures have been identified.**

Impact Codes: Use an impact code from the following list to determine the impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification, which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The subject parcel, spanning 46.66 acres, is in a residential neighborhood. Of this area, 16.64 acres will be developed for the project SF-HDI-00010, while the remaining 30.02 acres are designated for future development. The property is planned for residential use in alignment with the surrounding area's character. The consultation query 94-52-1026-JPU-ISV (amended) (See Exhibit 20) was approved by the Puerto Rico Planning Board on December 16, 1998, and notified on February 11, 1999, for the development of 464 housing units, of which 152 homes were built and delivered to third parties. According to the approved Puerto Rico Land Use Plan Memorial Map, dated November 19, 2015, the property is in Urban Land. The Map is available at: https://gis.jp.pr.gov/mipr/index.html?orig=pDigital&numCatastro=251-000-007-73. For the Project, the Office of Permit Management (OGPe, for its Spanish acronym) authorized the Reopening of the Urbanization Permit on October 16, 2023 (see Exhibit 20b) to complete the construction of the infrastructure works related to the Project, specifically for 148 single-family housing units. The parcel, currently vacant and abandoned, will not exceed the permitted density, and the development will not introduce elements

		that could disrupt the surrounding community's scale, character, or functionality. Much of the earthwork and grading required for the development was already completed during the first phase of construction in accordance with the permits issued. The residential design will reflect architectural styles like those of neighboring homes, ensuring visual harmony and consistency within the neighborhood. Moreover, the project does not include large-scale structures or materials that could negatively affect the aesthetic appeal or character of the surrounding area. The project fully complies with current building codes and regulations, ensuring the safety and well-being of future residents and the broader community. By adhering to these standards, the development will enhance the urban fabric, promote responsible growth, and contribute positively to the neighborhood's livability and long-term sustainability.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project involves the construction of 100 new housing units. The site was assessed on March 14, 2024, and no signs of landslides, slumps, tilted trees, or other indicators of unstable soil were observed. During site visits, no visible evidence of soil issues such as foundation cracking, heaving, settling, or basement flooding was found in the surrounding neighborhood. Therefore, unsuitable soil conditions do not affect the site, meaning that the soil is stable and capable of supporting the proposed structures without requiring special treatments or remediation. As part of the site preparation, earth-moving activities will be carried out to level the property. It is not expected that this process will significantly alter the topography of the site, as the leveling was already done during the construction of the first phase, in accordance with the permits granted. However, due to the abandonment of the project, secondary and invasive vegetation has grown, which will need to be removed, along with the topsoil, for the final grading of the project. The trees to be removed will be mitigated by planting 3 to 5 trees, depending on the diameter at breast height (DBH), as required by Section 3.4.2.2 of the Joint Regulation for Permits Related to Development, Land Use, and Business Operations, effective June 16, 2023. Appropriate control measures will be implemented to manage potential erosion and sedimentation during construction. Once the project is completed, the final stabilization will include planting grass and trees, ensuring the soil is protected, and reducing erosion risk. The project does not involve any modification of steep slopes or unique natural habitats, and it will not affect the area's microclimate. Furthermore, it will not impact social activities or cultural resources.

		The soils at the project site are classified as Urban Soils in the Puerto Rico Land Use Plan and the 2020 Census Urban Areas Map (Exhibit 9a, Attachment 1). These soils are not suitable for activities such as farming, forestry, or natural area preservation. No signs of landslides, erosion, or sedimentation were observed during the field visits. The project will not affect downslope development or the natural environment. Once the project is finished, the streets will be paved, and landscaping will be added to the green areas to further protect against soil erosion. Before construction begins, the contractor will apply for the Single Incidental Operational Permit, including the Earth Crust Movement Permit for Actions Incidental to Works, through the Permit Management Office (OGPe). Excess material is not anticipated to need to be disposed of off-site. Before soil movement, the project will adopt Section 402(p) of the Federal Clean Water Act, implementing a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the NPDES Permit for Construction Activities. The SWPPP will include Best Management Practices (BMPs) for controlling erosion and sedimentation, and the project will notify the EPA of its Intent to Apply (NOI) for the Construction General Permit 2022 (CGP-2022). The plan will address sediment control, employee training, and internal inspections to prevent water contamination from construction activities. No swales, active rills, or gullies were observed during property inspections. As part of the project, a rainwater management system will be constructed to handle runoff in compliance with municipal requirements.
Hazards and Nuisances, including Site Safety and Noise	2	The property where the project is proposed is not located in areas with risks related to volcanoes, landslides, fire hazards, droughts, flooding, cliffs, bluffs, crevices, wind, sandstorms, hazardous terrain, or poisonous plants, insects, and animals. Additionally, the site is not in proximity to man-made hazards, including, but not limited to: recreational areas adjacent to high-traffic freeways, dangerous intersections, inadequate separation between pedestrian and vehicle traffic, hazardous cargo routes, unfenced railroads or highways, unfenced bodies of water, unfenced construction sites, areas of shade, inadequate street lighting, uncontrolled access to lakes and streams, improperly screened drains or catchment areas, quarries or other excavations, dumps or sanitary landfills, mining sites, reclaimed phosphate land (radioactive), hazards in vacant lots, chemical tank-car terminals, other hazardous chemical storage facilities, high-pressure gas or liquid petroleum transmission

		lines on site, overhead transmission lines, oil or gas wells, industrial operations, or emissions such as gas, smoke, or fumes. A private sanitary pump station, with its included emergency generator, is located on the property and serves the existing Promised Land community. This pump station is currently operational, and to date, no leaks, foul odors, or spills have been reported. There are also no activities on or near the property that generate air pollution, such as heavy industry, incinerators, power plants, rendering plants, fugitive dust, cement plants, extensive parking facilities (1000 or more cars), heavily traveled highways (6 or more lanes), or oil refineries. No nuisances have been identified in the property or its surroundings that could affect residents, such as gas, smoke, fumes, odors, vibrations, glare from lighting from industrial or commercial uses or parking lots, vacant or boarded-up buildings, unsightly land uses, front lawn parking, abandoned vehicles, or vermin infestation. The project will not generate noise levels impacting the surrounding communities or residences. The expected noise is typical of residential projects, not exceeding 65 dB during the day or 55 dB at night, including sounds from household appliances, vehicle traffic, and regular conversations. Furthermore, no industrial or commercial activities near the project site would produce noise affecting future residents. Noise levels during construction activities will vary depending on the machinery used, the type of work being performed, and the site-specific conditions. It is estimated that construction-related noise will range from approximately 70 to 85 dB, with bulldozing and trucking (material transportation) being the primary sources of higher noise levels. The following measures will be implemented to mitigate the impact: using quieter equipment or machinery with noise-reduction features, scheduling construction activities during daytime hours to minimize disturbance to nearby residents and maintaining machinery to ensure optimal performance. The project site does not present logistical challenges for the contractor. Therefore, no additional hazards or nuisances are anticipated beyond typical construction projects. However, the contractor will be required to maintain a safe on-site and off-site environment, complying with all safety and environmental regulations set forth by authorities such as OSHA, EPA, and DNER. During construction, all activities will be limited to the approved operating hours per the project permits. Neighbors will receive

		advance notice of construction schedules. Construction vehicles will not block access to existing residences and will be parked in designated spaces within the project site. Additionally, construction debris and garbage will be collected regularly and properly disposed of.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	According to the U.S. Census Bureau (2023), the estimated population of the Municipality of Naguabo is 22,838. The median household income is approximately $21,416, and the per Capita Income is about $12,016. Of those eligible to work, 41.2% are active in the labor force, and the poverty rate in the city is around 48%. The project will generate temporary employment opportunities during the construction phase, requiring a wide array of professionals such as engineers, architects, and consultants for design and inspection tasks. Additionally, specialized roles will be essential, including builders, masons, plumbers, electricians, and other skilled trades. Administrative and human resources staff will also be needed. The project aims to hire personnel from the local community with relevant construction experience or specialized service skills. Workers are likely to be sourced from surrounding communities or towns for positions not filled locally. The project will increase the demand for temporary labor during the construction of the housing units and create opportunities for local workers. Furthermore, the contractor will implement a mentorship program to help local individuals develop new skills and gain long-term employment in the construction industry. Upon completion, the project is expected to provide ongoing employment opportunities, particularly for residents, in specialized services related to the routine maintenance of the residences. Introducing new families to the area will positively influence the development of local services and businesses, including schools, daycare centers, and recreational facilities for children and youth. Additionally, the construction project will benefit the municipality economically by paying municipal taxes and

		contributions to the Tax Collection Center (CRIM, a Spanish acronym).
Demographic Character Changes, Displacement	2	As per the 2023 data from the U.S. Census Bureau, the Municipality of Naguabo has a total population of 22,838. Among this population, approximately 20.4% are aged 65 and over, 18% are under 18 years old, and 3.5% are under 5 years old. The population is predominantly Hispanic or Latino, comprising 98.9%, while White individuals make up 19.4% of the population. Housing in the area is generally owner-occupied, with a median gross rent of approximately $525, below the national average. Around 84.3% of households have access to a computer and/or broadband subscription, consistent with the national average of 78%. The project will have a relatively short construction timeframe and is expected to rely on local labor. The project is anticipated to have a relatively short construction timeframe, indicating efficient planning and a focused scope of work that could lead to lower costs and quicker benefits realization. Additionally, it is expected to rely on local labor, which presents several advantages. Utilizing local workers will boost the local economy by providing jobs and increasing spending in the area. It also reduces transportation costs and time, allowing for quicker workforce mobilization. Engaging local labor strengthens community ties, improves project acceptance among residents, and leverages local knowledge for higher-quality work. These factors emphasize commitment to efficiency and community involvement, benefiting the project and local development. Given the property's current vacant status, the project is not anticipated to result in physical, social, or psychological displacement of any residents. There is no expectation of gentrification or significant alteration of property values or rents in the immediate vicinity. Affordable housing development could help alleviate some of the community's housing needs and eliminate vacant lots that might contribute to the area's blight. This approach is aligned with efforts to revitalize neighborhoods without displacing current residents. Furthermore, the project will not concentrate on or isolate low-income or disadvantaged groups; instead, it aims to integrate into the community and support broader housing access for diverse populations. In conclusion, the proposed project will positively impact the local community by revitalizing vacant land, addressing

		housing shortages, and fostering long-term community stability. It will not cause displacement or significantly alter the demographic composition of the area.
Environmental Justice	2	On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	As the proposed project aims to accommodate new residents, it is essential to consider the availability and capacity of existing educational and cultural facilities within the Municipality of Naguabo. These facilities are vital to supporting the growing population and ensuring the well-being of future residents. The project is anticipated to increase approximately 200 students across preschool through higher grade levels, assuming an average of two students per family. This projected increase is not expected to exceed the capacity of the existing educational facilities, as the Municipality of Naguabo has experienced a significant population decline in recent years, according to the U.S. Census data (2010: 26,720 / 2023: 22,838). The current educational facilities were initially designed to accommodate a larger student population than is currently enrolled. Although the educational facilities are safe and accessible, transportation will be required, as they are not within walking distance of the student population. Parents will need to provide transportation. The expected increase in student enrollment will have access to the following educational and cultural facilities within the Municipality of Naguabo: The Municipality of Naguabo is home to fourteen public schools, including eight elementary schools, two middle schools, one high school, and three combined elementary and middle schools. Additionally, there are several private

		educational institutions, such as "Centro Educativo Pasitos del Saber", "Colegio San Benito", and "Academia Adventista de Naguabo". The municipality also offers various private childcare centers and federally funded Head Start Program Centers, which provide early childhood education services aimed at promoting school readiness for infants, toddlers, and preschool children from vulnerable families. While the Head Start Program has some limitations, it is available to project residents. Regarding cultural facilities that will benefit new families, the Municipality of Naguabo, founded in 1821, offers several cultural institutions. Notable among them are the "Teatro Ramón Rivero 'Diplo,'" located approximately 3.6 miles (19,008 ft) from the project, and the "Centro de Desarrollo Social y Cultural de Daguao," situated around 0.43 miles (2,270 ft) away. While residents of the project will have access to these cultural centers, it is not anticipated that the number of new users will unduly strain the existing facilities. This is because the new residents are likely to be integrated into the local population, contributing to a balanced use of these resources.
Commercial Facilities	3	The project is situated in a predominantly residential area, surrounded by a diverse array of commercial properties, including local grocery stores, bakeries, and gas stations with convenience stores. Primary access to the project is via Road PR-3, which connects directly to the central municipal avenues, offering convenient access to the urban core of the Municipality of Naguabo. Within this urban center, residents will find a wide selection of services and amenities, all located within approximately 3.8 miles (20,064 ft) of the project and accessible by vehicle. These amenities include banks, tire centers, supermarkets, restaurants, cafes, and pharmacies. Adding new residents to the area will positively impact local commercial facilities by increasing consumer demand. The proposed project is not anticipated to displace or negatively affect existing retail and commercial services. Rather, it will contribute to the vitality and sustainability of local businesses by adding to the customer base and promoting economic growth in the surrounding area. In summary, the proposed residential development will enhance the local economy without disrupting the balance or functioning of current commercial establishments, ensuring a mutually beneficial relationship between the project and the surrounding commercial community.

Health Care and Social Services	2	The proposed development will provide 100 homes for families affected by natural disasters, including hurricanes Irma and María. While this project will result in a modest increase in population, it is not expected to overwhelm local healthcare or social service systems. The development is not specifically targeted toward families with significant social service needs, ensuring that existing programs in the Municipality of Naguabo and surrounding areas remain sustainable. Additionally, the project does not concentrate on disadvantaged populations, thereby maintaining compliance with HUD's site and neighborhood standards. Healthcare Services The area has several well-established healthcare facilities capable of accommodating the increased demand resulting from this development. Local medical providers include: • The NeoMed Center is approximately 4.22 miles away (22,281 ft) , and Hospital CDT Naguabo, about 4.47 miles from the project, offers integrated health services. Both are within a 10-minute drive from the project. • Hospital HIMA San Pablo—Fajardo is approximately 9.3 miles (49,104 ft) northeast of the project site, about a 15-minute drive away, and offers additional specialized care. • Mental health service providers are near the development, offering outpatient counseling and support groups. Puerto Rico's Medicaid program covers many of these services, ensuring affordable access for low-income residents. Additionally, community outreach initiatives are available to assist individuals in coping with post-disaster trauma and recovery. Residents will also have access to ambulance services to nearby healthcare facilities in Naguabo or surrounding municipalities. The ambulance route does not require any railroad crossing, and healthcare providers are within a 20 to 30-minute drive from the project site, which is considered reasonable for rural or non-metropolitan settings. This travel time could be reduced to less than 15 minutes in more populated areas.

		While an increase in demand for preventative care, pediatric services, and mental health counseling is anticipated, the impact is expected to be manageable. The population growth associated with the project is relatively small compared to the municipality's overall population. However, short-term strain on certain services, such as general practitioner appointments, may occur due to the ongoing recovery from previous disasters. Social Services The Municipality of Naguabo offers a range of free social services, programs, and activities to support older adults and the general population. Families residing in the project will benefit from these services, which include recreational programs, community support initiatives, and assistance for vulnerable populations. Given the municipality's current population decline (2010: 26,720 / 2023: 22,838, as reported by the U.S. Census), the addition of new families is not expected to overburden these programs.
Solid Waste Disposal / Recycling	3	During construction, the project will generate non-hazardous solid waste, including construction debris, plastic, cardboard, wood, and metals, among other materials. This waste will be stored appropriately and disposed of in authorized areas to avoid negative environmental impacts. Once residents move in, household waste such as organic materials, plastics, cardboard, glass, paper, and metals will be generated, potentially creating waste management challenges. The project will address solid waste and recycling needs during construction and after completion to mitigate these potential adverse effects. Waste and recyclable materials will be removed from the site during construction as part of the construction contract. Proper solid waste management during the construction phase will involve strategically placing waste containers at designated areas on the project site. These containers will be periodically emptied by a company authorized by the Department of Natural and Environmental Resources (DNER) to handle collection, transportation, and disposal. Waste will be disposed of in a DNER-approved landfill. A waste reduction and recycling plan will be implemented, focusing on recycling materials such as wood, paper, cardboard, aluminum, and plastic containers with a viable recycling

		market. The contractor will provide designated containers for recyclable materials, which will be collected and managed by authorized waste haulers. Non-recyclable waste will be disposed of in a DNER-approved landfill. Consolidated Waste Services, LLC (Conwaste) will handle the transportation of non-hazardous solid waste during construction. Disposal will occur at the Fajardo Sanitary Landfill, under Permit IDF-27-0011. In a communication dated September 30, 2024, Conwaste confirmed that the Fajardo Landfill is authorized to accept the waste generated by the project. Once the project is complete, the Municipality of Naguabo's public waste collection system will manage solid waste disposal for Promised Land residents. The municipality offers waste collection services to communities without controlled access. Residents can purchase waste bins for curbside placement or designated areas for regular pick-up. Additionally, the Municipality of Naguabo has implemented recycling programs that will be available to Promised Land residents, promoting responsible waste management and environmental sustainability. **See appendix 16. Conwaste certification letter and Exhibit 16a. Letter filed with the Municipality of Naguabo for a waste collection request.**
Waste Water / Sanitary Sewers	2	The proposed development will utilize the Puerto Rico Aqueduct and Sewer Authority (PRASA) system, which is designed to provide adequate wastewater management services to residential areas. The project's sanitary sewage service will be provided through a connection to the existing Puerto Rico Aqueduct and Sewer Authority (PRASA) system. The estimated wastewater generation is 30,000 GPD for Project SF-HDI-00010 and 59,700 GPD for future development. These estimates are based on a wastewater generation rate of 300 GPD per household for public housing projects, as established in PRASA's Design Standards (Regulation 3149, September 13, 1984). The Puerto Rico Aqueduct and Sewer Authority (PRASA) manages the sewer system in Naguabo and has confirmed its capacity to adequately serve the Project. As a result, PRASA approved the sanitary system plans, including a connection point to the existing infrastructure, without the need for off-site improvements to the current sanitary sewer system.

		Climate change has intensified the frequency and severity of extreme weather events, such as storms and floods, which may increase the risk of sewer system overflows. These overflows can release untreated wastewater into the environment, affecting public health and ecosystems. Low-income communities and minorities are often more exposed to the risks associated with these overflows due to factors such as their geographic location in flood-prone areas and the lack of adequate infrastructure. However, this is not the case for the project under evaluation. The area where the project is proposed is not prone to flooding. Additionally, the sanitary system was designed in compliance with current building codes. Following project completion, the development will implement a waste management strategy focused on minimizing environmental impacts. Solid waste generated by the residential community will be managed through regular collection services provided by the municipality, ensuring proper disposal at authorized facilities. Recycling programs will be promoted to reduce landfill use and encourage environmental stewardship among residents. Additionally, maintenance activities for common areas and infrastructure will adhere to best management practices to control waste generation and promote sustainability throughout the project's operational life. See **Exhibit 17. PRASA Response Letter and Approved Plans**
Water Supply	2	PRASA will provide water service to the project, with the connection point being the existing 4-inch diameter water line. The estimated water consumption is 30,000 GPD for Project SF-HDI-00010 and 59,700 GPD for future development. These estimates are based on a consumption rate of 300 GPD per household for public housing projects, as outlined in PRASA's Design Standards. The Puerto Rico Aqueduct and Sewer Authority (PRASA) is the entity responsible for providing potable water service in the municipality of Naguabo and throughout the island. PRASA holds the necessary permits and conducts regular water quality tests to ensure that the supply meets the safety standards established by the United States Environmental Protection Agency (EPA) and the Puerto Rico Department of Health. The tests ensure the water supplied is free from potentially harmful contaminants, such as chemicals, heavy metals,

		bacteria, and other pathogens. The results of these analyses are continuously monitored to detect any potential risks and take the necessary measures to protect public health. An EPA-designated sole-source aquifer does not serve the project, is not located within a sole-source aquifer watershed, and would not impact a sole-source aquifer, as there are no sole-source aquifers in Puerto Rico. A 500-gallon water storage system on the roof will provide domestic water to the residence's occupants. The 3⁄4 horsepower electrical water pump, control, and a diaphragm-type pressurized tank will be installed to provide a backup water supply with adequate pressure and without damaging the water fixture. The system will be connected to the utility's main water line with a water level control valve and backflow preventer located on ground level. To comply with FDA and NSF, the provided water storage will be constructed with ultraviolet (UV) and corrosion-resistant materials approved for potable water and food-grade application. To ensure water level changes, the storage tank will be vented in a downward position and include a protective screen for pest control. After installation, the water storage system's disinfection will be provided per manufacturer standards and recommendations. **See Exhibit 17. PRASA Response Letter and Approved Plans**
Public Safety - Police, Fire and Emergency Medical	3	In the municipality of Naguabo, there are several emergency service providers, including the Office of Emergency Management and the fire station, located 4.4 miles (22,232 ft) away, approximately a 10-minute drive from the project. The police station is situated 4.2 miles (22,176 ft)away, also about a 10-minute drive from the project. All of these agencies respond to emergencies and are available to residents of Naguabo. Additionally, Naguabo Medical Mall – CDT Naguabo and Neo MED Center provide facilities for medical emergencies. These facilities are located 4.4 miles (22,232 ft) and 4.2 miles (22,176 ft) away, respectively, and are approximately a 10-minute drive from the project. In terms of police response, factors such as location, type of incident, and available resources influence response times. Generally, emergency response times in Puerto Rico range from 6 to 12 minutes, though non-metropolitan areas may experience longer delays. Efforts to improve response times include increasing police presence, upgrading

		communication technology, and enhancing community partnership programs. The Municipality of Naguabo is served by a full-time police force focusing on crime prevention, investigation, and emergency response units. The state and municipal police headquarters are located approximately 4.4 miles (22,232 ft) from the project, about a 10-minute drive away. Fire protection services are well-established, with a full-time fire department located 4.4 miles (22,232 ft) from the project site, approximately a 10-minute drive away. The department is equipped to handle fire suppression, hazardous materials incidents, and rescue operations effectively. The response rate will depend on various factors, including the type of emergency, the number of concurrent incidents, traffic conditions, and the availability of personnel. The closest fire station is located approximately 10 minutes from the project site. The project will not place an undue burden on police, fire, or healthcare services, as the municipality's population decline, highlighted in the 2020 Census, indicates that existing resources can effectively accommodate the incoming residents without strain. To enhance safety, the homes will have adequate interior and exterior lighting, smoke detectors, and mandatory carbon monoxide detectors, all strategically positioned to ensure early detection of potential hazards. Furthermore, sufficient space will be designated as the primary access point for emergency vehicles, and the development will be designed to avoid interference with nearby fire hydrants, facilitating an efficient emergency response when needed.
Parks, Open Space and Recreation	2	The project aims to benefit families affected by Hurricanes Irma and Maria, including households with children, elderly individuals, and people with disabilities. It offers designated spaces for passive recreation that cater to the diverse needs of these community groups. Moreover, the project is strategically located near parks and recreational attractions. Residents will have access to parks within a 3-mile radius (15,840 feet), including Parque Daguao, which is 1,960 feet from the project and an eight-minute walk away. It features a baseball field and a basketball court. Parque Juan Blue Piñero is also located 3.2 miles (16,896 ft) from the project, approximately an eight-minute drive away, and offers a baseball field and basketball court. Additionally, passive

		parks will be developed within the project for residents' use and enjoyment. The project will not increase the demand for parks or open spaces or negatively impact existing facilities. Importantly, it will not lead to the loss of parks or open spaces that are accessible to the public. Although the project utilizes vacant lots for development, the parcel is privately owned and unavailable for public use.
Transportation and Accessibility	2	The Project will be accessed via Bennington Road (PR-979), located within the former Roosevelt Roads Naval Base. The Interim President of the Roosevelt Roads Joint Review Committee has endorsed this access. Vehicular access to the Project is safe, as it is located in an urban area - as identified in the Puerto Rico Land Use Plan Map - with direct connectivity to PR-3. This main roadway links to municipal avenues and facilitates travel to downtown Naguabo. Parking within the development will be adequate, with each unit featuring a double garage, providing ample space for residents. Regarding public transportation, Naguabo has a limited municipal transit service, which may not directly serve the Project's location. To ensure pedestrian safety, the development will include: • Well-defined sidewalks throughout the community. • Marked pedestrian crossings for enhanced visibility and security. • Proper street lighting to facilitate safe movement for all residents. A general analysis of the roadway infrastructure indicates that the existing roads will be able to accommodate the additional traffic generated by the Project without causing a significant adverse impact on the local transportation network. Additionally, emergency vehicle access will be adequate, as the access roads comply with regulatory width requirements, and no obstacles are expected to delay emergency response times. From an environmental perspective, the Project is not located near high-traffic roadways that would expose families to air pollution. The development is situated in a residential area with an established urban pattern, meaning

		that air and noise pollution are not expected to be significant concerns. In terms of accessibility, the Project design incorporates: • Ramps and proper signage for ease of mobility. • A double garage for each unit. • ADA compliance with 5% of the residents, ensuring inclusivity for individuals with disabilities. These features ensure a safe, accessible, well-integrated community for all future residents. **See Exhibit 18. "APS" M2A Model and 18a. Promised Land Home Design**

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project will not cause problems by introducing nuisance or non-indigenous species of vegetation that could be ecologically disruptive, invasive, or threatening the survival of unique plant or animal habitats. Additionally, it will not limit the capacity of natural features to provide essential ecosystem services to the community. Appropriate measures will be taken to ensure the conservation and respect of local flora and fauna, thereby maintaining ecological balance in the area, such as planting trees that serve as shelter and food for local wildlife, particularly for the *Agelaius xanthomus* (Yellow-shouldered Blackbird). The subject parcel does not contain any unique or natural features. It is in a residential area, and residents' drinking water is primarily provided by the Puerto Rico Aqueduct and Sewer Authority (PRASA). No nearby industrial or commercial activities pump large quantities of water from the groundwater table. The project does not propose using groundwater for its water supply, nor is the construction of septic tanks part of the plan. The additional impervious surfaces are not expected to increase runoff generation significantly. This is attributed to the existing conditions of the property's soil, which was

		compacted during previous construction activities and has since been completed and handed over to third parties. The project is also not expected to adversely affect aquifer recharge. During construction, the contractor will implement erosion and sedimentation control measures. Once the project is complete, grass will be planted where soil is exposed to promote stabilization.
Vegetation, Wildlife	1	The property's natural vegetation primarily comprises herbaceous plants, shrubs, and early successional trees developed due to a lack of routine maintenance. Before construction begins, an inventory will be conducted for all trees with a diameter at breast height (DBH) greater than four inches. Based on the DBH measurements, tree removals will be mitigated using 3:1, 4:1, or 5:1 ratio. A comprehensive planting plan—required for obtaining construction permits—will also mandate planting one native tree for each new residence. This strategy is designed to protect local wildlife, bolster the community's resilience against severe weather events such as hurricanes, and ensure that the landscape design harmonizes with the area's character. The project will not adversely affect the local wildlife, including species such as lizards and birds typical of suburban and urban environments. Moreover, the project is structured to avoid harming or destroying any rare, threatened, or endangered species or critical habitats at both the state and federal levels. The project will not introduce landscape maintenance actions, such as the use of pesticides or fertilizers, that could threaten the survival of indigenous plant habitats or disrupt agricultural or silvicultural activities. Instead, careful planning and environmentally friendly management practices will be implemented to ensure minimal impact on the surrounding ecosystems. For example, the instructions on the labels of the products used to fertilize the trees will be followed. Additionally, organic fertilizers will be chosen over synthetic options to promote soil health and biodiversity. Mulching and landscaping with native plants will also support local wildlife. The project aims to maintain ecological balance through these practices while successfully fulfilling landscape maintenance needs.

		The project will be designed to have a minimal impact on migratory birds and their habitats. We are committed to following guidelines and best practices to protect these species, including consulting with the U.S. Fish and Wildlife Service (USFWS) to ensure compliance with the Migratory Bird Treaty Act. In addition, before construction begins, surveys will be conducted to identify any migratory bird nests on the site, allowing us to take appropriate measures to protect them. The project will also be carefully managed to prevent conditions that could harm or harass wildlife, such as excessive noise or pesticide usage. By employing environmentally responsible practices and maintaining a focus on conservation, the project aims to coexist harmoniously with local wildlife and contribute positively to the ecosystem.
Other Factors	2	There are no other factors to consider for this project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	On January 20, 2025, President Donald Trump issued the Executive Order 14148 titled "Initial Rescissions of Harmful Executive Orders and Actions", which revoked Executive Order 14008 and eliminated federal mandates requiring agencies to assess climate change impacts. Consequently, there is no longer a federal requirement to address climate change concerns in the environmental compliance review process.
Energy Efficiency	1	This development transforms a vacant lot in an established residential neighborhood into a single-family affordable housing community. Although the new use will inherently increase energy consumption compared to the vacant state, the design emphasizes energy efficiency and sustainability to mitigate environmental impacts and lower utility costs for residents. **Key Energy Efficiency and Sustainable Features** • **Efficient Lighting & Appliances:** To reduce energy consumption and costs, all living

areas including bedrooms, living rooms, and dining rooms will feature LED lighting, ceiling fans, and energy-efficient appliances.

- **Design Optimization:**

  The homes are designed with strategic window placement maximizes natural ventilation while limiting solar heat gain. Enhanced insulation and thermal mass contribute to stable indoor temperatures throughout the day.

- **Advanced Windows:**

  Low-e transmission windows that comply with the 2018 Puerto Rico Energy Conservation Code will improve energy efficiency by reducing the need for artificial heating and cooling while enhancing natural light and ventilation.

- **Photovoltaic System & Energy Storage:**

  Each home will include a photovoltaic system with a minimum of 3 kW DC PV modules and a 9 kWh 48V lithium-ion battery bank. This system, integrated with the local power grid via an automatic transfer switch, is capable of powering critical loads, household appliances, and life support devices, ensuring reliable energy supply during outages.

- **Resilient Infrastructure:**

  The solar water heater, photovoltaic system, and water storage are all designed and secured to withstand hurricane-force winds. All systems and appliances comply with Energy Star and Water Sense standards, ensuring reduced environmental impact and robust performance.

Overall, the project leverages modern passive design principles—encompassing location, orientation, shading, and insulation—to create a resilient, energy-efficient, and sustainable housing development.

Additional Studies Performed:

Studies Performed	Exhibit Number	Company / Professional	Date
PHASE I ASTM E1524-21	6 a	CTS Group Inc	March 2024
Section 106 NHPA Effect Determination	11 a	SOI-Qualified Archaeologist: Fernando Alvarado Muñoz SOI-Qualified Architect/Architectural:Historian: Heidi J. Dilan	September 26, 2023 September 26, 2023
Noise Assessment Report	12	CMA Architects & Engineering	March 13, 2025
Visual Assessment for Explosives	8	Agro. Gamaliel Rivera Rivera	December 3, 2024
Analysis of Wetlands at Promised Land Parcel "SF-HDI-00010" and Promised Land "Future Expansion Parcel", Municipality of Naguabo, Puerto Rico	14a	Biol. Gustavo Adolfo Rodríguez	July 11, 2024

Field Inspection (Date and completed by):

- Completed Date: March 14, 2024
- Completed By: Gamaliel Rivera Rivera
- **See Exhibit 19**

List of Sources, Agencies, and Persons Consulted [40 CFR 1508.9(b)]:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:			
Agency	**Sources**	**Persons Consulted**	**Purpose**
FAA			UAS Facilities
FWLS	• https://fwsprimary.wim.usgs.gov/CBRS Mapper-v2/ • https://www.arcgis.com/apps/mapviewer/index.html?url=https://coast.noaa.gov:443/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer/0&source=sd • https://www.fws.gov/library/collections/coastal-barrier-resources-system-maps-puerto-rico-us-virgin-islands • https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/ • https://ipac.ecosphere.fws.gov		CBRS Wetlands Endangered Species
FEMA	• https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd • □tt□□□re□□er□ce□rc□□co□ □e□□er□ □ce□2be□8□b□□□e□4□□□b□□e□ed□□□e□ 2eb□□□□e□□□□e		National Flood Hazard Layer ABFE
HUD	• https://www.hudexchange.info/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/ • https://www.hudexchange.info/environmental-review/asd-calculator/ • https://www.hudexchange.info/programs/environmental-review/environmental-assessment/case-study/#Conformance		
EPA	• https://nepassisttool.epa.gov/nepassist/nepamap.aspx • https://www3.epa.gov/airquality/greenbook/map/mapnpoll.pdfhttps://www.hudexchange.info/environmental-review/asd-calculator/ • https://nepassisttool.epa.gov/nepassist/nepamap.aspx • https://www.epa.gov/dwssa • https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b • https://www.epa.gov/green-book • https://www.epa.gov/ejscreen		Air Quality Toxic Release Species List Sole Source Aquifers

NRCS	• https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx		Farmland Map and Soil Surveys
USFS	• https://www.arcgis.com/apps/mapviewer/index.html?layers=a37eb56966cc4b11b69909e288414e53		Wild and Scenic Rivers
U.S. Census	• https://www.census.gov/quickfacts/sanjuanmunicipiopuertorico		
Others	• https://livingatlas.arcgis.com/assessment-tool/search • https://gis.jp.pr.gov/mipr/ • https://gis.jp.pr.gov/ll/bn_DetermStandard.html • https://earth.google.com/		
OGPe	OGPE AAA LUMA NET (PR Telecomunication Bureau)	Lcdo. Felix Rivera Lcda. Eilzabeth Ocacio Ing, Ángel L Ramos Ing. Alexander del Rio Ing. Anthony Yrimia	Local permits and endorsements

List of Permits Obtained:

List of Permit			
Permit	**Exhibit**	**Permit Number**	**Date**
SHPO Endorsement	11	SHPO-CF-07-24-02 SF-HDI-00010 (Naguabo)	08/02/2024
USDA-NRCS FORM AD-1006 (03-02)	9	Farmland Protection Policy Act Evaluation	10/01/2024
USFWLS Determination Letter	7	Concurrence with NLAA	01/21/2025
Consultation Query PR Planning Board	20	94-52-1026-JPU-ISV	12/16/1998
PR Environmental Compliance Re-Certification	20a	2023-504197-PCD-300094	In Process Receipt of Filing
Development Permit ("Reapertura")	20b	2023-504197-PRR-013086	10/18/2023
Development Permit Amendment	20c	2023-504197-PCOC-310339	In Process Receipt of Filing
SRI-AAA (PRASA)	20d	2023-510024-SRI-309938 AAA-RE-23-53-0014	12/06/2024
LUMA	20e	2023-510024-SRI-074742	02/05/2024
PR Telecommunication Bureau	20f	JRTPR-2017-RI-0006 2024-589149-SRI-309963	11/08/2024
Rosevelt Roads naval base Access Endorsement	20g	CRC-2024-001	03/25/2024
'Aprobación Planos Seguros' (APS)	18	2023-APS-005427	10/18/2023
Conwaste Acceptance Letter	16	--	09/30/2024

Public Outreach [24 CFR 50.23 & 58.43]:

The Finding of No Significant Impact Notice (FONSI-NOI-RROF) will be prepared and disseminated in accordance with 24 CFR § 58.43. This notice serves to confirm that the proposed project has been evaluated through an EA and determined not to have significant environmental effects. The notice, including the Request for Release of Funds (RROF), will be published in appropriate local newspapers and available for public and stakeholder review. This process ensures compliance with HUD's environmental review requirements, promotes transparency, and facilitates the next steps in project implementation.

Cumulative Impact Analysis [24 CFR 58.32]:

Cumulative Impact Analysis

The proposed residential project in Naguabo will consist of 100 single-family homes designed to provide safe, resilient, and affordable housing for families with lower or moderate economic resources, particularly those affected by Hurricanes Irma and Maria. The development will contribute to cumulative environmental and infrastructural impacts given its scale and nature. However, proactive mitigation measures have been incorporated to minimize potential adverse effects.

1. Infrastructure and Utility Demand

The project will increase demand for electricity, potable water, and wastewater treatment.

- Electricity Consumption: The additional housing units will lead to higher electricity use; however, LUMA Energy, which oversees Puerto Rico's power distribution, has reinforced the grid to accommodate new developments. Furthermore, integrating hurricane-resistant solar panels will reduce reliance on fossil fuel-generated electricity, promoting long-term energy sustainability.
- Water Supply and Wastewater Management: The Puerto Rico Aqueduct and Sewer Authority (PRASA) will manage the necessary infrastructure improvements to ensure sufficient water availability and wastewater treatment. The system's capacity has been evaluated, confirming it can support the proposed development without overburdening existing resources.

2. Transportation and Traffic Considerations

- The construction and occupancy of the project will generate additional vehicle trips, leading to a potential increase in traffic.
- The existing access roads can accommodate the expected traffic volume with only minor, temporary disruptions.

3. Environmental and Ecological Considerations

- While the development of a residential community will alter the existing landscape and ecosystem, efforts have been taken to minimize and compensate for potential environmental impacts:

4.Vegetation Removal & Wildlife Displacement:

- Construction activities may result in deforestation and habitat loss for local wildlife.
- A reforestation program will be implemented to replace lost vegetation, helping restore ecological balance and providing green spaces for residents.

5.Stormwater & Flood Management:

- The project site has been assessed as non-flood-prone, reducing long-term risks associated with extreme rainfall events.

6.Air Quality & Noise Pollution:

- Temporary construction-related air pollution (e.g., dust emissions) will be controlled through dust suppression measures, such as water spraying and soil stabilization.
- Noise mitigation strategies, including limited construction hours and noise-dampening equipment, will be used to minimize disturbances to nearby communities.

7.Solid Waste Management:

- During the construction phase, a private company will be responsible for properly disposing of the project's solid waste. In the post-occupancy phase, solid waste

management will be coordinated with the Municipality of Naguabo to ensure proper collection, recycling, and disposal.

8.Cultural and Historic Preservation:

- A preliminary environmental and archaeological assessment determined that no significant cultural, historical, or archaeological resources exist within the project site, ensuring the development will not disrupt heritage assets.

9. Socioeconomic and Community Benefits:

Beyond environmental considerations, the project provides critical social benefits, including:

- Affordable, hurricane-resilient housing for families in need.
- Job creation during the construction phase, stimulating local economic activity.
- Improved infrastructure and community services that benefit the broader region.

In conclusion, while the project introduces specific environmental and infrastructural impacts, including sustainability measures, resilient infrastructure, and proactive ecological mitigation strategies, it minimizes adverse effects. The long-term benefits—providing secure, affordable, and disaster-resilient housing—outweigh potential drawbacks, making this development a valuable addition to the Naguabo community.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:			
Alternative	**Benefits**	**Disadvantages**	**Reasons for Reject**
Multifamily Projejct	A multifamily project in a single-family residential area can provide several economic, social, and environmental benefits. It can drive improvements in local infrastructure, such as roads, water, electricity networks, and public services, benefiting the entire community, including single-family homeowners. By increasing the housing supply, it meets the growing demand from individuals seeking to relocate to areas for	Even though a multifamily project maximizes the use of a property, it also presents several disadvantages for both residents (property owners) and the surrounding community. One of the primary drawbacks is the lack of privacy, as residents share common areas and may experience noise or disturbances from neighboring units. Additionally, the high population density within the same area can lead to issues such as limited parking, overburdened public services, and a	The area where the project is proposed is predominantly composed of single-family homes, and introducing a multifamily development could create a visual and stylistic mismatch with the existing environment. This may affect the neighborhood's cohesion and identity, particularly if residents value the tranquility and uniformity typically associated with single-family areas. Additionally, the existing infrastructure may not be equipped to support

	economic or lifestyle reasons. Additionally, such projects stimulate local economic development by creating jobs during construction and fostering new business opportunities, including retail, dining, and transportation services. A multifamily development also promotes population diversification, attracting young professionals, families, and other demographics, contributing to a more dynamic community. In terms of land use, it optimizes available space, preventing uncontrolled urban sprawl and ensuring a more efficient distribution of resources.	shortage of green or recreational spaces. Conflicts between neighbors may also arise due to differences in lifestyles, community rules, or the use of shared spaces. Another challenge is building maintenance, as management responsibilities and associated costs must be shared among all owners or tenants, which can lead to disagreements in decision-making. Furthermore, multifamily projects may be subject to stricter government regulations and zoning restrictions, potentially limiting flexibility in their use or renovation. Lastly, in some cases, high-density developments can negatively impact property values due to market saturation or urban-related issues such as congestion and inadequate infrastructure.	the increased population and higher demand for services that a multifamily development would bring. Potential challenges include strain on water supply, electricity, sewage systems, and road access, which could create difficulties for both current and future residents. Multifamily projects in single-family neighborhoods often face opposition from residents who wish to preserve a peaceful lifestyle with open spaces and avoid the densification associated with such developments. This resistance could lead to social conflicts and disagreements with developers or local authorities. Furthermore, a multifamily project could contribute to traffic congestion, reduced accessibility, and overcrowded public services, issues that may be difficult to manage without significant upgrades to local infrastructure. Implementing such a project could also alter the character of the area, transforming it from a quiet, low-density neighborhood into a

			denser, more urbanized environment. This change may be undesirable for current residents, leading to a perceived loss of neighborhood identity and negatively impacting the overall atmosphere. Considering these factors, rejecting a multifamily project in favor of a 38-unit single-family development would ensure better integration with the surrounding environment and more effectively meet the community's needs.
Alternative	**Benefits**	**Disadvantages**	**Reasons for Reject**
Single-Family Housing Project with Larger Lots	A residential development with lots larger than 500 square meters (5,3810.95 square feet) offers numerous benefits across environmental, social, and economic aspects. Larger lots allow for more spacious homes and expansive outdoor areas, enhancing the comfort and well-being of residents by providing private gardens, recreational spaces, and opportunities for sustainable practices such as solar energy and rainwater harvesting. This also	While a residential development with lots larger than 500 square meters offers several advantages, there are also some potential disadvantages. Larger lots require more land, which can lead to higher land acquisition costs and potentially reduce the overall density of the development, making it less efficient in terms of land use. This can result in a higher environmental footprint, as more natural land is cleared for development. Additionally, maintaining larger lots requires more resources, such as water and energy for	Given the challenges faced by communities after the passage of hurricanes Irma and Maria, the proposal for a residential development with larger lots should be reconsidered in favor of the current project design. While alternatives that focus on larger lots offer some advantages, such as privacy and green space, these benefits must be weighed against the urgent need for resilient housing solutions in the wake of these natural disasters. The proposed project, with its more compact design and efficient use of space, is better suited

	promotes greater privacy and a lower population density, reducing noise and congestion. The development supports better urban planning and infrastructure distribution, ensuring efficient services while minimizing strain on public utilities. Additionally, larger plots can increase property values over time, making the area more desirable. From an environmental perspective, the development can promote biodiversity through native plantings and habitat preservation. Economically, it stimulates local growth by generating jobs in construction and services, while new residents can support local businesses. Access to recreational areas encourages a healthier lifestyle, and the controlled spread of homes helps reduce the urban footprint, fostering sustainable growth. Overall, such developments contribute to a higher quality of life, increased sustainability, and	landscaping and upkeep, which could increase the environmental impact over time. The increased distance between homes may also lead to a reliance on cars for transportation, contributing to higher traffic volumes and emissions. The larger lot sizes can also drive up construction and infrastructure costs, making the development more expensive, which may limit accessibility for lower-income buyers. Finally, the spread-out nature of such developments can potentially strain public services, like transportation and emergency response, as these areas may be less integrated into existing urban infrastructure	to address the immediate and long-term housing needs of families who lost their homes. Larger lots require significant land, which could hinder the speed of construction and delay the recovery process. In contrast, the current design optimizes available land, allowing for faster development and the delivery of homes to families in need more quickly. Furthermore, the proposed project includes necessary improvements to infrastructure, such as flood control, resilient construction materials, and energy-efficient systems, which are crucial in a region prone to hurricanes. While larger lots may increase the environmental footprint, the proposed design ensures that construction is carried out in a way that minimizes impact, with careful attention to water management, sustainable practices, and integration with the local environment. Additionally, larger lots can lead to increased construction and maintenance costs, which may make the housing less affordable and limit its accessibility

	long-term economic benefits for the region.		for low- and moderate-income families—those who are most vulnerable in the aftermath of disasters. By focusing on a more efficient use of space, the proposed project can offer affordable housing solutions to a larger number of families, providing them with the safety and stability they need after losing their homes. Finally, the development of larger lots would require more resources for infrastructure and maintenance, possibly overwhelming existing systems. The proposed plan, however, is designed to integrate seamlessly with the surrounding area and make use of existing services, reducing strain on utilities and other public services. This approach ensures that the housing remains sustainable in the long term, without placing undue pressure on local resources. In conclusion, while larger lots may offer some aesthetic and lifestyle benefits, the primary goal of this project must be to provide resilient, affordable housing for families displaced by hurricanes Irma and Maria. The proposed

			design is more aligned with this objective, offering a quicker, more efficient solution to the housing crisis, while still ensuring sustainability and long-term resilience.
Alternative	**Benefits**	**Disadvantages**	**Reasons for Reject**
Prefabricated Homes	Prefabricated homes offer a series of advantages that make them increasingly attractive in the construction market. One of the main benefits is the speed of construction, as the components are manufactured in an industrial plant and then assembled on-site, significantly reducing construction time. This not only allows the homes to be ready much faster, but it also translates into lower costs compared to traditional construction, due to optimized processes and reduced waste. Additionally, prefabricated homes are known for their sustainability, as they use eco-friendly materials, and their controlled manufacturing in factories minimizes waste. Many of these	Despite the many advantages of prefabricated homes, they also have some drawbacks. Location restrictions and local regulations can make installation challenging in certain areas. Additionally, social perception may work against them, as some markets still view these homes as less valuable or durable, affecting their resale value. Transportation and logistics can also add costs, especially if the land is difficult to access. While generally durable, some prefabricated homes may not have the same long-term lifespan as traditionally built houses, and their insulation may be less effective in extreme climates.	After the devastating impacts of Hurricanes Irma and María in Puerto Rico, single-family homes built with concrete and blocks appear to be a more suitable option than prefabricated homes for low- and moderate-income individuals. While prefabricated homes have a lower initial cost and are faster to construct, concrete homes offer greater hurricane resistance, durability, and safety, which are essential in an environment prone to natural disasters. Concrete homes also require less maintenance over time, resulting in lower operational costs and greater sustainability in the long run, whereas prefabricated homes may incur higher future expenses due to their vulnerability and the need for more frequent repairs. Additionally, concrete homes have greater social and cultural acceptance and are seen as more stable and valuable,

	homes incorporate energy-efficient technologies, such as advanced insulation systems, which help reduce maintenance costs and make them more environmentally friendly. They also offer design flexibility, allowing customization of both the layout and finishes according to the owner's needs and preferences. Finally, since they are quicker to build, prefabricated homes generate fewer climatic interruptions during the process, further shortening the delivery time. In summary, these homes are not only an economical and fast option, but also a sustainable, high-quality, and flexible solution, ideal for those looking for an efficient construction adapted to their needs.		making it easier to access financing and ensuring a higher resale value. In summary, while prefabricated homes are more affordable in the short term, concrete homes offer a more appropriate and durable solution to ensure the safety and stability of communities affected by hurricanes in Puerto Rico.

No Action Alternative [24 CFR 58.40(e)]:

No Action Alternative
Maintaining land in its natural state is always an option, and at first glance, it may seem like the least disruptive alternative. However, this is not always the case. Population growth and the need to adapt to climate change require proactive planning to determine where expansion should occur. Effective urban planning must balance conservation and responsible development, ensuring land use decisions align with long-term social, economic, and environmental goals. The reasonableness of preserving land in its natural state must be assessed based on several factors, including its location, the designated land-use classifications set by governing authorities, and the importance of maintaining continuity with the existing urban fabric. Avoiding fragmented or isolated urban centers is a critical aspect of sustainable growth, as poorly integrated development can lead to inefficiencies in infrastructure, transportation, and public services. In the case of this property, the Puerto Rico Planning Board (JP) approved its use for residential development several decades ago. More importantly, the Land Use Plan classified the area as Urban (SU), indicating that the site has long been considered suitable for development. Given this classification, restricting the land to its natural state would contradict prior land-use planning and have unintended consequences. If development were restricted on this site, it would create pressure for growth in other areas of the Island, potentially in locations not planned or designated for such expansion. The demand for housing, exceptionally safe residences for relocating families, and the continuous need for commercial and service-related infrastructure rarely diminishes. The municipality could face more significant environmental, social, and logistical challenges by redirecting growth to areas lacking the necessary infrastructure or zoning designations. While conservation is a key component of land-use planning, it must be weighed against the need for organized, sustainable development. In this case, utilizing the land for its designated purpose rather than displacing growth to less suitable areas aligns with both planning principles and the community's long-term needs.

Summary of Findings and Conclusions:

Summary of Findings and Conclusions
A comprehensive evaluation of the site and its surroundings confirms that the Proposed Action is not expected to have any significant environmental impact. This conclusion is supported by the project's inherently low-impact nature and the planned mitigation measures designed to minimize potential environmental effects. Although a portion of the property is within the critical habitat of the yellow-shouldered blackbird (*Agelaius xanthomus*), the project is not expected to impact on this species' habitat as it does not introduce any additional disturbances. The project site does not contain any critical natural systems that could be adversely affected, such as water bodies, caves, natural reserves, sinkholes, forests, or ecologically sensitive areas. The area's vegetation diversity is relatively low, and the identified fauna consists primarily of species commonly found in urban environments, including lizards such as *Ameiva azul* and *Iguana iguana*. Various bird species have also been observed in flight or identified through vocalizations. A cultural and historical resource assessment confirmed the absence of historical, cultural, or archaeological resources within the project site. However, in the unlikely event that such resources are uncovered during construction, all work will be halted immediately, and the appropriate authorities will be notified to ensure proper handling and compliance with preservation protocols. As a residential development, the Proposed Action will not emit harmful pollutants or discharge toxic substances into the air or nearby water bodies. Additionally, the project does not involve the frequent operation of heavy machinery, further minimizing potential risks of air and water contamination. Consequently, no significant threats to human health or the environment are expected. Unlike commercial or industrial developments, this project does not introduce risks requiring extensive risk management strategies. It is also important to note that the property includes a sanitary pump station with an emergency generator and a double-walled integrated fuel tank. The generator is owned and operated by the property owner and intended solely for emergency use, specifically during temporary power outages. The fuel tank's double-walled design protects against leaks or spills, ensuring compliance with environmental safety standards. Since the generator does not operate more than 500 hours per year, it qualifies for the General Permit for Emergency Generators. Its use is limited and sporadic, and it is only activated during power service interruptions. In addition, comprehensive safety measures are in place. For these reasons, it does not represent a significant source of air emissions, contamination, or risk to surrounding residential areas. Nevertheless, the corresponding General Permit will be obtained from the Puerto Rico Permit Management Office. Although a fuel tank is located within a distance that would typically be considered unacceptable for five lots planned for future development, all required mitigation measures

will be implemented in accordance with U.S. Department of Housing and Urban Development (HUD) guidelines. These measures include the installation of appropriate protective barriers to safeguard future residents and minimize any potential hazards associated with the fuel tank

The findings of the environmental assessments confirm that the project's development, construction, and operation will not result in significant environmental degradation. All recommendations arising from the permitting process will be implemented effectively and in a timely manner to ensure full regulatory compliance and prevent or mitigate any potential adverse effects.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The mitigation plan should identify the staff responsible for implementing and monitoring mitigation measures.

Law, Authority, or Factor	Mitigation Measure
SHPO	Since SHPO determined no adverse effect, no mitigation is required as no historic properties are affected. However, if any historic properties are discovered during construction, work will be immediately halted, and SHPO will be notified.
CES Plan	The delimitation and adequate identification of work areas with the required sectoral controls.
Construction General Permit (2022-CGP)	Information to construction labor personnel and contractors about the delimitation described above.
EPA Notice of Intent (NOI)	Personnel selected for inspection and maintenance responsibilities will receive training from qualified personnel. They will be trained in inspection and maintenance practices to keep the erosion and sediment controls in good working order.
Single Incidental Operational Permit (PUI, for its acronym in Spanish)	Disturbed portions of the site where construction activities temporarily cease will be compacted or stabilized with temporary seed, synthetic material, and mulch within 14 days from the last construction activities in that area. However, exposed regions of rocks or any other non-erosional material may not require additional temporary stabilization.
	Personnel selected for inspection and maintenance responsibilities will receive training from qualified personnel. They will be trained in inspection and maintenance practices to keep the erosion and sediment controls in good working order.
	Disturbed portions of the site where construction activities temporarily cease will be compacted or stabilized with temporary seed, synthetic material, and mulch within 14 days from the last construction activities in that area. However, exposed regions of rocks or any other non-erosional material may not require additional temporary stabilization.

	Areas of the site to be paved will be temporarily stabilized by applying geotextile and a stone sub-base until a bituminous pavement can be applied. Disturbed portions of the site where construction activities permanently cease may be stabilized using concrete and asphalt, synthetic material, or vegetative coverage, as applicable, within 14 days after the last placement of material. The implemented structural controls for the project are: • Access Road Stabilization. The area where vehicle access to disturbed areas must be stabilized if this is not paved. • Sediment barriers. Silt fences and straw bales will be installed during the project's construction to prevent sediment from gaining access to surface water bodies. • Vehicle Wash Area. A tire cleaning area will be located at the site's exit so the vehicles leaving the site do not transport sediment outside the project area. • Sediment Trap. A sediment trap will be located at each area where concentrated flows occur, if any. • A tire wash area may be near the entrance to minimize sediment tracks outside the project. During construction activities, sanitary wastes will be collected from portable units installed at the site at a rate of once a week by a licensed Commonwealth sanitary waste management contractor, as required by local regulations. Areas where soil piles are temporarily or permanently stored will be provided with stormwater erosion control, such as silt fences, hay packs, diversion ditches, plastic coverage, etc. The controls used in these areas are determined in the field based on site conditions and will be discontinued once vegetation coverage protects the pile. The following housekeeping practices will be followed during the construction project: • An effort will be made to store only enough of the products required to do the job. • Materials stored onsite will be stored in an orderly manner in their appropriate containers and, if possible, under a roof or other enclosure. • Products will be kept in containers with the original manufacturer's label. • Substances will only be mixed if recommended by the manufacturer.

	• The project supervisor will make daily visual inspections to ensure proper use and disposal of materials onsite. • Stained soils with hydrocarbons should be removed and properly disposed of. Onsite vehicles will be monitored for leaks and receive regular preventive maintenance to minimize the possibility of leakages. Petroleum products will be stored in tightly sealed containers, clearly labeled if needed. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. If used, fertilizers will be applied only in the amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills. Concrete trucks will be allowed to wash out or discharge surplus concrete or drummed water in designated areas. The project supervisor will supervise fuel loading/unloading operations. Spill collection pans or similar systems will collect any leakages during loading/unloading operations. Tank appurtenances such as valves and hoses will be inspected before each loading/unloading operation. If signs of leakages are observed, the appurtenances will be fixed before the loading/unloading operation is conducted. The following inspection and maintenance practices will be implemented to maintain erosion and sedimentation controls: • Maintenance of control measures in good working order. If repairs are necessary, they will be initiated within 24 hours of reporting. • Remove built-up sediment from silt fences when it reaches one-third of the fence's height. • Removal of built-up sediments from sedimentation ponds and traps when it has reached 50% or more of the capacity of the control.
Waste/ Construction Debris	Non-hazardous waste materials will be collected and stored in securely lidded metal dumpsters rented from a licensed solid waste management company in Puerto Rico. The dumpster lid must be kept closed. Trash generated at the site will be deposited in dumpsters. The dumpsters will be emptied at least once a week or more often if necessary, and the trash will be transported to an authorized landfill.

	Construction debris will be stored correctly in a site-designated area by the project engineer. No construction waste materials will be buried on-site. All personnel will be instructed regarding the correct procedures for waste disposal. Areas where construction debris is stored will be provided with stormwater erosion control, such as silt fences, hay packs, diversion ditches, etc. The field's control will be determined based on site conditions. Hazardous wastes are not expected to be generated and managed at the project site. If hazardous wastes need to be managed, they will be disposed of in a manner consistent with the Commonwealth of Puerto Rico and federal regulations. Site personnel will be instructed in these practices, and the Site Manager will be responsible for seeing that these practices are followed. The following practices will be used to reduce the risks associated with hazardous materials in case they need to be used on-site: • Products will be kept in original containers unless they are not sealable. • Original labels and material safety data sheets will be retained on-site; they contain essential safety information. • If surplus products must be disposed of, manufacturers' or local and federal recommended methods for proper disposal will be followed. • These materials will be stored in a covered area with a containment system. Once the project is complete, the Municipality of Naguabo's public waste collection system will manage solid waste disposal for Promised Land residents. The municipality offers waste collection services to communities without controlled access. Residents can purchase waste bins for curbside placement or designated areas for regular pick-up
Clean Air Single Incidental Operational Permit (PUI)	**Dust Control:** The movement of the earth's crust will be related to the preparation and leveling of the land; formation of plots and stabilization of slopes; construction of foundations, streets, curbs, rainwater, and sanitary systems; and installation of underground utilities, among other works. Before the beginning of construction, the Single Incidental Operational Permit will be requested, which includes the Earth Crust Movement Permit for Actions Incidental to Works, before the Permit Management Office (OGPe) begins the proposed works through the Single Permit. Operational Incidental (PUI).

	It is not expected that an excess of material will be generated that will have to be disposed of outside the property. Before commencing soil movement, the owner and operator of the Project will adopt a Storm Water Pollution Prevention Plan (SWPPP) prepared in compliance with the National Pollutant Discharge Elimination to conform with Section 402 (p) of the Federal Clean Water Act, 33 U.S.C. secs. 1251 et seq., 1342 (p) ("CWA") A General Permit for Emergency Generators (PGE, by its Spanish acronym) will be processed with the Puerto Rico Permit Management Office (OGPe) for the electricity generator located within the pump station. This permit is required to ensure that the emergency generator operates in compliance with applicable environmental, air quality, and noise control regulations.
Noise	The construction activities for the project will be limited to the hours specified and approved in the required permits. Neighboring residents will receive advance notice of upcoming construction activities to ensure transparency and community engagement. Noise control for construction equipment that relies on combustion engines will be managed through effective mufflers installed on the machinery. Proper maintenance of this equipment, particularly internal combustion engines, will ensure that noise levels remain low and compliant with design specifications. Furthermore, heavy equipment operators will receive training on recognized noise reduction practices. These measures will include: • Shutting down equipment that is not in use. • Avoiding unnecessary acceleration when operating machinery. • Keeping engine cabin covers closed during operation. • Ensuring that all threaded bolts, washers, screws, and tie-downs are properly secured. By implementing these strategies, we aim to minimize noise disturbances and ensure a quieter environment for the surrounding community during construction.
Endangered Species *Chilabotrus inornatus* Puerto Rican Boa *Agelaius xanthomus*	A protocol to avoid/minimize impacts to these species or its habitat is provided and must be implemented by the contractor. If a Puerto Rican Boa is found in the Project action site, work shall cease until the Boa moves off independently. If the Boa

Yellow-shouldered blackbird	does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources. Training will be provided to construction labor personnel and contractors on conservation protocols for the Puerto Rico boa and other appropriate species. Vegetation will be conserved outside the construction limit of the project. Regarding the yellow-shouldered blackbird, a reforestation plan will be implemented using tree species that provide shelter and food for this species, in accordance with the USFWS Nationwide Avoidance & Minimization Measures for Birds.
Earthworks and Runoff Management	The movement of the earth's crust will be related to the preparation and leveling of the land; formation of plots and stabilization of slopes; construction of foundations, streets, curbs, rainwater, and sanitary systems; and installation of underground utilities, among other works. Before the beginning of construction, the Single Incidental Operational Permit will be requested, including the Earth Crust Movement Permit for Actions Incidental to Works, before the Permit Management Office (OGPe) begins the proposed works through the Single Incidental Operational Permit (PUI in Spanish). It is not expected that an excess of material will be generated that will have to be disposed of outside the property. Before commencing soil movement, the owner and operator of the Project will adopt a Storm Water Pollution Prevention Plan (SWPPP) prepared in compliance with the National Pollutant Discharge Elimination System General Permit for Discharges from Construction Activities (NPDES Permit) to conform with Section 402 (p) of the Federal Clean Water Act, 33 U.S.C. secs. 1251 et seq., 1342 (p) ("CWA"), During the construction phase, runoff water generated on the Property will flow superficially or through percolation to the adjacent receiving water bodies, subject to the controls established in compliance with CGP-2022. Stormwater will be connected to the two retention ponds.
Vegetation Single Incidental Operational Permit	The project requires the planting of one tree for each residence and planting 3,4, or 5 trees to mitigate the impact of removing existing trees. Once the planting plan authorized in the Cutting, Sowing, and Forestation Authorization is completed, it is expected that the vegetation that is part of the green areas will constitute an area equal to or better for wildlife than the existing one, with the use of species that provide food for it. The species to be used in planting trees will be selected from the list provided by Law No. 97 of June 24,

	1998 – Law to Promote the Planting of Trees whose Fruits or Seeds Provide Food for Wild Bird Species of Puerto Rico.
Farmlands AD-1006 (03-02)	Once the environmental review process is approved, the consultation with USDA-NRCS will be finalized to ensure compliance with all applicable conservation guidelines and best management practices. This consultation will help assess any additional measures that may be necessary to protect natural resources and promote sustainable land use. Any recommendations provided by USDA-NRCS will be carefully considered and incorporated into the project's implementation to further minimize potential environmental impacts.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: **Elvelisse Figueroa Hernández** Date: **06/17/2025**

Name/Title/Organization: **Green Project Environmental Consultants, LLC**

Certifying Officer Signature: Janette I. Cambrelén Digitally signed by Janette I. Cambrelén Date: 2025.06.23 10:02:38 -04'00' Date:

Name/Title: Janette I. Cambrelén, Permit and Environmental Compliance Specialist

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and following recordkeeping requirements for the HUD program(s).

Exhibits

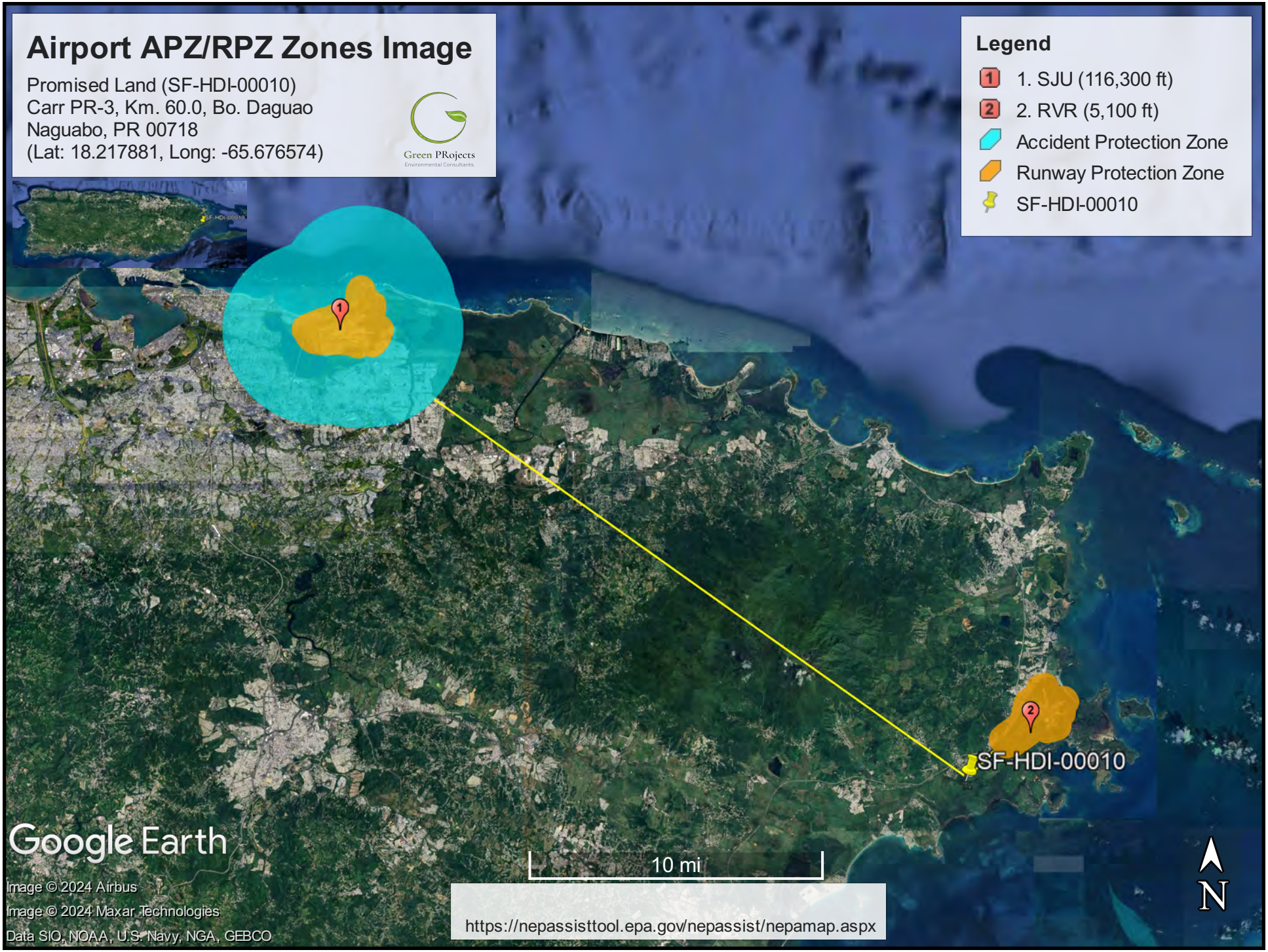
Exhibit Number	Description
1	Airport RPZ y APZ Protection Zone Map
2	Coastal Barrier Resources System Map
2a	Punta Cayo Algodones Unit PR-18P Map
3	National Flood Hazard Layer FIRMette (72000C1285J)
4	Nonattainment Areas Map
4a	List of Puerto Rico Nonattainment Areas
5	Coastal Zone Management Map
6	EPA NEPAssits – EPA Facilities MAP
6a	Environmental Assessment Phase I Report
6b	Reports
6c	PRDOH Memorandum for Infeasibility and Impracticability of Radon Testing
6d	Radon Memorandum Attachments
7	USFWL Endangered Species Concurrence For NLAA Determination Letter
7a	USFWLS Informal Consultation Package
8	Explosive and Flammable Hazard Location
9	USDA-NRCS Farmland Protection Policy Act Evaluation for Promised Land Development Determination
9a	Form AD-1006 (03-02) Farmland Conversion Impact Ration Consultation Package
10	Advisory Base Flood Elevation (ABFE) Map
11	SHPO-CF-07-24-24-02 SF HDI-00010 Determination
11a	Section 106 NHPA Effect Determination Form
12	Noise Assessment Report
12a	Image with Project distance to Roadways, Railroads, and Airports
13	Sole Source Aquifers Map
14	National Wetland Inventory Map (U.S. F&WLS)
14a	Analysis of Wetlands at Promised Land Parcel "SF-HDI-00010" and Promised Land "Future Expansion Parcel", Municipality of Naguabo, Puerto Rico
15	Wild and Scenic Rivers Map
16	Conwaste Certification Letter
16a	Letter Filed with the Municipality of Naguabo for a Waste Collection Request
17	PRASA's Letter and Approved Plans
18	"APS" M2A Model
18a	Promised Land Home Design
19	Field Inspection
20	Project Permits and Endorsements (20a @ 20g)
21	Projects Drawings

Exhibit 1

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010


Airport APZ/RPZ Zones Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
Legend
1. SJU (116,300 ft)
2. RVR (5,100 ft)
Accident Protection Zone
Runway Protection Zone
SF-HDI-00010
1
2
SF-HDI-00010
Google Earth
10 mi
N
Image © 2024 Airbus
Image © 2024 Maxar Technologies
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
https://nepassisttool.epa.gov/nepassist/nepamap.aspx

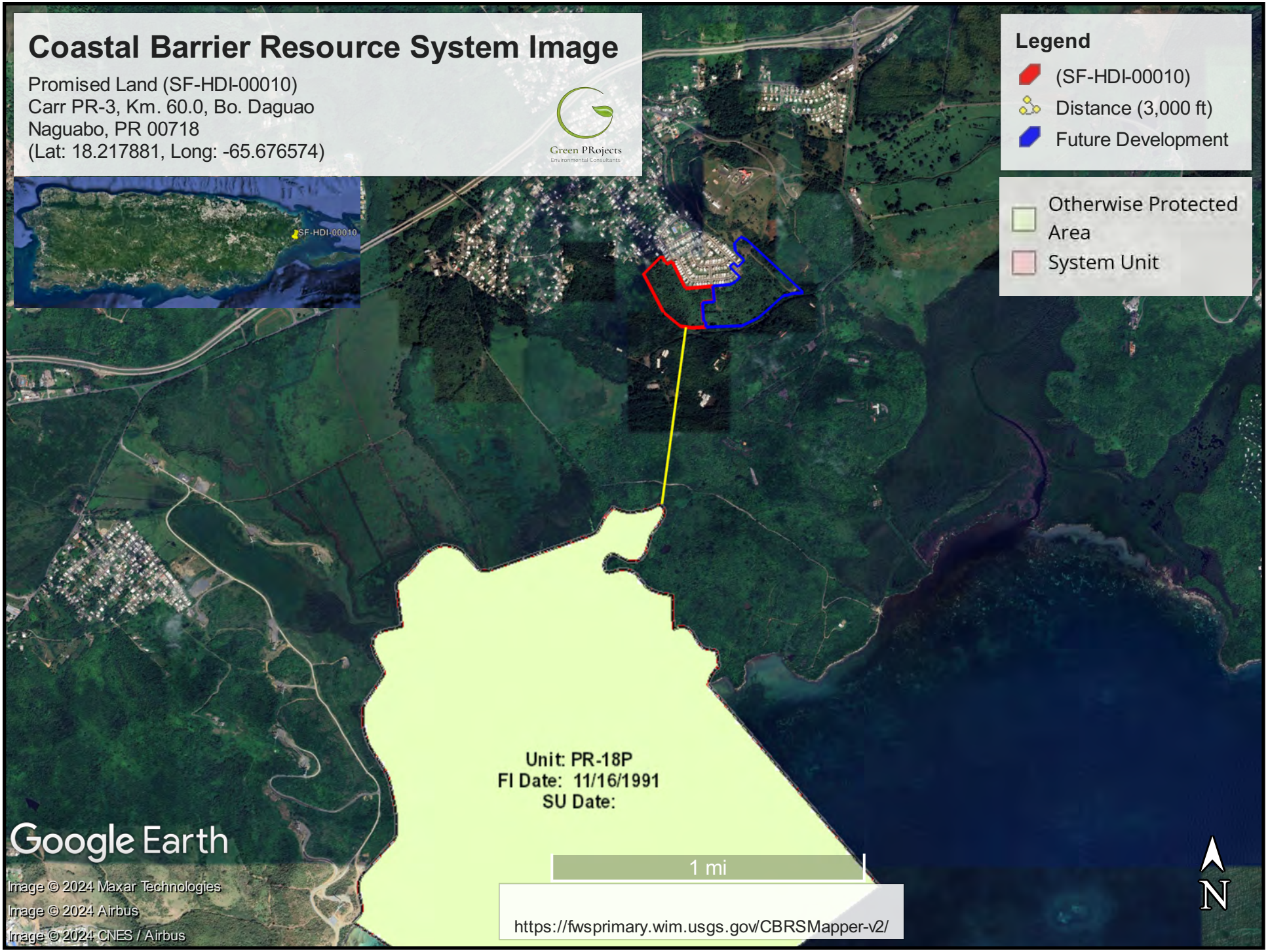
Airport name	Municipality	Type of Airport	RPZ Distance (FT)	APZ Distance (FT)	24CFR 51 Subpart D Compliant
Luis Muñoz Marín (SJU)	San Juan	Civil large/medium hub and joint military airfield	128,800	116,300	Yes
Fernando Luis Ribas Dominicci (SIG)	San Juan	Civil small/non-hub	163,100	N/A	Yes
Rafael Hernández (BQN)	Aguadilla	Non-hub commercial service	503,200	N/A	Yes
Eugenio María de Hostos (MAZ)	Mayagüez	Regional Commercial service	504,000	N/A	Yes
Mercedita (PSE)	Ponce	Primary non-hub commercial service	309,500	N/A	Yes
José Aponte De LA Torre (RVR)	Ceiba	Primary non-hub commercial service	5,100	N/A	Yes
Antonio Rivera Rodríguez (VQS)	Vieques	Primary non-hub commercial service	64,700	N/A	Yes
Benjamin Rivera Noriega (□□□)	Culebra	Primary non-hub commercial service	128,700	N/A	Yes

Exhibit 2

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010


Coastal Barrier Resource System Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
(SF-HDI-00010)
Distance (3,000 ft)
Future Development
Otherwise Protected Area
System Unit
Unit: PR-18P
FI Date: 11/16/1991
SU Date:
Google Earth
Image © 2024 Maxar Technologies
Image © 2024 Airbus
Image © 2024 CNES / Airbus
1 mi
https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/
N

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

Cayo Algodones Unit PR-18P

This map has been produced by the U.S. Fish and Wildlife Service as authorized by Section 4 (c) of the Coastal Barrier Resources Act (CBRA) of 1982 (Pub. L. 97-348) as amended by the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591). The CBRA requires the Secretary of the Interior to review the maps of the Coastal Barrier Resources System (CBRS) at least once every 5 years and make any minor and technical modifications to the boundaries of the CBRS units as are necessary to reflect changes that have occurred in the size or location of any CBRS unit as a result of natural forces.

The seaward side of the CBRS unit includes the entire sand sharing system including the beach and nearshore area. The sand sharing system of coastal barriers is normally defined by the 30 ft bath metric contour. In large coastal embayments and the Great Lakes the sand sharing system is defined by the 20 ft bath metric contour or a line approximately one mile seaward of the shoreline whichever is nearer the coastal barrier.

For additional information about the CBRA or CBRS please visit www.fws.gov/cbra.

1:24,000

0 0.25 0.5 1 1.5 2 Miles

0 1,000 2,000 4,000 6,000 8,000 Feet

0 0.25 0.5 1 1.5 2 Kilometers

System Unit Boundary

Otherwise Protected Area (OPA) Boundary (OPAs are identified on the map by the letter "P" followed by the unit number)

Approximate State Boundary

$^{36}54^{000m}$ 2000-meter Universal Transverse Mercator grid values (zone 20 north)

Basemap Date(s): 2010, 2015

Basemap Source(s): United States Army Corps of Engineers; United States Geological Survey; Landsat 8 OLI/TIRS

Coordinate System: North American Datum 1983 Universal Transverse Mercator (zone 20 north)

Map 72-006A **November 15, 2016**

Exhibit 3

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

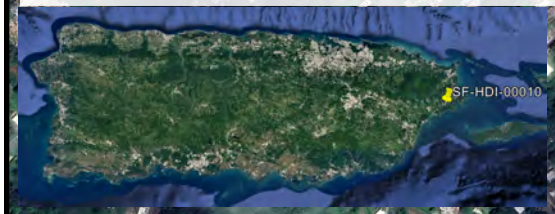
Promised Land

SF-HDI-00010

National Flood Hazard Layer Image

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

Green PRojects
Environmental Consultants



Legend

- (SF-HDI-00010)
- Future Development

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

PANEL
72000C1285J
Eff. 11/18/2009

Zone AE

2000 ft

N

Google Earth

Image © 2024 CNES / Airbus
Image © 2024 Airbus

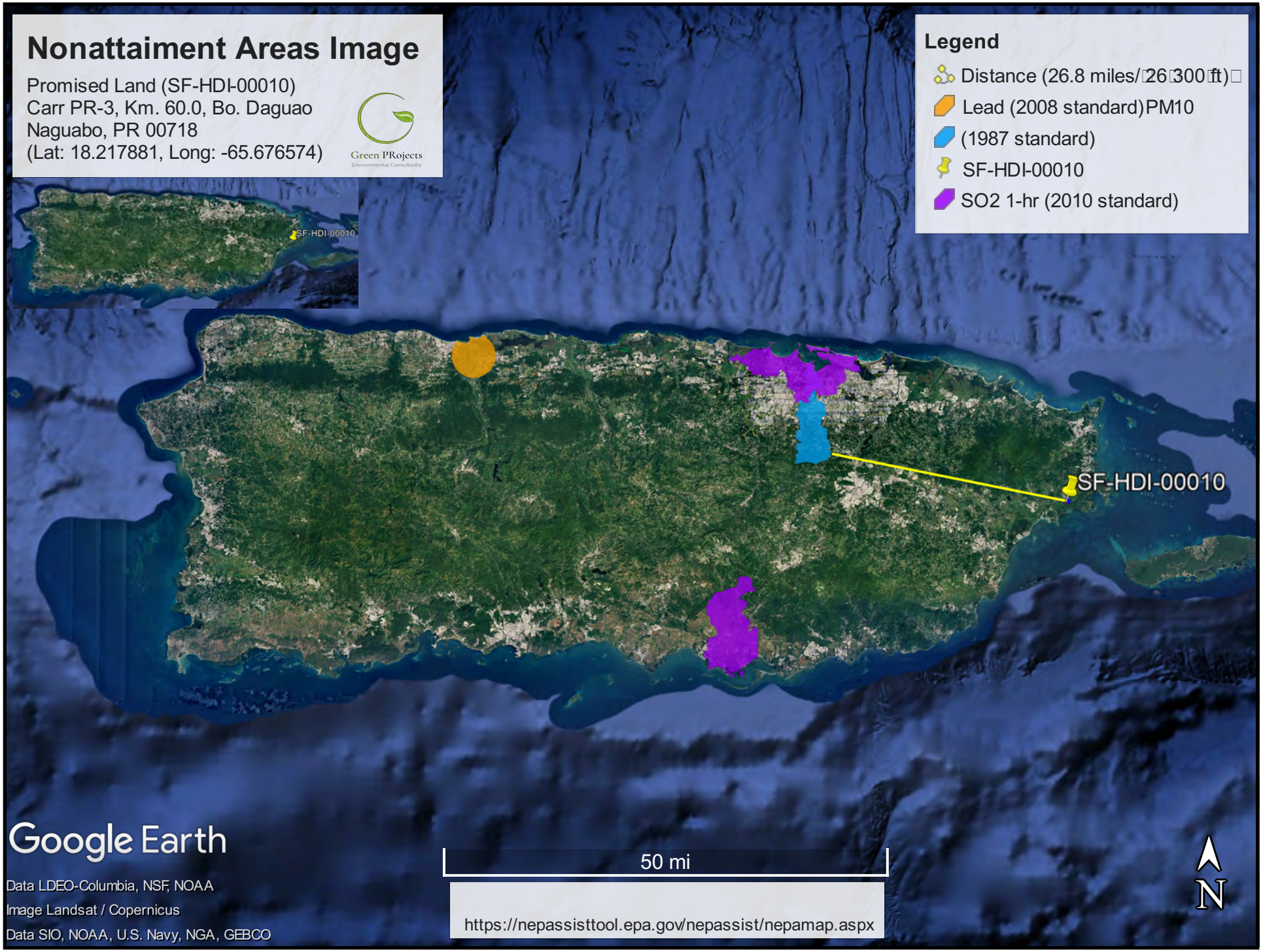
https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

Exhibit 4

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Promised Land

SF-HDI-00010


Nonattainment Areas Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
Distance (26.8 miles/□26□300□ft)□
Lead (2008 standard)PM10
(1987 standard)
SF-HDI-00010
SO2 1-hr (2010 standard)
SF-HDI-00010
Google Earth
Data LDEO-Columbia, NSF, NOAA
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
50 mi
https://nepassisttool.epa.gov/nepassist/nepamap.aspx
N

Current Nonattainment Counties for All Criteria Pollutants

Data is current as of December 31, 2023

The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.
The asterisk (*) indicates only a portion of the county is included in the designated nonattainment area (NA).

Download National Dataset of all designated areas (currently nonattainment, maintenance, revoked):
dbf | xls | Data dictionary (PDF)

Listed by State, County, NAAQS * Part County NA NA Area Name (Classification, if applicable)

ALASKA
Fairbanks North Star Borough
PM-2.5 (2006) *Fairbanks, AK - (Serious)
ARIZONA
Cochise County
PM-10 (1987) *Cochise County; Paul Spur/Douglas planning area, AZ - (Moderate)
Gila County
Lead (2008) *Hayden, AZ
PM-10 (1987) *Hayden, AZ - (Moderate)
PM-10 (1987) *Miami, AZ - (Moderate)
Sulfur Dioxide (2010) *Hayden, AZ
Sulfur Dioxide (2010) *Miami, AZ
8-Hour Ozone (2015) *Phoenix-Mesa, AZ - (Moderate)
Maricopa County
PM-10 (1987) *Maricopa and Pinal Counties; Phoenix planning area, AZ - (Serious)
8-Hour Ozone (2008) *Phoenix-Mesa, AZ - (Moderate)
8-Hour Ozone (2015) *Phoenix-Mesa, AZ - (Moderate)
Pima County
PM-10 (1987) *Pima County; Rillito planning area, AZ - (Moderate)
Pinal County
Lead (2008) *Hayden, AZ
PM-10 (1987) *Hayden, AZ - (Moderate)
PM-10 (1987) *Maricopa and Pinal Counties; Phoenix planning area, AZ - (Serious)
PM-10 (1987) *Miami, AZ - (Moderate)
PM-10 (1987) *Pinal County (part); West Pinal, AZ - (Serious)
PM-2.5 (2006) *West Central Pinal, AZ - (Moderate)
Sulfur Dioxide (1971) *Hayden (Pinal County), AZ
Sulfur Dioxide (2010) *Hayden, AZ
8-Hour Ozone (2008) *Phoenix-Mesa, AZ - (Moderate)
8-Hour Ozone (2015) *Phoenix-Mesa, AZ - (Moderate)
Santa Cruz County
PM-10 (1987) *Santa Cruz County; Nogales planning area, AZ - (Moderate)
Yuma County
PM-10 (1987) *Yuma, AZ - (Moderate)
8-Hour Ozone (2015) *Yuma, AZ - (Marginal)
CALIFORNIA
Alameda County
PM-2.5 (2006) San Francisco Bay Area, CA - (Moderate)

8-Hour Ozone (2015) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Moderate)
Butler County
8-Hour Ozone (2008) Pittsburgh-Beaver Valley, PA - (Marginal)
Carbon County
8-Hour Ozone (2008) Allentown-Bethlehem-Easton, PA - (Marginal)
Chester County
8-Hour Ozone (2008) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Marginal)
8-Hour Ozone (2015) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Moderate)
Delaware County
8-Hour Ozone (2008) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Marginal)
8-Hour Ozone (2015) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Moderate)
Fayette County
8-Hour Ozone (2008) Pittsburgh-Beaver Valley, PA - (Marginal)
Indiana County
Sulfur Dioxide (2010) Indiana, PA
Lancaster County
8-Hour Ozone (2008) Lancaster, PA - (Marginal)
Lehigh County
8-Hour Ozone (2008) Allentown-Bethlehem-Easton, PA - (Marginal)
Montgomery County
8-Hour Ozone (2008) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Marginal)
8-Hour Ozone (2015) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Moderate)
Northampton County
8-Hour Ozone (2008) Allentown-Bethlehem-Easton, PA - (Marginal)
Philadelphia County
8-Hour Ozone (2008) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Marginal)
8-Hour Ozone (2015) Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE - (Moderate)
Warren County
*Sulfur Dioxide (2010)**Warren, PA
Washington County
8-Hour Ozone (2008) Pittsburgh-Beaver Valley, PA - (Marginal)
Westmoreland County
8-Hour Ozone (2008) Pittsburgh-Beaver Valley, PA - (Marginal)

PUERTO RICO
Arecibo Municipio
Lead (2008) *Arecibo, PR
Bayamon Municipio
*Sulfur Dioxide (2010)**San Juan, PR
Catano Municipio
Sulfur Dioxide (2010) San Juan, PR
Guaynabo Municipio
*Sulfur Dioxide (2010)**San Juan, PR
Salinas Municipio
*Sulfur Dioxide (2010)**Guayama-Salinas, PR
San Juan Municipio
*Sulfur Dioxide (2010)**San Juan, PR
Toa Baja Municipio
*Sulfur Dioxide (2010)**San Juan, PR

TENNESSEE
Sullivan County
*Sulfur Dioxide (2010)**Sullivan County, TN

TEXAS
Anderson County
*Sulfur Dioxide (2010)**Freestone and Anderson Counties, TX
Bexar County
8-Hour Ozone (2015) San Antonio, TX - (Moderate)
Brazoria County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Chambers County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)

8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Collin County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Dallas County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Denton County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
El Paso County
PM-10 (1987) *El Paso County, TX - (Moderate)
8-Hour Ozone (2015) El Paso-Las Cruces, TX-NM - (Marginal)
Ellis County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Fort Bend County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Freestone County
*Sulfur Dioxide (2010)**Freestone and Anderson Counties, TX
Galveston County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Harris County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Howard County
*Sulfur Dioxide (2010)**Howard County, TX
Hutchinson County
*Sulfur Dioxide (2010)**Hutchinson County, TX
Johnson County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Kaufman County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Liberty County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
Montgomery County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
8-Hour Ozone (2015) Houston-Galveston-Brazoria, TX - (Moderate)
Navarro County
*Sulfur Dioxide (2010)**Navarro County, TX
Panola County
*Sulfur Dioxide (2010)**Rusk and Panola Counties, TX
Parker County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Rockwall County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
Rusk County
*Sulfur Dioxide (2010)**Rusk and Panola Counties, TX
Tarrant County
8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)
Titus County
*Sulfur Dioxide (2010)**Titus County, TX
Waller County
8-Hour Ozone (2008) Houston-Galveston-Brazoria, TX - (Severe 15)
Wise County

8-Hour Ozone (2008) Dallas-Fort Worth, TX - (Severe 15)
8-Hour Ozone (2015) Dallas-Fort Worth, TX - (Moderate)

UTAH

Box Elder County
PM-2.5 (2006) *Salt Lake City, UT - (Serious)
Davis County
PM-2.5 (2006) Salt Lake City, UT - (Serious)
8-Hour Ozone (2015) Northern Wasatch Front, UT - (Moderate)
Duchesne County
8-Hour Ozone (2015) *Uinta Basin, UT - (Marginal)
Salt Lake County
PM-2.5 (2006) Salt Lake City, UT - (Serious)
Sulfur Dioxide (1971) Salt Lake County, UT
8-Hour Ozone (2015) Northern Wasatch Front, UT - (Moderate)
Tooele County
PM-2.5 (2006) *Salt Lake City, UT - (Serious)
Sulfur Dioxide (1971) *Tooele County, UT
8-Hour Ozone (2015) *Northern Wasatch Front, UT - (Moderate)
Uintah County
8-Hour Ozone (2015) *Uinta Basin, UT - (Marginal)
Utah County
PM-2.5 (2006) *Provo, UT - (Serious)
8-Hour Ozone (2015) *Southern Wasatch Front, UT - (Marginal)
Weber County
PM-2.5 (2006) *Salt Lake City, UT - (Serious)
8-Hour Ozone (2015) *Northern Wasatch Front, UT - (Moderate)

VIRGINIA

Alexandria city
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Arlington County
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Fairfax County
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Fairfax city
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Falls Church city
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Giles County
Sulfur Dioxide (2010) *Giles County, VA
Loudoun County
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Manassas Park city
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Manassas city
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)
Prince William County
8-Hour Ozone (2015) Washington, DC-MD-VA - (Moderate)

WASHINGTON

Whatcom County
Sulfur Dioxide (2010) *Whatcom County, WA

WISCONSIN

Kenosha County
8-Hour Ozone (2015) *Chicago, IL-IN-WI - (Moderate)
Milwaukee County
8-Hour Ozone (2015) Milwaukee, WI - (Moderate)
Ozaukee County
8-Hour Ozone (2015) Milwaukee, WI - (Moderate)
Racine County
8-Hour Ozone (2015) *Milwaukee, WI - (Moderate)
Sheboygan County
8-Hour Ozone (2015) *Sheboygan County, WI - (Moderate)

Washington County
8-Hour Ozone (2015) *Milwaukee, WI - (Moderate)
Waukesha County
8-Hour Ozone (2015) *Milwaukee, WI - (Moderate)

WYOMING

Lincoln County
8-Hour Ozone (2008) *Upper Green River Basin Area, WY - (Marginal)
Sublette County
8-Hour Ozone (2008) Upper Green River Basin Area, WY - (Marginal)
Sweetwater County
8-Hour Ozone (2008) *Upper Green River Basin Area, WY - (Marginal)

Discover. **Connect.** **Ask.**

Follow.

2023-12-31

Exhibit 5

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Promised Land

SF-HDI-00010

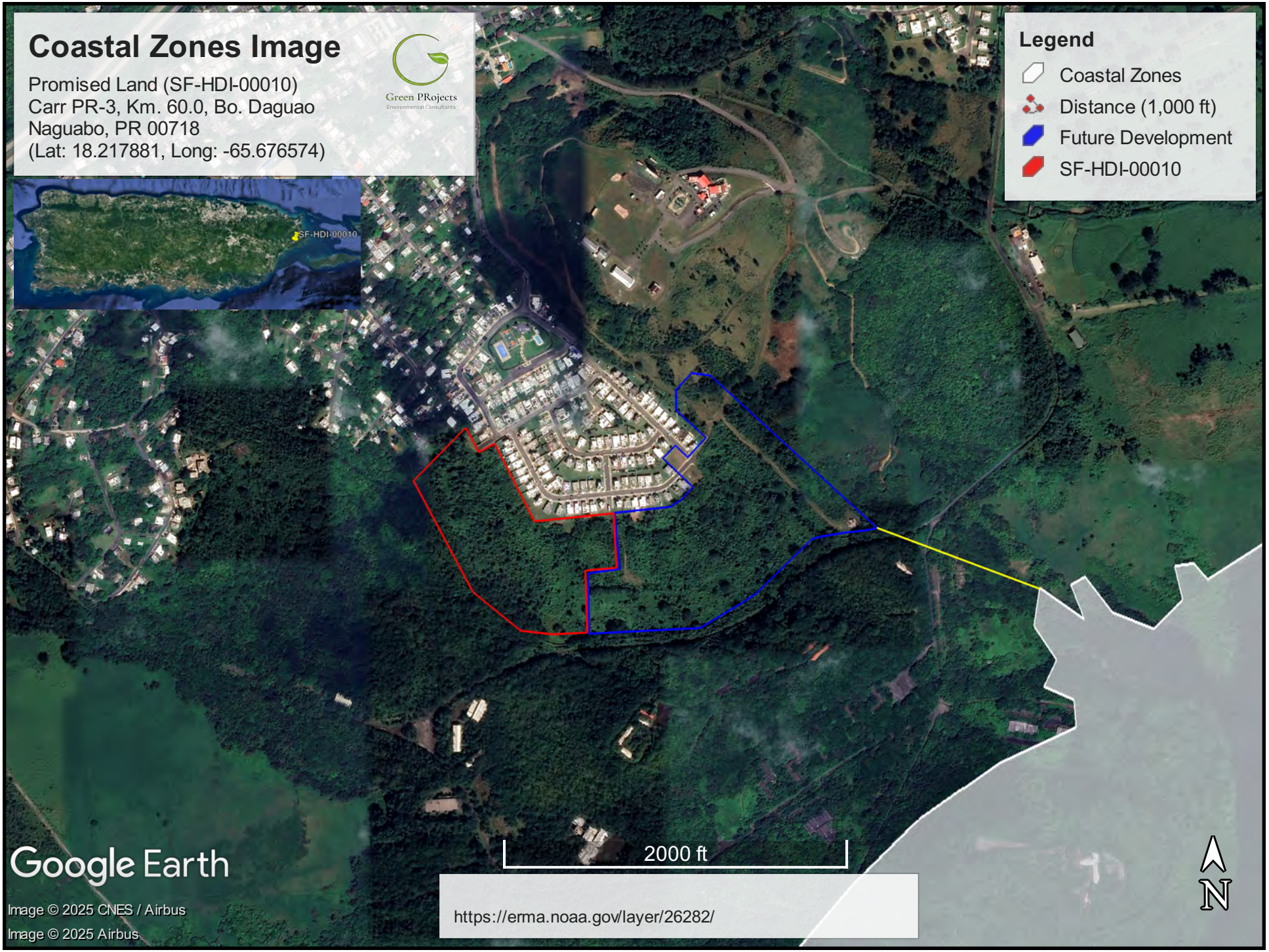
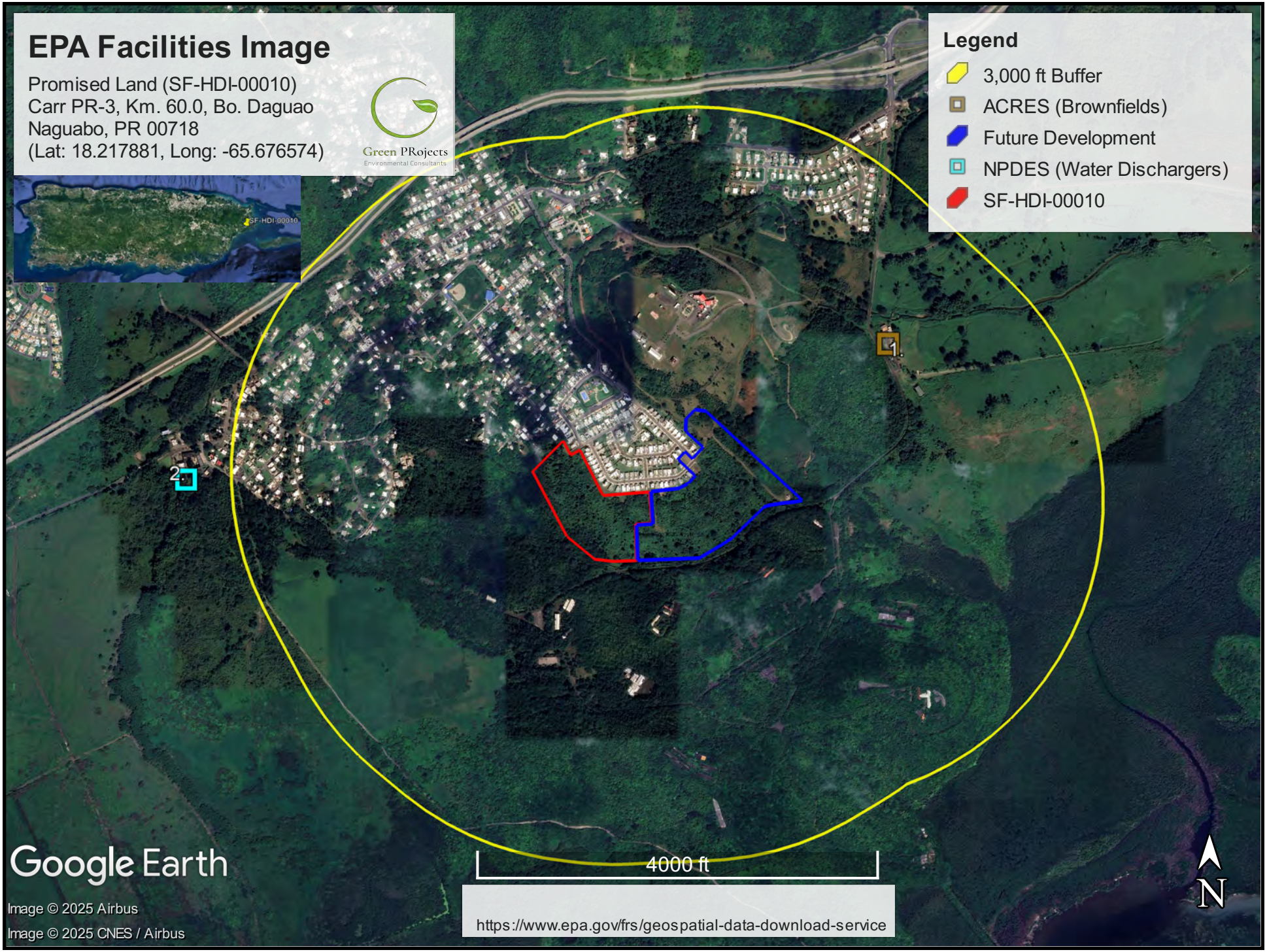

Coastal Zones Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
Coastal Zones
Distance (1,000 ft)
Future Development
SF-HDI-00010
2000 ft
N
Google Earth
Image © 2025 CNES / Airbus
Image © 2025 Airbus
https://erma.noaa.gov/layer/26282/

Exhibit 6

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Promised Land

SF-HDI-00010


EPA Facilities Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
3,000 ft Buffer
ACRES (Brownfields)
Future Development
NPDES (Water Dischargers)
SF-HDI-00010
1
2
Google Earth
Image © 2025 Airbus
Image © 2025 CNES / Airbus
4000 ft
N
https://www.epa.gov/frs/geospatial-data-download-service

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24 CFR Part 50.3(i) & 58.5(i)(2)

EPA Facilities within 3,000 ft of the project. □

ID□	EPA Facility□	Facility □ Type□	Distance From Site (ft)□	Compliance Status□ (ECHO)□
1	Equinoterapia	ACRES	1,900	No current status available
2	S.U. Daguao Ward School	NPDES	3,600	Terminated Permit

□

NPDES- Water Discharges□ □ **TRI-** Toxic Realeases □ **RCRAInfo-** Hazardous Waste □ **ICIS-AIR** Air Pollution **ACRES**-Brownfields□

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

PHASE I
ASTM E1527-21
MARCH 22, 2024

PREPARED FOR:
PUERTO RICO DEPARTMENT OF HOUSING
CDBG-MIT-RFP-2022-04

SITE:
UNDEVELOPED LAND (PROMISED LAND)
ROAD PR-3 KM 60.0 INTERIOR,
DAGUAO WARD,
NAGUABO, PUERTO RICO

PREPARED BY:
CTS GROUP, INC.

PROJECT ID:
PML-03-024

CUSTOMER:
PROMISEDLAND - CDBG-MIT, LLC.

Background and Disclaimer: The purpose of a Phase I Environmental Site Assessment is to identify actual or potential "recognized environmental conditions" that may result in liability or land use restrictions as defined by the American Society for Testing and Materials (ASTM E1527-21) and 40 C.F.R. Part 312. The ASTM E1527-21 Phase I Environmental Site Assessment is the minimum standard for environmental due diligence in the commercial real estate industry and currently meets the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfield's Redevelopment Act of 2002. The U.S. Environmental Protection Agency (USEPA) has determined that the ASTM E1527-21 Standard is consistent with the requirements for conducting an "All Appropriate Inquiry" under 40 C.F.R. Part 312. A diligent effort following generally accepted good commercial and customary standards and practice was undertaken to identify the "recognized environmental conditions" that might affect the subject property, and CTS Group, Inc. conducted this Phase I ESA in conformance with the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Identifying old hazardous waste sites is an evolving process; therefore, CTS Group, Inc. cannot state with absolute certainty that no other potentially hazardous waste sites are in the subject property's area.

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1.0 EXECUTIVE SUMMARY

Mr. Jaime A. Casellas, an authorized representative of Promised Land - CDBG-MIT, LLC., engaged CTS Group, Inc. to conduct a Phase I ESA at a vacant land at Road PR-3 Km 60.0 Interior, Daguao Ward, Naguabo, Puerto Rico. This report will subsequently refer to this property as "the subject property." This assessment was prepared following the American Society of Testing Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments Process (ASTM Designation E1527-21).

The purpose of the Phase I ESA is to evaluate potential environmental concerns or issues concerning the range of contaminants within the scope of the Comprehensive Environmental Response and Liability Act (CERCLA) and petroleum products that may be associated with the subject property based upon readily available information and site observations. In defining a standard of good commercial and customary practice for conducting a Phase I ESA of a property, the goal of the processes established by this practice is to identify *"Recognized Environmental Conditions (RECs)."* A Recognized Environmental Condition (REC) is defined as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

The Puerto Rico Land Use Plan, Municipal Ordinance Plans, several overlaid special district plans, and the corresponding applicable regulations and guidelines regulate land use in Puerto Rico. Based on the information obtained by reviewing the Municipality of Naguabo's Zoning Maps, the subject property is under special regulation, and a zoning district was not identified. The environmental professional, however, is not qualified to determine zoning compliance for the identified use of the subject property. The subject property is assumed to be free of zoning compliance violations that might affect its intended use, and no liability or responsibility is assumed in this respect. A zoning compliance assessment is beyond the scope of this Phase I ESA. According to the Federal Emergency Management Agency Flood Insurance Rate Map for Naguabo, Puerto Rico Panel No. 72000C1285J, dated 18 Nov, 2009 the subject property has been placed under Zone X, defined as an area of minimal flood hazard. The environmental professional, however, is not qualified to determine the flooding conditions of the subject property. The subject property is assumed to be free of adverse floodable conditions that might affect its intended development, and no liability or responsibility is assumed in this respect. Further

analysis of flood insurance or flood certification is beyond the scope of this Phase I ESA.

CTS Group, Inc., contacted the Municipality of Naguabo on March 12, 2024, to obtain information about the subject property. Mr. Jose Ramos Santana, director of the Office for Emergency Management, indicated no information on record connecting the subject and adjoining properties with any incident or violation that would result in a Recognized Environmental Condition. Mrs. Yetsenia Rivera Santana, director of the Office for Emergencies Management, was also interviewed. Mr. Rivera stated that there is no record in the Public Works Department connecting the subject property with any environmentally related incident or violation that would result in a potential risk to human health and contaminants at the subject property. Additionally, a review of the available documentation in the U.S. EPA and the PR Department of Natural and Environmental Resources' Underground Storage Tank Program in connection with the subject property yielded no information that would affect the professional opinion in this report.

CTS Group, Inc. sent a letter to the Puerto Rico Department of Environmental and Natural Resources on October 24, 2023, requesting information regarding any environmentally related incident or violation concerning the commercial operations of the subject property and the other businesses located in the subject property's immediate vicinity. In Naguabo response to our request for information, the PR DNER Regional Office of sent us a communication from the desk of the office director, Mrs. Vanessa del Moral Rosario, on October 27, 2023, indicating that no records were found in his office connecting the subject property or any adjoining properties to any environmental impairments and that no violations were found in connection with the subject property or any of the adjoining properties. In reviewing the available documentation in the U.S. EPA (Record Search) and the PR Department of Natural and Environmental Resources' Underground Storage Tank Program (UST and LUST List) concerning the subject property, no information was found that would affect the professional opinion issued in this report.

The site reconnaissance of the subject property surroundings yielded the following results:

- There is no evidence of oily films in standing water.
- There is no evidence of discolored and oil-stained floors.
- There is no evidence of discarded chemical containers.
- There is no evidence of waste pipes or buried waste.
- There is no evidence of distressed vegetation.

- There is no presence of unusual odors.
- There is no evidence of a LUST Facility at the subject property
- There is no evidence of a LUST Facility at the adjoining properties.

This assessment revealed no recognized environmental conditions (RECs) associated with the subject property.

This assessment revealed no Controlled Recognized Environmental Conditions (CRECs) associated with the subject property.

This assessment revealed no Historical Recognized Environmental Conditions (HRECs) associated with the subject property.

This assessment revealed no de minimis conditions associated with the subject property.

We have performed a Phase I ESA conformance with the scope and limitations of ASTM Practice E1527-21 of a vacant land at Road PR-3 Km 60.0 Interior, Daguao Ward, Naguabo, Puerto Rico. (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. Any exceptions to, or deletions from, this practice are described in Section 13.0 of this report. This report’s Findings, Opinions, and Conclusion sections are based on sections 12.5, 12.6, and 12.8 of ASTM E E1527-21, respectively.

This Phase I ESA did not identify RECs related to the subject property or evidence of any potentially significant environmental concerns. Consequently, further investigative work at the subject property is optional to meet All Appropriate Inquiries. CTS Group, Inc. discovered a data failure while conducting the Phase I ESA at the subject property because the available Standard Historical Sources only reached 2004. However, this data failure does not indicate a significant gap since CTS Group, Inc. did not identify any source of environmental impairments concerning the subject property before 2004, based on both the review of available historical records and on commonly known or reasonably ascertainable information regarding the subject property's immediate vicinity. Except for the limitations and exceptions outlined in Section 2.4, this Phase I ESA complies with ASTM Standard E1527-21.

2.0 INTRODUCTION

CTS Group, Inc. conducted a Phase I ESA of an undeveloped land lot at Road PR-3 Km 60.0 Interior, Daguao Ward, Naguabo, Puerto Rico. (the "subject property").

2.1 Purpose

The purpose of this Phase I ESA is to define recognized environmental conditions through good commercial and customary practices in the United States of America by conducting an environmental site assessment of a parcel concerning the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. § 9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous owner representative, or bona fide prospective purchaser limitations on CERCLA liability (from now on, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices as defined at 42 U.S.C. § 9601(35)(B). Controlled substances are not included within the scope of this practice.

2.2 Detailed Scope of Services

CTS Group, Inc. was engaged by Mr. Jaime A. Casellas, an authorized representative for Promised Land - CDBG-MIT, LLC, to conduct a Phase I ESA in accordance with ASTM E1527-21. Promised Land - CDBG-MIT, LLC and its representatives, affiliates, subsidiaries, successors, and assigns (collectively referred to as the User or Client) understand the scope of services for this project, which includes a visual reconnaissance of the subject property and neighboring properties, a review of readily available federal, state, and local regulatory records, examination of historical information when available, and an evaluation of current and past operations and activities on-site. Matrix reviewed and utilized historic aerial photographs, Sanborn Fire Insurance Maps, historic topographic maps, and city directories as part of the Phase I ESA. Additionally, a regulatory database search was conducted by CTS Group, Inc. to gather information available in governmental databases. The Phase I ESA also included an initial Vapor Encroachment Screening (VES) to determine if a Vapor Encroachment Condition (VEC) is identified for the Target Property (TP), specifically the presence or likely presence of Chemicals of Concern (COC) vapors in the subsurface of the TP caused by the release of vapors from contaminated soil and groundwater either on or near the TP, as identified by the Tier 1 procedure of ASTM E2600-22.

As required by the ASTM E1527-21 standard, a Phase I ESA consists of four primary components, which are described below:

Records Review

Review of property deeds, titles, and any other pertinent legal records. Review available records, including permitting, topographic maps, geological maps, aerial pictures, and historical records. The U.S. Environmental Protection Agency and the Puerto Rico Department of Natural and Environmental Resources database were reviewed to determine if any regulated facilities were located at the subject property or in its vicinity.

Site Reconnaissance

A site reconnaissance of the subject property and adjoining properties was conducted to identify sources of environmental impairment.

Interviews

CTS Group, Inc. conducted interviews with present and past owners of the subject property, neighbors and owners of adjoining property, and local and state government officials.

Preparation of Final Report and Declaration of the Environmental Professional

This Final Report reveals the environmental professional's evaluation of findings after conducting an ASTMA E1527-21 Phase I ESA for the subject property.

2.3 Significant Assumptions

CTS Group, Inc. assumes that the reports, documents, and general and specific information provided by the Client, government agencies, and the people interviewed while conducting this study are complete and reliable. No other significant assumptions have been made while performing this Phase I ESA.

2.4 Limitations and Exceptions

A Phase I ESA aims to identify actual or potential "recognized environmental conditions" that may result in liability or land use restrictions as defined by the American Society for Testing and Materials (ASTM E1527-21) and 40 C.F.R. Part 312. The ASTM E1527-21 Phase I Environmental Site Assessment is the minimum standard for environmental due diligence in the commercial real estate industry and currently meets the standard for All Appropriate Inquiry under the Small Business

Liability Relief and Brownfield's Redevelopment Act of 2002. The U.S. Environmental Protection Agency (USEPA) has determined that the ASTM E1527-21 Standard is consistent with the requirements for conducting an "All Appropriate Inquiry" under 40 C.F.R. Part 312. A diligent effort following generally accepted good commercial and customary standards and practice was undertaken to identify the "recognized environmental conditions" that might affect the subject property, and CTS Group, Inc. conducted this Phase I ESA in conformance with the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Identifying old hazardous waste sites is an evolving process; therefore, CTS Group, Inc. cannot state with absolute certainty that no other potentially hazardous waste sites are in the subject property area. This assessment reflects the expected degree of care and skill ordinarily exercised by competent environmental professionals conducting business in this or similar localities. In no event shall CTS Group, Inc., or its employees be liable for any damages, injury, loss, cost, or expenses whatsoever arising in connection with the use or reliance on the information contained in this report, except as otherwise provided within this report, the contract to commission this report, or by law.

As part of this assessment, CTS Group, Inc. submitted requests for information to various governmental agencies via the Freedom of Information Act (FOIA) and Office of Public Records Act (OPRA). As of the preparation of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA and OPRA requests. Where access to portions of the subject property or structures on the subject property was unavailable or limited, CTS Group, Inc. renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both in that portion of the subject property or structure.

In addition, CTS Group, Inc. renders no opinion as to the presence of indirect evidence related to hazardous material or oil where direct observation of the ground surface, interior walls, floors, ceilings, or a structure is obstructed by objects or materials, including snow covering on or over these surfaces. The information in this report is based on reviewing available historical documents, governmental databases, deed records, aerial photographs, governmental environmental files, interviews with past/present owners and neighbors, and a site reconnaissance of the area by the environmental professional. The result of this assessment, as written in this report, is valid as of the date of the report. The assessment does not include soil, rock, groundwater, surface water, or air sampling. Mold, indoor air quality, asbestos, and lead-based paint surveys are out of the scope of the Phase I ESA.

2.5 Special Terms and Conditions

The Phase I ESA was conducted in conformance with the scope and limitations of ASTM designation E1527-21 standard practice. There are no special terms or conditions to the report's content in addition to the scope outlined in Section 2.2.

Mr. Jaime A. Casellas, acting as an authorized representative of the Client, authorized the performance of this assessment. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by Mrs. Elvelisse Figueroa.

The following is a list of terminology that is used throughout this report and, therefore, should be defined:

Actual Knowledge: The knowledge possessed by an individual who is a natural person rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or another public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice," as defined in CERCLA, 42 U.S.C 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, to ensure maintenance of a condition of no significant risk to public health or the environment.

Area of Concern (AOC) (defined by the Approximate Minimum Search Distance)*:* Records to be reviewed pertain to the *TP* and to properties within the *AOC* (that is, within the *approximate minimum search distance*). The *AOC* is one-third of a mile around the *TP*.

Business Environmental Risk: A risk that can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental

issues required to be investigated in the ASTM E1527-21 practice. Considerations of business environmental risk may involve addressing one or more non-scope considerations.

Chemical(s) of Concern (COC): Chemicals present in the subsurface environment and can potentially migrate as a vapor into the sub-surface of the TP.

Controlled Recognized Environmental Condition (CREC): A Recognized Environmental Condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

Data Failure: Failure to achieve the historical research objectives of ASTM E1527-21 even after reviewing the standard historical sources that are reasonably ascertainable and likely useful. Data failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by this practice despite reasonable faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit) and interviews (for example, a failure to interview the key subject property manager, regulatory officials, etc.).

De minimis condition: A condition related to a release that generally does not threaten human health or the environment and would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Due Diligence: The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a commercial real estate transaction.

Environmental Professional: A person meeting the education, training, and experience requirements outlined in the ASTM E1527-21 practice.

Hazardous Substance: A substance defined as hazardous under CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition (HREC): A previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and

meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

Migrate/ Migration: Refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that a reasonable observer could not ignore or overlook while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally, the fee owner of record of the subject property.

Practically Reviewable: *Practically reviewable Information* means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Condition (REC): (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

Significant Data Gap: A data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

Subject Property: The property that is the subject of the environmental site assessment described in this Phase I ESA.

Target Property (TP): Property involved in the real estate transaction that is the subject of the VES defined by this guide.

User: The party seeking to use Practice E E1527-21 to perform a Phase I ESA of the subject property, defined here as Palmeras Promised Land - CDBG-MIT, LLC., including its representatives, affiliates, subsidiaries, successors, and assigns.

Vapor Encroachment Condition (VEC): Presence or likely presence of COC vapors in the subsurface of the TP caused by the release of vapors from contaminated soil or groundwater or both, either on or near the TP as identified by the *VES*.

2.6 User Reliance

While conducting a Phase I ESA, as recommended by ASTM E1527-21, an environmental professional is not required to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is evident that certain information is incorrect based on other information obtained in the Phase I ESA or otherwise actually known to the environmental professional. This Phase I ESA was conducted solely to provide information to the Client. The findings, opinions, conclusions, and other information provided in this report may be released to third parties. However, third parties shall have no right to rely on any information contained in this report, and CTS Group, Inc. shall have no liability to third parties in any manner whatsoever.

3.0 USER INFORMATION

3.1 Location and Legal Description

The subject property refers to undeveloped land at Road PR-3 Km 60.0 Interior, Daguao Ward, Naguabo, Puerto Rico. The subject property's general location is in the island's eastern area. While working on this assessment, the environmental professional did not get access to a copy of the subject property's legal description. No evidence of a REC to the subject property was identified from the user information.

3.2 Owner Information

The subject owner representative of records is Promised Land - CDBG-MIT, LLC.

3.3 Title and Judicial Records

The environmental professional did not review any title or judicial records as part of this Phase I ESA.

3.4 Environmental Liens or Activity and Use Limitations.

The Client reports no Environmental Liens or Activity and Use Limitations that are known on the subject property.

3.5 Specialized Knowledge or Experience of the User

The Client reports no specialized knowledge regarding the subject property, which has not already been discussed in this Phase I ESA.

3.6 Actual Knowledge of the User

The Client reports no actual knowledge regarding the subject property that has not been addressed in this Phase I ESA.

3.7 Reasons for Significantly Lower Purchase Price.

No significant environmental issues or contamination concerns that may significantly reduce the fair market value of the subject property were reported, and CTS Group, Inc. has not identified or suspected any.

3.8 Commonly Known or Reasonably Ascertainable Information.

The Client has no knowledge of spills or environmental cleanups at the subject property.

3.9 Reason for performing Phase I

The objective of performing this Phase I ESA at the subject property is to identify any potential RECs in connection with the present and past operations of the subject property and the neighboring businesses. The scope of this practice includes research and reporting requirements that support the User's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice is provided in this report.

4.0 SITE RECONNAISSANCE

4.1 Methodology and Limiting Conditions

The methodology used for the site reconnaissance of the subject property consisted of visually inspecting the subject property's surrounding areas. EP Ihosvany Negret performed the site reconnaissance of the subject property on March 12, 2024. The

methodology used for the site reconnaissance of the subject property consisted of visually inspecting the subject property's interior and surrounding areas. The site reconnaissance aims to identify potential RECs and any potential source of environmental impairment in connection with the subject property. No physical obstructions such as adjacent buildings, bodies of water, asphalt, other paved areas, or any other physical constraints (for example, snow and rain) were encountered during the site reconnaissance. No REC to the subject property was identified during the site reconnaissance.

4.2 General Site Setting

All areas of the subject property were accessible during the inspection. There were no visual or physical obstructions to the subject property. A walk-through of the subject property was performed during the inspection. The exteriors of adjoining properties were visually evaluated to identify any potential RECs.

General Description

The subject property refers to vacant undeveloped land with no record of commercial use.

Roads

The primary access is by road PR-3, north to south, and Principal Ave. In addition, the subject has access to PR-3, PR-985, and the interior municipal streets.

Utilities

The Puerto Rico Electrical Power Authority (PREPA) provides electrical power to the subject property's immediate neighborhood. The Puerto Rico Aqueducts and Sewers Authority (PRASA) provides potable water to the area, and the Puerto Rico Telephone Company provides telephone services. There are no other utilities available at the subject property. The subject property vicinity has the typical and necessary government services available, including fire and police protection provided by the Commonwealth government, street cleaning provided by the municipal government, and postal service provided by the federal government.

Floods

According to the Federal Emergency Management Agency Flood Insurance Rate Map for Naguabo, Puerto Rico Panel No. 72000C1285J, dated Nov 18, 2009, the subject property has been placed under Zone X, defined as an area of minimal flood hazard. The environmental professional, however, is not qualified to determine the

flooding conditions of the subject property. The subject property is assumed to be free of adverse floodable conditions that might affect its intended development, and no liability or responsibility is assumed in this respect. Further analysis of flood insurance or flood certification is beyond the scope of this Phase I ESA.

Landfill, Dumping, Disturbed Soil

No landfills, dumping, or disturbed soil exist at the subject or adjoining properties. The soil is not disturbed and does not show possible water accumulation in several areas in the presence of precipitation.

4.3 Current Use(s) of the Property

The subject property is vacant, undeveloped land with no record of commercial use.

4.4 Past Use(s) of the Property

The subject property is vacant, undeveloped land with no record of commercial use.

4.5 Current Uses of Adjoining Properties

Except for the southern and northeastern boundaries, where the subject property is adjoined by land formerly part of the Roosevelt Road Navy Base, it is surrounded by residential properties and undeveloped land with no commercial use on record.

4.6 Past Uses of Adjoining Properties

Residential properties surround the subject property, which has no commercial use on record and is undeveloped land.

4.7 Current and Past Uses in the Surrounding Area

Current uses in the subject property's neighborhood are primarily residential, with some commercial and institutional facilities.

4.8 Interior and Exterior Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses.

No hazardous substances and petroleum products were observed or reported.

Power Generators

No power generators were observed or reported.

Storage Tanks

No storage tanks were observed or reported.

Drums

No drums were observed or reported.

Pools of Liquid

During the site reconnaissance, no standing surface water, pools, or sumps containing liquids likely to be hazardous substances or petroleum products were observed.

Odors

No potent, pungent, or noxious odors were identified at the subject property and its surroundings.

Unidentified Substance Containers

No unidentified substance containers were observed at the subject property during the site reconnaissance.

Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

During the site reconnaissance, no hazardous substances or petroleum products were found in the containers.

Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, we identified no visual indications of equipment likely to contain PCBs.

Interior Observations:

Heating/Cooling

The subject property is a vacant, undeveloped land with no record commercial use.

Stains or Corrosion

During the site reconnaissance, no corroded or stained metal containers were observed at the subject property.

Drains and Sumps

During the site reconnaissance, no drains or sump systems were observed at the subject property.

Exterior Observations:

Pits, Ponds, or Lagoons

During the site reconnaissance, no pits, ponds, or lagoons were observed at the subject property.

Solid Waste

No trash construction debris, demolition debris, other solid waste disposal, mounds, or depressions suggesting trash or other solid waste disposal were observed at the subject property.

Stained Soil or Pavement

During the reconnaissance, no stained soil or pavement was observed at the subject property.

Stressed Vegetation

No stressed vegetation was observed at the subject property during the site reconnaissance.

Wastewater

No wastewater or discharge into a drain, ditch, underground injection system, or stream on or adjacent to the subject property was observed at the subject property during the site reconnaissance.

Wells

During the site reconnaissance, no dry, irrigation, injection, abandoned, or other wells were observed at the subject property.

Septic Systems

No on-site septic system was observed at the subject property during the reconnaissance.

4.9 Vapor Encroachment Screen (VES)

The initial Vapor Encroachment Screening (VES) is intended to determine if a Vapor Encroachment Condition (VEC) is identified for the Target Property TP (that is, the presence or likely presence of Chemicals of Concern (COC) vapors in the subsurface of the TP caused by the release of vapors from contaminated soil and groundwater either on or near the TP as identified by the Tier 1 procedure of ASTM E2600-22. No sources of Petroleum Hydrocarbon COCs were identified within the specified Area of Concern of 528 ft. from the subject property. No volatile/semi-volatile hazardous COC source was identified in the proposed Area of Concern. *Based on available information,* a Vapor Encroachment Condition (VEC) does not exist.

5.0 RECORDS SEARCH REVIEWS

5.1 Standard Environmental Records Sources

There was no evidence of a REC to the subject property while reviewing standard environmental record sources.

Superfund CERCLIS List

Information from the EPA Superfund CERCLIS List was reviewed on March 22, 2024, and included in Appendix II. No facilities were identified in this database under the specified search criteria. Refer to Appendix I.

Enforcement and Compliance History (ECHO)

Information from the ECHO was reviewed on March 22, 2024, and included in Appendix II. Twelve (12) facilities were identified in this database under the specified search parameters. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater from or to the Subject Property. Neither the subject nor any adjoining properties are on this list.

EPA National Priority List (NPL)

Information from the EPA NPI list was reviewed on March 22, 2024. No facilities were identified in the Municipality of Naguabo under the specified search criteria. Refer to Appendix III.

EPA Toxic Release Inventory (TRI)

Information from the EPA Toxic Release Inventory (TRI) facilities information system was reviewed on March 22, 2024. Three (3) facilities were identified in this database

under the specified search parameters. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater from or to the Subject Property. Neither the subject nor any adjoining properties are on this list. Refer to Appendix IV.

Resource Conservation and Recovery (RCRA)

Information from the EPA RCRA database was reviewed on March 22, 2024. Four (4) facilities were identified in the Municipality of Naguabo under the specified search criteria. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater from or to the Subject Property. Neither the subject nor any adjoining properties are on this list. The RCRA CORRACTS database was also reviewed, and one (1) facility was listed under the specified search criteria. The facility identified as General Electric Indicating Devices Corp. is located over four linear miles from the subject property, exceeding the ASTM E1527-21 suggested "*Approximate Minimum Search Distance*." None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater from or to the Subject Property. Neither the subject nor any adjoining properties are on this list. Refer to Appendix V.

EPA List of Brownfield Grant Information

Information was obtained using the EPA data information system on March 22, 2024. Seven jurisdictions in the Municipality of Naguabo were identified based on the specified search criteria. Within a one-mile radius of the subject property, a site known as Equinoterapia (CBM Smith), with EPA Registry ID 110071089499, was listed.

The Local Redevelopment Authority for Roosevelt Roads (LRA) owns the property, previously a Roosevelt Roads Naval Station golf course. An EPA-funded Phase I Environmental Site Assessment (ESA) conducted in December 2019 identified significant environmental concerns related to past operations at the naval station. These concerns include historical releases from storage tanks and sludge burial pits, leading to groundwater plumes of phase-separated petroleum hydrocarbons and dissolved petroleum contaminants. A chlorinated solvent groundwater plume was also detected. Additionally, two unlined landfills have been closed since the 1950s and 1960s, along with a third solid waste landfill operational since the 1960s. A power plant on-site contributed to the presence of PCBs in concrete surfaces, which has resulted in PCB-contaminated soils. Other recognized environmental concerns (RECs) include storage tanks, hazardous substances, drums, staining, a sump, and debris piles. Further concerns

involve potential lead-based paint (LBP), asbestos-containing materials (ACMs), and mold.

The Commonwealth of Puerto Rico established the Local Redevelopment Authority for Roosevelt Roads (LRA) as the entity responsible for implementing and executing the reuse plan for a former military base, known as the 2014 Master Plan. Thus, the LRA is the organization exclusively recognized by the United States Secretary of Defense through its Office of Local Defense Community Cooperation (OLDCC) to promote the redevelopment of the former Naval Station Roosevelt Roads (NSRR), located in the municipalities of Ceiba and Naguabo. Within the LRA's 3,400 acres, approximately 800 acres are currently undergoing environmental remediation by the United States. Once the remediation process is complete, the US Navy will transfer ownership to the LRA. Similarly, the United States Navy has transferred about 86 acres of land directly to other federal agencies and instrumentalities, such as the United States Army, Customs and Border Protection (CBP), and the National Guard.

The site is currently operated by Equinoterapia Puerto Rico, a non-profit organization that offers equine therapy for children with autism, PTSD, ADHD, and other conditions. It is not classified as an NPL facility or a Superfund site. Additionally, the PR DNER has not reported any environmental incidents or emergency responses associated with this site.

The US EPA database has limited information on the site's remediation activities; however, its current use indicates that human exposure to contamination is under control. Concerning the migration of contaminated groundwater, the site is located east of the subject property. This suggests that if contaminated groundwater exists, it will flow away from the subject property toward the coastline, as is common in most coastal areas of Puerto Rico. None of the listed facilities present a risk of human exposure to contamination or the migration of contaminated groundwater to the subject property. Neither the subject property nor any adjacent properties are included on this list. No NPL or Superfund facilities were identified within one mile of the SP. Refer to Appendix VI.

EPA Safe Drinking Water Information System (SDWIS)

Information from the EPA Safe Drinking Water Information System Database was reviewed on March 22, 2024. Five (5) facilities are listed under the specified search area. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater from or to the subject property. Refer to Appendix VII.

5.2 Regulatory Agency File and Records Review

Neither the subject nor any adjoining properties were identified with a past or current violation on one or more standard environmental record sources. Therefore, regulatory files and records associated with the abovementioned listing do not need to be reviewed.

5.3 Additional Environmental Records Sources

Department of Natural Resources and Environment (DRNA) & US Geological Survey (USGS)

According to the DRNA and the USGS, no public supply wells or agricultural wells exist within the subject property or any of the adjoining properties. According to the USGS Groundwater Monitoring Network, no active USGSo Monitoring Wells in the Municipality of Naguabo under the specified search criteria. None of the listed facilities represent a risk of human exposure to contamination and migration of contaminated groundwater to the Subject Property. Refer to Appendix VIII.

EQB List of Registered Petroleum Storage Tanks

A list of all the registered petroleum storage tanks in the Municipality of Naguabo is provided in Appendix IX. The review of the state-registered LUST facilities indicates that no LUST facilities are registered within one mile of the subject property.

5.4 Physical Setting Source

Physical Setting Sources were obtained from the USGS, US Department of Agriculture, and visits to the subject property and its vicinity.

General Site Geographic Information

The geology of the Naguabo-Maunabo region is described in terms of two basic lithologic types: the Eocene to lower Cretaceous plutonic and volcanic bedrock outcropping in the mountains and underlying the alluvial deposits in the valleys and the Holocene and Pleistocene age alluvial deposits filling the valleys. Small areas of swamp and beach deposits are associated with coastal alluvial deposits. The plutonic rocks are mostly granodiorite and quartz diorite of the San Lorenzo Batholith, frequently veined with calcite. The volcanic bedrock is a mixture of medium- to thick-bedded volcaniclastic tuff, breccia, sandstone, and conglomerate, as well as andesitic lava flows. Much of the volcanic rock was deposited in the sea and, during quiescent conditions, was interbedded with limestone (McGonigle, 1978 and 1979; Rogers and others, 1979).

The alluvial deposits are composed of poorly sorted clay, silt, and sand. In the Humacao-Naguabo basin, the alluvial deposits range in thickness from near zero at the bedrock-alluvium contact to more than 160 feet near the coast (Graves, 1989, p. 15). The maximum thickness of the alluvium in the Yabucoa basin is unknown but probably exceeds 180 feet (Anders, 1971, p. 15). Clean sand beds, as thick as 50 feet, were reported in this area by Anders (1971, p. 15). In the Maunabo basin, the alluvial deposits are estimated to be as much as 200 feet thick.

General Site and Vicinity Hydrogeology

The principal aquifers in the Naguabo-Maunabo region are in the alluvial deposits that fill the valleys. These aquifers are under water-table conditions but are influenced by the delayed yield of water from clay beds present within them and by anisotropy characterized by a horizontal component of hydraulic conductivity that is several times larger than the vertical component. These aquifers may range in thickness from near zero at the bedrock-alluvium contact to 200 feet near the coast and toward the central part of the valleys (fig. 2.4.1.D-1). The aquifers in the fractured volcanic and plutonic rocks are discussed only briefly in this report because of their very low yields, although locally, they may represent an important water source.

Based on data from Anders (1971), Adolphson and others (1977), and Graves (1989), the hydraulic conductivity of the bedrock and the alluvial bedrock contact area is estimated at about five ft/d throughout the region. The average hydraulic conductivity for the alluvial deposits is estimated at about ten ft/d (fig. 2.4.1.D-2). Observed differences in the hydraulic conductivity for the alluvium result from aerial and vertical variability in sediment particle size. In addition, hydraulic conductivity values along the major rivers are usually high. Within the Humacao-Naguabo basin, a minor increase in hydraulic conductivity to 20 ft/d is observed along the Río Humacao, Río Blanco, Río Santiago, and the lower part of the Río Antón Ruiz. In the Yabucoa basin, hydraulic conductivity is about 20 ft/d along the major streams (Río Guayanés and Río del Ingenio). Along the Maunabo basin, hydraulic conductivity averages 100 ft/day (Adolphson and others, 1977). Along the major tributaries to the Río.

Maunabo and other streams in the Maunabo basin, hydraulic conductivity ranges from 50 to 75 ft/d. Apparent transmissivity values within the Humacao-Naguabo basin range from 600 to 2,000 ft2/d (Graves, 1989). In the Yabucoa basin, apparent transmissivity can be as high as 7,000 ft2/d. Transmissivity values as high as 20,000 ft2/d were calculated for areas adjacent to the Río Maunabo due to large hydraulic conductivity values.

Ground-Water Levels & Movements

Groundwater levels in the plutonic and volcanic rocks in the mountains and uplands follow the topography. The water-table surface lies within 50 to 100 feet below the land surface in the ridges and at or near the land surface in the valleys. Groundwater discharge from the plutonic and volcanic rocks maintains stream base flow in the mountain and upland areas. The contribution of groundwater from the volcanic and plutonic rocks to the alluvial aquifers is relatively small compared to the total groundwater in the valleys. Water levels within the alluvial aquifers of the Naguabo-Maunabo region vary from 100 feet above mean sea level near the bedrock-alluvium contact to near mean sea level in coastal areas. Although the water table fluctuates seasonally due to rainfall, pumpage has caused significant declines in the Yabucoa and Maunabo basins. The water table is generally at its lowest elevation during the dry months of March and April and at its highest elevation in September.

Groundwater in the alluvial aquifers flows east in the Humacao-Naguabo and Yabucoa basins and southeast in the Maunabo basin towards the coast. Groundwater may flow toward or away from streams, depending on the hydraulic gradient between the stream and the adjacent aquifer. Within the Humacao-Naguabo basin, a considerable amount of groundwater discharges to the rivers in the upper reaches of the alluvial valleys, whereas in the lower reaches, the alluvial aquifer is recharged by streamflow losses (Graves, 1989, p. 20). In the lowermost reaches, swampy areas and lagoons serve as aquifer discharge zones (Graves, 1989, p. 48). In contrast, rivers in the Yabucoa and Maunabo alluvial valleys drain the alluvial aquifer. According to the water budget presented by Anders (1971, p. 38) and Adolphson and others (1977, p. 17), discharge from the alluvial aquifers into the streams represents 27 and 50 percent of the annual river flow in the Yabucoa and Maunabo basins, respectively.

5.5 Historical Use of the Property

The subject property is a vacant, undeveloped land with no recorded commercial use.

5.6 Use of Properties in the Surrounding Area

Current uses in the subject property's neighborhood are primarily residential, with some commercial and institutional facilities in the surrounding area.

5.7 Standard Historical Sources

Aerial Photographs

Aerial photographs were obtained using the Google Professional Server. The images taken from an aerial platform had sufficient resolution to identify the development and

activities of areas encompassing the subject property. The reviewed material included images from the past 20 years. The review of the aerial photography does not provide any evidence of potential RECs in connection with the subject property.

Fire Insurance Maps

No fire insurance map was reviewed as part of this investigation. Sanborn Maps are not available for Puerto Rico.

Property Tax Files

No property tax files were reviewed as part of this Phase I ESA.

Recorded Land Title Records

No land title records were reviewed as part of this Phase I ESA.

USGS Topographic Maps

The USGS Topographic Map of the subject property vicinity was reviewed. Besides

the commercial use listed under sections 4.5 and 4.6, no additional commercial use was identified with the subject property or any adjoining properties. Refer to Appendix A.

Local Street Directories

Local street directories were not available for the subject property vicinity.

Building Department Records

No building department records were reviewed as part of this assessment.

Zoning/Land Use Records

The Puerto Rico Land Use Plan, Municipal Ordinance Plans, several overlaid special district plans, and the corresponding applicable regulations and guidelines regulate land use in Puerto Rico. Based on the information obtained by reviewing the Municipality of Naguabo's Zoning Maps, the subject property is under special regulation, and a zoning district was not identified. The environmental professional, however, is not qualified to determine zoning compliance for the identified use of the subject property. The subject property is assumed to be free of zoning compliance violations that might affect its intended use, and no liability or responsibility is

assumed in this respect. A zoning compliance assessment is beyond the scope of this Phase I ESA.

Prior Environmental Assessment

No prior environmental assessments were reviewed as part of this Phase I ESA.

Other Historical Sources

No other historical sources were reviewed as part of this Phase I ESA.

6.0 INTERVIEWS AND QUESTIONNAIRES

6.1 User/client questionnaire

Refer to Appendix X for a copy of the client/user questionnaire.

6.2 Past owners and past occupants Questionnaire

The subject property's past owners (before development) were not available to be interviewed.

6.3 Present owner and site manager interview

Date of Interview: March 12, 2023

Name: Mrs. Elvelisse Figueroa

Title: Acting Owner Representative

Environmental Questionnaire

(1.) Environmental cleanup liens filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

Refer to Appendix X for a copy of the client/user questionnaire. No evidence of a REC to the subject property was identified in the User/Client Questionnaire.

The owner's representative is unaware of any environmental cleanup liens filed or recorded against the property under federal, state, or local law.

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls, in place at the site and have been filed or recorded in a registry under federal, tribal, state, or local law?

The owner representative is unaware of any AULs, such as engineering controls, land use restrictions, or institutional controls, that are in place at the site and have been filed or recorded in a registry.

***(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR* 312.28).**

As a user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

The owner's representative has no specialized knowledge or experience related to the property or nearby properties.

(4.) Relationship of the purchase price to the property's fair market value if not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The owner's representative did not provide any details regarding the current transaction.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

(a) Do you know the past uses of the property?

Undeveloped land with no commercial use on record.

b) Do you know of specific chemicals present or once present at the property?

In addition to the information in section 4.8 of this report, the site manager states that he is unaware of any other specific chemicals present or once present at the subject property.

(c) Do you know of spills or other chemical releases that have taken place at the property?

The owner's representative is unaware of spills or other chemical releases at the subject property.

(d) Do you know of any environmental cleanups that have taken place at the property?

The owner's representative is not aware of any environmental cleanups that have taken place at the subject property.

(6.) The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of the ESA, based on your knowledge and experience related to the property, are there any indicators that point to the presence or likely presence of contamination?

The owner representative does not know of any indicators that point to the presence or likely presence of contamination at the subject property.

6.4 Government Official(s) Interview (s)

CTS Group, Inc., contacted the Municipality of Naguabo on March 12, 2024, to obtain information about the subject property. Mr. Jose Ramos Santana, director of the Office for Emergency Management, indicated no information on record connecting the subject and adjoining properties with any incident or violation that would result in a Recognized Environmental Condition. Mrs. Yetsenia Rivera Santana, director of the Office for Emergencies Management, was also interviewed. Mr. Rivera stated that there is no record in the Public Works Department connecting the subject property with any environmentally related incident or violation that would result in a potential risk to human health and contaminants at the subject property. Additionally, a review of the available documentation in the U.S. EPA and the PR Department of Natural and Environmental Resources' Underground Storage Tank Program in connection with the subject property yielded no information that would affect the professional opinion in this report.

CTS Group, Inc. sent a letter to the Puerto Rico Department of Environmental and Natural Resources on October 24, 2023, requesting information regarding any environmentally related incident or violation concerning the commercial operations of the subject property and the other businesses located in the subject property 's immediate vicinity. In response to our request for information, the PR DNER

Regional Office of Humacao sent us a communication from the desk of the office director , Mrs. Vanessa del Moral Rosario , on October 27, 2023 indicating that no records were found in his office connecting the subject property or any adjoining properties to any environmental impairments and that no violations were found in connection with the subject property or any of the adjoining properties. In reviewing the available documentation in the U.S. EPA (Record Search) and the PR Department of Natural and Environmental Resources ' Underground Storage Tank Program (UST and LUST List) concerning the subject property, no information was found that would affect the professional opinion issued in this report.

7.0 OUT-OF-SCOPE SERVICES

The following are several non-scope considerations the user may want to assess concerning *commercial real estate*. No implication is intended regarding the relative importance of investigating such non-scope considerations, and this list is not intended to be all-inclusive.

Wetlands/Flood Plain

No evidence of wetlands was observed on the subject property. The vicinity surrounding the subject property was evaluated using the U.S. Fish and Wildlife Service Natural Wetland Inventory (NWI) map, and no wetlands were identified on the subject property. The current operations at the subject property are believed to cause no adverse impact on the off-site wetlands identified on the NWI map. Appendix A of this report includes a copy of the National Wetland Inventory for the subject property vicinity issued by the U.S. Fish and Wildlife Service. According to the Federal Emergency Management Agency Flood Insurance Rate Map for Naguabo, Puerto Rico Panel No. 72000C1285J, dated Nov 18, 2009, the subject property has been placed under Zone X, defined as an area of minimal flood hazard. The environmental professional, however, is not qualified to determine the flooding conditions of the subject property. The subject property is assumed to be free of adverse floodable conditions that might affect its intended development, and no liability or responsibility is assumed in this respect. Further analysis of flood insurance or flood certification is beyond the scope of this Phase I ESA.

Endangered Species

Under the Endangered Species Act, the government protects endangered and threatened plants and animals (listed species) and their habitats. The presence of listed species can restrict the use of the property to ensure that the proposed or current activities do not adversely affect endangered or threatened species and their critical habitats. Based on

limited reviewed information, CTS Group, Inc. did not identify any record of threatened or endangered species in the subject property or immediate vicinity that may be affected by the current operations at the subject property.

Lead-Based Paint

The Consumer Product Safety Commission (CPSC) prohibited using lead in paint for residential use in 1978 in concentrations greater than 0.06 percent lead by weight. Since CERCLA authorizes EPA to address releases of hazardous substances into the environment, the agency has limited authority to use the federal Superfund program to address exposure from building interior lead-based paint ("LBP"). In limited circumstances, the EPA may use its CERCLA authority to conduct response actions for soils contaminated by a release of lead-contaminated paint from building exteriors that pose a lead hazard and to prevent recontamination of soils that have been remediated. CTS Group, Inc. did not perform a Lead-based Paint inspection at the subject property.

Asbestos Containing Building Materials (ACBM's)

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM before demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be necessary to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include assessing all subject building materials, including those in normally inaccessible areas. Any material found to be ACBM should be handled according to applicable regulations. CTS Group, Inc. did not perform an Asbestos Containing Materials inspection at the subject property.

Microbial Contamination (Mold)

A comprehensive mold survey was beyond the scope of this Phase I ESA; however, during the assessment, no visual evidence of active water or mold damage was observed in the areas inspected by CTS Group, Inc.

Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which is commonly found in bedrock containing black shale and granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term radon exposure has been associated with lung cancer. The EPA Map of Radon Zones does not provide a map for Puerto Rico. Performing Radon monitoring and

sampling is not required to give a professional opinion under the ASTM E1527-21 Standard.

Lead in Drinking Water

CTS Group, Inc. researched information about the source and the regulatory compliance of the drinking water supplied to the subject property. The subject property receives drinking water from the Puerto Rico Aqueduct and Sewer Authority (PRASA). According to the PRASA's website, 100 % of its water is tested before it enters the distribution system. The water supplied to the subject property's vicinity meets federal and state drinking water standards.

Indoor Air Quality

Indoor pollution sources that release gases or particles into the air are the primary cause of indoor air quality problems in homes. Inadequate ventilation can increase indoor pollutant levels by not bringing in enough outdoor air to dilute emissions from indoor sources and not carrying indoor air pollutants out of the home. High temperature and humidity levels can also increase concentrations of some contaminants. The subject property consists of undeveloped land.

Noise Pollution

A Noise Survey was not performed as part of this Phase I ESA, and the Environmental Professional was not informed whether one was conducted at the premises.

8.0 FINDINGS & OPINION

The site reconnaissance of the subject property surroundings yielded the following results:

- There is no evidence of oily films in standing water.
- There is no evidence of discolored and oil-stained floors.
- There is no evidence of discarded chemical containers.
- There is no evidence of waste pipes or buried waste.
- There is no evidence of distressed vegetation.
- There is no presence of unusual odors.
- There is no evidence of a LUST Facility at the subject property
- There is no evidence of a LUST Facility at the adjoining properties.

This assessment revealed no recognized environmental conditions (RECs) associated with the subject property.

This assessment revealed no Controlled Recognized Environmental Conditions (CRECs) associated with the subject property.

This assessment revealed no Historical Recognized Environmental Conditions (HRECs) associated with the subject property.

This assessment revealed no de minimis conditions associated with the subject property..

9.0 SIGNIFICANT DATA GAPS

This Phase I ESA did not identify RECs in connection with the subject property or evidence of any potentially significant environmental concern. Therefore, further investigative work at the subject property is optional to satisfy All Appropriate Inquiries. CTS Group, Inc. identified a data failure while conducting the Phase I ESA at the subject property, as the available Standard Historical Sources only go back to 2004. The data failure mentioned above does not represent a significant data gap since CTS Group, Inc. did not identify any source of environmental impairments in connection with the subject property before 2004 based not only on the available historical records review but also on the commonly known or reasonably ascertainable information regarding the subject property's immediate vicinity. Except for the limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with the ASTM Standard E1527-21.

10.0 ADDITIONAL INVESTIGATIONS

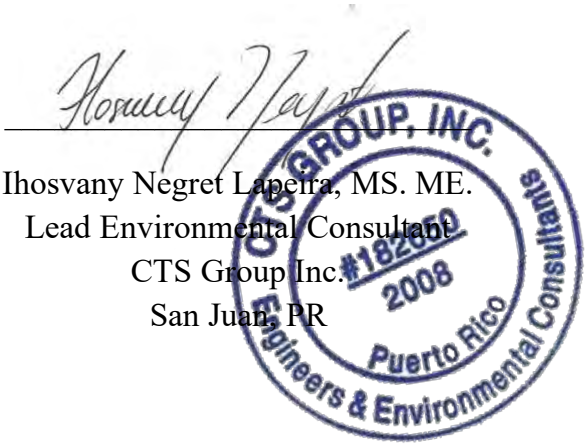
No further study or testing is warranted to satisfy “All Appropriate Inquiries” at the subject property beyond the scope of the ASTM E1527-21 Standard, performed as described within this report.

11.0 CONCLUSIONS

We have performed a Phase I ESA, conforming with the scope and limitations of ASTM Practice E1527-21, of a vacant land at Road PR-3 Km 60.0 Interior, Daguao Ward, Naguabo, Puerto Rico. (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. Any exceptions to, or deletions from, this practice are described in Section 13.0 of this report. This report’s Findings, Opinions, and Conclusion sections are based on sections 12.5, 12.6, and 12.8 of ASTM E E1527-21, respectively.

12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT & SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR § 312. I have specific qualifications based on education, training, and experience to assess the subject property's nature, history, and setting. I have developed and performed all appropriate inquiries in conformity with the standards and practices outlined in 40 CFR Part 312.



Ihosvany Negret Lapeira, MS. ME.
Lead Environmental Consultant
CTS Group Inc.
San Juan, PR

13.0 REFERENCES

ASTM Standards:

1. *ASTME1527-21 Standard Practice for Environmental Site Assessments Phase I*
2. *E2091 Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls*
3. *E2600 Guide for Vapor Encroachment Screening on Property*
4. *Involved in Real Estate Transactions*

Federal Statutes:

1. *Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C. §§9601 et seq.*
2. *Emergency Planning and Community Right-To-Know Act of 1986 ("EPCRA"), 42 U.S.C. §§11001 et seq.*
3. *Freedom of Information Act, 5 U.S.C. §552, as amended by Public Law No. 104-231, 110 Stat. 3048*
4. *Resource Conservation and Recovery Act (also referred to as the Solid Waste Disposal Act), as amended ("RCRA"), 42 U.S.C §6901 et seq.*

USEPA Documents:

1. *"All Appropriate Inquiries" Final Rule, 40 C.F.R. Part 312*
2. *Chapter 1 EPA, Subchapter J-Superfund, Emergency*

Appendix A
Site Photographs & Imagery

Site Photographs

SP – North View - (02/2024)

SP – South View - (02/2024)

SP – West View - (02/2024)

SP – East View - (02/2024)

SP – Southeast View - (02/2024)

SP – Eastern area - (02/2024)

Adjoining Properties

Adjoining Properties – West (Undeveloped) – (02/2024)

Adjoining Properties – North (Residential) – (02/2024)

Adjoining Properties – North (Residential) – (02/2024)

Adjoining Property – South (Undeveloped) – (02/2024)

Adjoining Properties – East (Undeveloped) – (02/2024)

Aerial Photographs

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Aerial View – 1994
Google Earth

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Aerial View – 2006
Google Earth

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

CTS GROUP INC.
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Subject Property Vicinity
Aerial View – 2015
Google Earth

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

CTS GROUP INC.
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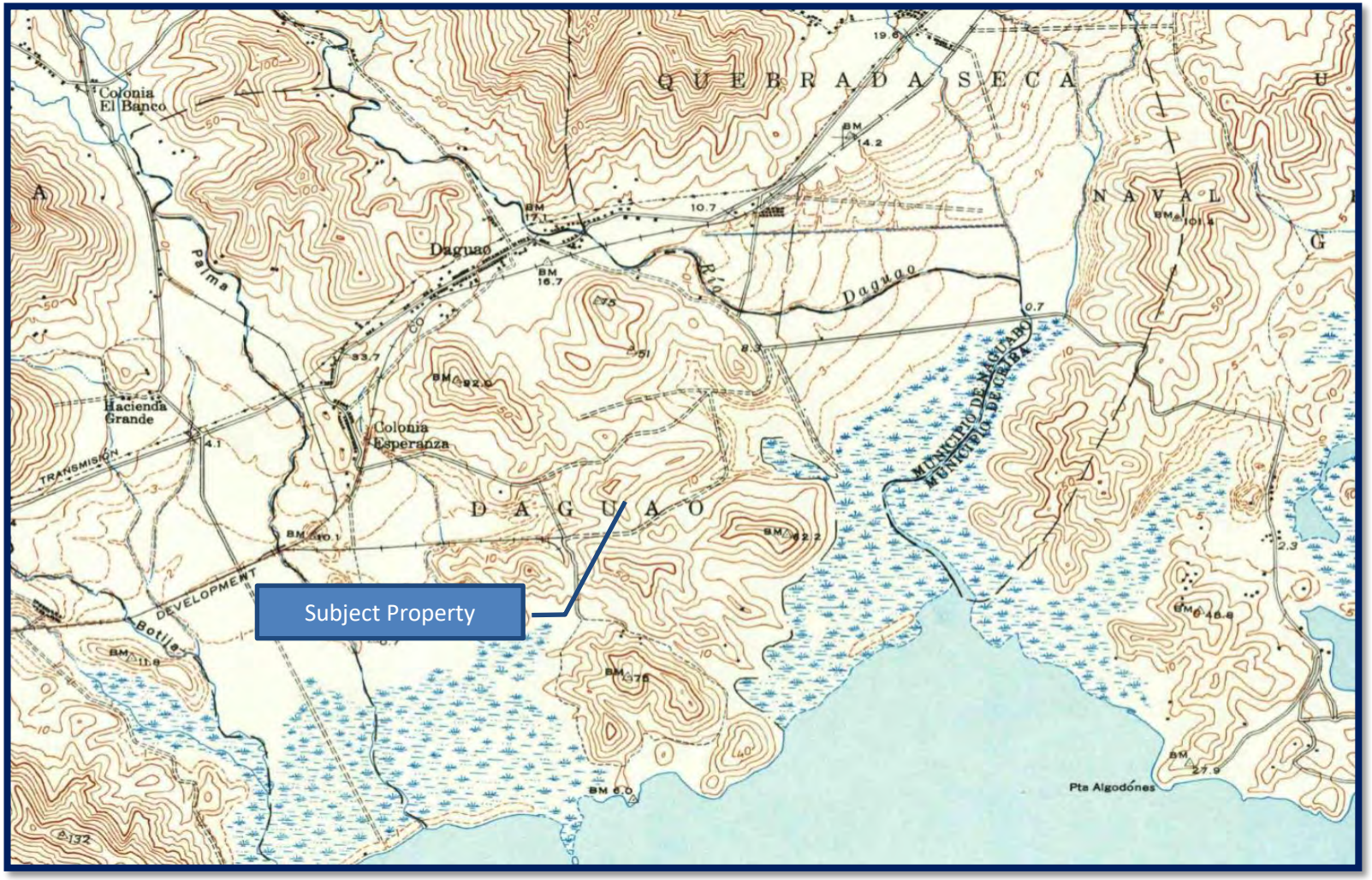
Subject Property Vicinity
Aerial View – 2023
Google Earth

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

Subject Property Boundaries Map

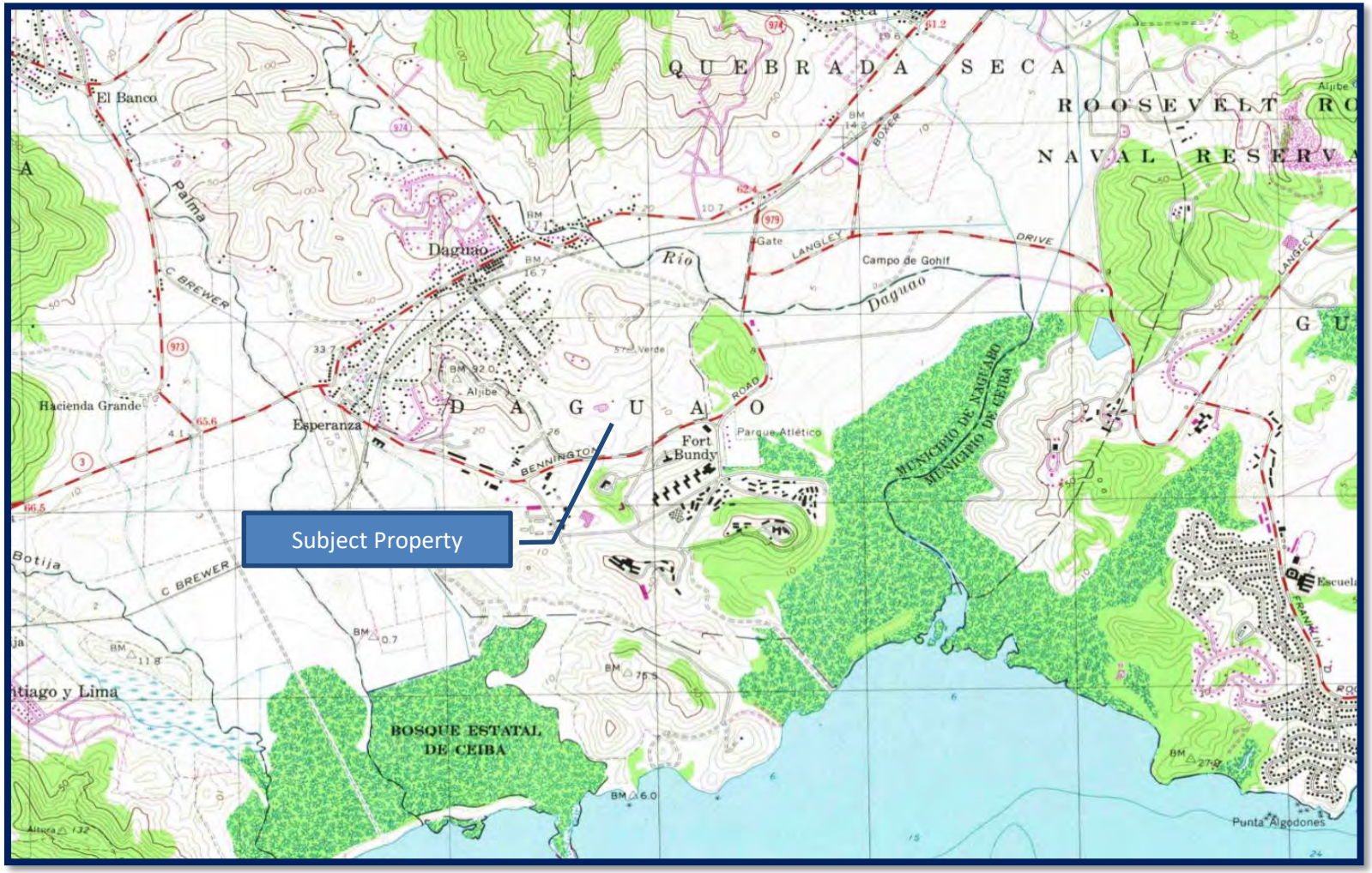
CTS GROUP INC. ENGINEERS & ENVIRONMENTAL CONSULTANTS	**Subject Property Bundaries Map**	**Promised Land – Naguabo Road PR-3 Km 60.0, Daguao Ward Naguabo, Puerto Rico 00718.**

Topographic Map



Subject Property Vicinity
Topographic View - 1946
Source: USGS

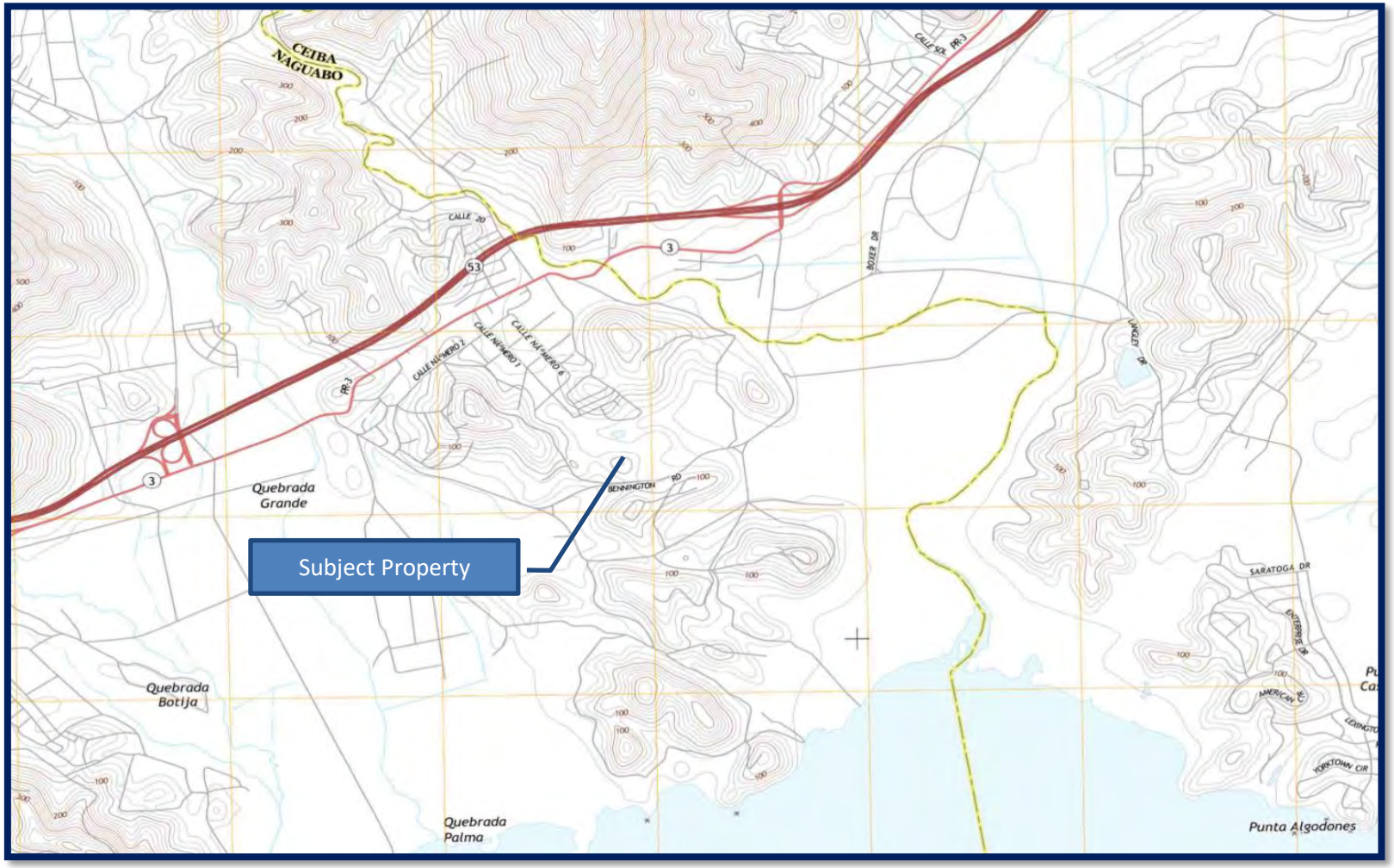
Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.



CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Topographic View - 1967
Source: USGS

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

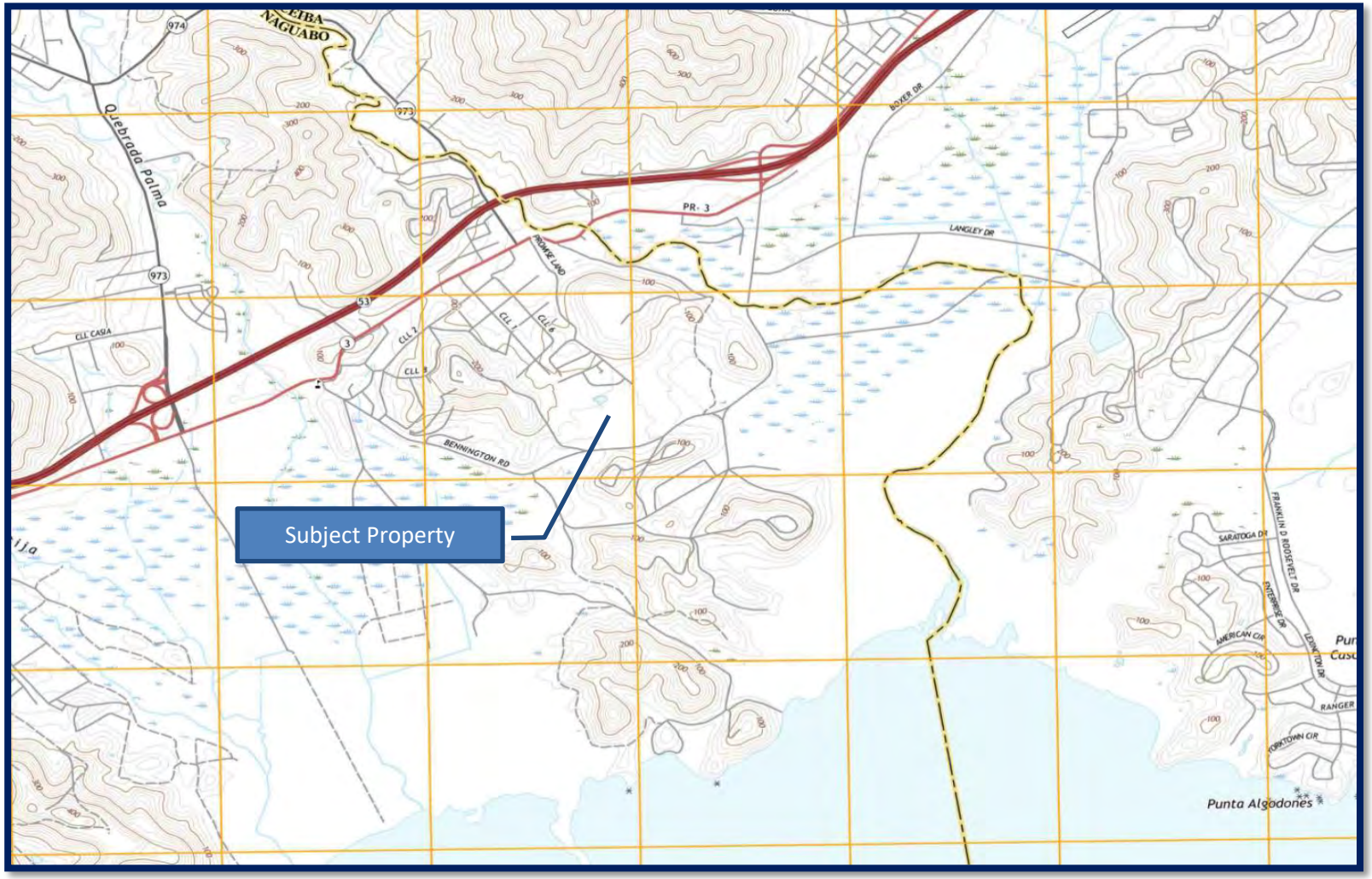


N

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Topographic View - 2013
Source: USGS

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

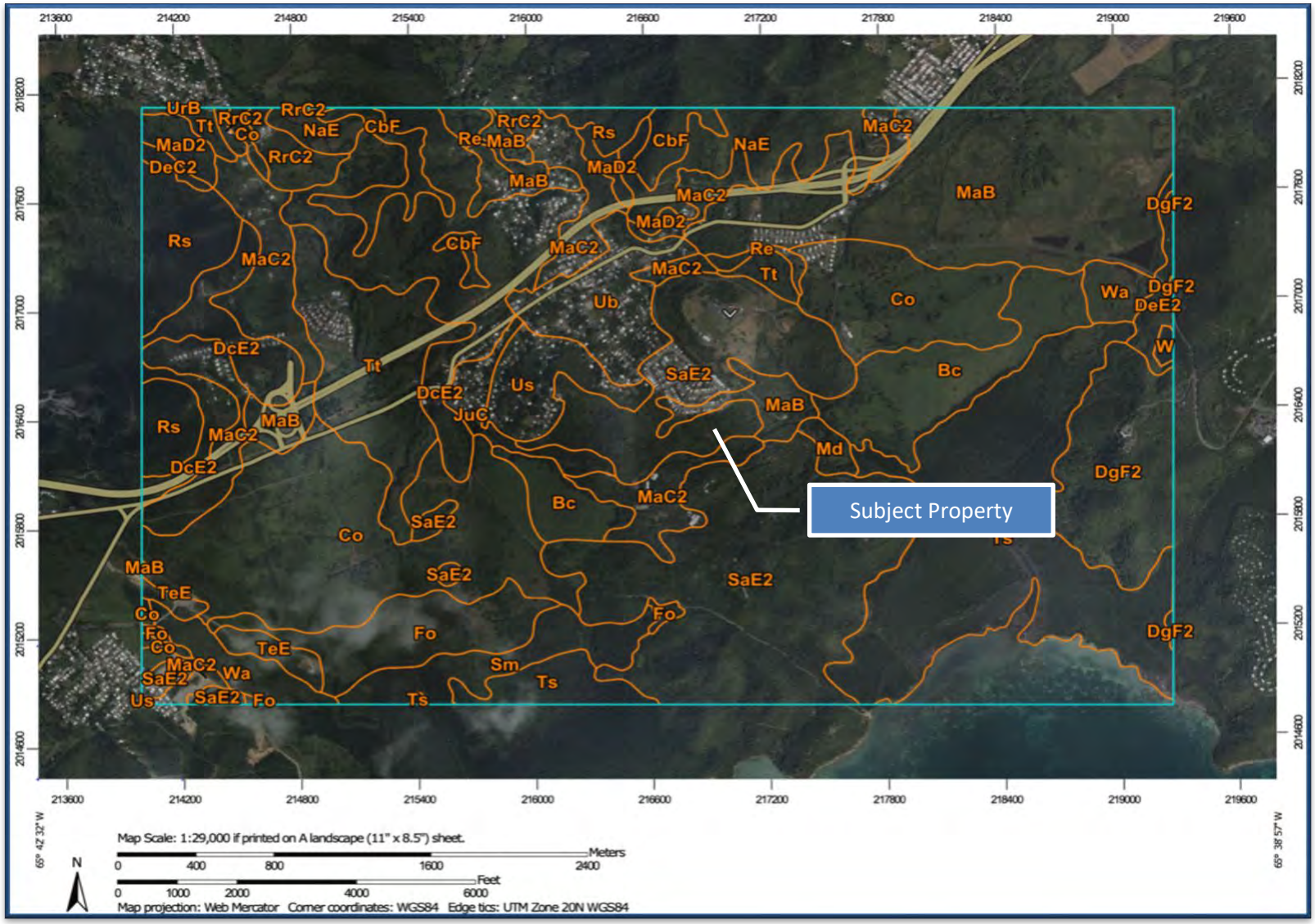


CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Subject Property Vicinity
Topographic View - 2018
Source: USGS

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

USDA Soil Map



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Subject Property Vicinity
Soil Map
Source: USDA

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

Property Tax ID Information

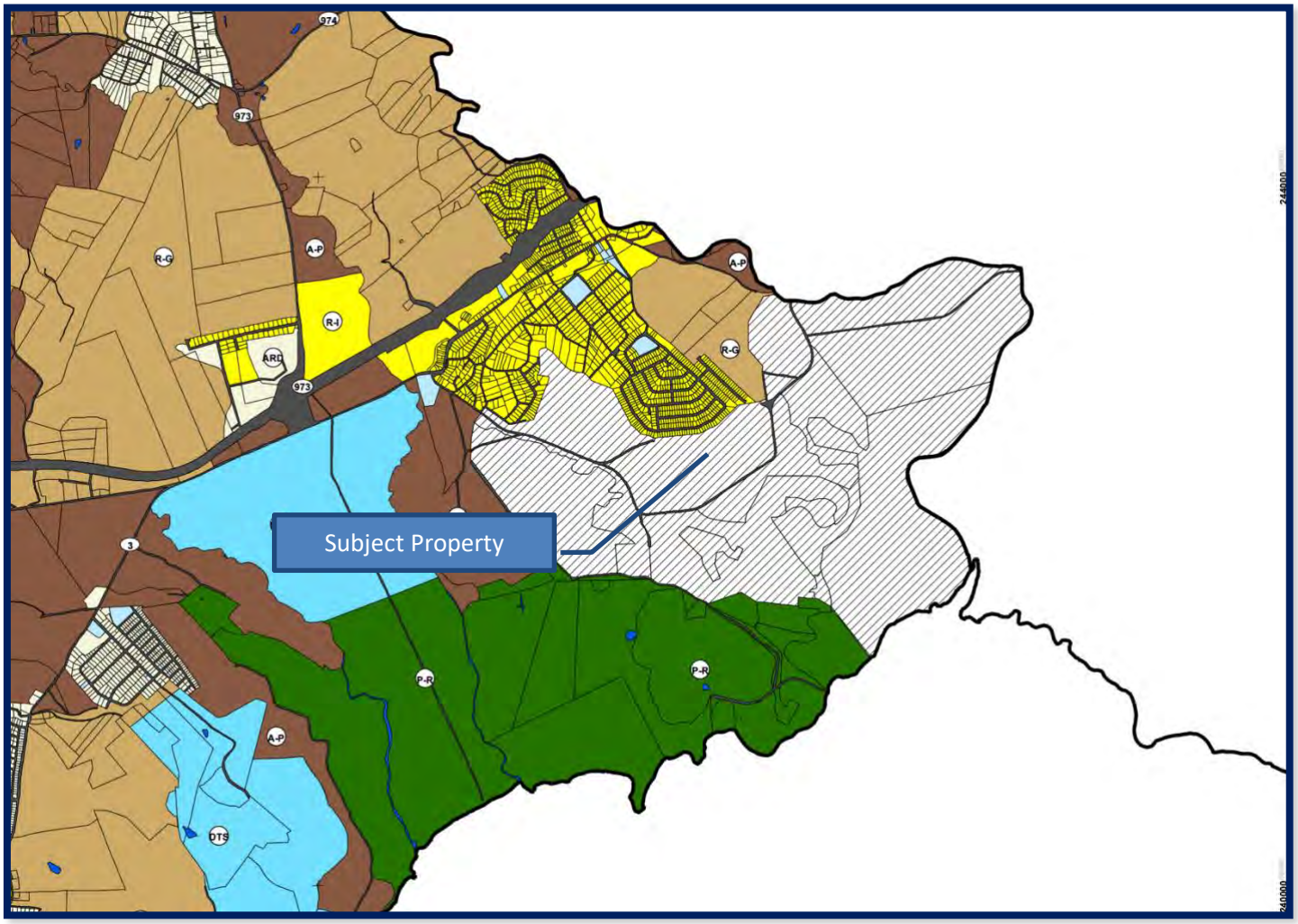
Ubicación	
Catastro	**231-000-006-36**
Coordenadas Nad83	x: 280044.7284, y: 242727.2141 (Lat: 18.21788131, Lon: -65.67657351) Ver: Google | Google Earth | OpenStreet | Temblores USGS| Waze
Area Aprox. (m.c.)	201283.1644
Municipio	Naguabo
Barrio	Daguao
Características Ambientales	
Zona Inund. Advisory	X
Zona Inundabilidad (firm)	X
Panel Inundabilidad (advisory)	72000C1285J
Floodway	No ubica en floodway
Suelo (NRCS)	SaE2 (61.1%) , MaB (20.0%) , MaC2 (18.7%) , SNS (0.2%)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse al mapa de calificacion vigente.
Clasificación PUT	SU (80%) , VIAL (19%)
Mapas de Calificación	Naguabo Mapa PUT
Distrito Sobrepuesto	
Zona Histórica	
Sitio Histórico	

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

Property Tax ID Information
Source: PR Planning Board

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

Zoning Map



Ver Reglamentación Especial	C-T, Comercial Turístico	P-R, Preservación de Recursos	S-H, Sitio Histórico	Límite de Municipio
Distrito de calificación	CR, Conservación de Recursos	R-C, Residencial Comercial	**Elemento geográfico**	
A-B, Área de Bosques	D, Dotacional	R-G, Rural General	Cuerpo de agua	
A-P, Agrícola Productivo	DTS, Desarrollo Turístico Selectivo	R-I, Residencial Intermedio	Sistema vial	
ARD, Área Rural Desarrollada	I, Industrial	R-T, Residencial Turístico		
C-I, Comercial Intenso	P-P, Playa Pública	R-U, Residencial Urbano		

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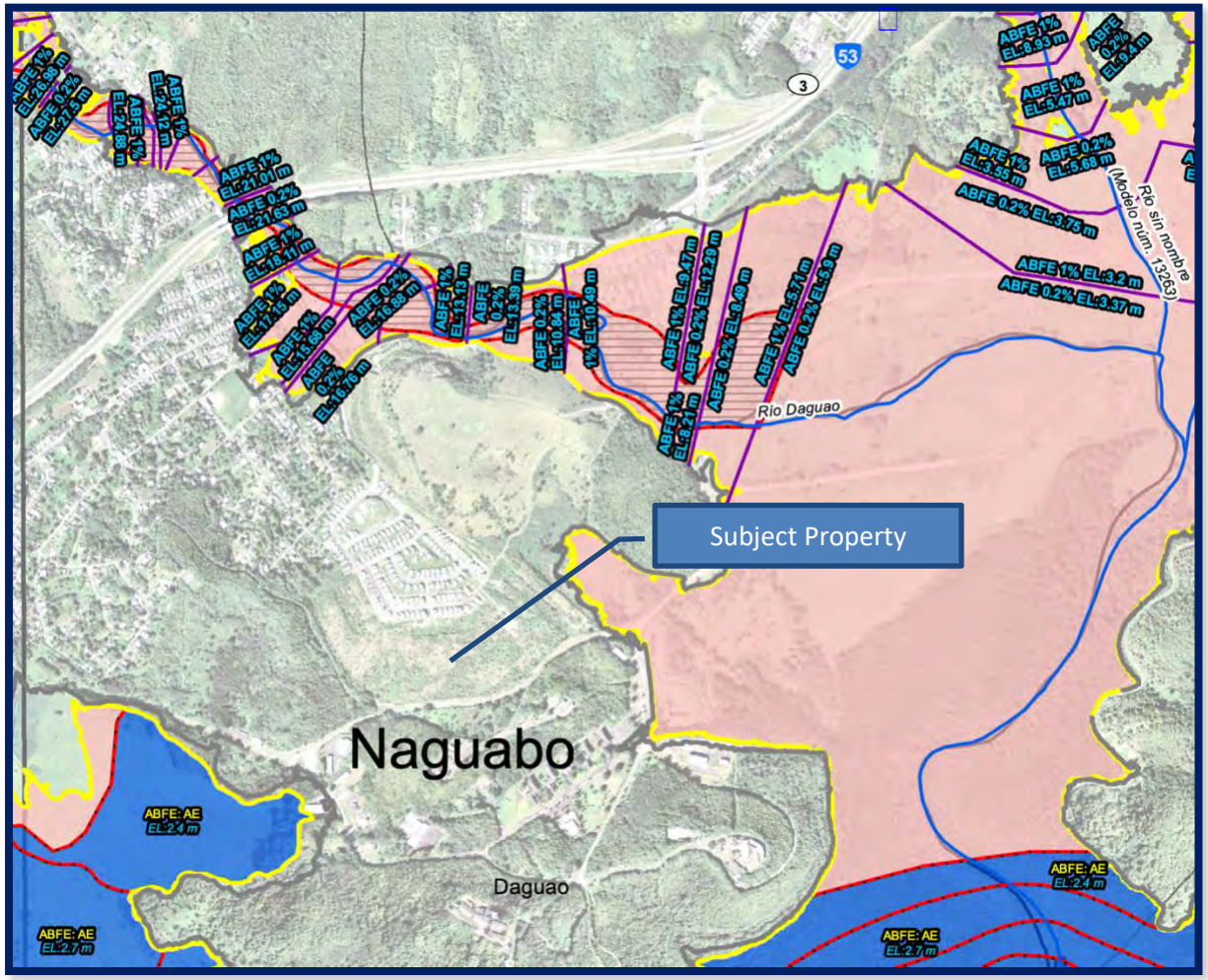
Subject Property Vicinity
Zoning Map
Source: Planning Board of PR

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

U.S. Fish and Wildlife Service
National Wetland Inventory Map

CTS GROUP INC. ENGINEERS & ENVIRONMENTAL CONSULTANTS	U.S. Fish & Wildlife Service National Wetland Inventory Map	Promised Land – Naguabo Road PR-3 Km 60.0, Daguao Ward Naguabo, Puerto Rico 00718.

U.S. FEMA Flood Map



LEYENDA

- Hidrografía
- Nivel de Inundación Base Recomendado
- Límite de Acción Moderada de la Ola (LiMWA)
- 1% Probabilidad Anual de Inundación
- 0.2% Probabilidad Anual de Inundación
- Límite ABFE

Zona Inundable

- 0.2% Probabilidad Anual de Inundacion
- A
- AE
- AO
- A Costera
- VE
- Cauce Mayor
- Panel
- Límite Municipal
- Límite de Barrio

N

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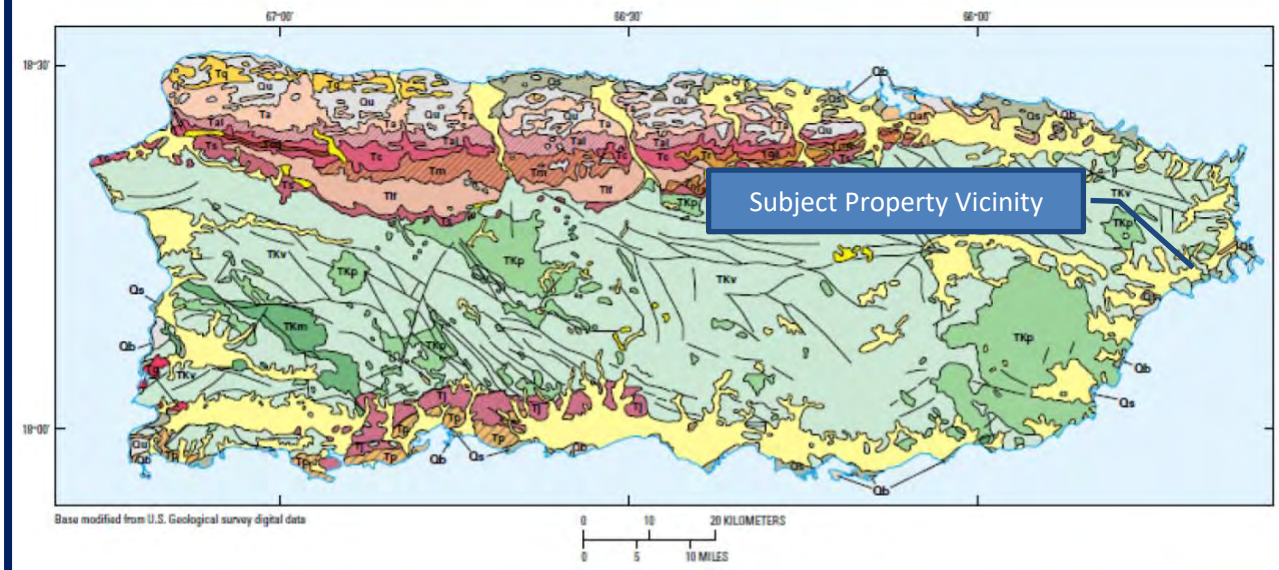
Subject Property Vicinity
Flood Map# 72000C1285J
Source: US FEMA

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

USGS Geologic Map



USGS Hydrology Map. Puerto Rico Regional Aquifer Systems

N

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USGE Hydrology Map
Puerto Rico Regional Aquifer System
USGS Resources

Promised Land – Naguabo
Road PR-3 Km 60.0, Daguao Ward
Naguabo, Puerto Rico 00718.

Appendix I
EPA Superfund CERCLIS List

CTS Group, Inc. PML-03-024

Superfund Site Search Results

Found **0** site(s) that match your search criteria listed below.

Search Criteria:

Active, Archived, or All :	***Active***
City:	*NAGUABO*
State:	*Puerto Rico*
ZIP Code:	*00718*

To conduct another search, return to the **Search Superfund Site Information** page.

MARCH 23, 2024

Appendix II
EPA Enforcement and Compliance History (ECHO)

CTS Group, Inc. PML-03-024

An official website of the United States government

Search EPA.gov

ECHO Enforcement and Compliance History Online

<https://echo.epa.gov/>

Search Options <https://epa.gov/> **Analyze Trends** <https://epa.gov/> **Find EPA Cases** <https://epa.gov/>

Data Services <https://epa.gov/> **Help** <https://epa.gov/>

Login Contact Us <https://epa.gov/resources/general-info/contact-us>

Facility Search Results

Michigan, Missouri, Nebraska, North Carolina, Pennsylvania, Vermont, Washington, West Virginia, and Wisconsin are working with EPA to fix problems with their Clean Water Act violation data. Read More...

Report Violation

<https://epa.gov/rep environmental-violat

Help

<https://epa.gov/help search/facility-search help>

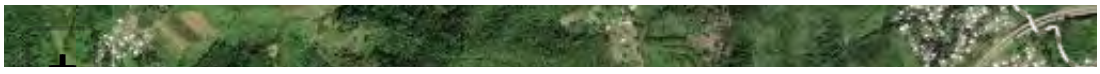
Map Legend **Basemap Options**

EJScreen Add EJ Summary Map Supplemental Indexes (US)

Zoom To: Enter city, state, and/or zip cod

Facility Summary

S.U. DAGUAO WARD SCHOOL PR-3 KM 61.4



CTS Group, Inc. PML-03-024

CAA	
CWA	Terminated Permit
RCRA	
SDWA	

Days Since Last Compliance Monitoring Activity: 1,724
Date of Last Formal Enforcement Action: --
Last Penalty Amount: $--
More Facility Details

Customize Columns **Download Data** **Quick CSV Download**

Source Data <https://epa.gov/resources/echo-data/about-the-data>

Results Guide <https://epa.gov/help/facility-search/all-data-search-results-help#results>

Reports Legend <https://epa.gov/help/facility-search/search-results-reports-legend>

▼ Current Search

12 Facilities Found

Selected Criteria

Media Selected: All Media Programs
City: Naguabo ✕
State/Territory: Puerto Rico ✕
ZIP Code: 00718 ✕
Active/Operating: Yes ✕

Explore Enforcement and Compliance Criteria

☐ **2** Facilities with Current Violations
☐ **1** Facilities with

Facility Name	Mapped	Street Address	City	State	FRS II
ALBERTO CULVER (PR), INC.		PR-192 KM 0.5	NAGUABO	PR	1100007

CTS Group, Inc. PML-03-024

COMBE PRODUCTS		EL DUQUE INDUSTRIAL PARK RD 971 ST A	NAGUABO	PR	1100225
DUAL-LITE CAYMAN LTD		ROADS 31 AND 192	NAGUABO	PR	1100024
GENERAL ELECTRIC INDICATING DEVICES CORP		RD 971 KM 18.7	NAGUABO	PR	1100078
NAGUABO		CALLE BALDORIOTY #40	NAGUABO	PR	1100358
PRASA NAGUABO WTP		PR-970 KM 1.1	NAGUABO	PR	1100098
PRASA WTP RIO BLANCO		ROAD 31, KM 9.4	NAGUABO	PR	1100098
PUNTA LIMA WIND FARM -		PR-3 KM 63.3 SANTIA AND	NAGUABO	PR	1100712

Significant Violations

- [ ] **2** Facilities with Violations (3 years)
- [ ] **1** Facilities with Formal Enforcement Actions (5 years)
- [ ] **0** Facilities with Informal Enforcement Actions (5 years)

Modify Search

▼ Filter Facilities

Not Filtering on 12 Facilities

- [x] Only Show Matches

Facility Characteristics

Facility Type

- [ ] **0** Major
- [ ] **12** Non-Major

Facility Permit/ID

- [ ] **8** Has Water Permit (ICIS-NPDES)
- [ ] **0** Has ICIS-Air ID
- [ ] **4** Has RCRA ID
- [ ] **2** Has TRI Releases

CTS Group, Inc. PML-03-024

Enforcement and Compliance Characteristics

- [ ] **2** Facilities with Violations (1 or more quarters within the past 3 years)

1 2 3 4 5 6 7 8 9 10 11 12

Facilities with Formal Enforcement Actions (5 yrs)

- [ ] **1** Yes
- [ ] **11** No

1 2 3 4 5

Facilities with Informal Enforcement Actions (5 yrs)

- [ ] **0** Yes
- [ ] **12** No

1 2 3 4 5

Facilities with Compliance Monitoring Activities within Date Range

- [ ] **0** Yes
- [ ] **12** No

03/23/2C

03/23/2C

CTS Group, Inc. PML-03-024

Community

☐ **11** Facilities Located in Areas with Supplemental Indexes At or Above 80th Percentile (US)

◎ ○ ○ ○ ○

Any 1 or More | 4 or More | 7 or More | 10 or More

▼ Layers −

⚠ Each map layer requires a specific map scale for display. Layers are only available for selection if the map is zoomed in to a sufficient scale. Zoom in further to enable selection of additional layers. Note that adding multiple overlapping map layers may cause performance issues in the browser and display.

☐ Do not show again

Current Zoom: 72%

▶ **EJScreen Maps**

▶ **Air Maps**

▶ **Water Maps**

▶ **Places**

▶ **Boundaries**

CTS Group, Inc. PML-03-024

▶ **Endangered Species Act Critical Habitat**

Top of Page

Discover.

Accessibility
<https://www.epa.gov/accessibility>

Budget & Performance
<https://www.epa.gov/planandbudget>

Contracting
<https://www.epa.gov/contracts>

EPA www Web Snapshots
<https://www.epa.gov/home/wwwepagov-snapshots>

Grants
<https://www.epa.gov/grants>

Connect.

Data.gov
<https://www.data.gov/>

Inspector General
<https://www.epa.gov/office-inspector-general/about-epas-office-inspector-general>

Jobs
<https://www.epa.gov/careers>

Newsroom
<https://www.epa.gov/newsroom>

Open Government
<https://www.epa.gov/data>

Regulations.gov
<https://www.regulations.gov/>

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<https://www.epa.gov/aboutepa/forms/contact-epa>

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<https://www.epa.gov/aboutepa/epa-hotlines>

FOIA Requests
<https://www.epa.gov/foia>

Frequent Questions
<https://www.epa.gov/aboutepa/frequent-questions-specific-epa-programstopics>

Follow.

CTS Group, Inc. PML-03-024

No FEAR Act Data

<https://www.epa.gov/ocr/whistleblower-protections-epa-and-how-they-relate-non-disclosure-agreements-signed-epa-employees>

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<https://www.epa.gov/privacy>

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<https://www.usa.gov/>

White House

<https://www.whitehouse.gov/>

Last updated on September 21, 2022

Data Refresh Information

<https://epa.gov/resources/echo-data/about-the-data#sources>

Appendix III

EPA National Priority List (NPL)

						• Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-1995-09-29/pdf/95-24415.pdf> (5 pp, 166 K)	

Top of page

Puerto Rico (19 sites)

Site Name	City	Site EPA ID	Listing Date	Site Score	Federal Facility Indicator	Additional Information	Site Locatio
Atlantic Fleet Weapons Training Area - Vieques	Vieques	PRN000204694	02/11/2005		Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363533> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2005-02-11/pdf/05-2711.pdf> (8 pp, 175 K)	Site Locatio
Cabo Rojo Ground Water Contamination	Cabo Rojo	PRN000206319	03/10/2011	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363179> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2011-03-10/pdf/2011-5337.pdf> (9 pp, 179 K)	Site Locatio
Cidra Ground Water Contamination	Cidra	PRN000204538	07/22/2004	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363531> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2004-07-22/pdf/04-16571.pdf> (8 pp, 205 K)	Site Locatio
Corozal Well	Corozal	PRN000206452	03/15/2012	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363184> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2012-03-15/pdf/2012-6329.pdf> (9 pp, 250 K)	Site Locatio
Dorado Ground Water Contamination	Dorado	PRN000201872	09/09/2016	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363674> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2016-09-09/pdf/2016-21615.pdf> (7 pp, 245 K)	Site Locatio
Fibers Public Supply Wells	Jobos	PRD980763783	09/21/1984	35.34	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363610> • Site Progress Profile	Site Locatio

						• Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	
Juncos Landfill	Juncos	PRD980512362	09/08/1983	32.57	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363606> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Site Locatio
Maunabo Area Ground Water Contamination	Maunabo	PRN000205831	09/27/2006	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363168> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2006-09-27/pdf/e6-15858.pdf> (9 pp, 212 K)	Site Locatio
Ochoa Fertilizer Co	Guanica	PRD091171264	09/09/2022	56.15	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/11/403042> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2022-09-09/pdf/2022-19148.pdf> (7 pp, 245 K)	Site Locatio
Papelera Puertorriquena, Inc.	Utuado	PRD090290685	09/23/2009	34.69	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363173> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2009-09-23/pdf/e9-22934.pdf> (10 pp, 170 K)	Site Locatio
Pesticide Warehouse I	Arecibo	PRD987367349	09/27/2006	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363165> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2006-09-27/pdf/e6-15858.pdf> (9 pp, 212 K)	Site Locatio
Pesticide Warehouse III	Manati	PRD987367299	04/30/2003	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363521> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2003-04-30/pdf/03-10648.pdf> (8 pp, 191 K)	Site Locatio
PROTECO	Peñuelas	PRD000831487	05/15/2019	36.33	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/11/199498> • Site Progress Profile	Site Locatio

						• Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2019-05-15/pdf/2019-09924.pdf> (7 pp, 324 K)	
San German Ground Water Contamination	San German	PRN000205957	03/19/2008	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363170> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2008-03-19/pdf/e8-5557.pdf> (9 pp, 214 K)	Site Locatio
Scorpio Recycling, Inc.	Candeleria Ward	PRD987376662	02/04/2000	50.00	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363500> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2000-02-04/pdf/00-2474.pdf> (8 pp, 271 K)	Site Locatio
The Battery Recycling Company	Bo. Cambalache	PRR000004655	08/03/2017	56.66	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/11/196879> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2017-08-03/pdf/2017-16172.pdf> (6 pp, 255 K)	Site Locatio
Upjohn Facility	Barceloneta	PRD980301154	09/21/1984	41.92	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363609> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	Site Locatio
Vega Alta Public Supply Wells	Vega Alta	PRD980763775	09/21/1984	42.24	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363608> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189627> (22 pp, 177 K)	Site Locatio
Vega Baja Solid Waste Disposal	Rio Abajo Ward	PRD980512669	07/22/1999	50.37	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/02/363488> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-1999-07-22/pdf/99-18602.pdf> (8 pp, 183 K)	Site Locatio

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Rhode Island (12 sites)							

Site Name	City	Site EPA ID	Listing Date	Site Score	Federal Facility Indicator	Additional Information	Sit Lo
Central Landfill	Johnston	RID980520183	06/10/1986	46.71	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001280> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189628> (34 pp, 369 K)	Sit Lo
Centredale Manor Restoration Project	North Providence	RID981203755	02/04/2000	70.71	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001218> • Site Progress Profile • Federal Register Notice (PDF) <http://www.gpo.gov/fdsys/pkg/fr-2000-02-04/pdf/00-2474.pdf> (8 pp, 271 K)	Sit Lo
Davis Liquid Waste	Smithfield	RID980523070	09/08/1983	47.25	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001273> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Sit Lo
Davisville Naval Construction Battalion Center	North Kingstown	RI6170022036	11/21/1989	34.52	Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001194> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189634> (10 pp, 125 K)	Sit Lo
Landfill & Resource Recovery, Inc. (L&RR)	North Smithfield	RID093212439	09/08/1983	49.58	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001275> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189620> (36 pp, 441 K)	Sit Lo
Newport Naval Education/Training Center	Newport	RI6170085470	11/21/1989	32.25	Yes	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001198> • Site Progress Profile • Federal Register Notice (PDF) <https://semspub.epa.gov/src/document/11/189634> (10 pp, 125 K)	Sit Lo
Peterson/Puritan, Inc.	Cumberland, Lincoln	RID055176283	09/08/1983	40.10	No	• Site Listing Narrative <https://semspub.epa.gov/src/document/01/75001276> • Site Progress Profile	Sit Lo

Appendix IV
EPA Toxic Release Inventory (TRI)

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<< Return

Search Parameters:

TRI facility information searched
ZIP Code: 00718
City Name: Naguabo
State Abbreviation: PR

Results are based on data extracted on OCT-13-2023

Note:
Click on the TRI Facility Report button to view a detailed report on the facility.
Click on the TOTAL FORMS value to view the forms for each TRI Reporting Year.

List of EPA-Regulated Facilities in TRI

Copy CSV Excel PDF Print

Showing 1 to 3 of 3 entries Show 10 entries Search:

First Previous Next Last

TRI FACILITY REPORT	TRI FACILITY ID	FACILITY NAME	ADDRESS <https://epa.gov//enviro.epa.gov/facts/tri/search_userguide.html#address>	COUNTY NAME	LAT LON
TRI Report <https://enviro.epa.gov/facts/tri/ef-facilities/#/facility/00718bckmnelduq>	00718BCKMNELDUQ	BECKMAN INSTRUMENTS NAGUABO INC	EL DUQUE INDUSTRIAL PARK STATE RD 971 ST 4 NAGUABO, PR 00718	NAGUABO MUNICIPIO	18.1 -65
TRI Report <https://enviro.epa.gov/facts/tri/ef-facilities/#/facility/00718cmbprelduq>	00718CMBPRELDUQ	COMBE PRODUCTS INC.	EL DUQUE INDUSTRIAL PARK RD 971 ST A NAGUABO, PR 00718	NAGUABO MUNICIPIO	18.1 -65
TRI Report <https://enviro.epa.gov/facts/tri/ef-facilities/#/facility/00718dlltmindus>	00718DLLTMINDUS	DUAL-LITE MANUFACTURING INC	RD 31 INT 192 NAGUABO, PR 00718	NAGUABO MUNICIPIO	18.1 -65

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Total Number of Facilities Retrieved: 3

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EPA Resource Conservation and Recovery Act (RCRA)

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You searched on:

Only RCRAInfo facility information was searched to select facilities

ZIP Code: 00718

City: Naguabo

State: PR

Sites: Only Active

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HANDLER ID	NAME	STREET	CITY	COUNTY

PRD091102160 <>	ALBERTO CULVER PR INC	100 RD PR-192 KM. 0.5	NAGUABO	NAGUABO
PRR000013342 <>	COMBE PRODUCTS LTD	STATE RD 971 STREET A	NAGUABO	NAGUABO
PRD105741763 <>	DUAL-LITE CAYMAN LTD	RD 31 INTERSECTION RD 192	NAGUABO	NAGUABO
PRD090476144 <>	GENERAL ELECTRIC INDICATING DEVICES CORP	RD 971 KM 18.7	NAGUABO	NAGUABO

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<https://www.epa.gov/utilities/wwwepagov-snapshots>

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<https://www.epa.gov/grants>

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You searched on:
Only RCRAInfo facility information was searched to select facilities
ZIP Code: 00718
City: Naguabo
State: PR
Handler Type: Other Universes - Subject to Corrective Action
Sites: Only Active

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HANDLER ID	NAME	STREET	CITY	COUNTY
PRD090476144 <>	GENERAL ELECTRIC INDICATING DEVICES CORP	RD 971 KM 18.7	NAGUABO	NAGUABO

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Appendix VI
EPA Brownfield's Grants

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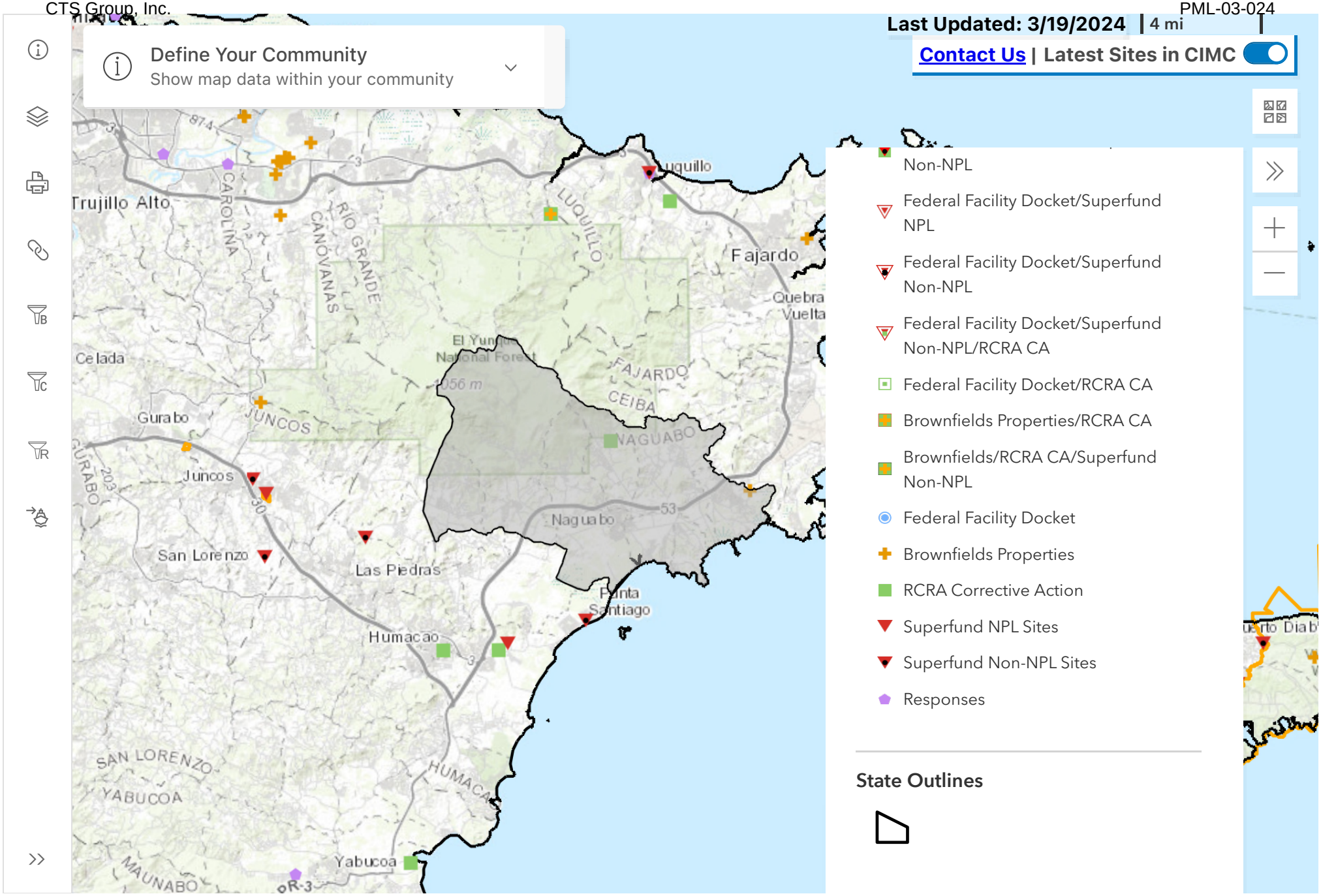

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Cleanups and Grants Listing Page

Use this page to get a listing of cleanups or grant areas in the geographic area you define.

Step 1 - Define your geographic area of interest.

Complete the boxes below from left to right, choosing options and entering names or numbers.

Zip Code (Cleanups Only) 00718

Step 2 – Choose your search type.

Choose a Basic or Advanced search for Cleanups, or the search option for Brownfields Grant Jurisdictions. You can click on each option to see what additional choices each search type provides.

- (●) **Basic Filters**
- ( ) **Advanced Filters**
- ( ) **Grants Filters**
- ( ) **RE-Powering Filters**

Step 3 - Choose programs and/or other specific filters within your search type, and then click the "Apply" button.

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Basic Filters

Apply

- All Cleanups

- Brownfields Properties
  - Assessment Grants
  - Assessment Pilots
  - Cleanup Grants
  - RLF Grants
  - RLF Pilots
  - Multi-Purpose Grants
  - Area-Wide Grants
  - State and Tribal 128(a) Grants
  - State and Tribal 128(a) Pilots
  - Showcase Community
  - Targeted Brownfields Assessments

- RCRA Hazardous Waste - Corrective Actions
  - Current Corrective Action
  - Remedy Selected
  - Construction Complete
  - Remedy Action Complete
  - Remedy Not Yet Selected
  - Ready for Anticipated Use

- Federal Agency Hazardous Waste Compliance Docket
  - NPL Superfund
  - NPL Non Superfund
  - BRAC
  - RCRA
  - Other Docket Facilities

- Federal Facilities
  - BRAC
  - Superfund NPL
  - Superfund Non-NPL
  - RCRA

- Superfund NPL Sites
  - Proposed
  - Final
  - Deleted
  - Superfund Sites Targeted for Immediate, Intense Action
  - Superfund Alternative Approach (SAA) Agreement Sites

- Superfund Non-NPL Sites
  - Assessment Needed or Ongoing
  - Not Eligible for the NPL/No Further Remedial Action Planned
  - Referred to Cleanup Program
  - Archived

- Recovery Act (2009)
  - Brownfields Properties
  - Superfund

- Responses

  Response Type
  - Emergency
  - Non-Time-Critical
  - Pre-Deployment
  - PRP Oversight
  - Time-Critical
  - No Category

  Response Authority
  - CERCLA
  - CERCLA/OPA
  - CWA
  - OPA
  - Stafford Act
  - No Category

  Status
  - Active
  - Complete

  Incident Category
  - Removal Action
  - Removal Assessment
  - No Category

- UST Releases

  Substance
  - Aviation
  - Diesel
  - Gas
  - Hazardous Substance (HazSub)
  - Oil
  - PHG
  - Other

  Land Use
  - Developed
  - Non-Developed
  - Low Intensity
  - Medium Intensity
  - High Intensity
  - Open Space
  - Other

  SPA Water Type
  - Surface Water (SW)
  - Groundwater Under The Influence of Surface Water (GU)
  - Other

  SPA Facility Type
  - Community Water System (CWS)
  - Infiltration Gallery (IG)
  - Intake (IN)
  - Reservoir (RS)
  - Spring (SP)
  - Well (WL)
  - Other

  WHPA Water Type
  - Ground Water (GW)
  - Other

  WHPA Facility Type
  - Spring (SP)
  - Well (WL)
  - Other

Acronyms

RLF: Revolving Loan Fund

NPL: National Priority List

CWA: Clean Water Act

OPA: Oil Pollution Act

RCRA: Resource Conservation & Recovery Act

BRAC: Base Realignment & Closure

CERCLA: Comprehensive Environmental Response, Compensation, & Liability Act

UST: Underground Storage Tank

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- Click on the column header to sort in ascending or descending order.
- To directly view any profiles and reports available for a cleanup, click on the associated report(s) found in columns designated as "…Link"
- To see a map of a cleanup, click on the "Map It" link found in the "Map Site" column.
- To export /download the list of cleanups, click Actions (located below), then click Download and choose the report format.

Go Actions

1 - 7 of 7

FRS Link	Cleanup Name	Location Address	City Name	State Code	Postal Code	County Name	EPA ID	Brownfields Link	RCRA Link	Superfund Link	E L
PRD980512446	NAGUABO SLD WSTE DSP	ROAD 972 KM 2.0	MARIANA WARD	PR	00718	NAGUABO	PRD980512446			0202518	
110071089499	EQUINOTERAPIA	ROOSEVELT ROADS	NAGUABO	PR	00718	NAGUABO		244689			
PRD987366135	GENERAL ELECTRIC INDICATING DEVICES CO	ROAD 971 KM 18.6	NAGUABO	PR	00718	NAGUABO	PRD987366135			0202861	
PRD000692764	RANSBURG MANUFACTURING CO.	INTERSECTION ROAD 31 & ROAD 971	NAGUABO	PR	00718	NAGUABO	PRD000692764			0202870	
PRD105739148	BECKMAN INSTRUMENT CARIBE INC.	ROAD 971 ST. #4 DUQUE INDUSTRIAL PARK	NAGUABO	PR	00718	NAGUABO	PRD105739148			0203137	
110007806641	GENERAL ELECTRIC INDICATING DEVICES CORP	RD 971 KM 18.7	NAGUABO	PR	00718	NAGUABO	PRD090476144		PRD090476144		E
PRD090452822	PRADCO CARIBE INC	ROAD 971 KM 18.6	NAGUABO	PR	00718	NAGUABO	PRD090452822			0202984	

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Release 3.0

Appendix VII
EPA Safe Drinking Water Information System (SDWIS)

CTS Group, Inc. PML-03-024

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Submission Year is **2023** and Quarter is **4** and Primacy Agency in **(PR)** and Activity Status is **A** and City Served is **Naguabo**

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Rows 20 Actions

1 - 5 of 5

PWS ID	PWS Name	PWS Type		Primary Source			Co
PR0653056	ACUED. DE LA COM. DEL DUQUE	Community water system	Surface water	Naguabo Municipio, Naguabo Municipio	NAGUABO	172	3
PR0653066	ACUED. LOMAS DEL VIENTO-MAIZALES	Community water system	Surface water	Naguabo Municipio, Naguabo Municipio	NAGUABO	400	3
PR0653026	COM. RANCHO GRANDE	Community water system	Surface water	Naguabo Municipio, Naguabo Municipio	NAGUABO	1,555	3
PR0005286	CUBUY MAIZALES	Community water system	Surface water	Naguabo Municipio, Naguabo Municipio	CUBUY, NAGUABO	641	4
PR0005386	RIO BLANCO,VIEQUES,CULEDRA	Community water system	Surface water	Las Piedras Municipio, Las Piedras Municipio, Naguabo Municipio, Naguabo Municipio, Vieques Municipio, Vieques Municipio	LAS PIEDRAS, NAGUABO, VIEQUES	87,573	30
						90,341	

1 - 5 of 5

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LAST UPDATED ON FEBRUARY 18, 2022

Appendix VIII
US Geological Survey (USGS)

CTS Group, Inc. PML-03-024

NGWMN NETWORKS

Water level: ☑

Subnetwork: □□□

- Bac□gro□nd
- S□spected□Changes
- Doc□mented□Changes

Monitoring Category: □□□

- S□r□ei□ance
- Trend
- Specia□

Water quality: ☑

Subnetwork: □□□

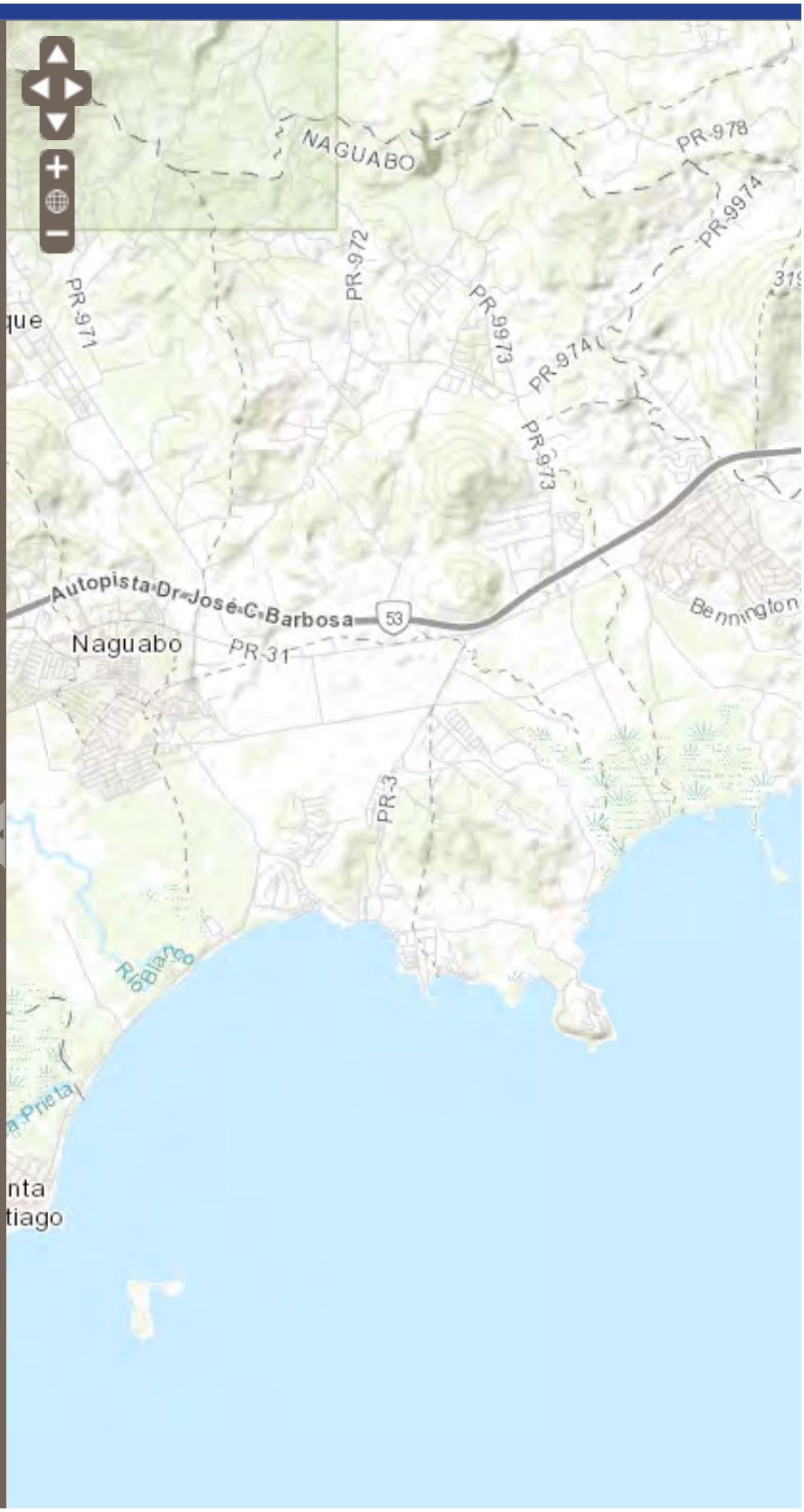
- Bac□gro□nd
- S□spected□Changes
- Doc□mented□Changes

Monitoring Category: □□□

- S□r□ei□ance
- Trend
- Specia□

FILTER MAP DATA

CURRENT STATUS



Appendix IX
Leaking Underground Storage Tanks & Registered Underground Storage Tanks

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
□dministracion□Ser□icios□Genera□es	2□860083	□mended	□rea□Transporte□Ma□ag□e□	Ca□e□Caro□na□116□	Ma□ag□e□	State□Go□ernment
□□toridad□de□□nergia□□ectrica	2□970039	C□os□re	Centra□Hidro□Gas	Carr.□341□□rea□de□Ma□ec□n	Ma□ag□e□	Other
Bianca□Con□ention□Center□Inc	2□070011	□mended	Bianca□Con□ention□Center	Bo□e□ard□Santiago□□e□□ntes□Ca□e□Mc□in□e□□190	Ma□ag□e□	□ot□□isted
Caribbean□Petro□e□m□Corporation	2□860190	□mended	G□□F□S/S□0172	RD.□125□□M.□4.0	Moca	Gas□Station
FR□DD□□H□R□□□D□□	2□870008	□mended	□/□	RD.□111□□M□4.5	Moca	□ot□□isted
M□□ICIPIO□D□□MOC□	2□930030	□mended	OBR□S□P□B□IC□S□M□□ICIP□□	P□□B□O□□ □RD	Moca	□oca□Go□ernment
M□□□□□S□□TOS	2□860888	□mended	Man□e□Santos	Ca□e□Barbosa□□252	Moca	Gas□Station
□is□□ntonio□Mende□	2□860376	□mended	M□□D□□S□R□IC□□ST□TIO□	RD□444□□M□1.2□	Moca	Gas□Station
Tota□Petro□e□m□P□erto□Rico□Corp.	2□910135	□mended	Tota□Petro□e□m□□1210	RD□125□□M□0.6□	Moca	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890058	C□os□re	□□R□□□O□R□MOTO	RD□495□□M□5.3	Moca	□ti□ities
T□X□CO□P□□RTO□RICO□1□C	2□880002	□mended	FR□□CISCO□C□B□□□DOM□□□CH□S/S□	RD□□111□□M□5.0□	Moca	Gas□Station
M□□□□□S□□TOS	2□860689	□mended	Pap□n□Ser□ice□Station	RD□420□□M□1.1□	Moca	Gas□Station
□SSO□ST□□D□RD□OI□□CO□PR	2□890178	□mended	□SSO□S/□S□2P□329	RD.111□□M□4.5□Bo.□P□eb□o	Moca	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890057	C□os□re	MOC□□C.O.	B□RBOS□□ST.□□137	Moca	□ti□ities
□OS□□□□I□T□□□□MOR□□□S	2□990025	□mended	TH□□C□R□□□G□S□ST□TIO□	C□RR□420□□M□5.5	Moca	Gas□Station
Tota□Petro□e□m□P□erto□Rico□Corp.	2□910395	□mended	Tota□Petro□e□m.□□1242	RD□111□□M□8.4	Moca	Gas□Station
□g□stin□Cardona	2□860735	□mended	□O□S□□□G□S□ST□TIO□	RD.□111□□m□9.0	Moca	Gas□Station
Pa□ino□□□intana□Gon□□e□	2□860684	□mended	C□□TRO□S□R□ICIOS□□□I□T□□□	RD.□□111□□M.□11.8□	Moca	Gas□Station
RO□OD□X□D□□P.R.	2□860028	C□os□re	RO□OD□X□D□□P.R.	PR□RD□110	Moca	Ind□stria□
□OS□□G.□□□□□□□□□□□	2□990016	□mended	Gara□e□□□mpa□me	C□RR.□1121□T.□C□RR.□445□□M.□15.0	Moca	Gas□Station
P□□□I□O□□□I□T□□□□M□□I□	2□910296	□mended	□□I□T□□□□S□R□IC□□ST□TIO□	RD□125□□M□14.3	Moca	Gas□Station
CI□□P□TRO□□R□□C□RIB□□I□C	2□940138	□mended	Gaso□neras□Caribe	RD□125□□M□9.0□	Moca	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890003	C□os□re	C□P□□ROCH□□R□MOTO	RD□111□□M.□2.41□T.125	Moca	□ti□ities
S□RGIO□M□DI□□□SOTO	2□990029	□mended	CH□□OS□S□R□IC□□ST□TIO□	PR□111□□M.□3.9	Moca	Gas□Station
T□X□CO□P□□RTO□RICO□1□C	2□920026	□mended	PORT□□□TI□□□□I□O□□S□S/S□□378	RD.□155□□M□35.3□	Moro□is	Gas□Station
COMP□□I□□D□□FOM□□TO□	2□940175	C□os□re	T□0210□0□54	RD.□155□□M□49.9□	Moro□is	Ind□stria□
T□X□CO□P□□RTO□RICO□1□C	2□861545	□mended	Texaco□Barreras□S/S□□242	RO□D□□159□□M.□4.0.	Moro□is	Gas□Station
□DM.S□R□.D□S□RRO□□O□	2□960004	C□os□re	□SD□□MORO□IS	C□RR.155□□M.□14.6□	Moro□is	State□Go□ernment
So□th□est□hea□th□corporation	2□980151	□e□	C□□TRO□D□□S□□□D□F□MI□□R	□□□.□CORO□□□□□S□.□P□TRO□	Moro□is	State□Go□ernment
O□idio□Orti□	2□980089	□mended	Mr.□Cash□Food□□areho□se□Inc./Moro□is□	Carr.□159	Moro□is	Gas□Station
□ORG□□□.□□I□□□S□R□I□	2□940059	□mended	TORR□CI□□□S□Gas□Station	RD.□155□□s□634	Moro□is	Gas□Station
□ose□Ri□as□Pere□	2□960040	□mended	G□□□□Ser□ice□Station	Road□619□□m.□0.7□	Moro□is	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890125	C□os□re	MORO□IS□C.O.	RD.155□FRO□T□OF□PO□IC□□ST□TIO□□	Moro□is	□ti□ities
Caribbean□Petro□e□m□Corporation	2□860349	□mended	G□□F□S□S□342	RD□617□□M□0.1□Bo.□Torreci□as	Moro□is	Gas□Station
SO□P□□RTO□IMIT□D	2□861001	□mended	SH□□□S/S□804681	RD.□155□□M.□55.1□Carr□Moro□is□a□ega□Ba□a	Moro□is	Gas□Station
□□RI□□□RO□O□□RI□□R□	2□861565	□mended	MORO□IS□S/S	RD.□155□□M.□48.8	Moro□is	Gas□Station
M□□ICIPIO□D□□MORO□IS	2□880097	□mended	M□□ICIPIO□D□□MORO□IS	RD□617□□M□0□HM□2□	Moro□is	□oca□Go□ernment
□nge□□.□O□eda	2□910398	□mended	O□eda□Ser□ice□Station	RD□155□□M□48.3	Moro□is	Gas□Station
ISR□□□B□□IT□□	2□861543	□mended	barahona□□xTexaco□Barahona□S/S□□□	RO□D□633□□M.□3.6	Moro□is	Gas□Station
Sami□□braham	2□970023	□mended	□nibon□S/S	Carr.159□□m.□5.7	Moro□is	Gas□Station
□SSO□ST□□D□RD□OI□□CO□PR	2□861170	□mended	□SSO□S/S□CO□124	Carr.□155□□m.□49.3	Moro□is	Gas□Station
R□□□S□R□I□	2□900017	□mended	G□SO□I□□R□□RIO□B□□□CO	RD□31□□M□9.4□	□ag□abo	Gas□Station
□SSO□ST□□D□RD□OI□□CO□PR	2□861244	□mended	□x□□SSO□S/S□2P□275	RD.□31□□M.□13.2	□ag□abo	Gas□Station
□OS□□□.□□□□IR□	2□900003	□mended	H□cares□S/S	RD.□3□□M□62.5□	□ag□abo	Gas□Station

Owner Name	AltFacilityID	Notification Description	Facility Name	Street Address	City	Facility Description
ROB□RTO□RODRIG□□□□O□□D□	2□900013	□mended	D□G□□O□S/S	RD.□3□□M.□60.1□	□ag□abo	Gas□Station
SO□P□□RTO□IMIT□D	2□860989	□mended	SH□□□□S/S□003166	RO□D□31□□M□2.5	□ag□abo	Gas□Station
Caribbean□Petro□e□m□Corporation	2□860294	□mended	G□□F□S/S□485□antes□085	RO□D□31□Int.□192	□ag□abo	Gas□Station
SO□P□□RTO□IMIT□D	2□900006	C□os□re	S□C□SIO□□D□□□P□□	RD□□3□□M□68.3	□ag□abo	Gas□Station
D□P□RT□M□□TO□D□□D□C□CIO□	2□940226	C□os□re	□SC.FID□□I□□M□□□□D□□	□□TO□IO□RIOS□ST.□□7	□ag□abo	State□Go□ernment
Soma□ra□Hernande□/□erobic□Fitness□	2□910114	□mended	Soma□ra□Hernande□□□xSer□icentro□de□	Carr.192□□m.□1.6□Bo.□Pampanos	□ag□abo	Gas□Station
T□X□CO□P□□RTO□RICO1□C	2□861739	□mended	□□G□□BO□S/S□961	RO□T□□31□□□□□□R□G□R□OT□ST.	□ag□abo	Gas□Station
□□toridad□de□□c□ed□ctos□□□	2□920131	C□os□re	P□□□T□□D□□OS□FI□TROS□RIO□	RD.□31□□M□9.9□	□ag□abo	□ti□ities
P□□RTO□RICO□T□□□PHO□□□CO	2□890070	C□os□re	P□□□□POBR□□RS□	RD□□31□□M□8.6	□ag□abo	□ti□ities
R□I□□□DO□P□CH□CO□□□□□□□□	2□861241	□mended	Pacheco□S/S	M□□O□RI□□R□□21□COR□□R□G□R□OT	□ag□abo	Gas□Station
Caribbean□Petro□e□m□Corporation	2□860235	□mended	G□□F□S/S□□049	RD□3□□M.□64.5□	□ag□abo	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890068	□mended	□□G□□BO□C.O.	□□TO□IO□RIOS□ST.□s□□Go□co	□ag□abo	□ti□ities
□SSO□ST□□D□RD□OI□□CO□PR	2□861280	C□os□re	□SSO□S/S□2P□086	RD.□164□□M.□6.2□	□aran□to	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890105	C□os□re	C□DRO□□B□□O□R□MOTO	RD.□152□	□aran□to	□ti□ities
□a□aria□□aco□b	2□861281	□mended	Mega□Gas□Station□□x□Tota□□	RD.□167□□M.□7.9□	□aran□to	Gas□Station
Tota□Petro□e□m□P□erto□Rico□Corp.	2□860642	□mended	TOT□□.□□2150	RD.□152□□M.□18.2	□aran□to	Gas□Station
T□X□CO□P□□RTO□RICO1□C	2□861626	□mended	G□□D□□□P□□CI□TRO□□□250	RD.□167□□M.□8.8	□aran□to	Gas□Station
SO□P□□RTO□IMIT□D	2□861004	□mended	SH□□□□S/S□002305	RD.152□□M.□17.2	□aran□to	Gas□Station
GOBI□R□O□M□□ICIP□□D□□	2□890158	□mended	M□□ICIPIO□D□□□R□□□ITO	□CHIOT□□□ □RD	□aran□to	□oca□Go□ernment
T□X□CO□P□□RTO□RICO1□C	2□880004	□mended	T□R□S□□P□RR□□CH□□□S□S/S□□397	Carr.□164□□M.4.9	□aran□to	Gas□Station
T□X□CO□P□□RTO□RICO1□C	2□861634	□mended	IRIS□RI□□R□□S/S□□398	RO□D□152□□M□18.9□	□aran□to	Gas□Station
□e□son□Ri□era□Montesino	2□861278	□mended	G.G.□F□e□□□ntes□□SSO□S/S□2P□085□	RD.□152□□M.□12.3□Cedro□□rriba	□aran□to	Gas□Station
Caribbean□Petro□e□m□Corporation	2□860162	□mended	G□□F□S/S□□0141	RD.□152□□M□12.3□	□aran□to	Gas□Station
T□X□CO□P□□RTO□RICO1□C	2□010011	□mended	T□X□CO□G□□DI□□□□S/S□□386	C□RR□□147□□□M.□1.0	□aran□to	Gas□Station
Caribbean□Petro□e□m□Corporation	2□861471	□mended	G□□F□S/S□□315	RD.□152□□M□16.7□Bo□Cedro□□baco	□aran□to	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890100	C□os□re	G□□DI□□□□	RD.□□167	□aran□to	□ti□ities
T□X□CO□P□□RTO□RICO1□C	2□980086	□mended	Texaco□Man□e□D□a□□□400	Carr.□164□□m.□8.4	□aran□to	Gas□Station
CO□G□□□DOS□CRIO□□OS1□C	2□880076	C□os□re	CO□G□□□DOS□CRIO□□OS1□C	RD.□□152□□M□12.3□	□aran□to	□ot□□isted
T□X□CO□P□□RTO□RICO1□C	2□861541	□mended	Texaco□□banico□S/S□□336	RO□D□152□1□T.779□□M.9.9□	□aran□to	Gas□Station
ISR□□□B□□IT□□	2□000024	□mended	Israe□Benite□	C□RR152□□M□16.7	□aran□to	Gas□Station
P□□RTO□RICO□T□□□PHO□□□CO	2□890136	C□os□re	□□R□□□ITO	C□S□RIO□ST.□	□aran□to	□ti□ities
Gama□Gro□p□□Inc	2□040007	□mended	PR□F□□□S	C□RR□147□BO□G□□DI□□□	□aran□to	Gas□Station
□DM.S□R□.D□S□RRO□□O□	2□960011	C□os□re	□SD□□□R□□□ITO	C□RR.□152□□M.□12.6□	□aran□to	State□Go□ernment
T□X□CO□P□□RTO□RICO1□C	2□861599	□mended	Texaco□ose□□.□Co□on□Orti□S/S□□256	RO□D□155□□M.□0.5	Oroco□is	Gas□Station
□□toridad□de□□nergia□□ectrica	2□940108	C□os□re	□ST□CIO□□M□TR□□□□S	RD.□564□□□GO□M□TR□□□□S	Oroco□is	□ti□ities
□□B□RTO□S□□□	2□861293	C□os□re	□SSO□S/S□2P□113	RD.□155□□M.□27.2	Oroco□is	Gas□Station
SO□P□□RTO□IMIT□D	2□860994	□mended	SH□□□□S/S□□001244	4□D□□□□IO□ST.	Oroco□is	Gas□Station
□SSO□ST□□D□RD□OI□□CO□PR	2□861297	C□os□re	□SSO□S/S□SC□088	RD.□156□□M.□0.2	Oroco□is	Gas□Station
SO□P□□RTO□IMIT□D	2□860880	□mended	SH□□□□S/S□□000841	RD□□155□□M□16.1□Bo□Berme□a□es	Oroco□is	Gas□Station
□D□ I□□DOMI□G□□□	2□900089	□mended	G□R□□□DI□ISORI□	149□ST.□	Oroco□is	Gas□Station
□□TORID□D□D□□□DIFICIOS□	2□020023	C□os□re	C□arte□de□Po□c□a	Ca□e□□□an□D.□Ri□era	Oroco□is	State□Go□ernment
Caribbean□Petro□e□m□Corporation	2□860365	□mended	G□□F□S/S□070	RD□156□□569	Oroco□is	Gas□Station
RICO□B□□□□□CO.I□C	2□900085	C□os□re	RICO□B□□□□□CO.I□C	RD.□□115□□M□28.6	Oroco□is	Ind□stria□
Caribbean□Petro□e□m□Corporation	2□860391	□mended	G□□F□S/S□□414	RD□155□□M.□31.2□Bo□□Gato	Oroco□is	Gas□Station

Appendix X
Environmental Questionnaire & Additional Documentation

Government Agencies Communications

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

24 de octubre de 2023

Sra. Vanessa del Moral
Dir. Oficina Regional de Humacao
Departamento de Recursos Naturales y Ambientales
Puerto Rico.

RE: ROAD PR-3 KM 60.0, DAGUAO WARD, NAGUABO, PR 00718.

Estimada Sra. Del Moral:

Reciba un cordial saludo de parte del equipo de CTS Group, Inc. Nuestra firma ha sido contratada para realizar una Evaluación Ambiental (Fase I) en la propiedad en referencia ubicada en el municipio de Naguabo. La ubicación de la propiedad en estudio es: latitud 18°13'1.75"N y longitud 65°40'37.58"W y el número de catastro es: 231-000-006-36. Con dicho Estudio se espera establecer la presencia de algún tipo de condición ambiental reconocida (si alguna) como producto de sus operaciones y la de los negocios adyacentes a la propiedad en cuestión. A raíz de lo antes mencionado, le solicitamos respetuosamente nos provea información sobre el caso en referencia o su autorización para ir a verificar el expediente de la propiedad.

Le agradecemos su disponibilidad y cooperación para asistirnos en este asunto.

Cordialmente,

Mayte Pérez Patiño
Project Coordinator
CTS Group, Inc.
Tel. (786) 622-3721
E-mail: mayte.perez@ctsgrouppr.com

GOBIERNO DE PUERTO RICO
DEPARTAMENTO DE RECURSOS NATURALES Y AMBIENTALES

26 de octubre de 2023

mayte.perez@ctsgrouppr.com

Mayte Pérez Patiño
CTS Group, Inc.
400 Calaf, Suite 235
San Juan, PR 00918

Estimada señora Pérez:

En carta con fecha del **24 de octubre de 2023**, usted solicita información sobre los incidentes ambientales que hayan ocurrido en la propiedad que se menciona a continuación:

Facilidad: Promised Land
Carr. PR. 3 Km 60.0 Bo. Daguao, Naguabo, Puerto Rico
Catastro: 231-000-006-36

La Oficina Regional de Humacao (ORH) del Departamento de Recursos Naturales y Ambientales (DRNA), recibió su comunicación escrita mediante correo electrónico, requiriendo toda la información ambiental significativa disponible y relacionada con la propiedad ubicada en el lugar antes mencionado. En respuesta a la misma, deseamos informarle que el Área Respuesta a Emergencias Ambientales, adscrito a esta Oficina, no mantiene expedientes relacionados con investigaciones a emergencias ambientales en el mencionado lugar, así como tampoco existe en nuestros archivos físicos o electrónicos, procedimientos administrativos en proceso.

Cabe señalar que la información aquí provista está limitada a los datos disponibles al momento de esta consulta, basándonos en los documentos, registros y expedientes disponibles en nuestra Oficina Regional. De igual manera, se debe tener en consideración la posibilidad de que existan equipos o sistemas que requieran ser evaluados previamente, así como el obtener los correspondientes permisos y autorizaciones, pero que no hayan sido reportados por el dueño u operador ante este Departamento.

Por lo antes, mencionado deberán referirse a cada área programática, para la obtención de información relacionada con permisos, procedimientos administrativos, notificaciones, documentos y/o endosos. Esperamos que esta información le sea de utilidad.

De tener alguna duda o pregunta, se puede comunicar con la que suscribe a la Oficina Regional, al número de teléfono (787) 852-4440 o al (787) 999-2200 ext. 3084.

Cordialmente,

Vanessa Del Moral Rosario
Directora
Oficina Regional de Humacao

Environmental Questionnaire

ENVIRONMENTAL QUESTIONNAIRE

BORROWER: *CDBG-MIT, LLC – Promised Land*

SITE: *Vacant Undeveloped Commercial Property*

Road PR-3 Km 60.0, Daguao Ward		
STREET ADDRESS OF SUBJECT PROPERTY		
Naguavo	*Puerto Rico*	*00718*
CITY	STATE	ZIP CODE

Ihosvany Negret MS. M. Eng. – Environmental Consultant			
NAME & TITLE OF PARTY COMPLETING QUESTIONNAIRE			
400 Calle Juan Calaf, Suite 235	*San Juan*	*PR*	*00918*
STREET ADDRESS	CITY	STATE	ZIP
CTS Group, Inc.	*787.507.0017*	*info@ctsgrouppr.com*	
NAME OF FIRM	PHONE NUMBER	E-MAIL	

NAME AND POSITION OF INTERVIEWED PERSONS:

Mr. Jaime A Casellas – Owner

Mrs. Elvelisse Figueroa – Owner's Representative

Mr. Ihosvany Negret - CTS Group – Environmental Professional

ENVIRONMENTAL QUESTIONNAIRE

Persons to be Questioned – The following questions should be asked of

- the current owner of the property
- any commercial occupant of the property (residential occupants do not need to be asked the questions)

The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit portion of the questionnaire the preparer should be sure to observe the property and the buildings and other structures on the property. All questions should be answered as indicated in the form.

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
1.	Is the *property* or any *adjoining property* used for an industrial use?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
2.	To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
3.	Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
4.	To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
5.	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automobile or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
6.	Are there currently, or to the best of your knowledge have there been previously, any industrial *drums* (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
7.	Has *fill dirt* been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
8.	Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
9.	Is there currently, or to the best of your knowledge have there been previously, any stained soil on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
10.	Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
11.	Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* adjacent to any structure located on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
12.	Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
13.	If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated contaminated by any government environmental/health agency?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
14.	Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to the past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
15.	Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or petroleum *products* or environmental violations with respect to the *property* or any facility located on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
16.	Does the *owner* or *occupant* of the property have any knowledge of any environmental site assessment of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
17.	Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
18.	Does the *property* discharge wastewater on or adjacent to the *property* other than storm-water into a sanitary sewer system?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
19.	To the best of your knowledge, have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____
20.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the *property*?	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____	Yes ____ No ____ Unknown ____

CTS GROUP INC.
ENGINEERS & ENVIRONMENTAL CONSULTANTS

FORM 0109
ENVIRONMENTAL QUESTIONNAIRE

Please provide details relating to any question answered "yes" in the space provided. Attach additional sheets or informative documents if necessary.

_____

_____

_____

This questionnaire was completed by:

Name:	Ihosvany Negret MS. M. Eng.
Title:	Lead Environmental Consultant
Firm:	CTS Group, Inc.
Address:	400 Calaf St. Ste. 235 San Juan, PR 00918
Phone Number:	787-247-0640
Date:	October 09, 2023

If the preparer is different than the user, complete the following:

Name of Users:	US HUD
Address of Users:	Washington, DC
Phone Number of User:	
Relationship of Preparer to Site:	None
Relationship of Preparer to User:	Consultant

Note: The undersigned owner(s) and/or operator(s) acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this Environmental Questionnaire may, in addition to other penalties, result in prosecution under applicable law including 18 U.S.C. section 1001.

Owner or (Owner's Rep.): Elvelisse Figueroa Hernandez Signature: _____ Date: 11/6/2023

Date: 10/09/2023 Signature: _____

Title: Environmental Professional

CTS GROUP, INC. #182650 2008 Puerto Rico Engineers & Environmental Consultants

Documents Provided by Client

CERTIFICATION OF NO EFFECTS TO WETLANDS

I**, Roberto Lopez Rosario**, hereby confirm that the proposed project **Promised Land - Naguabo**, a single family housing development, is located outside of any wetland or, alternatively, has been determined by the U.S. Army Corps of Engineers (USACE) to have no effects on wetlands. This confirmation is based on the following documentation:

- An Inventory Map from the U.S. Fish and Wildlife Service (USFWS) demonstrating the project's location outside of any wetland; or

- A wetland preliminary jurisdictional determination from the USACE indicating that the Project does not affect wetland.

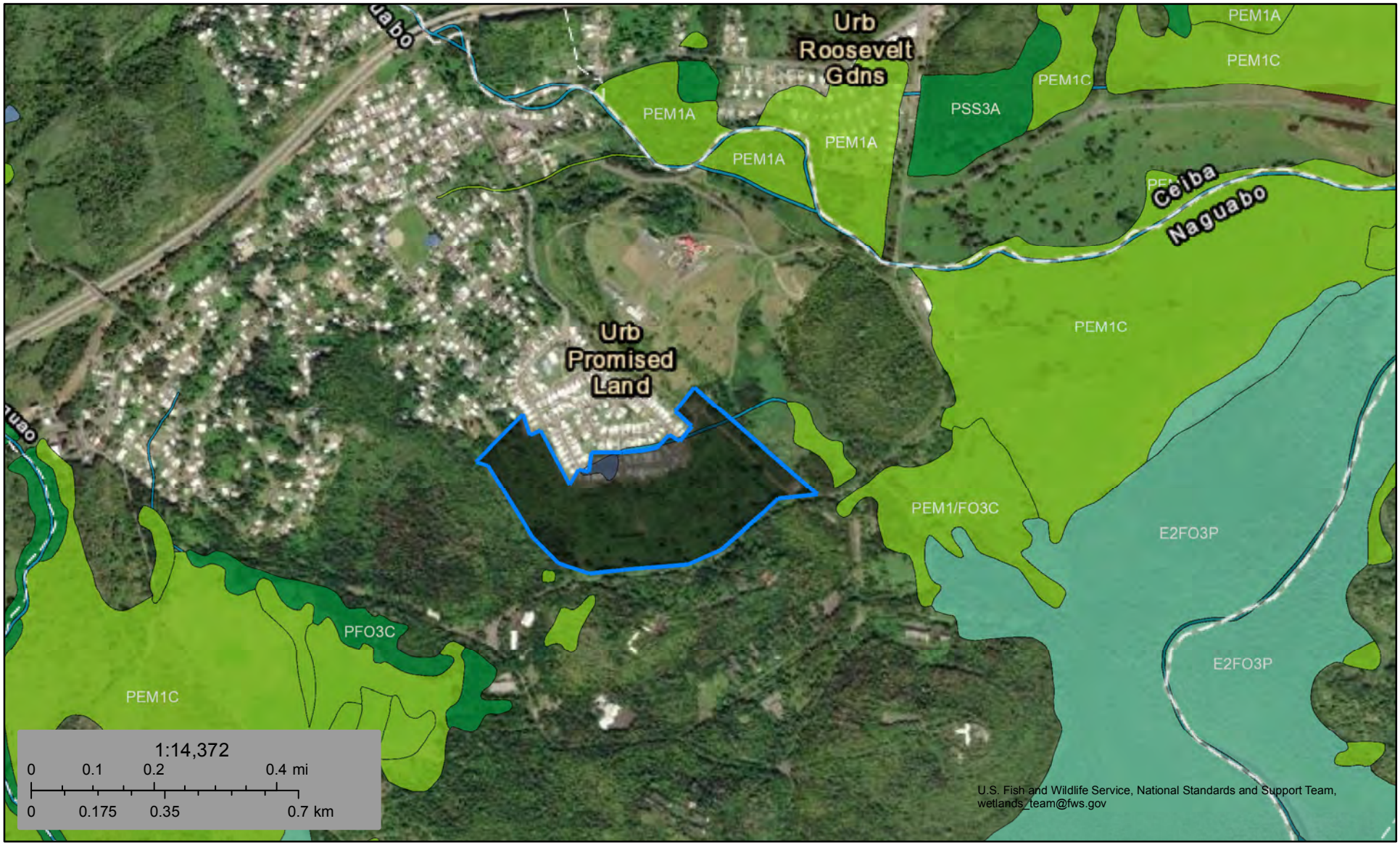
I understand that this confirmation is legally binding and enforceable to the fullest extent allowed by law. I acknowledge that I am solely responsible for complying with all applicable laws and regulations related to wetlands and for obtaining any required permits, licenses, or approvals.

Roberto Lopez Rosario, PE
Project Engineer Lic. 11811
February 27, 2023

U.S. Fish and Wildlife Service
National Wetlands Inventory

Promised Land - Naguabo

PML-03-024



February 27, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Promised Land - Naguabo
Single Family Housing Development Iniciatives
Community Development Block Grant- Mitigation
Puerto Rico Department of Housing
CDBG-MIT-RFP-2022-04

Proposed Action/ Project	
Title:	Promised Land
Owner:	Promised Land CDBG-MIT LLC
Location:	Naguabo
Coordinates:	x: 280044.7284, y: 242727.2141
Catastral Number:	231-000-006-36

Appendix XI
Reliance Letter
Evidence of Insurance

March 22, 2024

Promised Land - CDBG-MIT, LLC.
Puerto Rico Department of Housing

RE: Promised Land (the "Project")
Road PR-3 Km 60.0 Interior,
Daguao Ward, Naguabo, Puerto Rico.

Ladies and Gentlemen:

CTS Group, Inc. ("Consultant") agrees and acknowledges that Promised Land - CDBG-MIT, LLC., the Puerto Rico Department of Housing, and each of their respective successors and assigns (the "Relying Entities") are authorized by Consultant to rely without limitation on the information, recommendations, and other contents of the following environmental reports, which Consultant prepared in connection with the Project:

- ASTM E 1527-21 - ESA Phase I dated March 22, 2024 – Project ID: PML-03-024.

The Phase I Environmental Site Assessment Reports were prepared in accordance with ASTM E 1527-21 as authorized by EPA's All Appropriate Inquiries Final Rule. The consultant also agrees and acknowledges that the entities set forth above are authorized to rely on all other environmental reports, studies, letters, data, information, or recommendations prepared by the Consultant in connection with the Project.

Consultant acknowledges that it maintains a Pollution Incident Liability and Professional Liability insurance with limits of at least $1,000,000 per occurrence. Consultant agrees and acknowledges that it shall not limit its liability in an amount less than said insurance coverage to the Relying Entities, notwithstanding any limitations on liability outlined in the Phase I Reports or any other environmental reports, studies, letters, data, information, or recommendations, or any terms and conditions agreed to as part of preparation of the referenced documents.

Very truly yours,

CTS Group, Inc.
By: Ihosvany Negret Lapeira, MS, M. Eng.
Its. Environmental Professional

CTS GROUP, INC. #182650 2006 Engineers & Environmental Consultants Puerto Rico

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
09/21/2023

PRODUCER
OPSGroup, Inc.
P.O. BOX 193900
SAN JUAN PR 00919-3900

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
CTS GROUP, INC.
400 CALLE CALAF STE 235
SAN JUAN PR 00918

INSURER A:	CONTINENTAL CASUALTY COMPANY
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY				EACH OCCURRENCE	
	☐ COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	
	☐ CLAIMS MADE ☐ OCCUR				MED EXP (Any one person)	
					PERSONAL & ADV INJURY	
					GENERAL AGGREGATE	
	GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG	
	☐ POLICY ☐ PROJECT ☐ LOC					
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Each accident)	
	☐ ANY AUTO				BODILY INJURY (Per person)	
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident)	
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	
	☐ HIRED AUTOS					
	☐ NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	
	☐ ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	
					AGG	
	EXCESS LIABILITY				EACH OCCURRENCE	
	☐ OCCUR ☐ CLAIMS MADE				AGGREGATE	
	☐ DEDUCTIBLE					
	☐ RETENTION ☐					
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY				W C STATU-TORY LIMITS ☐ OTHER	
					E.L. EACH ACCIDENT	
					E.L. DISEASE-EA EMPLOYEE	
					E.L. DISEASE-POLICY LIMIT	
☐	OTHER ARCHITECTS GENERAL CONSULTANTS	H591922807	09/07/2023	09/07/2024	LIMITS OF LIABILITY	
					$1,000,000 PER CLAIM	
					$1,000,000 AGGREGATE	
					$1,000,000 DED CTIB	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

LIMITED TO PROFESSIONAL SERVICES RENDERED.
PROFESSIONAL LIABILITY ERRORS AND OMISSION INSURANCE

CERTIFICATE HOLDER | **ADDITIONAL INSURED; INSURER LETTER:** |

PR HOUSING FINANCE AUTHORITY
606 BARBOSA AVE
SAN JUAN PR

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
CTS GROUP, INC.

FILE # H89079 **CERT #** 34 **PROD #** 1463 OCP

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).
If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

An official website of the United States government

MENU

Search EPA.gov

You are here: EPA Home <https://epa.gov//www.epa.gov/>>>**Cleanups** <https://epa.gov//www.epa.gov/cleanups>>>Cleanups In My Community (CIMC)

CONTACT US <https://www.epa.gov/cleanups/forms/contact-u

Property Details for Equinoterapia

On this page:

- Profile Information
- Property Location
- Property Progress
- CAs Associated with this Property
- Assessment Activities at this Property
- Climate Adaption and Mitigation - Planning or Assessment
- Contaminants and Media
- Cleanup Activities
- Climate Adaption and Mitigation - Demolition or Cleanup
- Institutional & Engineering Controls
- Redevelopment and Other Leveraged Accomplishments
- Climate Adaption and Mitigation - Redevelopment
- Additional Property Attributes

Legal Notices <https://www.epa.gov/cleanups/cimc-legal-notices>

Profile Information

Property Alias	**/CDM Smith**
Property Owner	**Government**
ACRES Property ID	**244689**
Property Address	**Roosevelt Roads NAGUABO, PR 00718**
Size	**50**
Parcel Numbers	
Latitude/Longitude	**18.2225 / -65.6702**
Congressional District	**1**
Property Contact	**Devine, Alison** **Devine.Alison@epa.gov** **212-637-4158**

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Property Location

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Property Progress

Assessment	✖
Clean Up	✖
Institutional Controls in Place	✖
Engineering Controls in Place	✖
Ready for Anticipated Use	✖
Redevelopment Underway	✖

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CAs Associated with this Property

CA Name	CA #	State	Type	Announcement Year
R2 TBA - Puerto Rico (STAG Funded)	n/a	PR	TBA	2004

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Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date	CA	Accomplishment Counted?	Counted When?
Phase I Environmental Assessment	$13,426.93	06/04/2019	12/30/2019	R2 TBA - Puerto Rico (STAG Funded)	Y	FY21

Is Cleanup Necessary? **Unknown**
EPA Assessment Funding: **$13,426.93**
Leveraged Funding:

Total Funding: **$13,426.93**

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Climate Adaption and Mitigation - Planning or Assessment

There is no data for Climate Adaption and Mitigation - Planning or Assessment.

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Contaminants and Media

Contaminant Found	Remediating Action for Contaminants
PCBS	**NOT Cleaned up**
Petroleum Products	**NOT Cleaned up**
VOCs	**NOT Cleaned up**

Media Affected	Remediating Action for Media
Ground Water	**NOT Cleaned up**
Soil	**NOT Cleaned up**

Top of Pag

Cleanup Activities

There are no current cleanup activities.

Cleanup/Treatment Implemented:
Cleanup/Treatement Categories:
Addl Cleanup/Treatment info:
Address of Data Source:

Top of Pag

Climate Adaption and Mitigation - Demolition or Cleanup

There is no data for Climate Adaption and Mitigation - Demolition or Cleanup.

Top of Pag

Institutional and Engineering Controls

Indicate whether Institutional Controls are required	**U**
Categories of Controls	
Additional Institutional Controls Information	
Address of Data Source (URL if available)	
Are Institutional Controls in Place	
Date Institutional Controls were put in place	
Indicate whether Engineering Controls are required	**U**
Categories of Controls	
Additional Engineering controls information	
Address of Data Source (URL if available)	
Indicate whether Engineering Controls are in place	
Date Engineering Controls were put in place	

Top of Pag

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities.

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:

Leveraged Funding:

Top of Pag

Climate Adaption and Mitigation - Redevelopment

There is no data for Climate Adaption and Mitigation – Redevelopment

Top of Pag

Additional Property Attributes

Property Highlights	**Property owned by LRA for Roosevelt Roads.The User has a long-term lease agreement. Operated as a golf course for military use until it closed in 2004. The subject property operated as the golf course for the Roosevelt Roads Naval Station. Significant areas of environmental concern have been identified associated with past operations at the naval station, including past releases from product storage tanks and associatec sludge burial pits resulting in groundwater plumes of phase separated petroleum hydrocarbons and dissolved petroleum contaminants. A chlorinated solvent groundwater plume was also identified. Two unlined landfills are present that have been closed since the 50s/60s, as well as a third unlined solid waste landfill in operation since the 60s. A power plant is present that was a source of PCBs in concrete surfaces ar also contributed to PCB-contaminated soils. Other RECs identified include storage tanks, hazardous substances, drums, staining, a sump, and debris piles. Other items of concern were potential LBP, ACMs, and mold.**
Predominant Past Usage	**Greenspace (50)**
What types of funding are being used on this property?	**Hazardous**
State and Tribal Program Information	
Date No Further Action Letter Received	
Date Letter/Signed Report Received from a Qualified Professional	
Other Cleanup Documentation	

Top of Pag

Discover.

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DEPARTMENT OF
HOUSING
GOVERNMENT OF PUERTO RICO

CDBG-DR FUNDS
CDBG-MIT FUNDS

M **r** **d**

March 13, 2025

Elvelisse Figueroa Hernandez
Environmental Consultant, Promised Land CDBG MIT, LLC
Single-Family Housing Mitigation Program (CDBG-MIT)
Puerto Rico Department of Housing

SF-HDI-00010
Promised Land

After reviewing Application Number SF-HDI-00010 under the Single-Family Housing Mitigation Program, administered by the Puerto Rico Department of Housing ( ), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's ( ) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for

Disease Control and Prevention (□□□), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.

- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (□□□□□□□□□) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.

- Do-it-yourself (□□□) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.

- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.

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Release 3.0.2

Radon
Attachments

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Oleg Povetko, Povetko.Oleg@epa.gov
Mr. Matthew Laurita, laurita.matthew@epa.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Silvina Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvina.cancelos@upr.edu

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CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Dr. Carlos Marín, carlos.marin3@upr.edu

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Jessica Irizarry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cll Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Anaís Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3; Sector El Cinco.
Río Piedras San Juan, PR 00926

Via email: anais.rodriguez@drna.pr.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Luis Márquez, secretariaaire@drna.pr.gov
Engr. Amarilys Rosario, aire@drna.pr.gov
Ms. Eliti Ortega, eortega@drna.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: drcarlos.mellado@salud.pr.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. Raúl Hernández Doble, rhernandez2@salud.pr.gov

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Via email: hsweyers@usgs.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:
Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszotarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodríguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell

From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at https://pubs.usgs.gov/of/1993/0292k/report.pdf. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
https://www.usgs.gov/staff-profiles/r-randall-schumann

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL]Request for Information- Randon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvina Cancelos Mancini <silvina.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina
Quería dejarle saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvina Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvina.cancelos@upr.edu

Bubble Dynamics Lab
University of Puerto Rico - Mayaguez

EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodríguez Rodríguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and ventilation allow for soil-gas radon to enter and concentrate within the structure.[1] According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

[1] **Reference**: USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from https://pubs.usgs.gov/of/1993/0292k/report.pdf.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 165 GUAYNABO, PR 00968

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,

CARMEN GUERRERO PEREZ

Digitally signed by CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39 -04'00'

Carmen R. Guerrero Pérez
Director

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: aarivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

Exhibit 7

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Río Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622

In Reply Refer to:
FWS/R4/CESFO/72103-037

Submitted Via Electronic Mail: jcperez@vivienda.pr.gov

Juan Carlos Pérez-Bofill, PE, MEng.
Director – Disaster Recovery CDBG-DR Program
Puerto Rico Department of Housing
P.O. Box 21365
San Juan, P.R 00928-1365

Re: SF-HDI-00010 Promise Land,
Naguabo, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated November 12, 2024, requesting informal consultation on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) through the Single-Family Housing Mitigation Program is proposing the construction of 100 units of single family housing within the existing Promise Land community which consists of 164 residential units that occupies 16.64-acres out of the 74.51-acres. and the construction of a neighborhood facility (1.38-acres). The project also contemplates a future phase with the construction of 199 additional single family housing units (30.02-acres). The project will be located at State Road PR-3, Km. 60, Daguao Ward (18°13'04.4"N 65°40'35.7"W) in the municipality of Naguabo, Puerto Rico.

Using the Information for Planning and Consultation (IPaC) system PRDOH has determined that the proposed project (Project code: 2024-0125554) lies within the range of Puerto Rican boa (*Chilabothrus inornatus*) and yellow-shouldered blackbird (*Angelaius xanthomus*) and its critical habitat.

Based on the nature of the project, scope of work and existing habitat, PRDOH has determined that the proposed actions may affect, but is not likely to adversely affect the Puerto Rican boa and yellow-shouldered blackbird. As for the yellow-shouldered blackbird's critical habitat, according to PRDOH, even though the property is partially within critical habitat, the project will not have a potential impact on the habitat of this species since it does not represent an additional impact on the existing one. Conservation measures developed by the Service for the Puerto Rican boa will be

implemented prior to and during the construction to avoid or minimize impacts to this species. For the yellow-shouldered blackbird a reforestation plan will be established using trees that serve as shelter and food for this species. Also, USFWS Nationwide Avoidance & Minimization Measures for Birds will be implemented.

We have reviewed the information provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa and yellow-shouldered blackbird with the implementation of the conservation measures. Also, for the yellow-shouldered blackbird critical habitat, we concur with PRDOH's determination that the project actions will not cause an adverse response to its critical habitat. When ensuring that projects authorized or funded do not result in the destruction or adverse modification of critical habitat, the determination is based on whether the action will appreciably diminish the value of the critical habitat as a whole, not just in the action area. In this case, the action is likely to affect the critical habitat but will not result in adverse modification of the yellow-shouldered blackbird critical habitat.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at caribbean_es@fws.gov or by phone at (786) 244-0081.

Sincerely,

LOURDES MENA

Digitally signed by LOURDES MENA
Date: 2025.01.21 20:50:07 -04'00'

Lourdes Mena
Field Supervisor

drr

cc:
HUD
DNER
Elvelisse Figueroa, greenprojectpr@gmail.com

Green PRojects
Urb. Cielo Dorado Village #42
Calle Cielo Diamante
Vega Alta, PR 00692
787-528-3322
greenprojectpr@gmail.com

Lourdes Mena
Acting Field Supervisor
Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
Office Park I, Suite 303
State Road #2 Km 156.5
Mayagüez, Puerto Rico 00680
Email: caribbean_es@fws.gov; Lourdes_Mena@fws.gov

RE: [illegible]

Dear Mrs. Mena:

The Puerto Rico Department of Housing (PRDOH) is requesting informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 *et seq.*), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*) for the proposed project Promised Land (SF-HDI-00010), located on Road PR-3, Km. 60.0, Daguao Ward, Naguabo, PR 00718 (Lat:18.217881, Long. -65.676574).

The proposed project consists of 100 single-family housing (the "Project") lots with a typical lot size of 275 square meters within the existing Promised Land community on a property with a total area of 74.51 acres, of which the Project SF-HDI-00010 occupies 16.64 acres. The Project's site also contemplates constructing a neighborhood facility (1.38 acres). In addition, it plans to build 199 additional units for future development occupying 30.02 acres.

Using the Information for Planning and Consultation (IPaC[1]) system and the Fauna/Flora Survey[2], it has been determined that the proposed project lies within the range of the following federally listed species and critical habitats:

[illegible]	[illegible]
Puerto Rican boa (Chilabothrus inornatus)	Endangered
Yellow-shouldered Blackbird (*Agelaius xanthomus*)	Endangered

[1] Exhibit 1- List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project
[2] Exhibit 2- Fauna/Flora Survey

Critical Habitat
There is 1 critical habitat partially within the project area Yellow Shouldered Blackbird *Agelaius xanthomus*

The vegetation where the SF-HDI-00010 project is proposed, and future development phases are dominated by herbaceous species and fast-growing trees that usually form pure stands, such as the zarcilla (*Leucaena leucocephalla*). The dominant vegetation is herbaceous species and shrubs considered invasive and exotic, which usually grow in impacted areas. The USFWS National Wetland Inventory (USFWS-NWI) shows wetland areas within the Property. However, after studying the area by Biol. Gustavo A, Rodríguez, it was concluded that there are no wetland conditions within the Property[3].

The dominant group of fauna was birds. They were observed on the property, flying over the area or identifying their sounds. Due to the low diversity in the vegetation, the fauna identified is limited to several species of lizards, siguanas (*Ameiva azul*), and iguanas (*Iguana iguana*).

The southern portion of the property is close to the Roosevelt Roads Naval Base. Between the land comprising the Naval Base and the Property is a street that will access the Project. Based on the nature of the Project, scope of work, information available, and a careful analysis of the *IPAC list, conservation measures that will be implemented, and biological studies of the site*, the following effects determinations have been made:

[illegible]	[illegible]	[illegible]
Puerto Rican Boa (*Epicrates inornatus*)	Not likely to adversely affect (NLAA)	USFWS Puerto Rican Boa Conservation Measures 2024[4]
Yellow-shouldered Blackbird (*Angelaius xanthomus*)	Not likely to adversely affect (NLAA)	Establish a reforestation plan using trees that serve as shelter and food for this species. USFWS Nationwide Avoidance & Minimization Measures for Birds[5]

[3] Exhibit 3. Analysis of Wetlands
[4] Exhibit 3- USFWS Puerto Rican Boa Conservation Measures
[5] Exhibit 4. USFWS Nationwide Avoidance & Minimization Measures for Birds

There is one critical habitat (partially) within the project area Yellow Shouldered Blackbird *Agelaius xanthomus*

The NLAA effect was determined since, according to the USFWS IPaC portal, the property where the project is proposed is one where the Puerto Rican Boa (*Chilabothrus inornatus*), and the yellow-shouldered blackbird (Agelaius xanthomus) may be present within the Property.

The USFWS has not made a critical habitat designation for the Puerto Rican Boa. During the visits to the property for its evaluation for the Project, no individuals from the Puerto Rican Boa were identified. The FWS has promulgated *IPaC Project Design Guidelines – Puerto Rican Boa*, the protocol of which will be implemented by the construction company, including the general contractor and subcontractors responsible for the development and construction of the Project.

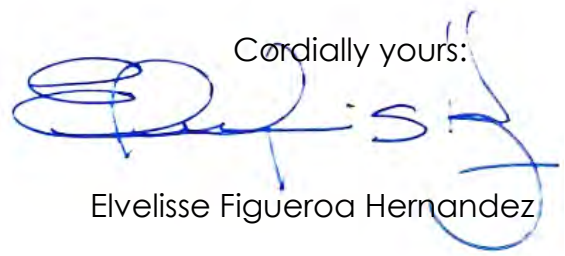
Concerning the species, Angelaius xanthomus, was not observed within the Property during the visits for the flora and fauna survey. The yellow-shouldered blackbird is an endemic and endangered species in Puerto Rico found primarily in mangroves and arid scrubland. The species was once commonly found in the coastal forests of the Island. Within the Property, no wetland conditions or vegetation serves as food or shelter for this species, nor was it sighted during visits to the property to carry out the study of flora and fauna. For these reasons, the NLAA effect for this species was determined.

In addition, the USFWS designated the Roosevelt Roads Naval Base lands as critical habitat for the yellow-shouldered blackbird. According to the critical habitat map, 1.13 acres south of the Property where Project SF-HDI 00010 and future development is proposed, are within critical habitat for this species. However, the area occupied by the 1.13 acres is separated from the Rosevelt Roads by road PR-979, which will be the access road to the Project. Therefore, even though the property is partially within critical habitat, the Project will not have a potential impact on the habitat of this species since it does not represent an additional impact on the existing one.

[6] Exhibit 5- USFWS Critical Habitat Map

In order to complete the informal consultation process, we are requesting your concurrence with the NLAA determinations included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed species. If more information is required, please do not hesitate to contact PRDOH at enviromentcdbg@vivienda.pr.gov or 787-274-2527 ext. 4320.

Cordially yours:



Elvelisse Figueroa Hernandez

Exhibit
1. IPaC List & List threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project
2. Flora & Fauna Study
3. Analysis of Wetlands at Promised Land Parcel
4. Conservation Measures for the Puerto Rican Boa (*Chilabothrus inornatus*)
5. USFWS Nationwide Avoidance & Minimization Measures for Birds
6. USWFS Critical Habitat Map
7. Topographic Map
8. Aerial Photo
9. NWI Mapper
10. Site Photos
11. Aerial Images (1994 to 2022)

EXHIBIT 1

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (939) 320-3135 Fax: (787) 851-7440
Email Address: CARIBBEAN_ES@FWS.GOV

In Reply Refer To: 09/26/2024 16:34:15 UTC
Project Code: 2024-0125554
Project Name: Promised Land

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened, and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process.** The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to caribbean_es@fws.gov. To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking here.

This species list is provided by:

Caribbean Ecological Services Field Office
caribbean_es@fws.gov
Post Office Box 491
Boqueron, PR 00622-0491
(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
(939) 320-3135

PROJECT SUMMARY

Project Code: 2024-0125554
Project Name: Promised Land
Project Type: Residential Construction
Project Description: CDBG MIT
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.21816605,-65.67506370843898,14z

Counties: Naguabo County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Yellow-shouldered Blackbird *Agelaius xanthomus*	Endangered

There is **final** critical habitat for this species. Your location overlaps the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/7383

REPTILES

NAME	STATUS
Puerto Rican Boa *Chilabothrus inornatus*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6628
General project design guidelines:
https://ipac.ecosphere.fws.gov/project/TRYI7EWZBBA67E5ZIEFOCTPJAM/documents/generated/7159.pdf

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Yellow-shouldered Blackbird *Agelaius xanthomus*	Final

https://ecos.fws.gov/ecp/species/7383#crithab

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Bald and Golden Eagle Protection Act of 1940.

2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R2UBH

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Elvelisse Figueroa
Address: Urb. Cielo Dorado Village
Address Line 2: Calle Diamante Num 42
City: Vega Alta
State: PR
Zip: 00692
Email greenprojectpr@gmail.com
Phone: 7875283322

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

EXHIBIT 2

PROPÓSITO DEL ESTUDIO DE FLORA Y FAUNA

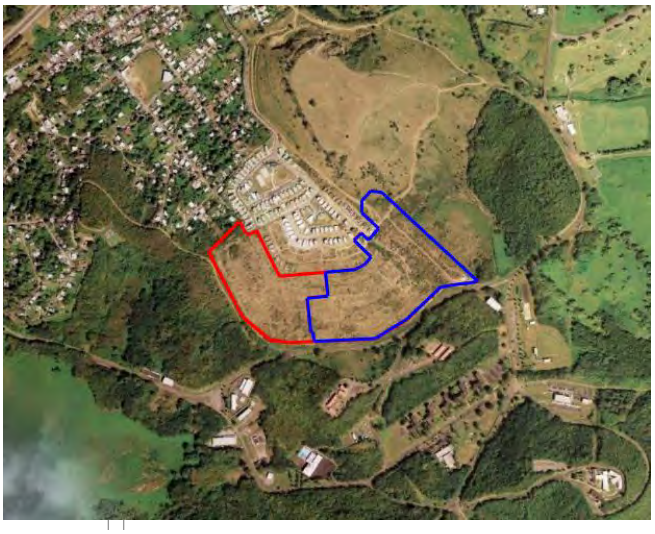
Se preparó este estudio con el propósito de describir la composición biótica del área donde se propone la construcción del proyecto Promised Land ("el Proyecto"), ubicado en la Carretera PR-3, Km. 60.0 en el barrio Daguao del Municipio de Naguabo, PR 00718 (Lat. 18.217881, Long. -66.676574). Además, se evalúa la presencia de elementos bióticos presente en los predios con el fin de determinar el valor de los mismos en términos ecológicos. El estudio incluye una lista de las especies presentes en el área, pero no constituye un inventario de los organismos presentes en los predios donde se propone construir el proyecto.

DESCRIPCIÓN DEL PROYECTO

Se propone la construcción de 100 unidades de vivienda unifamiliar en un predio con una cabida de 74.51 acres, de los cuales el Proyecto ocupa 16.81 acres. En el predio se aprobó la construccion de 464 unidades de vivienda, de las cuales 164 fueron construidas y vendidas a terceras partes. Adicional, se propone la construcción de una tercera fase que consiste en la construcción de 199 unidades adicionales.

Durante la construcción de las unidades ya vendidas, se realizó la totalidad del movimiento de tierra y remoción de la vegetación. No obstante, debido a problemas con el financiamiento del Proyecto, se detuvo la construcción del mismo.

Actualmente, la vegetación dominante en el predio es una secundaria de sucesión temprana, dominada por especies herbáceas que suelen repoblar suelos expuestos y arbustos como la zarcilla (*Leucaena leucocephalla*). Estas especies son exóticas de comportamiento invasivo. Las imágenes a continuación muestran el impacto previo que se ha hecho en la Propiedad.



2009

2023

SF-HDI-00010 Future Development

DESCRIPCIÓN DETALLADA DE FLORA Y FAUNA

Flora

Se identificó un total de 58 especies del área inventariada distribuidas en 27 familias. (Véase Apéndice 1 – Lista de Especies de Flora). Las plantas fueron distribuidas en las siguientes categorías: Árboles, Arbustos, Bejucos, Cicadas, Herbáceas, Helechos, Hierbas y Orquídeas. La vegetación del lugar donde se propone el Proyecto es una dominada por especies invasoras de rápido crecimiento como la zarcilla (*Leucaena leucocephalla*) y pastos que suelen crecer en terrenos expuestos.

La flora dentro del predio, en su mayoría, está compuestas por especies comunes y de amplia distribución a través de Puerto Rico. No se encontraron especies raras, amenazadas o en peligro de extinción.

Fauna

El grupo de fauna dominante lo fueron las aves con 14 especies identificadas en el predio. Las mismas fueron observadas en el predio, sobrevolando el área o por la identificación del canto de las mismas. En adición, a las aves se observaron en el predio 4 especies de reptiles y 2 especies de anfibios. (Véase Apéndice 2 – Lista de Especies de Fauna) Durante el inventario no se observaron especies de fauna en peligro de extinción. La fauna identificada dentro de la Propiedad se limita a varias especies de lagartijos y siguanas (*Ameiva azul*). La fauna dominante son aves que fueron vistas sobrevolando el lugar o fueron identificadas por su canto escuchado en las cercanías del Proyecto, según es típico de asentamientos urbanos.

Según el portal *Information for Planning and Consultation* ("IPaC") del *Fish and Wild Service*, el predio donde se propone el proyecto es uno donde puede estar presente la boa de Puerto Rico (*Chilabothrus inornatus*), antes *Epicrates inornatus*) y la mariquita de Puerto Rico (*Agelaius xanthomus*). No obstante, el predio no tiene vegetación ni condiciones que propicien la presencia de la de la Boa ni la Mariquita de PR.

El FWS ha promulgado la designación de hábitat critico para la Mariquita de Puerto Rico (*Agelaius xanthomus*). Parcialmente la propiedad ubica dentro de la delimitación del hábitat crítico.

En cuanto a la Boa de Puerto Rico, el FWS no ha hecho una designación de hábitat crítico para esta especie. Durante las visitas realizadas a la Propiedad con motivo de su evaluación para el Proyecto no se identificaron individuos de la Boa de Puerto Rico. El FWS ha promulgado *IPaC Project Design Guideline*s – Puerto Rican Boa,[1] cuyo protocolo se recomienda sea implementado por la compañía de construcción, incluyendo contratista general y subcontratistas, responsables por el desarrollo y construcción de la Acción Propuesta.

METODOLOGÍA DE INVENTARIO

La fase de inventario sobre la flora fue realizada en el lugar donde se propone la construcción del proyecto Promised Land. Durante las inspecciones de campo, se recorrió el área que ocupa la huella de impacto de las obras propuestas en su totalidad; para documentar las especies de flora. El área del Proyecto se encuentra desprovista de vegetación.

En cuanto a la fauna, se realizó el estudio comenzando a tempranas horas (6:45 am-10:00 am) y en horarios de la tarde (4:00 pm-10:00 pm) durante los meses de enero y mayo (2024). Para lograr la identificación de las aves y fauna en general se establecieron lugares de muestreo donde era posible observar todo el lugar. La identificación de aves fue visual y por la identificación del sonido peculiar de cada una de las especies. Debido a la falta de vegetación la fauna del lugar se limita a aves que fueron identificados volando sobre el lugar o por la identificación del canto.

Para los reptiles se determinó su presencia al momento en que salían a termo-regular. Para identificarlos se utilizaron mecanismos indirectos para determinar la presencia de diferentes especies de animales como por ejemplo: restos de nidos, plumas, heces fecales entre otros.

Como recursos adicionales para determinar la presencia o ausencias de especies consideradas como críticas, raras o en peligro de extinción se consultó con la División de Patrimonio Natural del Departamento de Recursos Naturales y Ambientales (DRNA).

RESULTADOS Y DISCUSIÓN

Flora

Se identificó un total de 58 especies del área inventariada distribuidas en 27 familias. (Véase Listado Flora). Las plantas fueron distribuidas en las siguientes categorías: Árboles, Bejucos, Cicadas, Herbáceas, Helechos, Hierbas y Orquídeas.

Fauna

El grupo de fauna dominante lo fueron las aves con 14 especies identificadas en el predio. Las mismas fueron observadas en el predio, sobrevolando el área o por la identificación del canto de las mismas. En adición, a las aves se observaron en el predio o terrenos circundantes 4 especies de reptiles y 2 especies de anfibios. (Véase Lista de Especies de Fauna) Durante el inventario no se observaron especies de fauna en peligro de extinción. La fauna identificada dentro de la Propiedad se limita a varias especies de lagartijos, siguana (*Ameiva azul*) e iguana (*Iguana iguana*). La fauna dominante son aves que fueron vistas sobrevolando el lugar o fueron identificadas por su canto escuchado en las cercanías del Proyecto, según es típico de asentamientos urbanos.

Especies de Flora Identificadas

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	Blero blanco	*Amaranthus dubius*	H
[illegible]	Margarita silvestre	*Bidens pilosa*	H
[illegible]	margarita amarilla	*Wedelia trilobata*	H
[illegible]	Bejuco de gato	*Macfadyena ungís-cati*	B
[illegible]	*	*Tillandsia spp.*	H
[illegible]	Piña cortadora	*Pitcairnia angustifolia*	H
[illegible]	Hedionda	Senna occidentalis	H
[illegible]	Almendro	*Terminalia catappa*	A

□□□ □□□□□□□□	Cohítre	*Commelina diffusa*	H
□□□ □□□□□□	Guaco	*Mikania cordifolia*	B
□□□ □□□□□□	Margarita	*Bidens pilosa*	H
□□□ □□□□□□	Clavelillo rojo	*Emilia fosbergii*	H
□□□ □□□□□□	Santa María	*Vernonia albicaulis*	H
□□□ □□□□□□	Yerba socialista	*Vernonia cinerea*	H
□□□□□r□□□□□□	Juan Caliente	*Rourea surinamensis*	B
□□□□□□□□□□□□	Batatilla blanca	*Merremia quinquefolia*	B
□□□□□□□□□□□□	Bejuco de puerco	*Ipomoea setifera*	B
□□□□r□□□□□□□	Pepinito	*Melothria pendula*	B
□□□□r□□□□□□	Coquí	*Cyperus rotundus*	H
□□□□□r□□□□□□	Ricino	*Ricinus communis*	H
□□□□□r□□□□□□	Túa-Túa	*Jatropha gossypifolia*	H
□□□□□r□□□□□□	Pascueta	*Euphorbia heterophylla*	H
□□□□□r□□□□□□□	Pringamosa	*Tragia volubilis*	B
□□□□□□□□□	Acacia	*Albicia procera*	A
□□□□□□□□□	Acacia amarilla	*Albicia lebbek*	A
□□□□□□□□□	Acacia pálida	*Leucaena leucocephala*	
□□□□□□□□□	guama americano	*Pithecellobium dulce*	A
□□□□□□□□□	Flamboyan	*Delonix regia*	A
□□□□□□□□□	Moriviví	*Mimosa pudica*	H
□□□□□□□□□	Moriviví bobo	*Chamaecrista aeschynomene*	H
□□□□□□□□□	morivivi giganre	*Mimosa pigra*	Ar
□□□□□r□□□□□□□□□	Bejuco prieto	*Hippocratea volúbilis*	B
M□□□□□□□□□	Cadillo	*Urena lobata*	H
M□□□□□□□□□	Escoba dulce	*Sida acuta*	H
M□□ □□□**d**□□□	Desmanto	*Desmanthus virgatus*	H
□ □□□□□□	Jazmín de trapo	*Jasminum fluminense*	B
□□□□□□□□**d**□□□□	Frijol silvestre	*Vigna luteola*	B
□□□□□□□□**d**□□□□	Flor de Pito	*Centrosema pubescens*	B
□□□□□□□□□□□□□	Bejuco de paloma	*Trichostigma octandrum*	B
□□□□□□□□	Pata de gallina	*Eleusine indica*	H
□□□□□□□□	Yerba brava	*Paspalum millegrana*	H
□□□□□□□□	Yerba estrella	*Cynodon nlenfuensis*	
□□□□□□□□	Yerba guinea	*Panicum maximun*	H

□□□□□□□□	Yerba de Guinea	*Urochloa máxima*	H
□□□□□□□□	Horquetilla	*Paspalum conjugatum*	H
□□□□□□□□	Arrocillo	*Paspalum paniculatum*	H
□□□□□□□□□□□□	Bejuco de sopla	*Securidaca virgata*	B
□□□□□□□□□□	Bejuco de beraco	*Chiococca alba*	B
□□□□□□□□□□	Botón blanco	*Spermacoce verticillato*	H
□□□□□□□□□□	Bejuco de costilla	*Paullinia pinnata*	B
□□□□□□□□□□	Bejuco de canasta	*Serjania polyphylla*	B
□□ □□□□□□□□□	Bejuco de membrillo	*Smilax dominguensis*	B
□□□□□□□□□□	Berenjena cimarrona	*Solanum torvum*	H
□□□□□□□□□□	Bretónica prieta	*Melochia nodiflora*	H
□□□□□□□□□□	Bretónica afelpada	Melochia tomentosa	H
□□□□□□□□	Escoba blanca	*Corchorus siliquosa*	H
□□□□□□□□	Bejuco de caro	*Cissus verticillata*	B
□□□□□□□□□	Yerba de burro	*Pseudolephantopus spicatus*	H

□

□□ Árbol □r- Arbusto □□- Bejucos □- Herbáceas □□- Helechos □□Palma

□

□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□

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Ardea alba	Garza Real	R
Bubulcus ibis	Garza Ganadera	R
Buteo jamaicensis	Guaraguao	R
Columbina passerima	Rolita	R
Columba livia	Paloma Casera	I
Columba squamosa	Paloma Turca	R
Zenaida asiatica	Tortola Aliblanca	R
Zenaida aurita	Tortola Cardosantera	R
Coereba flaveola	Reinita Común	R
Dendroica adelaidae	Reinita Mariposera	E
Tyrannus dominicensis	Pitirre	R

Vireo latimeri	Bienteveo	E
Pterochelidon fulva	Golondrinas de cuevas	R
Quiscalus niger	Mozambique	I
□□□□□□□□□		
□□□ □r□□□□ □□ □□□	□□□ □r□□□□ □□□□□□□□□	□□□□□□□□□□□
Anolis cristatellus	Lagartijo Común	E
Anolis pulchellus	Lagartijo de las Hierbas	E
Ameiva exul	Siguana	E
Iguana iguana	Iguana	I
□□□□□□□□		
□□□ □r□□□□ □□ □□□	□□□ □r□□□□ □□□□□□□□□	□□□□□□□□□□□
Eleutherodactylus coqui	Coquí común	E
Bufo marinus	Sapo marino	I

□

-Introducido □□Residente □□Endémico □□- Peligro de extinción

□

CONCLUSIÓN□

Luego de haber evaluado los aspectos de flora, fauna y de hábitats contenidos en este informe puedo concluir que las obras propuestas,□no representa un impacto negativo para la flora o fauna debido a las siguientes razones:

- □ Los predios que comprenden la huella de impacto no contienen una composición única de especies ni se identificaron especies de vida silvestre, poblaciones o comunidades de especies de distribución específica y limitada de baja capacidad de dispersión que puedan ser afectadas por las obras propuestas.
- □ No se identificó en el lugar, áreas de importancia para el anidaje, pernocte o de alimentación para ninguna especie ya sea de aves, anfibios o de reptiles que pueda ser impactada por las obras propuestas.
- □ Las medidas de mitigación que serán implementadas durante la construcción y operación del proyecto evitarán o minimizarán cualquier impacto adverso sobre la flora y fauna terrestre.
- □ En el lugar donde se propone el proyecto no se identificaron especies de flora o fauna identificadas como raras, vulnerables o en peligro de extinción.
- □ No se observó individuos de la boa (*Chilabrothrus inornatus*) ni de la Mariquita de Puerto Rico (*Angelaius xanthomus*).

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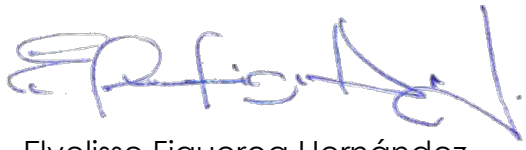
CERTIFICACION

Yo, Elvelisse Figueroa Hernández certifico que he preparado y revisado el Estudio de Flora y Fauna para el proyecto Promised Land localizado en la Carretera PR-3, Km. 60.0 en el barrio Daguao del Municipio de Naguabo, PR 00718 (Lat. 18.217881, Long. -66.676574); y que la información es Cierta, Correcta y Completa a mi mejor saber y entender.

Afirmo y reconozco las consecuencias de incluir información falsa en dicho documento.

Y para que así conste, firmo la presente certificación en Toa Alta, PR hoy de 10 de junio de 2024.

Preparado por:



Elvelisse Figueroa Hernández

EXHIBIT 3

ENVIRONMENTAL PERMITTING

enviper1@gmail.com

1. Promised Land DBG-MIT, LLC, proposes the expansion of an existing urbanization (Promised Land Urbanization – Phase 1) in two additional phases: Promised Land Parcel "SF-HDI-00010" – Phase 2 (a total of 16.81 acres) and "Promised Land Future Expansion (PLFE)" – Phase 3 (a total of 57.70 acres). The existing urbanization and the proposed phases are located on State Road PR-3, km 60.0, Daguao Ward, municipality of Naguabo, Puerto Rico (see Figure 1 for the topographic map and Figure 2 for the aerial photograph with the existing and proposed projects). The existing Promised Land Urbanization consists of 164 residential units that were built and sold to third parties. The second phase proposes the construction of 100 single-family units, while the third phase proposes the construction of 199 additional single-family units. The residential units to be constructed in phases 2 and 3 will follow the design for Single-Family Housing Development Initiative mandated by the Puerto Rico Department of Housing. Each unit will consist of a single-family, one-level, detached home with a total area of 1,209 square feet. The home will include three (3) bedrooms with closets, two (2) bathrooms, kitchen, laundry area, covered

garage for two vehicles, and a backyard. In addition, the design will include hurricane-resistant windows and doors, reinforced concrete walls, and other features to withstand severe weather conditions and external threats. Energy-efficient lighting and appliances will be installed in each unit, as well as solar panels with 3 kW DC PV modules and 9 kWh 48 V lithium-ion, allowing each residence to generate energy and reduce reliance on the grid. A 500-gallon cistern has also been included as a resiliency measure. Finally, all residential units have been designed to be ADA-compliant or adaptable, ensuring that it can accommodate the needs of individuals with disabilities and support aging in place.

2. The topography where both parcels are proposed to be developed is flat, with slopes ranging from 0% to 6%. Both parcels have been previously impacted by earth movement and vegetation removal. In addition, both parcels are located outside flooding zones, as determined by the Federal Emergency Management Agency (FEMA) – see Figure 3. Dominant vegetation consists of invasive and exotic species (climbers, herbs, shrubs and trees) which usually grow on impacted lands.

3. The sites were both parcels are proposed to be developed are not considered critical habitat by the U.S. Fish and Wildlife Service (USFWS) according to their web page, "Information for Planning and Consultation (IPaC)", found on https://ipac.ecosphere.fws.gov/location/index. Notwithstanding, that same agency, in their "National Wetlands Inventory (NWI)" web page, accessed through the link https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, shows that there is one alleged unnamed wetland on the north portion of the "Future Development Parcel", and a second alleged wetland adjacent to the southwest boundary line of Parcel "SF-HDI-00010" (see Figure 4). This being the case, ENVIRONMENTAL PERMITTING was retained by Green Project PR to verify the existing conditions of these areas and determine whether a permit would be required from the U.S. Army Corps of Engineers (USACE) as part of the

proposed construction activities. Results of the field inspection, performed on July 7, 2024, are as follows:

- Study Area No. 1 - According to the NWI, there are three wetlands on the north section of the PLFE: a 0.81 acre freshwater pond that is connected via a 0.92 acre riverine wetland to a third, 3.18 acre freshwater emergent wetland. This last wetland is outside of the PLFE boundaries (an outparcel), so it will not be discussed for the purposes of this report. It stands from the aerial photograph shown in the NWI that the 0.81-acre pond and a portion of the 0.92-acre riverine habitat were already filled to construct Phase 1 of Promised Land Urbanization. This information was confirmed by our personnel during the field inspection. Therefore, the only wetland to be evaluated are the remains of the 0.92-acre riverine wetlands.

  Having investigated the small remnant of the 0.92-acre riverine wetland, the conclusion is that this alleged wetland ***does not exist***. When the 0.81-acre freshwater pond and a portion of the 0.92-acre riverine wetland were filled to construct Phase 1 of Promised Land Urbanization, the hydrology of the remaining water bodies was altered, resulting in the drying of the remains of the riverine wetland. A remnant of a canal or a depression which could show some type of water conveyance structure could not be detected. Given that the hydrology was severed due to filling activities, upland vegetation (mostly pastures and some bushes) have colonized the area of what was once an alleged riverine wetland, sustained by the fact that no hydric vegetation was observed. It is concluded that there are no wetland conditions in study area No. 1

- Study Area No. 2 – this alleged wetland is found approximately 30 meters to the southwest of the proposed Parcel "SF-HDI-00010" boundary. Although the proposed construction will not directly impact this study area, it has been included in this report because of its adjacency, but

outside of the Property limits. The coordinate location of the Study Area No. 2 is (18.21609, -65.67887).

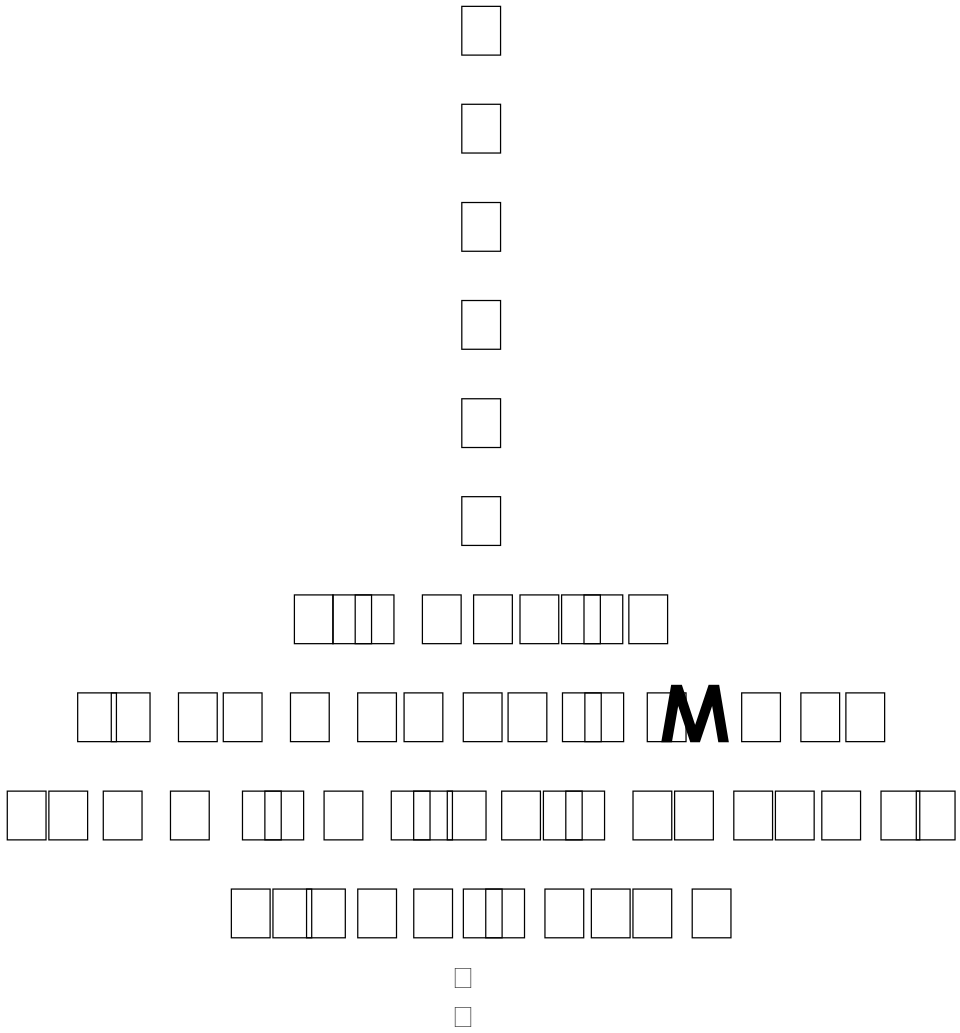
Study Area No. 2 consists of an isolated, unnamed plot that the USFWS identifies in the NWI as "Palustrine, emergent, broad-leaved deciduous, temporarily flooded (PEM1A)". This study area contains a mix of herbaceous and forested species. Because the topography of the adjacent parcels is inclined towards Study Area No. 2, it is completely inundated (see the enclosed photographs), and no borings could be made. However, the National Resources Conservation Service (NRCS) "Web Soil Survey" electronic page, found at: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, shows that the soil at this site consists of "***Mabi clay, 5 to 12 percent slopes, eroded (MaC2)***". This soil *is not* listed as a hydric soil in the Hydric Soils list – Humacao Area, Puerto Rico Eastern Part, published by the NRCS on November 16, 2015. Notwithstanding, even though this study area will be preserved in its natural condition and will not be impacted by the proposed construction of the project "SF-HDI-00010" or any other future expansions, because it is located outside the Property limits.

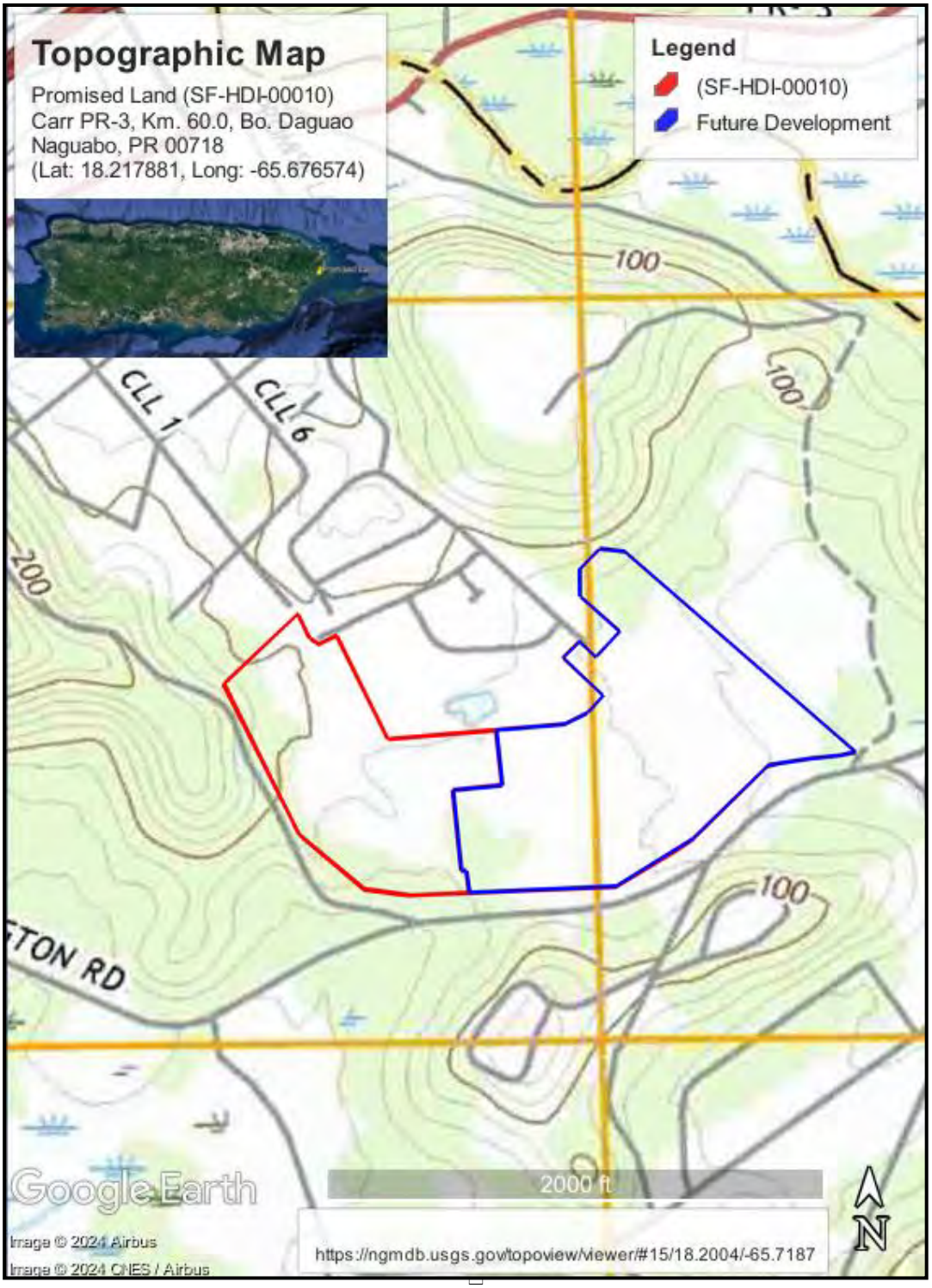
Conclusion

The remainder of the alleged 0.92-acre riverine wetland within the PLFE does not exist due to the filling of the 0.81-acre freshwater pond for the construction of the original urbanization. This activity affected the hydrology of the remnant riverine wetland, and now the area has been colonized with upland vegetation, with no "true" hydric species to be found.

On the other hand, Study Area No. 2, which will not be impacted by the construction of Phase 2 residential units, is an isolated area. It is a "wetland" because the area receives rainwater from higher adjacent topography which keeps the site inundated post rain events. A walkthrough around the limits of this wetland confirmed that it is not connected to other "*waters of the United States*" (streams, creeks, rivers,

lakes, navigable coastal & inland waters, and wetlands). Nevertheless, the soils on this site correspond to "*Mabi clay, 5 to 12 percent slopes, eroded (MaC2)*", which is not listed as a hydric soil by the NRCS. This area is located outside the Property limit.

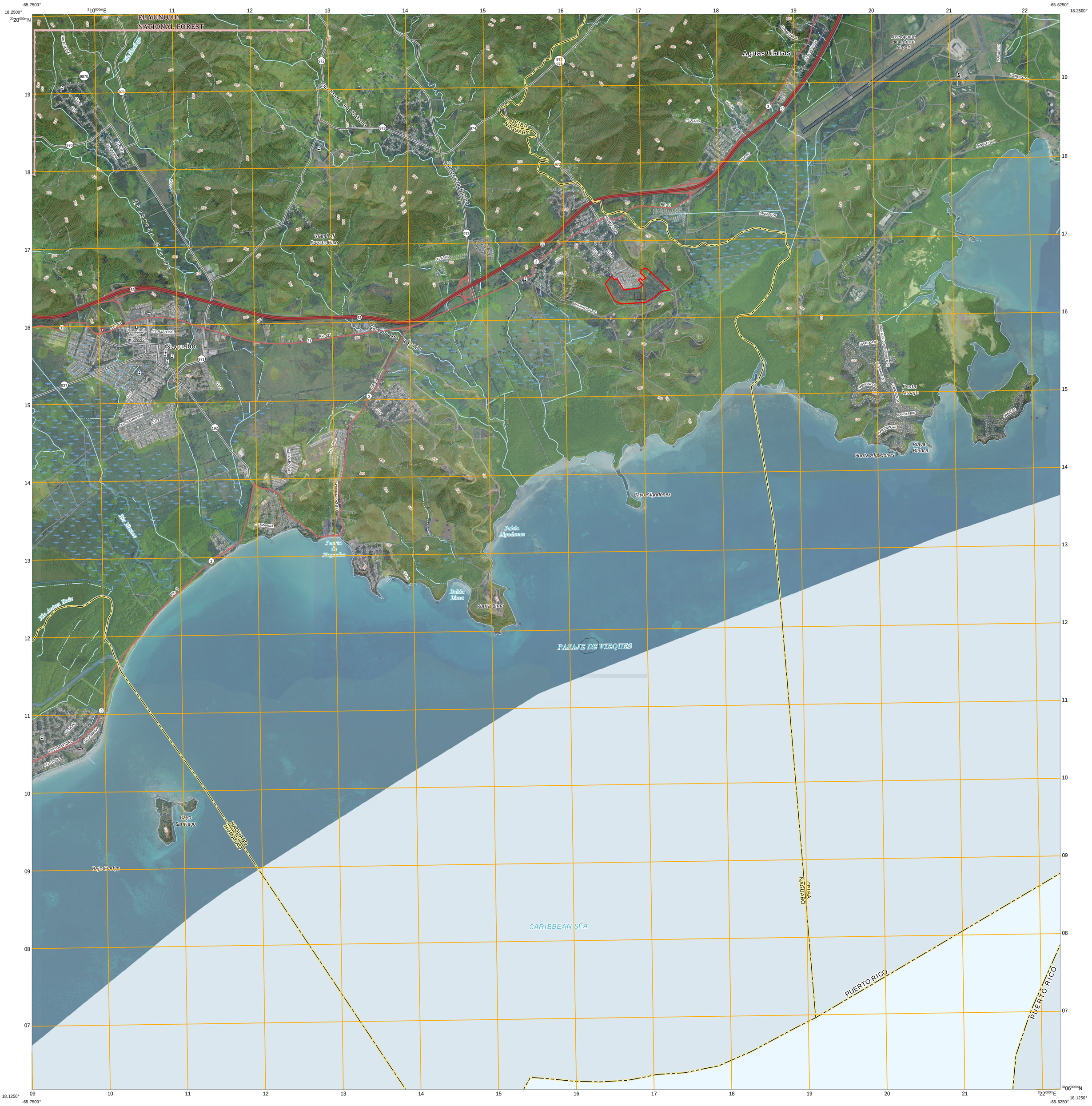



Topographic Map
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Legend
(SF-HDI-00010)
Future Development
100
100
100
200
CLL 1
CLL 6
TON RD
2000 ft
N
Google Earth
Image © 2024 Airbus
Image © 2024 CNES / Airbus
https://ngmdb.usgs.gov/topoview/viewer/#15/18.2004/-65.7187

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

NAGUABO QUADRANGLE
PUERTO RICO
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 20Q

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	Hexagon Inc.,	March 2017
Roads	U.S. Census Bureau,	2017
Roads within US Forest Service Lands	FSTopo Data with limited Forest Service updates,	2018
Names	GNIS, 1981 -	2018
Hydrography	National Hydrography Dataset, 1994 -	2018
Contours	National Elevation Dataset,	2018
Boundaries	Multiple sources; see metadata file 2016 -	2017
Wetlands	FWS National Wetlands Inventory	1983

MN
GN
13°24'
238 MILS
0°50'
15 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
KF
Grid Zone Designation
20Q

SCALE 1:20 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 500 0 1000 2000 3000 4000 5000 6000 7000 8000
FEET

CONTOUR INTERVAL 20 FEET
DATUM IS LOCAL MEAN SEA LEVEL

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.13

PUERTO RICO
QUADRANGLE LOCATION

1	2	3
4		5
6		7

1 El Yunque
2 Fajardo
3 Cayo Icacos
4 Humacao
5 Isla De Vieques West
6 Punta Guayanes
7 Isla De Vieques West OE S

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

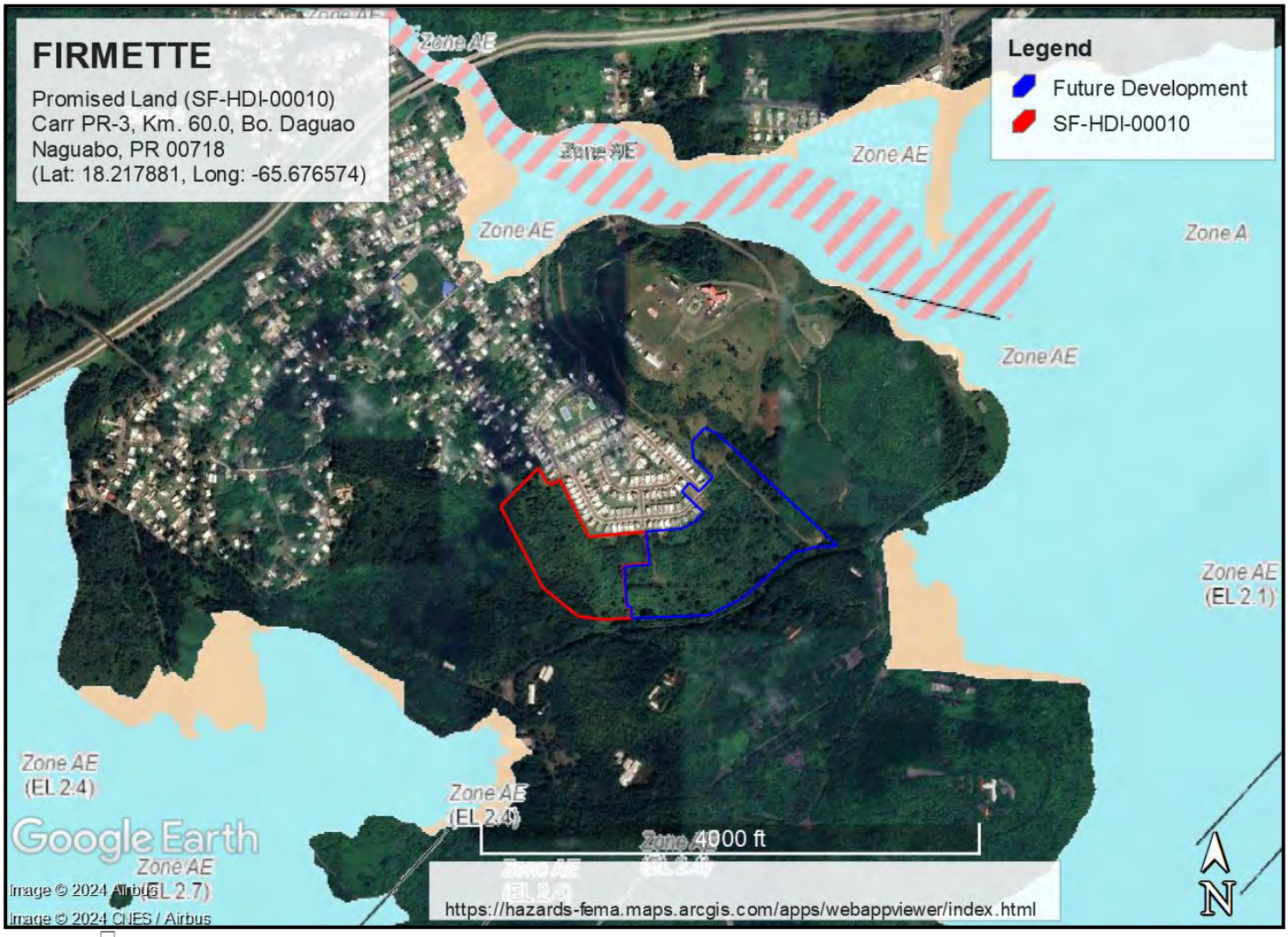
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route
FS Primary Route
FS Passenger Route
FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

NAGUABO, PR
2018

NSN 7643016392023
NGA REF NO. USGX20K75923

represent wetlands in the area as per the US Fish and Wildlife Service's


FIRMETTE
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Legend
Future Development
SF-HDI-00010
Zone AE
Zone A
Zone AE (EL 2.1)
Zone AE (EL 2.4)
Zone AE (EL 2.7)
4000 ft
Google Earth
Image © 2024 Airbus
Image © 2024 CNES / Airbus
https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html
N

FLOOD HAZARD INFORMATION
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee See Notes
Area with Flood Risk due to Levee
NO SCREEN
Area of Minimal Flood Hazard
OTHER AREAS
Effective LOMRs
Area of Undetermined Flood Hazard
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
20.2
Cross Sections with 1% Annual Chance
17.5
Water Surface Elevation
Coastal Transect
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary

PER USFWS's NATIONAL

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

d electrical pole marks the site where this alleged “wetland” is found.

18.21609, -65.67887

ENVIRONMENTAL PERMITTING

A full-service Project Management Enterprise (PME)

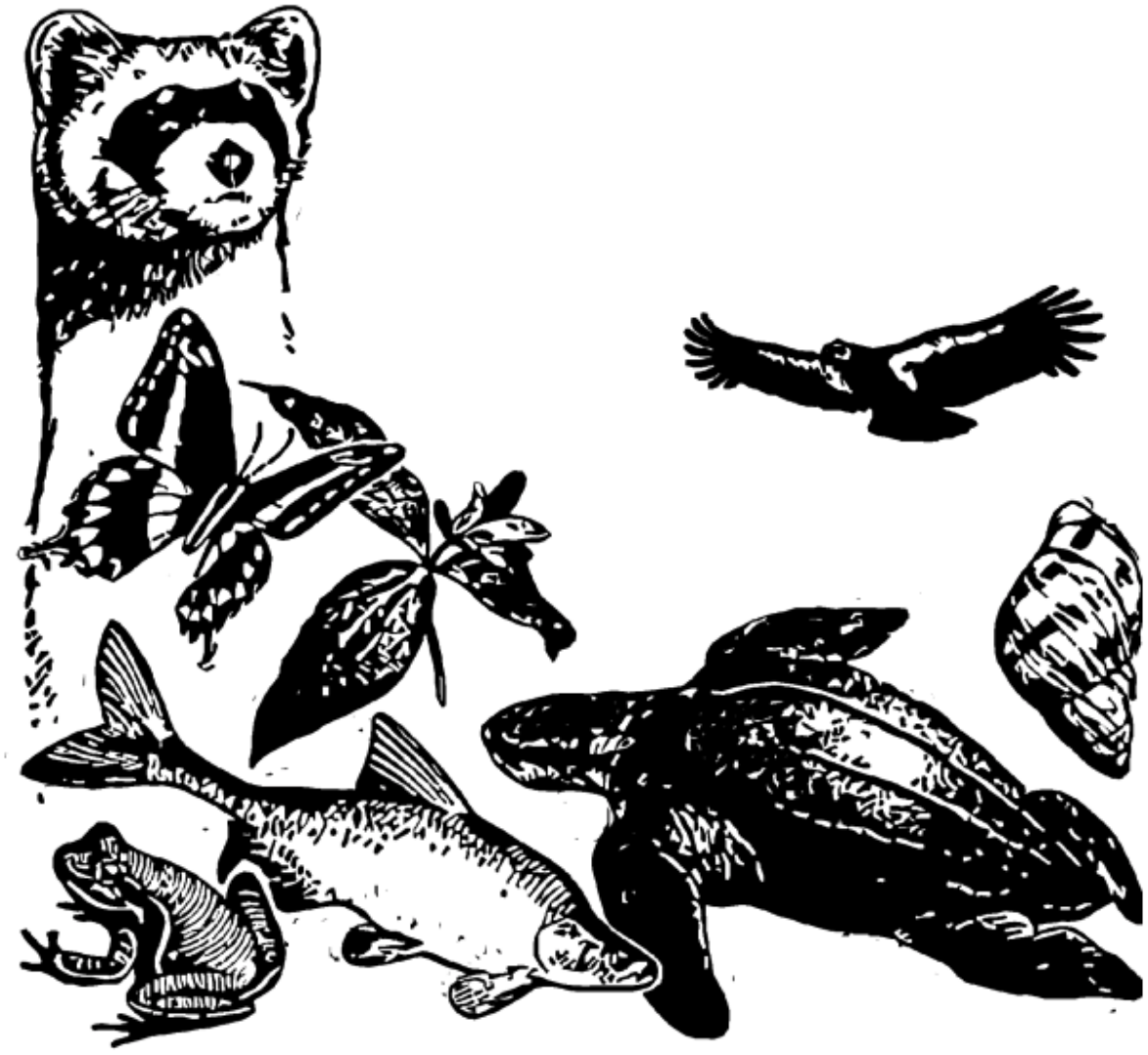
EXHIBIT 4

U.S. Fish & Wildlife Service

Caribbean ES Puerto Rican Boa

Puerto Rican Boa

Generated September 03, 2024 04:46 PM UTC, IPaC v6.114.0-rc2



IPaC - Information for Planning and Consultation (https://ipac.ecosphere.fws.gov/): A project planning tool to help streamline the U.S. Fish and Wildlife Service environmental review process.

U.S. FISH AND WILDLIFE SERVICE
CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.

Adult PR boa – *Chilabothrus inornatus*
Photo: Puerto Rico by JP Zegarra

Last Revised: January 2024

The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.

2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.

3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.

4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own**. Activities at other work sites, where no boas have been found after surveying the area, may continue.

5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.

7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.

8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.

9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.

10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
  - Email: jose_cruz-burgos@fws.gov
  - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
  - Email: jan_zegarra@fws.gov
  - Office phone (786) 933-1451

Last Revised: January 2024

EXHIBIT 5

NATIONWIDE AVOIDANCE & MINIMIZATION MEASURES FOR BIRDS

Within this document are effective measures that should be employed at all project development sites nationwide as applicable and practicable with the goal of avoiding and minimizing impacts to birds and their habitats. These measures are grouped into three categories: General, Habitat Protection, and Stressor Management. These measures include information only related to federal regulations and laws, and do not encompass state and local regulations and laws. These measures may be updated through time. We recommend checking the U.S. Fish & Wildlife Service's (FWS) Avoiding and Minimizing Incidental Take of Migratory Birds website regularly for the most up-to-date list.

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2. Habitat Protection....2
3. Stressor Management....3
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Stressor: Collision....5
Stressor: Entrapment....6
Stressor: Noise....7
Stressor: Chemical Contamination....8
Stressor: Fire....8

1. **General Measures**
   a. Educate all employees, contractors, and/or site visitors of relevant rules and regulations that protect wildlife. See the FWS webpage on Regulations and Policies for more information on regulations that protect migratory birds.
   b. Prior to removal of an inactive nest, ensure that the nest is not protected under the Endangered Species Act (ESA) (see list of endangered and threatened wildlife 50 CFR 17.11) or the Bald and Golden Eagle Protection Act (the Eagle Act). Nests protected under ESA or the Eagle Act cannot be removed without a valid permit. More information is available on Bird nests: what you need to know.
   c. Do not collect birds (live or dead) or their parts (e.g., feathers) or nests, or remove active nests without valid authorization or permit. Please visit the FWS permits page for more information on permits and general authorizations.
   d. Provide enclosed solid waste receptacles at all project areas. Non-hazardous solid waste (trash) should be collected and deposited in the on-site receptacles. Solid waste should be collected and disposed of by a local waste disposal contractor. For more information about solid waste and how to properly dispose of it, see the EPA Non-Hazardous Waste website.
   e. If you suspect birds were illegally killed or if five or more birds are found dead, notify the local FWS Office of Law Enforcement. and follow the instructions provided.
   f. Consult and follow beneficial practices for industry.

2. **Habitat Protection**
   a. Minimize project creep by clearly delineating and maintaining project boundaries (including staging areas).
   b. Minimize use of undisturbed land and maximize use of disturbed land for all project activities (i.e., siting, lay-down areas, and construction), except for where there may be species that are associated with disturbed land that require special conservation consideration (e.g., Mountain Plover).
   c. If considering development on undisturbed land, ensure that the area is not an area of high value to bird conservation (e.g., Important Bird Areas).
   d. Implement wildlife-friendly soil erosion and dust control measures. For example:
      i. Choose products with natural fiber netting, or no netting (such as spray on mulch)
      ii. Choose products with 100% biodegradable materials
      iii. Carefully install materials using natural stakes and bury edges
   e. Remove erosion control products when no longer needed. Design and build culverts, roadways, and other structures in tidal areas such that they do not restrict tidal flow. Restricted tidal flow leads to marsh degradation. For additional information, resources, and recommendations for facilitating tidal restriction avoidance and removal during development, please reference the Environmental Protection Agency's (EPA) and Federal Highway's (FHWA) Tidal Restrictions Synthesis Review.

3. Stressor Management

Stressor: Vegetation Removal

Conservation Goal: Avoid direct take of adults, chicks, or eggs.

Measure 1: Schedule all vegetation removal and trimming, grading of vegetated areas, and prescribed fire outside of the peak bird breeding season to the maximum extent practicable. Use available resources, such as internet-based tools (e.g., the FWS's Information, Planning and Consultation (IPaC) and Avian Knowledge Network's Rapid Avian Information Locator (RAIL) tools) to identify peak breeding months for local bird species; or, contact your local FWS Migratory Bird Program Office or state wildlife agency for location-specific information.

Measure 2: When project activities cannot occur outside the bird nesting season, conduct surveys prior to scheduled activity to determine if active nests are present within the area of impact and buffer any nesting locations found during surveys.

1) Generally, the surveys should be conducted no more than five days prior to the scheduled activity.
2) Timing and dimensions of the area to be surveyed vary and will depend on the nature of the project, location, and expected level of vegetation disturbance.
3) If active nests or breeding behavior (e.g., courtship, nest building, territorial defense, etc.) are detected during these surveys, no vegetation removal activities should be conducted until nestlings have fledged, the nest fails, or breeding behaviors are no longer observed. If the activity must occur, establish a buffer zone around the nest and prohibit all activities within the buffer zone until nestlings have fledged and left the nest area. The dimension of the buffer zone will depend on the proposed activity, habitat type, and species present and should be coordinated with the local or regional FWS office.
4) When establishing a buffer zone, create a visible boundary (e.g., flagging tape, pin flags, and/or ropes/string) and signage to protect the area. If the boundary and/or signage is knocked down or destroyed, suspend work wholly, or in part, until the boundary is satisfactorily repaired.
5) When establishing a buffer zone, a qualified biologist should be present onsite to serve as a biological monitor during vegetation clearing and grading activities to ensure no take of migratory birds occurs. Prior to vegetation clearing, the monitor should ensure that the limits of construction have been properly staked and are readily identifiable. Any associated project activities that are inconsistent with the applicable avoidance and minimization measures, and activities that may result in the take of migratory birds will be immediately halted and reported to the appropriate FWS office within 24 hours.
6) If establishing a buffer zone is not feasible, contact the FWS for guidance to minimize impacts to migratory birds associated with the proposed project or removal of an active nest. To remove an active nest, the person removing the nest must have a migratory bird permit authorizing this action. The FWS recommends contacting a

federally permitted migratory bird rehabilitator prior to removing active nests for recommendations on disposition of nest contents.

7) When encountering a bird that is exhausted, ill, injured, or orphaned, you must immediately contact a federally permitted migratory bird rehabilitator and follow the rehabilitator's instructions. You may transport eggs or nestling to a federally permitted migratory bird rehabilitator, if the rehabilitator recommends that you do so.

Measure 3: Prepare a vegetation maintenance plan that outlines vegetation maintenance activities and schedules so that direct bird impacts do not occur.

Stressor: Invasive Species Introduction

Conservation Goal: Prevent the introduction of noxious or invasive plants.

Measure 1: Prepare a weed abatement plan that outlines the areas where weed abatement is required and the schedule and method of activities to ensure bird impacts are avoided.

Measure 2: For temporary and permanent habitat restoration/enhancement, use only native and local (when possible) seed and plant stock.

Measure 3: Create a vehicle wash and boot washing/scrubbing stations prior to entering sensitive habitat areas to prevent accidental introduction of non-native plants.

Measure 4: Remove invasive/noxious species that pose an attractive nuisance to migratory birds.

Stressor: Artificial Lighting

Conservation Goal: Reduce artificial nighttime lighting (e.g., light pollution).

Measure 1: To the maximum extent practicable, limit construction activities to the time between dawn and dusk to avoid the illumination of adjacent habitat areas, including the sky.

Measure 2: Follow any applicable recommendations on the FWS nighttime lighting guidance webpage. Some recommendations from this collection are called out in measures 3-5 below.

Measure 3: If construction activity time restrictions are not possible, use down shielding or directional lighting to avoid light trespass into bird habitat and the sky (e.g., use a down-shielded 'Cobra' style light rather than an omnidirectional light system to direct light down to the roadbed), and keep lighting as close to the ground as possible.

Measure 4: To the maximum extent practicable, while allowing for public safety, use low intensity energy-saving lighting (e.g., LEDs) that provides the minimum lumens needed for the task. Avoid bright white light, such as is often used in LEDS, metal halide, halogen, fluorescent, mercury vapor and incandescent lamps. Select lighting with a Correlated Color

Temperature (CCT) that does not exceed 3000K in urban areas and does not exceed 2200K in parks, wildlife refuges, Important Bird Areas, and areas prone to fog.

Measure 5: Minimize lighting on associated construction or operation structures by using motion sensors or heat sensors.

Measure 6: Take measures to limit lighting as described in the measures above year-round, but especially during peak migration periods in spring and fall. You can reference resources like Birdcast to find peak migration dates or speak with the FWS's Migratory Bird Program Office in your region or a contracted biologist for additional guidance on specific bird migration timeframes in your area.

Stressor: Human Disturbance

Conservation Goal: Minimize prolonged human presence near nesting birds during construction and maintenance actions.

Measure 1: Restrict access to natural areas adjacent to the project site by erecting a barrier and/or avoidance buffers (e.g., gate, fence, wall) to minimize foot traffic and off-road vehicle uses.

Stressor: Collision

Conservation Goal: Minimize collision risk with project infrastructure and vehicles.

Measure 1: Minimize collision risk with project infrastructure (e.g., temporary and permanent) by increasing visibility and decreasing collision risk through appropriate marking and design features (e.g., bird-friendly lighting (if lighting is necessary), wire marking, etc.).

Measure 2: On bridge crossing areas, use fencing or metal bridge poles that extend to the height of the tallest vehicles that will use the structure.

Measure 3: Install wildlife friendly culverts so rodents and small mammals can travel under any new roadways instead of over them. This may help reduce raptor deaths associated with being struck while tracking prey or scavenging roadkill on the roadway.

Measure 4: Promptly remove roadkill to prevent scavenging and bird congregations along roadways.

Measure 5: Avoid planting "hazardous attractants" (e.g. fruited or preferred nesting vegetation) in medians or rights-of-way.

Measure 6: Eliminate use of steady burning lights on structures. Light with flashing lights or motion-sensor lights if lighting is necessary.

Measure 7: Reduce potential impacts to birds from fencing as follows: (1) Build a wildlife-friendly fence (see recommendations); (2) Attach ribbons or other distinctive markers at three

foot intervals along the fence to make it more visible to birds (see recommendations); (3) ensure the fence is no higher than absolutely necessary to prevent obstruction to low-flying birds that predate close to the ground; (4) make sure fencing is maintained to avoid broken wires that may snag or injure birds; and (5) if lighting is necessary, make sure the lighting is turned on only when absolutely necessary (lighting attracts and disorients birds, disrupting their natural flight patterns and may cause collisions and entanglement in fencing).

Measure 8: For existing infrastructure, make structures with glass more bird-friendly to reduce and avoid collisions by applying a pattern to the outside surface of windows and any other transparent surface (e.g., glass balcony railings), install bird friendly glass, or ensure all windows have exterior window screens. To make glass bird friendly, patterns must be applied to the exterior surface of the glass, with markers at least ¼" wide, spaced no more than two inches apart. In new construction, minimizing the total area covered in glass will save energy, reduce costs, and save birds. For more recommendations, visit the FWS's Buildings & Glass Collisions webpage.

Measure 9: Avoid use of transparent noise walls along roads. If transparent noise walls are installed patterns must be applied to the exterior of the transparent surface, with markers at least ¼" wide, spaced no more than two inches apart (FWS standards). Products with patterns exist, but not all are bird-safe according to FWS standards. Use products that have been tested and vetted and proven effective in preventing collisions.

Stressor: Entrapment

Conservation Goal: Prevent birds from becoming trapped in project structures or perching and nesting in project areas that may endanger them.

Measure 1: Minimize entrapment and entanglement hazards through project design measures that may include:

1. Installing anti-perching devices on facilities/equipment where birds may commonly nest or perch.
2. Covering or enclosing all potential nesting surfaces on the structure with metal mesh netting, chicken wire fencing, or other suitable exclusion material prior to the nesting season to prevent birds from establishing new nests. The netting, fencing, or other material must have no opening or mesh size greater than 3/4" and must be maintained until the structure is removed. Flexible nylon or polypropylene netting sometimes marketed as "bird netting" can entrap and kill birds and is not recommended.
3. Cover/seal all vertical pipes/holes less 12" in diameter where birds may enter and become trapped.
4. Chimney caps must have ¾" or smaller steel mesh under the cap to prevent birds from entering.
5. If you live in the eastern half of the U.S. (Chimney Swift [*Chaetura pelagica*] range) and your chimney was built before 1960 and it is at least one foot in diameter or diagonal across or otherwise has evidence of Chimney Swift roosting or nesting, then follow the best practices for Chimney Swifts instead of the above measures. Best practices for Chimney Swifts are found here:

https://www.fws.gov/story/chimney-swifts.

6. Cover all open-top containers, pits and ponds containing toxic waste (e.g., oil pits and evaporation ponds) to prevent entrapment and illness. Oil or waste fluid spills or leaks should be cleaned up immediately.
7. Water containment areas that have steep edges and cannot be easily covered (e.g., stock tanks) should include wildlife escape ramps. There are numerous videos on the web about how to make effective wildlife escape ramps.

Measure 2: Use the appropriate deterrents to prevent birds from nesting and perching on structures where they cause conflicts, may endanger themselves, or create a human health and safety hazard.

1. During the time that the birds are trying to build or occupy their nests (generally, between April and August, depending on the geographic location), potential nesting surfaces where bird use of structures is likely to cause take (e.g., electric poles where fire/electrocution is possible), should be monitored at least once every three days for any nesting activity. Depending on the species (e.g., inactive Bald and Golden eagle nests are protected under the Eagle Act and inactive nests associated with threatened and endangered species [(see list of endangered and threatened wildlife 50 CFR 17.11)] may have special protections under ESA) and on state and local regulations, it may be permissible to remove inactive nests (without birds, eggs, or otherwise dependent young), partially completed nests, or new nests as they are built (prior to occupation). If birds have started to build any nests, the nests shall be removed before they are completed, unless the nest is protected by federal, state, or local regulations.
2. If an active nest becomes established (i.e., there are viable eggs or young in the nest), all work that could result in abandonment or destruction of the nest shall be avoided until the young have fledged or the nest is unoccupied. Construction activities that may displace birds after they have laid their eggs and before the young have fledged should not be permitted. If the project continues into the following spring, this cycle shall be repeated. When work on the structure is complete, all netting shall be removed and properly disposed of.
3. Where there will be exposed flames (e.g., methane or natural gas flares) at mines, landfills, or other operations, install fencing tall enough to prevent direct flights through the superheated air, and top fencing with perch deterrents.

Stressor: Noise

Conservation Goal: Prevent the increase in noise above ambient levels during the bird breeding season.

Measure 1: Minimize an increase in noise above ambient levels during project construction by installing temporary structural barriers such as sandbags.

Measure 2: Avoid permanent additions to ambient noise levels from the proposed project by using baffle boxes or sound walls.

Stressor: Chemical Contamination

Conservation Goal: Prevent the introduction of chemical contaminants into the environment.

Measure 1: Avoid chemical contamination of the project area by implementing a Hazardous Materials Plan. For more information on hazardous waste and how to properly manage hazardous waste, see the EPA Hazardous Waste website.

Measure 2: Avoid soil contamination by using drip pans underneath equipment and containment zones at construction sites and when refueling vehicles or equipment.

Measure 3: Avoid contaminating natural aquatic and wetland systems with runoff by limiting all equipment maintenance, staging laydown, and dispensing of fuel, oil, etc., to designated upland areas.

Measure 4: Application of any pesticide product, including rodenticides and avicides, must comply with requirements on the product label. Implement the following wildlife-friendly application measures wherever possible.

1. Choose non-chemical alternatives
2. See EPA's website for general measures to reducing impacts on wildlife from pesticides.

Stressor: Fire

Conservation Goal: Minimize potential fire impacts from project-related activities.

CMeasure 1: Reduce fire hazards from vehicles and human activities (e.g., use spark arrestors on power equipment, avoid driving vehicles off road).

Measure 2: Consider fire potential when developing vegetation management plans by planting temporary impact areas with low-growing, sparse, fire-resistant native species approved by the County Fire Department and local FWS Office.

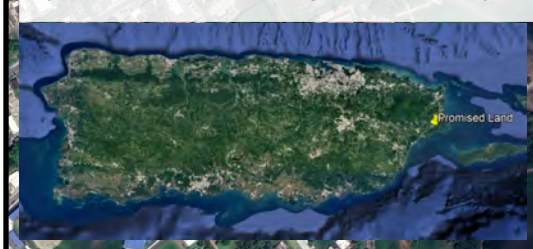
Measure 3: Where there will be exposed flames (e.g., methane or natural gas flares) at mines, landfills or other operations, refer to beneficial practices to avoid and minimize bird injuries and mortalities from gas flares on the FWS's website. For additional assistance with minimizing impacts from exposed flames, please contact your local FWS Ecological FWS Field Office.

Measure 4: Schedule prescribed fire outside of the peak bird breeding season to the maximum extent practicable. Use available resources, such as internet-based tools (e.g., the FWS's Information, Planning and Consultation (IPaC) and Avian Knowledge Network's Rapid Avian Information Locator (RAIL) tools) to identify peak breeding months for local bird species; or, contact the FWS's Migratory Bird Program Office in your region for breeding bird information.

EXHIBIT 6

USFWS Critical Habitat Map

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)



Legend

- Agelaius xanthomus
- Future Development
- Property Limit

Google Earth

Image © 2024 CNES / Airbus
Image © 2024 Airbus

2000 ft

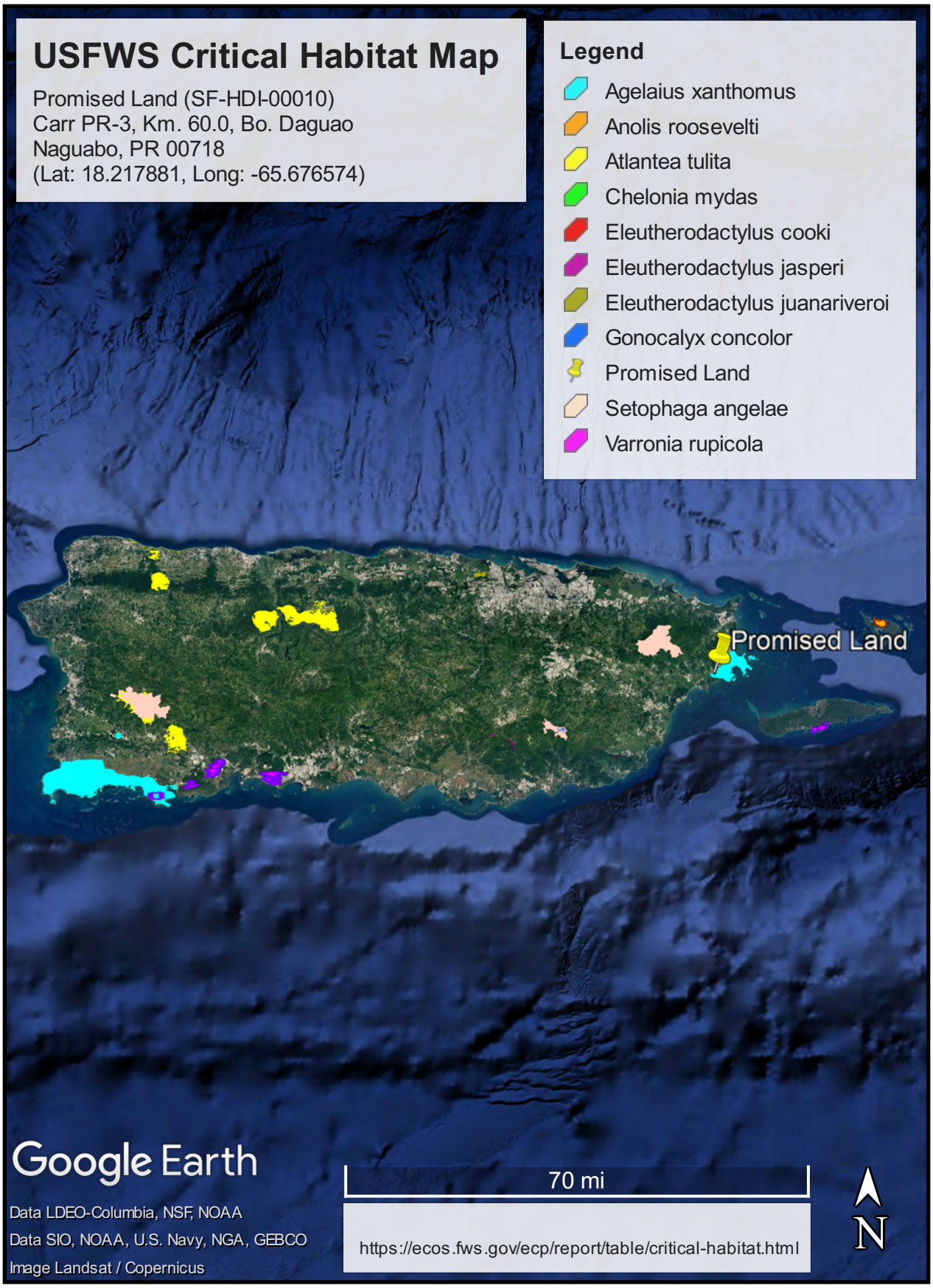
https://ecos.fws.gov/ecp/report/table/critical-habitat.html

N

Green PRojects
Environmental Consultants

USFWS Critical Habitat Map

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)



Green PRojects
Environmental Consultants

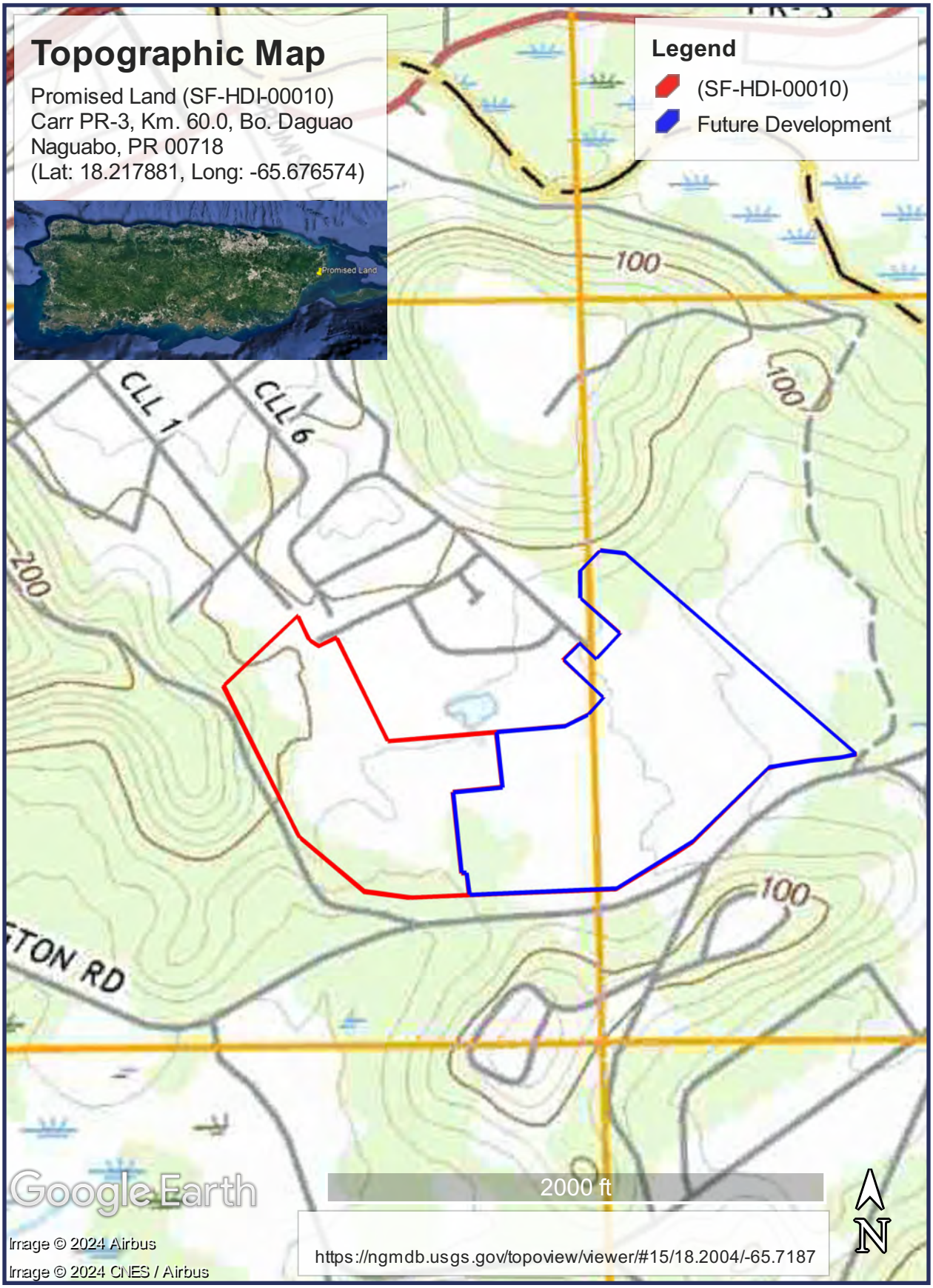
EXHIBIT 7

Topographic Map

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

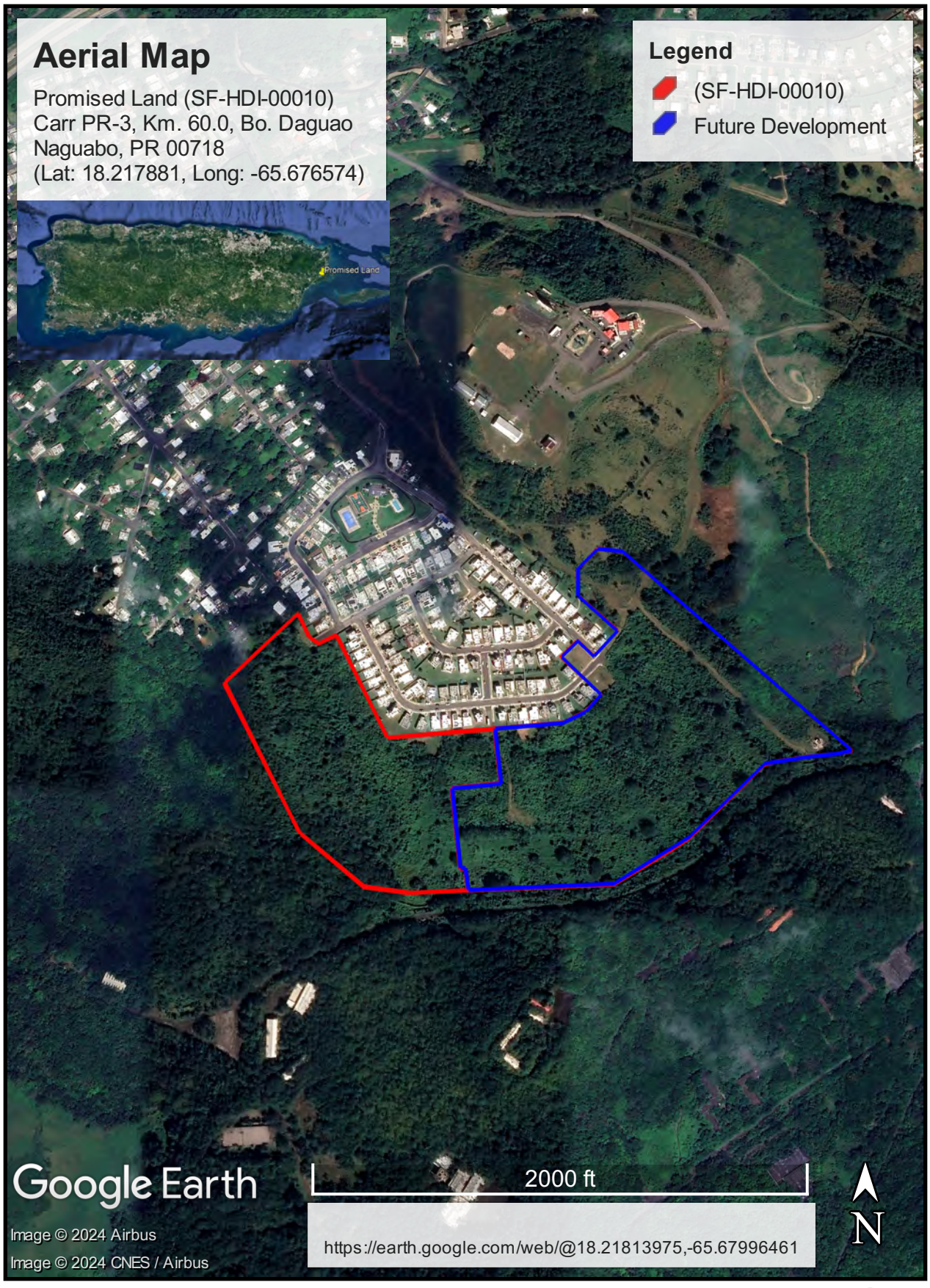
Legend

- (SF-HDI-00010)
- Future Development



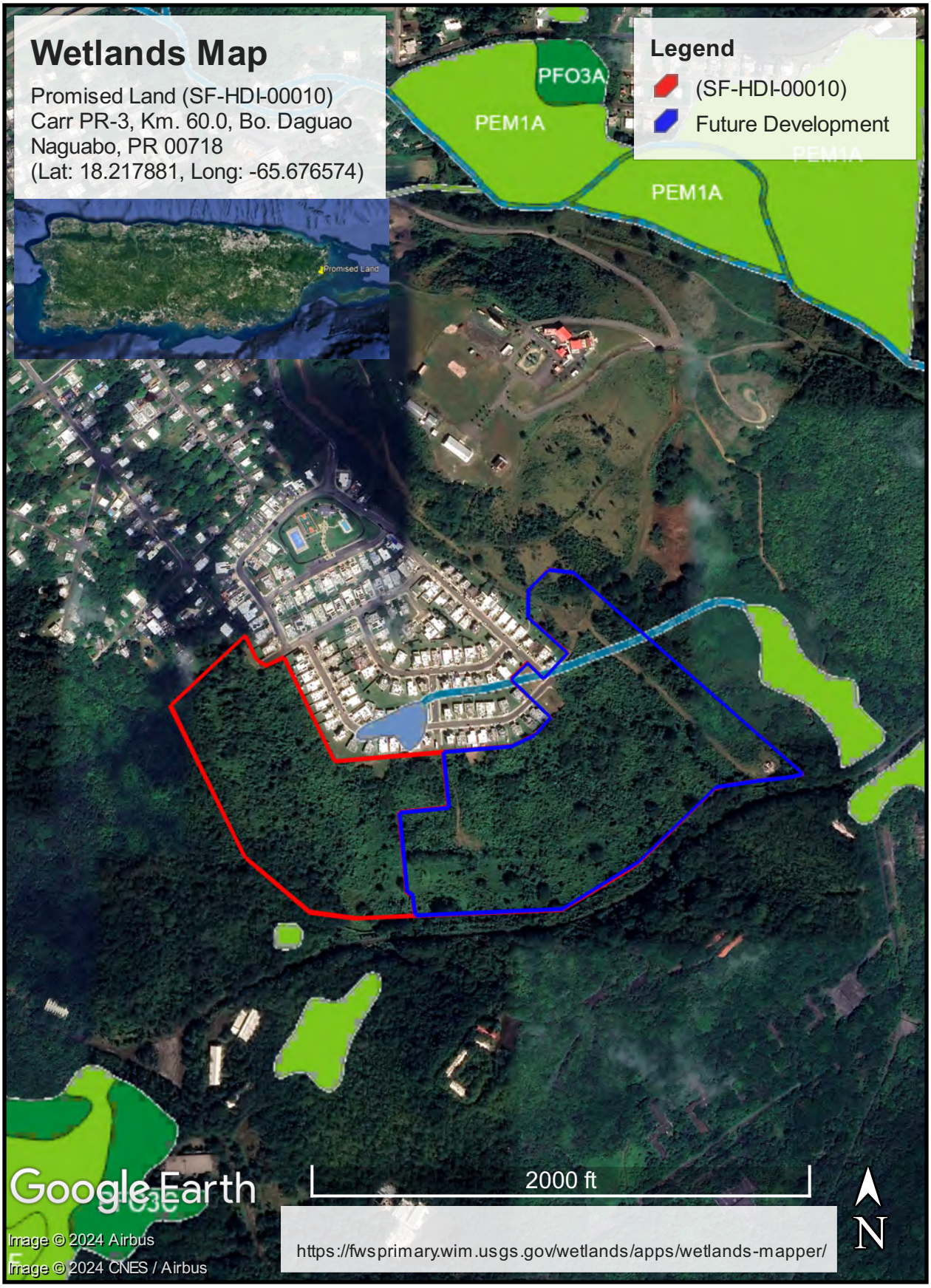
Green PRojects
Environmental Consultants

EXHIBIT 8



Green PRojects
Environmental Consultants

EXHIBIT 9



Green PRojects
Environmental Consultants

EXHIBIT 10

September 20, 2023: General Site View

September 20, 2023: General Site View

September 20, 2023: General Site View

September 20, 2023: General Site View

September 20, 2023: General Site View

March 12, 2024: Aerial Site View

EXHIBIT 11

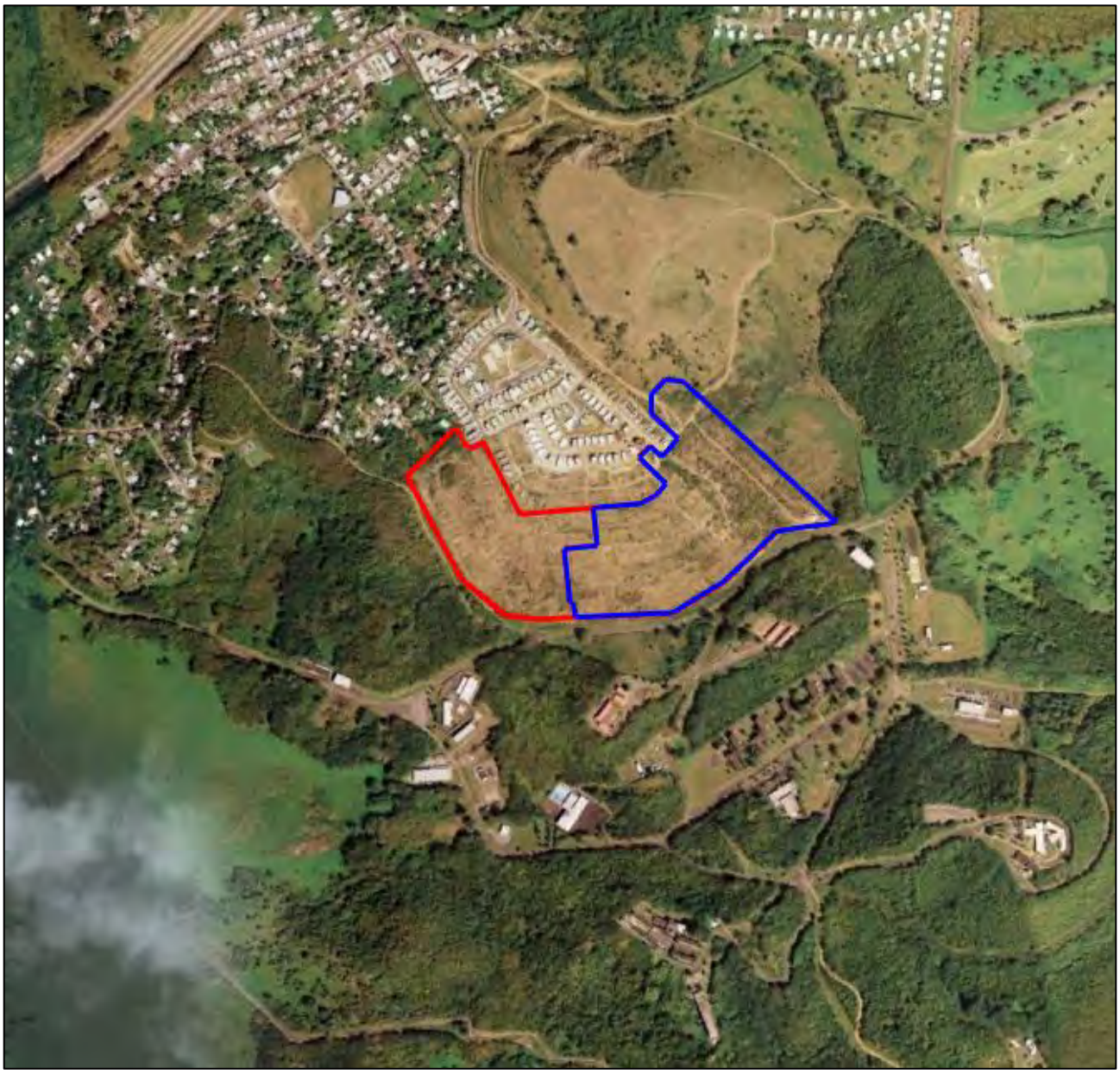
Aerial Images

Promised Land
SF-HDI-00010

1994

SF-HDI-00010

Future Development

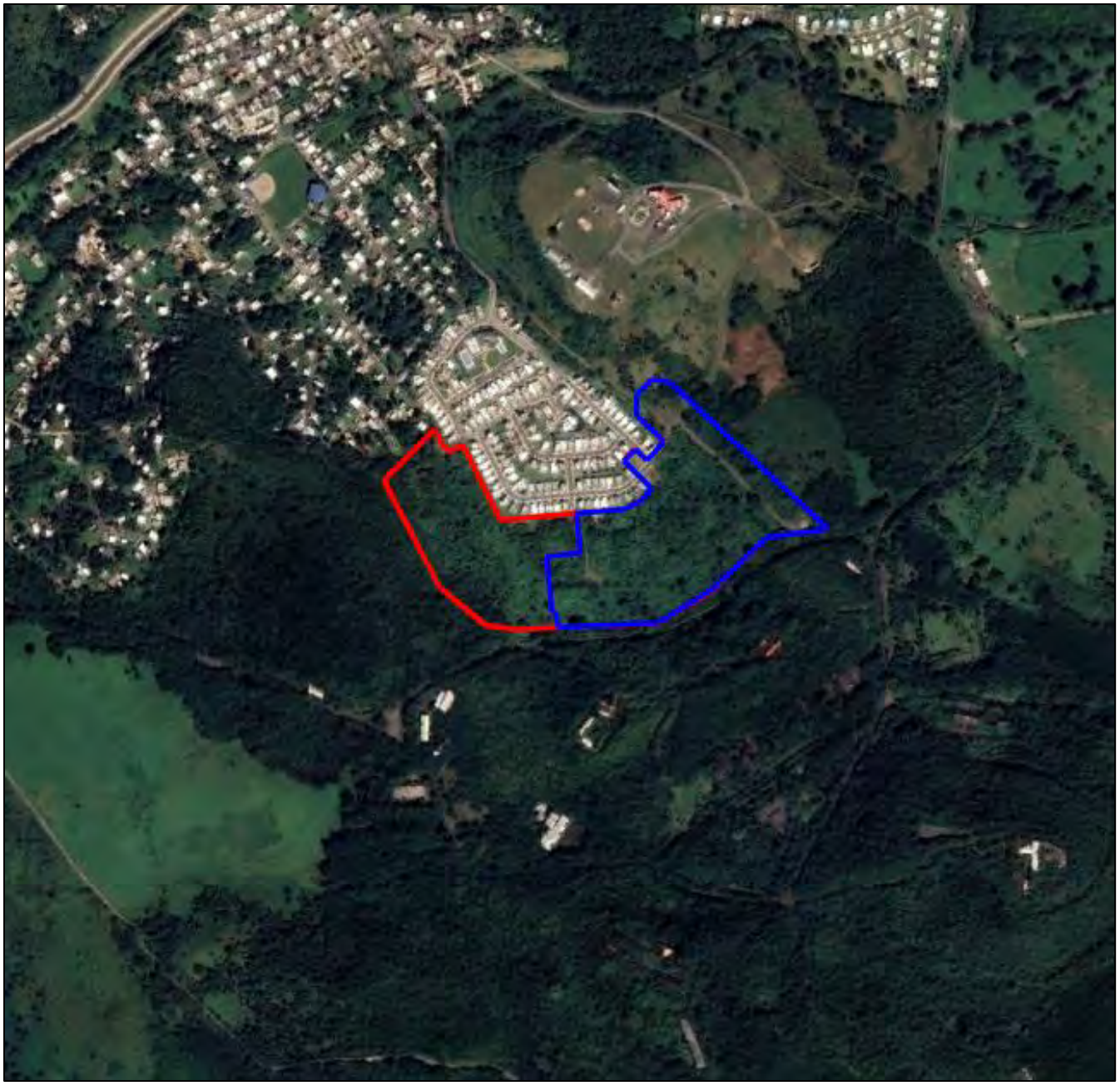


2006

SF-HDI-00010 Future Development

2020

SF-HDI-00010 Future Development



2024

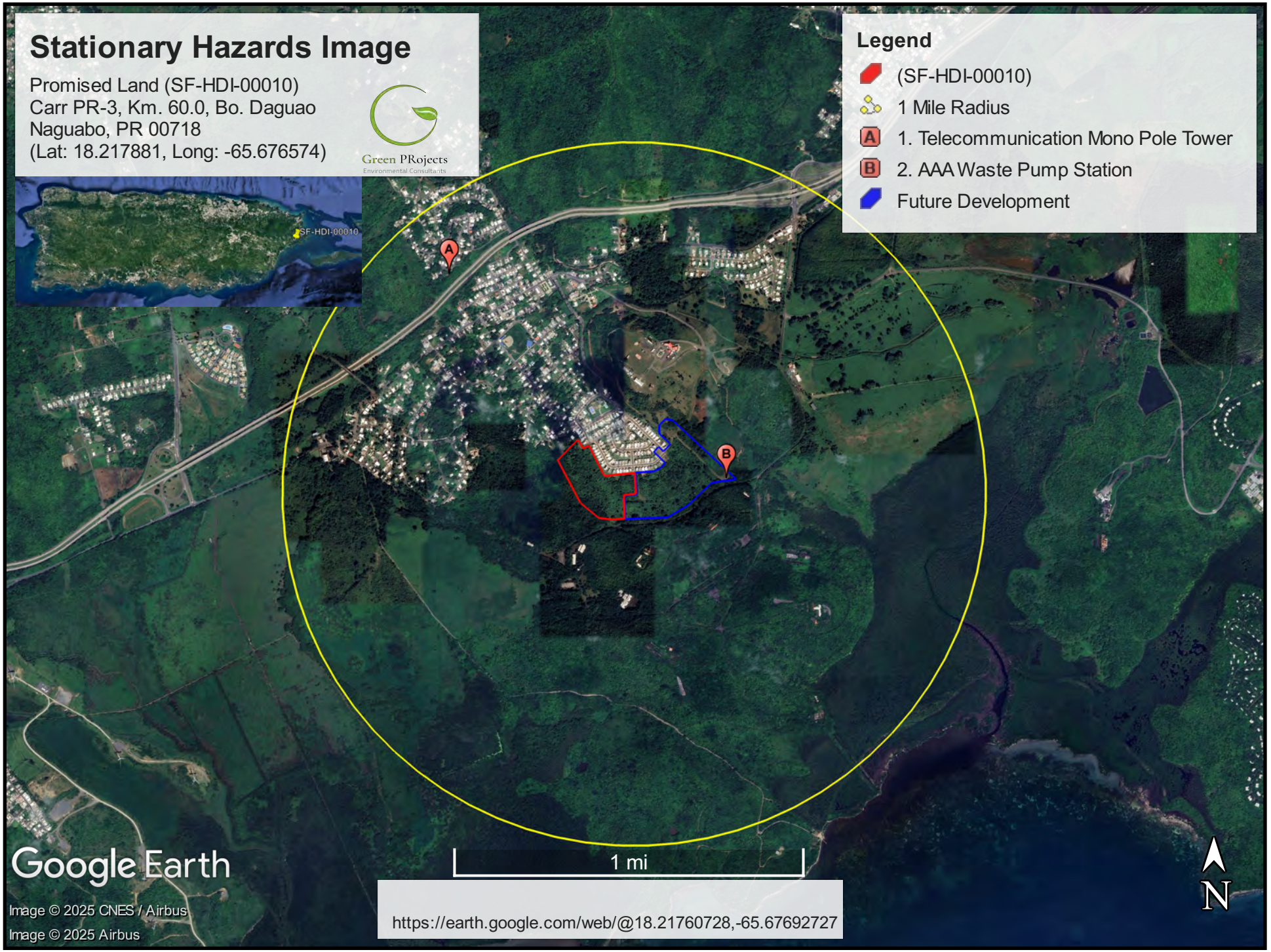
SF-HDI-00010 Future Development

Exhibit 8

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

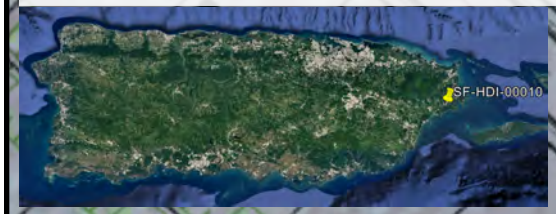
SF-HDI-00010


Stationary Hazards Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
(SF-HDI-00010)
1 Mile Radius
1. Telecommunication Mono Pole Tower
2. AAA Waste Pump Station
Future Development
A
B
1 mi
N
Google Earth
Image © 2025 CNES / Airbus
Image © 2025 Airbus
https://earth.google.com/web/@18.21760728,-65.67692727

Stationary Hazards Image

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

Green PRojects
Environmental Consultants



Legend

- 2. AAA Waste Pump Station
- Distance 90 ft
- Future Development

PHASE III
188 UNITS

AAA

B

31 32 33 34 35 36 37 38 39

PR-979

ROADS

200 ft

N

Google Earth

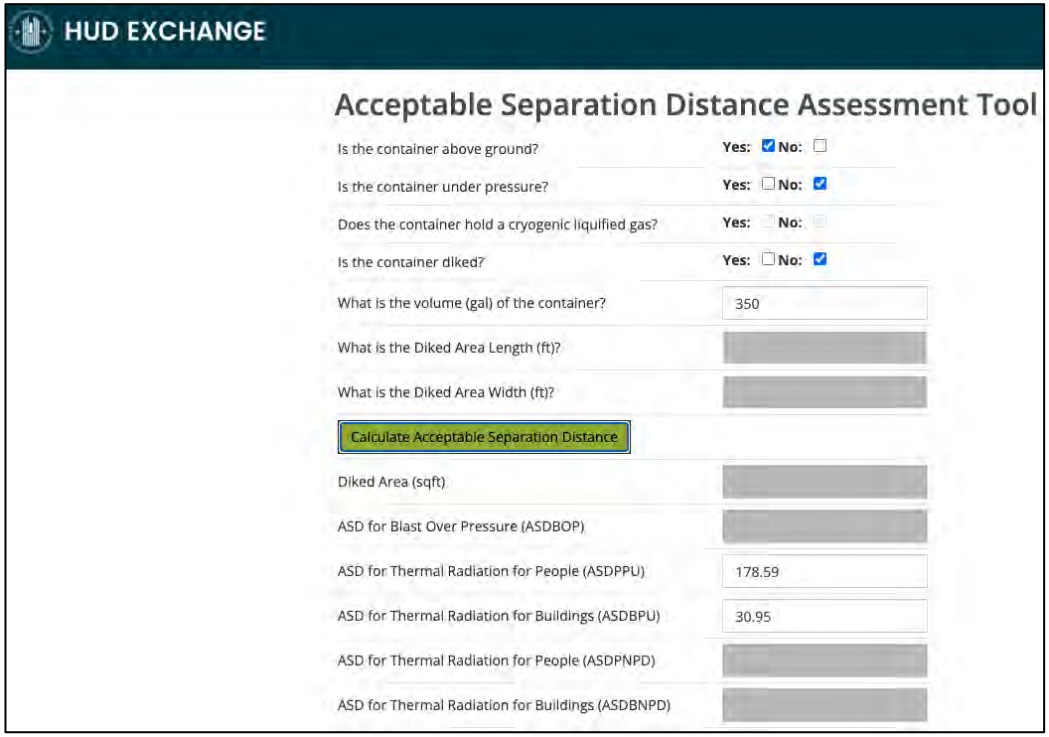
Image © 2025 Airbus
Image © 2025 CNES / Airbus

https://earth.google.com/web/@18.21760728,-65.67692727

ID	Location	Description Stationary Hazards	Project Distance (fT)	Acceptable Separation Distance (ft)		Mitigation
				People	Buildings	
A	18.226564 -65.685031	Telecommunication Mono Pole Tower (60 Feet High) Electric Generator 350 Gal Diesel Tank	3,250	178.59	30.95	Not Apply
B	18.2180249 -65.6730450	AAA Waste Pump Station Electric Generator 350 Gal Tank Diesel	90	178.59	30.95	Apply

Stationary Hazards Photos: □

A. Telecommunication Mono Pole Tower (60 Feet High)
Electric Generator



B. AAA Waste Pump Station
Electric Generator 350 Gal Tank Diesel

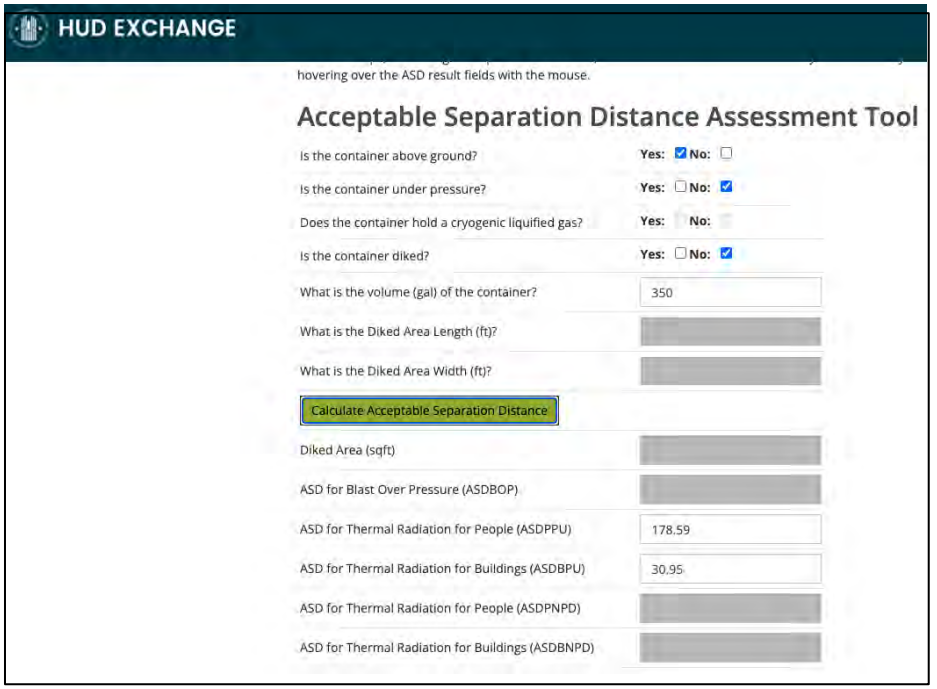


Exhibit 9

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

USDA
United States Department of Agriculture

Natural Resources Conservation Service

Caribbean Area State Office

654 Muñoz Rivera Ave. Suite 604
San Juan, PR 00918

787-766-5206

www.pr.nrcs.usda.gov

October 1, 2024

Juan Carlos Pérez Bofill, PE, MEng.
Director- Disaster Recovery, CDBG-DR/MIT Program

SUBJECT: Farmland Protection Policy Act Evaluation for Promise Land development (Project ID Case: SF-HDI-00010)

Dear Mr.Pérez Bofill,

This letter is in response to your request for evaluation of the above-mentioned project. The project is located at State Road PR-3, Km. 80.0, Daguao Ward, in Naguabo, Puerto Rico. The proposed project may be entitled to federal funds from the United States Department of Housing and Urban Development (HUD) under the Community Development Block Grant – Mitigation (CDBG-MIT) program. This project is part of the Single-Family Housing Mitigation Program (Promise Land development (SF-HDI-00010)) to provide safe and resilient housing solutions. The project involves constructing a housing development consisting of 100 single-family home lots with corresponding infrastructure and one neighborhood space.

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact Federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with state, local units of government, and private programs and policies to protect farmland. The USDA Natural Resources Conservation Service (NRCS) is responsible for evaluating the site and conducting a Farmland Conversion Impact Rating.

Farmland means prime or unique farmlands as defined in section 1540(c)(1) of the FPPA or farmland that is determined by the appropriate state or unit of local government agency or agencies with concurrence of the Secretary of Agriculture to be farmland of statewide local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forestland, pastureland, cropland, or other land, but not water or urban built upland.

Farmland does not include land already in or committed to urban development or water storage. Farmland already in urban development or water storage includes all land with a density of 30 structures per 40-acre area, and includes lands identified as urbanized area.

Based on the information provided and supporting documents, the proposed project (attached documents shows the areas of interest) would include:

- Construction of a housing development consisting of 100 single-family housing unit (275 square meters, within the existing Promised Land community).
- Development of one neighborhood communal space (1.38 acres)

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- Clearing the site, removing vegetation, and grading the land, including creating a detention pond.
- Site improvements for infrastructure and utilities including storm sewer, sanitary sewer, potable water, electric and telecommunication system installation, and street pavement.
- Dwelling unit construction including foundation, masonry work, plumbing, electrical works, installation of exterior doors and windows, house finishes, and landscaping

NRCS uses a land evaluation and site assessment (LESA) system to establish a farmland conversion impact rating score on the proposed site of Federally funded and assisted projects. This score is used as an indicator for the project sponsor, in this case HUD (federal funds provider), to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. The assessment is completed on form AD-1006, Farmland Conversion Impact Rating. The sponsoring agency completes the site assessment portion of the AD-1006, which assesses non-soil related criteria such as the potential for impact on the local agricultural economy if the land is converted to non-farm use, and compatibility with existing agricultural use. The FPPA does not authorize the federal government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

According to the Web Soil Survey (WSS), the project area corresponds to the Humacao Area, Puerto Rico (PR689). A WSS soil interpretation report was generated for farmland classification to evaluate map units subject to the Farmland Protection Policy Act (FPPA). Based on the report, the area of interest covers a total of 46.6 acres. 29.9 percent (13.9 acres), of the project footprint area (Map Unit: Mabi clay, 0 to 5 percent slopes, Mabi clay, 5 to 12 percent slopes, eroded) is classified as prime farmland and 70.1 percent (32.7 acres) (Map Unit: Sabana silty clay loam, 20 to 40 percent slopes, eroded; Urban land-Sabana complex, 20 to 60 percent slopes) is classified as not prime farmland. There is also a 1 to 32 percent present of hydric soil in the area, which are soils formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions. Hydric soils are an indicator of wetlands and are crucial for maintaining water quality, reducing flood risks, and supporting diverse plant and animal life (refer to attached WSS Hydric Soil Map).

After evaluating the project footprint (refer to the attached maps), including the WSS Farmland Classification map and the 2020 US Census Bureau Urban area map, it was found that the area of interest includes land classified as prime farmland (prime farmland). However, it is within the designated urban area based on the 2020 Census map. Therefore, this area is not subject to the Farmland Protection Policy Act (FPPA).

Other environmental considerations include the presence of Freshwater Pond and Riverine areas identified as part of the various types of wetlands and water bodies on the National Wetlands Inventory map for the area of interest. We advise contacting the U.S. Army Corps of Engineers (USACE) to determine if a Section 404 permit under the Clean Water Act or other permits are necessary. Regarding susceptibility to erosion, the area of interest is including areas classified as Highly erodible land (HEL). During the construction phase, proper erosion and sediment control measures should be incorporated into your construction plan to ensure minimal environmental degradation.

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This data used to make the evaluation is not designed for use as a primary regulatory tool in permitting or siting decisions but may be used as a reference source and for planning purposes. This is public information and may be interpreted by organizations, units of government or others based on needs; however, these entities are responsible for the appropriate use and application of these data. Digital and tabular data files are updated yearly, and users are responsible for obtaining the latest version of the data.

If you have any questions, please contact us at 787-766-5064 or by email: manuel.matos@usda.gov.

If we can be of further assistance, please do not hesitate to contact us.

Sincerely,

JACQUELINE VEGA-PEREZ

Digitally signed by JACQUELINE VEGA-PEREZ
Date: 2024.10.01 13:44:59 -04'00'

Jacqueline Vega Pérez
Resource Soil Scientist for the Caribbean Area

Enclosures

pc: Luis Cruz Arroyo, State Conservationist, USDA-NRCS Caribbean Area; Manuel Matos Rodríguez, State Soil Scientist for the Caribbean Area; Aldo A. Rivera Vázquez, Director for Program Management, Puerto Rico Department of Housing (Departamento de la Vivienda de Puerto Rico); Angel G. López Guzmán, Deputy Director, Puerto Rico Department of Housing (Departamento de la Vivienda de Puerto Rico)

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U.S. Department of Agriculture

FARMLAND CONVERSION IMPACT RATING

PART I *(To be completed by Federal Agency)*	Date Of Land Evaluation Request September 10, 2024
Name of Project Promised Land SF-HDI-00010	Federal Agency Involved Puerto Rico Department of Housing
Proposed Land Use Residential	County and State Naguabo, PR 00718
PART II *(To be completed by NRCS)*	Date Request Received By NRCS 9/30/2024 / Person Completing Form: Jacqueline Vega- NRCS

Does the site contain Prime, Unique, Statewide or Local Important Farmland? *(If no, the FPPA does not apply - do not complete additional parts of this form)*	YES	NO	Acres Irrigated	Average Farm Size
	☑	☐	1666	87

Major Crop(s)	Farmable Land In Govt. Jurisdiction	Amount of Farmland As Defined in FPPA
Plantains, Nursery, Vegetables	Acres: 126825 % 27	Acres: 12682 % 27

Name of Land Evaluation System Used	Name of State or Local Site Assessment System	Date Land Evaluation Returned by NRCS
LESA- Humacao (SSA PR689)	N/A	9/30/2024

PART III *(To be completed by Federal Agency)*	Alternative Site Rating			
	Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly	44.07			
B. Total Acres To Be Converted Indirectly	2.59			
C. Total Acres In Site	46.66			
PART IV *(To be completed by NRCS)* Land Evaluation Information				
A. Total Acres Prime And Unique Farmland	11			
B. Total Acres Statewide Important or Local Important Farmland	2.90			
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	0.0110			
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	23			
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)	28			

PART VI *(To be completed by Federal Agency)* Site Assessment Criteria *(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)*	Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use	(15)	11			
2. Perimeter In Non-urban Use	(10)	0			
3. Percent Of Site Being Farmed	(20)	0			
4. Protection Provided By State and Local Government	(20)	0			
5. Distance From Urban Built-up Area	(15)	0			
6. Distance To Urban Support Services	(15)	0			
7. Size Of Present Farm Unit Compared To Average	(10)	5			
8. Creation Of Non-farmable Farmland	(10)	10			
9. Availability Of Farm Support Services	(5)	0			
10. On-Farm Investments	(20)	0			
11. Effects Of Conversion On Farm Support Services	(10)	0			
12. Compatibility With Existing Agricultural Use	(10)	10			
TOTAL SITE ASSESSMENT POINTS	160	36			
PART VII ***(To be completed by Federal Agency)***					
Relative Value Of Farmland *(From Part V)*	100	28			
Total Site Assessment *(From Part VI above or local site assessment)*	160	36			
TOTAL POINTS ***(Total of above 2 lines)***	260	64			

Site Selected: ☐	Date Of Selection 10/18/2024	Was A Local Site Assessment Used? YES ☐ NO ☒

Reason For Selection:

Site impact is minimal on farm and soils.

Name of Federal agency representative completing this form:	Date:

(See Instructions on reverse side)

Form AD-1006 (03-02)

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, http://fppa.nrcs.usda.gov/lesa/.

Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s)of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)

Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.

Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.

Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.

Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.

Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.

2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

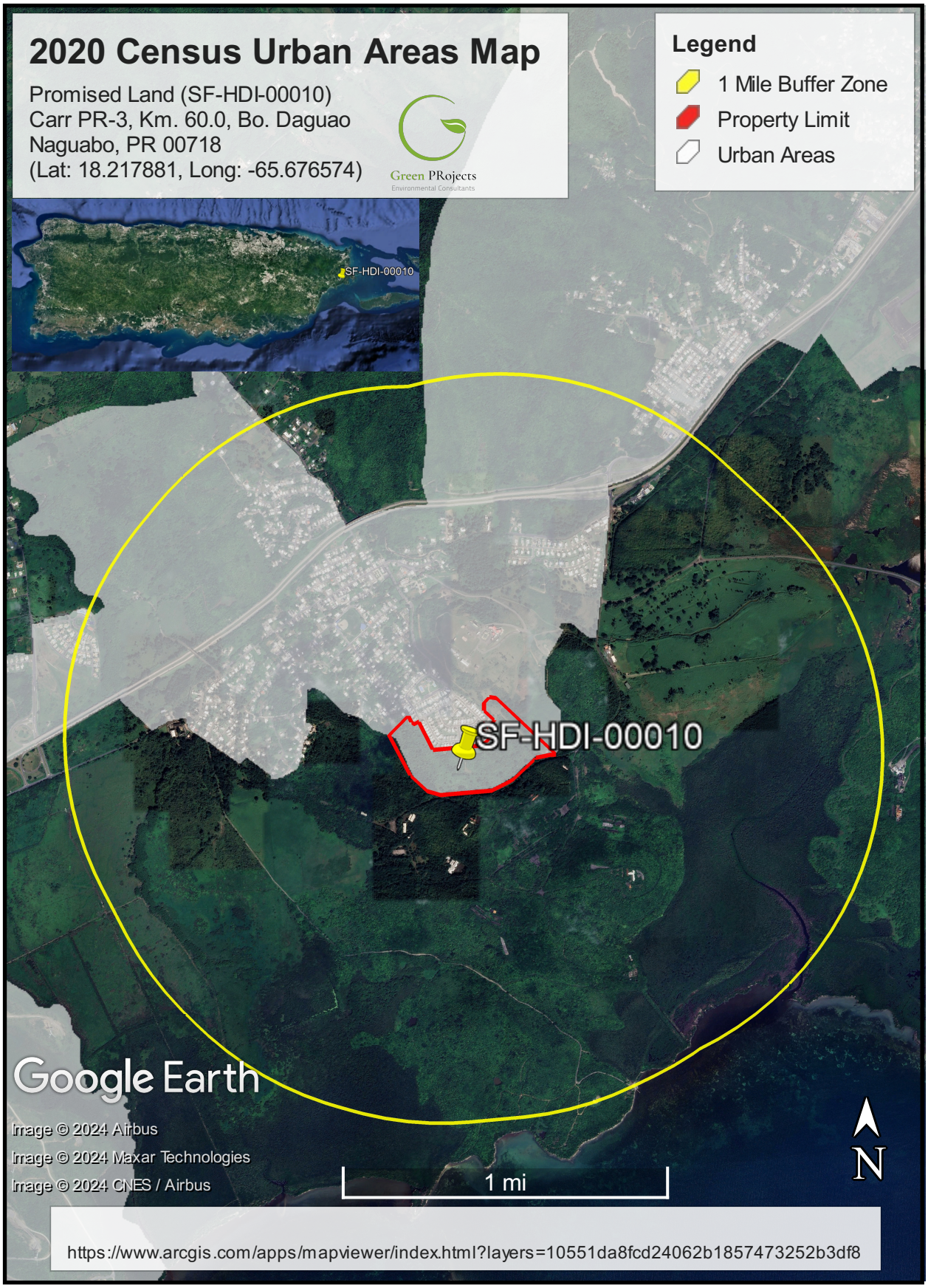
Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.
Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

2020 Census Urban Soil Map


2020 Census Urban Areas Map
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
Legend
1 Mile Buffer Zone
Property Limit
Urban Areas
SF-HDI-00010
SF-HDI-00010
Google Earth
Image © 2024 Airbus
Image © 2024 Maxar Technologies
Image © 2024 CNES / Airbus
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N
https://www.arcgis.com/apps/mapviewer/index.html?layers=10551da8fcd24062b1857473252b3df8

Scope of Work

□r□□ □□d□□□d□
□□□□□□□□□ □r□□

PROJECT DESCRIPTION:

The Project's site will consist of 100 single-family housing lots with a typical lot size of 275 square meters within the existing Promised Land community (the "Project"). The Project's site also contemplates constructing one (1) neighborhood communal space in one location (1.38 acres).

This project, like many, was affected by the economic crisis the country suffered from 2009 to 2010. The Project has endorsements and permits from state agencies such as the Institute of Culture, the Department of Agriculture, and the Department of Natural Resources. The project consists of the construction of the second and third phases of the Promised Land Project. The first phase (154 homes) and retention pond were built. The second phase (SF-HDI-00010) and third phase (future project) occupy 46.66 acres.

The properties where the second and third phases are proposed were impacted during the construction of the built units. During this phase, earthworks, vegetation removal, and grading of the lots, streets, and communal facilities (green areas) were carried out. Despite all the efforts, the project had to be paralyzed due to a lack of financial resources.

LOCATION:

Promised Land CDBG MIT is located at the State Road PR-3, Km. 80.0, Daguao Ward, in Naguabo, Puerto Rico. The Project's boundaries will be to the NORTH, with a property where the current "La Finca" activity center and restaurant are located; to the EAST, with Roosevelt Roads; to the SOUTH, with Roosevelt Roads; and to the WEST, with the existing Daguao community.

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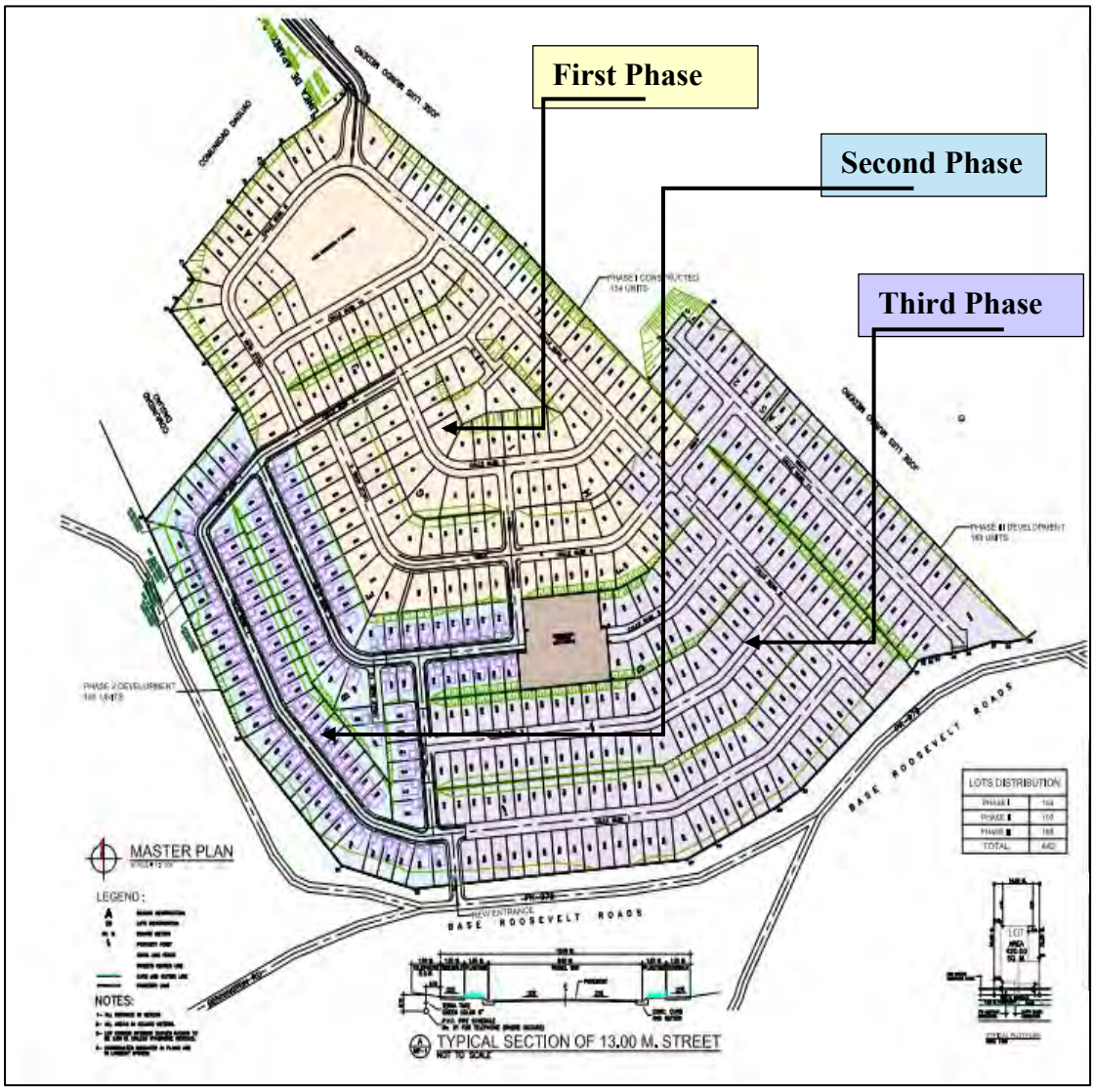
(Lat: 18.21813854, Lon: -65.67995845)



Project Phases

PROPERTY DESCRIPTION:

The property has a flat topography and has been previously impacted by earth movement and vegetation removal. The property refers to an undeveloped land. The dominant vegetation is herbaceous species and shrubs considered invasive and exotic, which usually grow in impacted lands. The property is located outside the flooding zone. It does not impact bodies of water or natural systems, such as caves, wetlands, natural reserves, sinkholes, forests, and ecologically sensitive areas, within a distance of 1,300 linear feet, measured from the perimeter of the Property where it is proposed—the project.

According to the HUD Environmental Assessment Factors and Category eGuide, the Project slopes do not represent a limiting factor in its development. The project site's slopes range from 0% to 6%, so it has an optimal rating for housing construction, according to the slope suitability standards for urban areas.

ACCESS:

The Project is located in a very privileged location. Located in the Daguao neighborhood of the municipality of Naguabo, Puerto Rico, it is less than three (3) minutes by car from PR-3 and less than five (5) minutes from the exit to PR-53, the main highway of the area. Access to the Project will be via Bennington Highway (PR-979) from the former Roosevelt Roads Base. The Roosevelt Road Joint Review Committee endorsed this access. Overall, the Project entrance has been carefully designed to provide convenient access for residents and visitors while promoting safety, efficiency, and sustainability. Incorporating planting areas into the driveway will enhance the beauty of the Project and significantly benefit the community environment. No access control is proposed.

INFRASTRUCTURE:

The Project will benefit from existing infrastructure related to the Promised Land single-family development, such as water and electricity offsite work completed for the existing units in the development. More importantly, the availability of existing infrastructure, such as roads, water, and sewer systems, can help reduce the project's cost, as the infrastructure's heavy lifting has already been completed. Additionally, existing infrastructure ensures that the development is integrated into the community.

Using existing infrastructure from the adjacent community reduces the development's environmental impact. This leads to a more sustainable development process, with a lower carbon footprint and a reduced impact on the natural environment.

The Project's site also includes an existing water well and pump that was built according to the Puerto Rico Aqueduct and Sewer Authority's ("PRASA") specifications and is currently controlled and managed by PRASA. 100% of the Project infrastructure design (PRASA, LUMA, and Telecommunications) is completed. Green areas do not involve infrastructure construction.

EARTH MOVEMENT:

Earthworks are estimated to be balanced within the project. However, the project would still require some earth movement and other interconnecting roads and sidewalks, as well as the water, sewage, rainwater collection, power, and data components related to the one (100) single-family unit.

STAGING AREAS:

Equipment and material storage areas will remain within the project impact area. It serves as a place for storing material and equipment, assembling, and as a work area for the installation crews to begin construction activities. The staging areas will be in the project's green areas (neighborhood facilities).

PROJECT ACTIVITIES:

- Site clearing and grubbing
- Earth movement for parcel grading and detention pond
- Site Improvements for infrastructure and utilities
  - Storm Sewer system installation
  - Sanitary Sewer system installation and connection to PRASA
  - Potable Water system installation and connection to PRASA
  - Electric and Telecommunication system installation and connection to PREPA/LUMA
  - Street pavement, concrete sidewalks, curbs and gutters
- Dwelling Unit Construction
  - Foundation and Structure Concrete Work
  - Masonry work and plastering
  - Plumbing Works
  - Electrical Works
  - Exterior doors and Windows installation
  - House Finishes
    - Floor and wall tile installation
    - Interior doors installation
    - Painting
    - Bathroom equipment and accessories installation
    - Kitchen cabinet
    - House cleaning
- Landscaping

HOUSE MODEL DESCRIPTION:

The proposed design for the Single-Family Housing Development Initiative of the Puerto Rico Department of Housing will prioritize the safety and well-being of its occupants by utilizing resistant materials and construction techniques. Our design will include hurricane-resistant windows and doors, reinforced concrete walls, and other features to withstand severe weather conditions and external threats.

In addition to safety considerations, our design will prioritize creating a healthy living environment for occupants. We will use high-quality materials free from harmful chemicals and toxins and promote natural ventilation and lighting to enhance indoor air quality. We will also incorporate energy-efficient features to reduce the development's carbon footprint and promote a sustainable living environment for the long term.

We will ensure compliance with all relevant building codes and zoning regulations throughout the design process. We will thoroughly analyze the site and its surrounding environment to identify potential environmental impacts and develop appropriate mitigation strategies to minimize them.

Promised land M2A Housing

The proposed design for the Single-Family Housing Development Initiative for the Puerto Rico Department of Housing will consist of a single-family, one-level, detached home with a total area of 1,209 square feet. The house will be designed to provide a comfortable and functional living space for its occupants, with three (3) bedrooms that feature natural light, ventilation, and ceiling fans with integrated LED-type lights. The bedrooms will also have closets featuring wall-mounted cabinetry, providing ample storage space.

In addition to the bedrooms, the home will feature two (2) bathrooms, each with a window, shower, and water-resistant vanities. The bathrooms will be designed to provide a comfortable and functional space for their intended use while incorporating features that promote natural lighting and ventilation.

The home's design will prioritize using high-quality materials and construction techniques, ensuring the development is durable and efficient. This will include using hurricane-resistant windows and doors and reinforced concrete walls to ensure the safety and well-being of its occupants during severe weather conditions. The home will also feature energy-efficient lighting and appliances, reducing its environmental impact and lowering energy costs for its occupants.

To ensure comfort and energy efficiency, ceiling fans and LED lighting have been designed for every living area, including the bedrooms, living room, and dining room. Additionally, the home is equipped with solar panels with 3 kW DC PV modules and 9 kWh 48 V lithium-ion, allowing it to generate energy and reduce reliance on the grid. A 500-gallon cistern has also been included as a resiliency measure.

The houses' open-concept design provides a spacious and flexible living area. The kitchen flows seamlessly into the dining and living room, creating a sense of openness and connection between the spaces. The living room has access to the backyard through storm-resistant doors, which incentivizes the use of exterior areas and creates a natural indoor-outdoor flow.

The home has been constructed with energy-efficient storm impact-resistant windows to protect against inclement weather conditions. Additionally, the house has been designed to be ADA-compliant or adaptable, ensuring that it can accommodate the needs of individuals with disabilities and support aging in place.

Additionally, the residential unit will provide a kitchen with a rough-in for a gas stove and an electric-powered circuit outlet for the electric stove, water-resistant cabinets, an open space living and dining area with ceiling fans with integrated LED type lights, a laundry area with rough-in in the interior of the unit, linen closet, and an ADA compliant covered garage for two (2) vehicles. Ceramic or porcelain finishes will be provided on all floors and baseboards to enhance the residential unit's comfort and aesthetic appeal. This will ensure a durable and low-maintenance surface that is also visually pleasing. In addition, all interior and exterior surfaces will be painted with high-quality paint, providing a long-lasting finish that is resistant to wear and tear and easy to clean. LED lighting throughout the unit will further promote energy efficiency, reducing electricity consumption and lowering energy bills for the occupants.

The home has been constructed with energy-efficient storm impact-resistant windows to protect against inclement weather conditions. Additionally, the house has been designed to be ADA-compliant or adaptable, ensuring that it can accommodate the needs of individuals with disabilities and support aging in place.

Additionally, the residential unit will provide a kitchen with a rough-in for a gas stove and an electric-powered circuit outlet for the electric stove, water-resistant cabinets, an open space living and dining area with ceiling fans with integrated LED type lights, a laundry area with rough-in in the interior of the unit, linen closet and an ADA compliant covered garage for two (2) vehicles.

Ceramic or porcelain finishes will be provided on all floors and baseboards to enhance the comfort and aesthetic appeal of the residential unit further. This will ensure a durable, low-maintenance surface that is also visually pleasing.

In addition, all interior and exterior surfaces will be painted with high-quality paint, providing a durable finish that is resistant to wear and tear and easy to clean. LED lighting throughout the unit will further promote energy efficiency, reducing electricity consumption and lowering energy bills for the occupants. By incorporating these features into the design, the proposed Single Family Housing Development Initiative will provide a functional, comfortable, and sustainable living space that will meet the needs and expectations of its occupants while contributing to the overall economic and social development of Puerto Rico.

To comply with the requirements of Executive Order No. OE-2018-033 and Act 109 of 1985, the proposed residential model will use standard construction methods such as reinforced concrete, locally manufactured cement blocks, and flat roofs with a composite of reinforced concrete and a 3-year-aged solar reflectance. The design features for the proposed model are readily adaptable to accommodate "ADA" details

and features to comply with the 2010 ADA Standards for Accessible Design, and a minimum of 5% of the proposed project will comply with ADA standards.

To ensure the security of all external systems, the solar water heater, photovoltaic system with battery storage, and water storage system will be installed and secured following specifications and regulations to withstand hurricane-force winds. To reduce environmental impact, all products and appliances provided will comply with Energy Star and Water Sense as per 83 FR 5844. The photovoltaic system will be performed by a licensed engineer and comply with Regulation No. 7796 of January 19, 2010, and installed by a certified installer per Article 17 of Regulation No. 7796. The provided P.V. system will be able to run critical loads, household appliances, and life support devices, enabling its residents to shelter in place during electrical outages. The photovoltaic package will supply a minimum of 3kw PV modules 48V voltage lithium-ion battery bank with a minimum output of 9kwh and autonomy for 2 hours. An automatic transfer switch will be installed to allow system operation in standalone mode.

A 500-gallon water storage system on the roof will provide domestic water to the occupants of the residence. The ¾ horsepower electrical water pump, control, and a diaphragm-type pressurized tank will be installed to provide a backup water supply with adequate pressure and without damaging the water fixture. The system will be connected to the utility's main water line with a water level control valve and backflow preventer on ground level. To comply with FDA and NSF, the provided water storage will be constructed with ultraviolet (UV) and corrosion-resistant materials approved for potable water and food-grade application. To ensure water level changes, the storage tank will be vented downward and include a protective screen for pest control. After installation, the water storage system's disinfection will be provided per manufacturer standards and recommendations.

Our primary approach relies on passive design methods that will minimize energy and water consumption while maximizing natural lighting, ventilation, and comfort. The houses' location will be chosen with careful consideration of solar orientation and prevailing winds to maximize natural lighting and ventilation.

The massing of the homes will be optimized to reduce the surface area exposed to the sun. At the same time, using thermal mass and insulation will ensure that indoor temperatures remain stable throughout the day. Windows will be strategically placed to allow natural ventilation while minimizing solar heat gain. The use of modern technology principles of passive design, such as, but not limited to, location, landscape, orientation, massing, shading, thermal mass, and insulation, will play essential and exclusive roles in our proposed models as we describe below:

- **M**
  - ROOF: The roof will be a concrete slab with a minimum three-year-aged solar reflectance index of 55 and a three-year-aged thermal emittance of 0.75, as per table C402.3 of the 2018 International Energy Conservation Code. The roof will be designed with an adequate slope to ensure proper water drainage and prevent leaks.

- OVERHANGS: Compact but efficient roof overhangs will be provided on top of exterior doors as required by the ICC/ASHRAE 700-2015.
- WINDOWS: We will install windows with low-e transmission materials that meet the 2018 Puerto Rico Energy Conservation Code. This will help to improve energy efficiency and reduce the need for artificial heating and cooling. The windows will also be strategically placed to maximize natural light and ventilation, reducing energy consumption.

Our proposed site design will prioritize sustainability and energy efficiency, providing residents with a comfortable and environmentally conscious living space.

- [illegible]

  - WINDOWS: Windows will be strategically located in either adjacent walls or at opposite ends of each wall rather than in the exact location to take advantage of cross ventilation in every room. This will ensure taking advantage of the constant trade winds typical of our Caribbean location and enhance the energy efficiency of our proposed housing units, limiting energy consumption. As per sections R401.2.1 and R303.1 from the I.R.C., habitable room windows will have 14% of the room area as a minimum opening size for the ventilation requirement. All bathrooms will be provided with operable windows for ventilation purposes.

- [illegible]

  - WINDOWS: As per section R303.1 from the PRBC. In the ICC/ASHRAE 700-2015, all our model's habitable room windows will have 8% of the room area as a minimum glazing size for light requirement compliance.

- [illegible]

  - Photovoltaic System: The house will be equipped with a battery storage system designed to meet the needs of each household and will be integrated with the local power grid to ensure seamless power supply. Using a photovoltaic system will reduce the overall energy consumption of the development and will provide a reliable and sustainable source of energy for its residents. The battery storage system will ensure that excess energy generated during the day is stored and made available during the night or in case of power outages. This will provide a layer of security for the residents in case of unforeseen events.

- [illegible]

  - The proposed design for single-family homes will comply with required codes and regulations such as International Building Code 2018 Edition (I.B.C.), International Residential Code 2018 Edition (I.R.C.), International Fire Code 2018 Edition, International Plumbing Code 2018 Edition, International Mechanical Code 2018 Edition, International Conservation Code 2018

Edition (I.E.C.C.), Puerto Rico Building Code 2018 (P.R.B.C.), National Fire Protection Association (N.F.P.A.) and the American Concrete Institute to ensure durability, safety, and efficiency. Also, but not limited to, our proposed models will comply with the Americans with Disabilities Act 2010 (A.D.A.), Fair Housing Act (F.H.A.), Uniform Federal Accessibility Standards (U.F.A.S.) (504), and American National Standards.

- [illegible]

[illegible]

- ROOF: The roof will be a concrete slab with a minimum three-year solar reflectance index of 55 and a three-year aged thermal emittance of 0.75, as per table C402.3 of the 2018 International Energy Conservation Code (I.E.C.C).
- WINDOWS/FENESTRATIONS/GLAZING: Our proposed models' windows will comply with section R401.2.1.4 (Tropical Climate) of the I.E.C.C. 2018 edition by providing a solar heat gain coefficient of less than or equal to .40. This will enhance the interior environment by reducing heat gain, therefore, minimizing energy consumption costs and climate control.
- SOLAR WATER HEATER: A solar water heater will be installed on all our models, ensuring lower utility power costs.

- [illegible]

- WINDOWS: Windows will be designed, manufactured, and installed with an assembly compliant with the 170-m.p.h.-wind resistance required by section 1609 of the P.R.B.C. and I.B.C. 2018.
- WALLS: The walls of our residential models will comply with the newly adopted P.R.B.C. 2018 wind load factor as they will be built either of reinforced concrete or CMU.

- [illegible]

- BATHROOMS: Bathrooms will have a 32-inch minimum width clearance opening and the required maneuvering clearances within the provided equipment and accessories as per A.D.A.
- DOORS: The doors provided in all unit models will have a minimum clear width of 32" as per section R311.2 of the I.R.C. 2018 and A.D.A.
- HALLWAYS: Hallways will have a minimum of 36 inches wide clearance per section R311.6 of the I.R.C. 2018 and A.D.A.

- **Minimum Requirements for Habitable Rooms**

  - WINDOWS: As per section R303.1 of the I.R.C., all rooms will have a window operable to provide a minimum opening of 5.7 square feet (4% of the floor area), located at a maximum height of 36" above the finished floor (R312.1.2 I.R.C. 2018) and with a minimum of 20" in width and 24" minimum in height (R310.2 I.R.C. 2018).
  - BEDROOMS: All bedrooms will be equipped with smoke detectors as required by section R314 of the I.R.C. 2018 and the listed NFPA 72 and UL 2034.
  - HALLWAY: Hallways will be equipped with smoke detectors and the required carbon monoxide detectors. These detectors will be strategically placed to ensure the earliest possible detection of any potential threats, ensuring the safety and well-being of all residents.

- **Minimum Requirements for Habitable Rooms**

  - HABITABLE ROOMS: All habitable rooms will have an area of not less than 70 square feet and a minimum dimension of 7' in any horizontal dimension as per sections R304.1 and R304.2 of the I.R.C. 2018. All habitable spaces will have a ceiling height of 8 feet.
  - BATHROOMS: All bathrooms will have a minimum ceiling height of 8 feet.
  - SHOWER STALLS: Per section R307.2 of the I.R.C. 2018, all shower walls will be finished with a nonabsorbent surface at least 6 feet above the floor.
  - WINDOWS: All emergency windows required in every sleeping room, as per section R312.1.2 of the I.R.C.2018, will have a windowsill height of not more than 36 inches above the floor.

Farmland Conversion Impact Rating

Promised Land

SF-HDI-00010

Section III

Area Breakdown

Project Site	**Acres**		
Total Acres in Site	**46.66**		
Total Acres Project Footprint SF-HDI-0010	16.64		
Future Phase	30.02		
Description	**Acres**	**Converted Directly**	**Converted Indirectly**
Neighborhoods Facilities (green area)	1.38		x
Green Areas	1.21		x
Construction Area	44.07	x	
Total	**46.66**	**44.07**	**2.59**

Farmland Classification Map

Farmland Classification—Humacao Area, Puerto Rico Eastern Part
(Promised Land (SF-HDI-00010))

Map Scale: 1:4,530 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 20N WGS84

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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

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- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated

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- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Humacao Area, Puerto Rico Eastern Part
Survey Area Data: Version 15, Sep 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MaB	Mabi clay, 0 to 5 percent slopes	All areas are prime farmland	11.0	23.6%
MaC2	Mabi clay, 5 to 12 percent slopes, eroded	Farmland of statewide importance	2.9	6.3%
SaE2	Sabana silty clay loam, 20 to 40 percent slopes, eroded	Not prime farmland	31.2	67.0%
Us	Urban land-Sabana complex, 20 to 60 percent slopes	Not prime farmland	1.5	3.1%
Totals for Area of Interest			**46.6**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Exhibit 10

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

Advisory Base Flood Elevation Image

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

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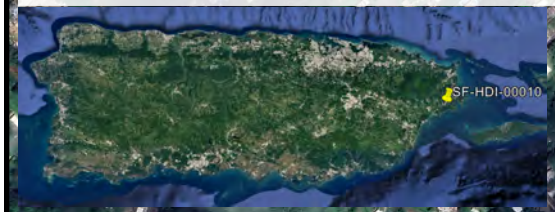

Legend

- (SF-HDI-00010)
- Future Development

Flood Hazard Boundary (zoom in to make visible)
Limit of Moderate Wave Action (LiMWA)

Flood Hazard Extent
1% Annual Chance Flood
0.2% Annual Chance Flood

Zone/BFE Boundary

Flood Hazard Area (zoom in to make visible)
A
AO
AE
Coastal A Zone
VE
0.2% Annual Chance Flood Zone
A-Floodway
AE-Floodway
Coastal A Zone and Floodway

ABFE: A
ABFE: 1% EL:
ABFE: A
ABFE: AE

2000 ft

N

Google Earth
Image © 2024 CNES / Airbus
Image © 2024 Airbus

https://experience.arcgis.com/experience/2be181b530e74669b33e3edaafef2ebf/page/Page

Exhibit 11

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE
Executive Director | Carlos A. Rubio Cancela | carubio@prshpo.pr.gov

Friday, August 2, 2024

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-07-24-24-02 SF-HDI-00010 (Naguabo), Promised Land Project

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the National Historic Preservation Act, as amended) and 36 CFR Part 800: Protection of Historic Properties from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

After a review of all the documentation provided, the PRSHPO agrees with your finding that the proposed project will have no adverse effect upon historic properties.

Please note that should the Agency discover any historic properties including archaeological findings at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer
CARC/GMO/ MB

GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

[illegible]
Executive Director
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá, Third Floor
San Juan, Puerto Rico 00901

[illegible]

Dear Arch. Rubio Cancela,

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

To expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

[illegible]
Director
Division of Environmental Permitting and Compliance
Office of Disaster Recovery

July 24, 2024

Carlos A. Rubio Cancela
State Historic Preservation Officer
Puerto Rico State Historic Preservation Office
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-MIT Program: Single Family – Housing Development Initiative Program

Section 106 NHPA Effect Determination Submittal for SF-HDI-00010, Promised Land Project, Naguabo, Puerto Rico – *No Adverse Effect*

Dear Architect Rubio Cancela,

On April 10, 2018, the U.S. Department of Housing and Urban Development (HUD) allocated nearly $28 billion in Community Development Block Grant for Disaster Recovery (CDBG–DR) funds appropriated by the Further Additional Supplemental Appropriations for Disaster Relief Requirements Act of 2018 (Public Law 115–123, approved February 9, 2018). Of those $28 billion, HUD allocated $10.03 billion to address unmet needs from disasters that occurred in 2017; $2 billion for enhanced or improved electrical power systems in Puerto Rico and the U.S. Virgin Islands; and $12 billion for mitigation activities. The amount of funds for mitigation activities was later increased to $15.9 billion after HUD completed an assessment of unmet needs and awarded funding to a total of eighteen (18) grantees through a newly created Community Development Block Grant - Mitigation (CDBG-MIT) Program.

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced project on behalf of the Puerto Rico Department of Housing (PRDOH) and the Single Family – Housing Development Initiative Program. This Program was created out of the need to aid applicants from the Repair, Reconstruction, or Relocation (R3) Program and the newly launched Single-Family Housing Mitigation (SFM) Program in their search for new homes through the relocation pathway. The Single-Family Housing Development Initiative was designed to provide additional housing options to these program applicants, constructed with the goal of resilience against future disasters and to reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship. These new homes will be

constructed in non-risk areas of Puerto Rico. This initiative aims to expand the inventory of resilient, code-compliant, new housing options for the benefit of R3 and SFM Program applicants.

On behalf of PRDOH, we are submitting documentation for SF-HDI-00010, the proposed Promised Land Project in the municipality of Naguabo. The project proposes the construction of 100 new detached single-family homes for the existing development. Each structure will have a standard lot size of approximately 0.07 acres, totaling 16.81 acres for the project. In addition, communal space is proposed on a 1.38-acre portion of the project area. An additional 199 homes are planned for a later phase of the Promised Land Development but are included as part of this project. The full scope of the project is described in the submitted documentation which also notes the proximity to Roosevelt Roads (adjacent), and includes mapping, photographs, and the construction plans.

Based on the provided documentation, the Program has determined that the proposed undertaking will have **no adverse effect** on historic properties.

We look forward to your review and response. Please contact me with any questions or concerns by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,

Lauren Bair Poche, M.A.
Architectural Historian, EHP Senior Manager
Attachments

CDBG-DR & CDBG-MIT PROGRAMS **Single-Family Housing Development Initiatives** **Section 106 NHPA Effect Determination Form**	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

Project Location: Carr PR-3, Km. 60.0 Bo. Daguao, Naguabo PR 00718	
Project Coordinates: Lat: 18.217881, Long: -65.676574	
TPID (Número de Catastro)**:** 231-000-006-36-000	
Type of Undertaking: ☐ Substantial Repair/Improvements ☒ New Construction	
Construction Date:N/A	**Property Size** (acres)**:** 74.51

SOI-Qualified Historic Architect/Architectural Historian: Heidi J. Dilan
Date Reviewed: 09/26/2023, 05/28/2024 (rev.), 06/13/2024 (rev.)06/24/2024
SOI-Qualified Archaeologist: Fernando Alvarado Muñoz
Date Reviewed: 09/26/2023, 05/28/2024 (rev.), 06/13/2024 (rev.)

In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the NRHP and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

Promised Land CDBG-MIT is proposing to develop a single-family home subdivision within the existing Promised Land community in Naguabo, Puerto Rico. The new project will consist of 100 new detached single-family homes for the existing development. Each structure will have a standard lot size of approximately 0.07 acres, totaling 16.81 acres for the project. In addition, a communal space is proposed on a 1.38-acre portion of the project area. An additional 199 homes are planned for a third phase of the Promised Land Development but are not covered as part of this project. Here are the key details of the previously mentioned components of the new project:

- Project Location:
  - Coordinates: Lat: 18.217881, Long: -65.676574

- Existing Community:
  - Promised Land currently consists of 164 single-family units and neighborhood facilities, including a basketball court, tennis court, pool, and a club house/gazebo.

- The existing units were recently finished and sold to third-party buyers at market rates.

- New Project Details:
  - The new project will include 100 additional single-family homes within the existing development.
  - The homes will be one-story and have a total area of 1,209 square feet.
  - Each home will feature 3 bedrooms, 2 bathrooms, a living room, kitchen, and a laundry room.
  - The undertaking also includes the construction of one communal space.

- Project Status:
  - Prior development and pre-development work, including environmental assessments, zoning, permitting, and engineering, are already complete.

- Home Features:
  - Single-family homes will have bedrooms, closet storage space, natural light through windows, and ceiling fans with integrated LED lighting.
  - The bathrooms will be fully tiled and equipped with a shower, vanity, toilet, exhaust fan, and accessories.
  - The kitchen will have wood cabinetry, granite countertops, a stainless-steel sink, and an electric range oven and hood vent. There will also be rough ins for the microwave, dishwasher, and refrigerator.
  - The living room and dining room will have tiled floors, recessed lighting, and ceiling fans, allowing for an open concept gathering area.

- Construction Phases:
  - The project will involve constructing 100 homes in phases.
  - The first phase will include site preparation and infrastructure for all 100 homes, as well as the construction of 25 units.

- Site Preparation and Activities for Completing New Construction:
  - The proposed new construction will benefit from the following existing conditions: entrance and security features, availability of infrastructure such as roads, water, and sewer systems, and completed infrastructure work from adjacent construction. These factors will help reduce environmental impact and promote sustainable development of the proposed construction.
  - To mitigate the risk of flooding or landslide the project proposes the construction of a stormwater management system (retention pond) that is designed to capture and treat runoff from the site, and appropriate grading and drainage systems to manage surface water and prevent soil erosion.

- Site preparation will involve clearing vegetation, grading, excavating foundations and utilities, adding fill material, and compaction.
- The new proposed construction includes a Structural Construction Phase, which involves constructing reinforced concrete walls, floor slabs, and roof slabs, while ensuring the walls are plumb and aligned for adequate support and protection. Additionally, the process involves installing energy-rated Miami-Dade plumbed windows and doors and applying appropriate reflectivity and waterproofing coatings to the roof.
- In addition, the new construction involves interior and exterior finishing phase, including the installation of floor tiles, cabinets, appliances, and other fixtures. Additionally, it covers plastering and painting the walls, as well as landscaping, which includes installing grass, driveways, and walkways.
- Utilities will include electric, water, sewer, gas, and communications lines, with trenching depths of approximately 4-6 feet.
- Installation of Renewable Energy as 3 kW DC PV module to generate clean energy and using a 48V lithium-ion battery bank to store energy, reducing reliance on the grid and saving on energy costs.
- Installation of Sustainable Water Management Systems as a 500-gallon cistern with a 3.4 horsepower pump and adding a ground floor level monitoring system to manage water storage and usage.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist.

Based on this definition and the nature and scope of the undertaking, the following APEs have been determined:

- Direct APE:

The direct APE encompasses the project site located at Promised Land-Naguabo, covering a total area of 16.81 acres with approximate dimensions of 446 meters in length and 176 meters in width. Additionally, the new project includes the construction of a neighborhood communal space on a 1.38-acre site. The direct APE includes all areas within the 18.19-acre site (16.81 + 1.38 acres) where ground-disturbing activities related to site preparation, grading, excavation, and construction will occur. The direct APE is bounded by La Finca Activity and Restaurant to the North, Roosevelt Roads to the South and East, and the Daguao Community to the west.

o Indirect APE:

The indirect APE is defined as the viewshed ¼ mile out of the 18.19-acre project site where the new construction may be visible and alter the visual character and setting of any potential historic properties in the surrounding area. The indirect APE of this undertaking covers an approximate area of 111 acres and is less elevated than the North and North East topography, making the landform not visible in all directions within the 1/4 mile established viewshed.

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is not located within the boundaries of a historic zone and is does not form part of a traditional urban center.

Prehistoric and Historic Background

The municipality of Naguabo is situated on the eastern coast of Puerto Rico, where the cacicazgo of Daguao was originally established. The name Daguao was originally attributed to the river now known as Río Blanco. Daguao is a term identified with the renowned cacique from the early period of Spanish colonization, who, together with the cacique of Humacao, were the last to resist the advances of the Spanish conquistadors. Additionally, Salvador Brau indicates that the Daguao-Humacao valley served as a refuge for many indigenous people fleeing the mistreatment by the encomenderos, both before and after the indigenous rebellion.

According to Fernández de Oviedo in "Historia Geográfica," Vol III, Book XVI, Chapter 14, the settlement of Santiago del Daguao was likely ordered to be established by Diego Colón. The first mention of the name Naguabo appears in the 18th century when official documents of the era began to replace the name Daguao with Naguabo. The town of Naguabo was officially founded in 1794 in a highly rugged area near the eastern coast and was relocated in 1821 to its current location.

The earliest reports on the districts constituting the municipality are provided by Don Manuel de Úbeda y Delgado in 1878. At that time, according to this historian, the municipality comprised the districts of Pueblo, Maizales, Duque, Mariana, Quebrada-Palma, Daguao, Santiago y Lima, Ucares, Río, Peña-Pobre, and Río-Blanco. In 1898, at the time of the change of sovereignty, this territorial organization remained unchanged. However, by 1899, the district of Quebrada-Palma had disappeared. In that year, the district of Río-Blanco appeared subdivided into Río-Blanco Abajo and Río-Blanco Arriba. Nevertheless, in the 1910 census, the district reappeared as Río-Blanco. During the decade between 1930 and 1940, the urban area of the municipality of Naguabo was expanded with parts of the districts of Duque and Santiago y Lima. In 1948, when the Puerto Rico Planning Board prepared the Map of the Municipality of Naguabo and its districts, the urban area of the municipality was again expanded, this time with parts of the rural districts of Maizales, Húcares, and Río.

Currently, the municipality of Naguabo comprises the urban zone or barrio pueblo and the rural districts of Daguao, Duque, Húcares, Maizales, Mariana, Peña Pobre, Río, Río Blanco, and Santiago y Lima.

The following table shows the results of all archaeological projects conducted within the 0.25-mile Research Zone. This data is based on the research done and obtained from the Institute of Puerto Rican Culture and the State Historic Preservation Office.

Study Identification	Title	Author	Type	Prehistoric / Historic	Period	Results	Distance from Project
ICP/CAT-NG-96-03-07	Estancias de Naguabo	Juan González Colón	Phase IA-IB	NA	NA	Negative	0.00 miles
ICP/CAT-NG-98-04-02	Estancias de Naguabo	Juan González Colón	Phase IA-IB	NA	NA	Negative	0.00 miles

The following table shows the results of all previously recorded cultural resources within the 0.25-mile Research Zone. This data is based on the research done and obtained from the Institute of Puerto Rican Culture and the State Historic Preservation Office.

Site Identification	ICP/CAT or SHPO	Site Name	Distance from the Project
NA0100017	SHPO	Roosevelt Roads 15	0.13 miles

NA0100017 (0.13 miles to the south of Direct APE) is a site identified during the *Archaeological Survey and site evaluations Naval Station Roosevelt Roads* project, done in 1996 by Goodwin & Associates for the NAVY. The survey studied the forested area between Bennington Road and Bairoko Road about 60 meters west of building 500. The survey consisted of 0-30 cm shovel tests at 10-meter intervals. The survey bored positive results and Spanish colonial domestic red earthenware fragments were recovered. The main author, Sue Sanders, concluded the site shows no signs of looting and that the site is vulnerable to destruction due to future landscaping and constructions.

Topographic Map, Aerial Imagery and Historic Maps Analysis

The topographic maps from 1946, 1952, 1957, show no development in the zone except that from 1952 onwards you can see development related to the Naval Station Roosevelt Roads to the south of the Direct APE. The development included some structures and the road bordering the Direct APE to the west and south (Bennington Road, PR-979). The 1967 topographic map and its revised version from 1982 show that some rural development was done in the indirect APE zone to the north of the Direct APE. No development is shown in the Direct APE in any of the topographic maps.

Prior to 2004, the aerial imagery from 1936, 1950 and 1994 show the Direct APE as rural / farmland and show a road that borders the south of the Direct APE and to the east (Bennington Road). From the 1950 aerial image forward the buildings associated to the Naval Station Roosevelt Road are shown to the south. It also shows the Naval Station Roosevelt Roads street that circumvents the Direct Ape to the west and south as well as buildings associated to the same naval station. The part of the road to the west is no longer accessible and is overgrown with vegetation as per field visit, only the south part is still accessible but with vegetation starting to claim it. The 2004 and 2006 Aerial

Images show the site of the Direct APE prepared and removed of all vegetation ready for housing development, suggesting the original housing development project was expected to continue into the direct APE at that time, something that did not happen. After the 2011 aerial image the land is again overgrown by vegetation and left to nature till today.

A historic map from 1873 named *Itinerario de la Ceiba a Naguabo* was identified in the *Archivo General y Biblioteca Nacional de Puerto Rico*. The road itinerary map shows the general area of the Direct APE. The map does not show any development in the immediate area of the project.

This information leads us to conclude that prior to the housing development projects already erected in site the entire area of the current project was rural / farmland. While the area the Indirect APE to the south was part of the military operations of the Naval Sation Roosvelt Road.

A copy of all topographic maps, aerial images and historic maps is included with the other maps at the back of this document.

Preliminary Results

Our research and the resources at our disposal have enabled us to pinpoint two archaeological projects within the Project Site and its Area of Potential Effect. Both studies yielded negative results and their original objective was to evaluate the archaeological resources of the site prior to a house development project called *Estancias de Naguabo* that was going to be built on site. That project later became the original Promised Land housing development project. No other study has been conducted in the Direct APE for the ICP/CAT or SHPO. Inside the Indirect APE, the area associated with the previously recorded cultural resource NA0100017 (Roosevelt Roads 15), a Spanish colonial deposit, is not going to be affected by the development since the previous two studies done by ICP/CAT haven't found any evidence that the site extends to the Direct APE location. Additionally, the aerial imagery analysis has shown us that the area of the Direct APE was impacted and prepared for construction (housing development) since the original section of the Promised Land project was built. Given this information, the likelihood of discovering archaeological resources in this area appears to be quite low.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is not within the boundaries of any National Register of Historic Places (NRHP) listed or eligible historic districts. In addition, there are no NRHP-listed historic properties that are within a ¼-mile radius of the APE.

The municipality of Naguabo is located on the eastern coast of Puerto Rico, where the cacicazgo of Daguao was originally established. The name Daguao, originally attributed to the Río Blanco, is associated with a renowned cacique who resisted Spanish colonization. Salvador Brau notes that the Daguao-Humacao valley served as a refuge for indigenous people fleeing encomendero mistreatment. The settlement of Santiago del Daguao was likely ordered by Diego Colón, with the name Naguabo first appearing in the 18th century.

Understanding the Pre-Columbian historical context of the area is paramount in recognizing the potential impact and significance of the proposed undertaking. Naguabo, with its rich history dating back to the 16th century Spanish colonial period, has been an integral part of Puerto Rico's heritage. Officially founded in 1794 and relocated in 1821, the town served as a vital port town on the east coast. Over time, the economy evolved, with a shift toward sugar cane, tobacco, and small-scale agriculture in the late 19th and early 20th centuries.

Architecturally, the Naguabo urban center witnessed these historical changes. It features buildings that reflect the Spanish colonial period and the subsequent architectural styles of the 19th and 20th centuries. While no NRHP-listed historic properties are within a ¼-mile radius of the APE, there are specific historic properties of note.

Moreover, the decommissioned Roosevelt Roads military base had a fort, Fort Bundy, situated adjacent to the project site and later acquired by the Roosevelt Roads Naval Station around 1960. The area may contain abandoned structures from its agricultural period which are present on 1977 imagery. It's essential to note that prior to the first development of Urbanization Promised Land in Barrio Daguao, the road behind the construction, which incorporates the new development and served as a border, was occupied by the military base until its closure in 2004. Various military buildings once lined this road, PR-979, which also connected with amenities such as the

Old Roosevelt Roads Golf Course. Therefore, the Urbanization Promised Land in Barrio Daguao might have affected (first development) and may continue (new construction) to affect the relation and type of access to this area.

Determination

The following historic properties have been identified within the APE:

Direct Effect:

- The proposed project site does not contain any previously recorded historic structures or archaeological sites that would be directly impacted by ground disturbance. But the proposed new construction may affect the relation and type of access to the area adjacent to the project site.

Indirect Effect:

- Roosevelt Roads - Abandoned structures potentially from the former naval base are nearby but not within the APE.
- NA0100017 (Roosevelt Roads 15) – Spanish colonial archaeological deposit

Based on the results of our historic property identification efforts, the Program has determined that the project will have No Adverse Effect on identified historic properties within the Area of Potential Effect (direct or indirect). The new construction is not located directly, but adjacent to the identified resources. It will be consistent with the existing built environment.

CDBG-DR & CDBG-MIT PROGRAMS Single-Family Housing Development Initiatives Section 106 NHPA Effect Determination Form	
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

Recommendation

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

☐ No Historic Properties Affected
☒ No Adverse Effect
Condition (if applicable):
☐ Adverse Effect
Proposed Resolution (if appliable)

This Section is to be Completed by SHPO Staff Only

The Puerto Rico State Historic Preservation Office has reviewed the above information and: ☐ **Concurs** with the information provided. ☐ **Does not concur** with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

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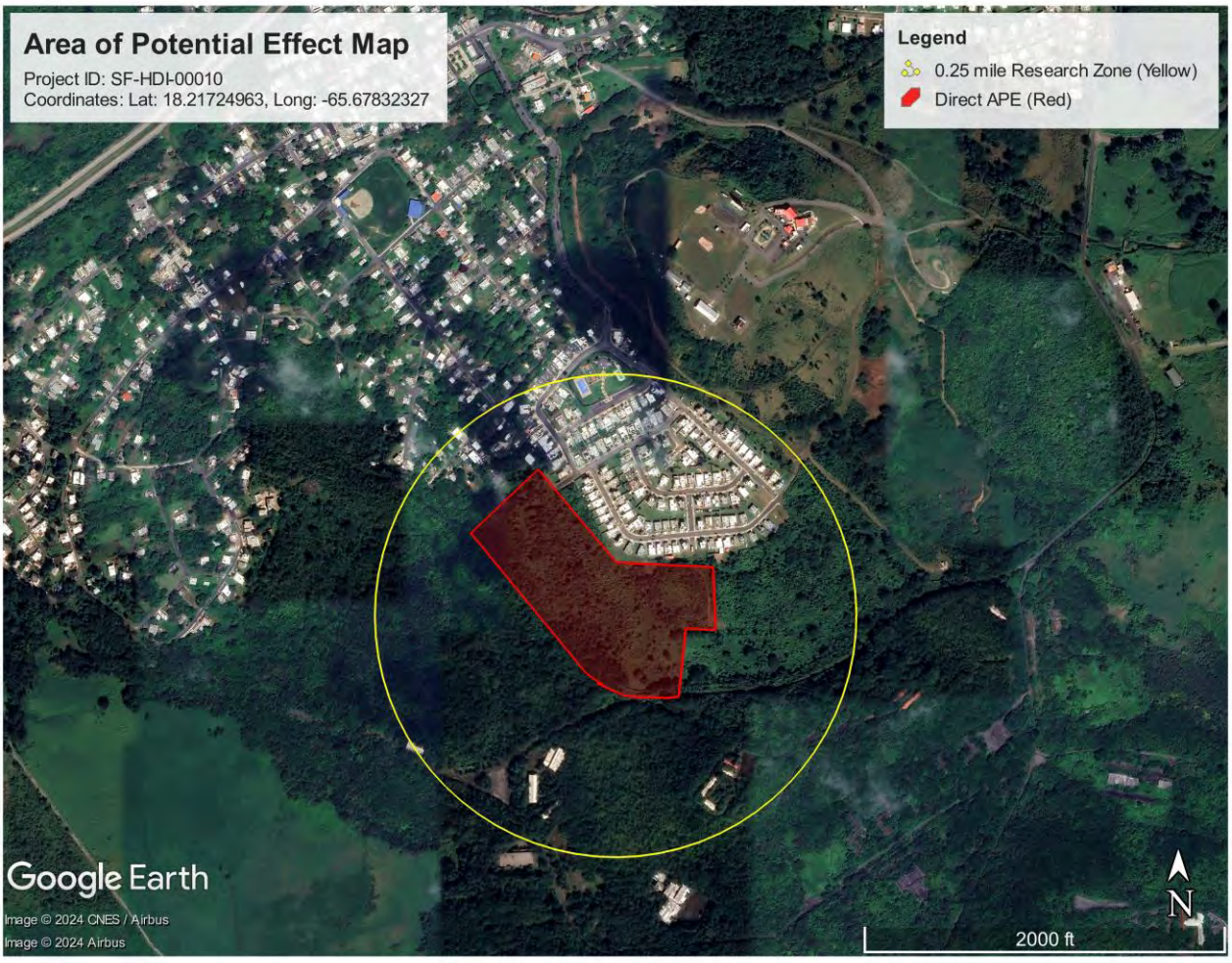
Project (Parcel) Location – Area of Potential Effect Map (Aerial)



Description: This Google Earth 2023 aerial map depicts the location of the Promised Land Single Family Housing Development project site direct APE (red) in relation to the surrounding neighborhood of Daguao in Naguabo. The yellow buffer represents the Visual Indirect APE with approximately a 0.25-mile radius around the project site.

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Project (Parcel) Location - Aerial Map

Description: This Google Earth 2023 aerial map depicts the location of the Promised Land Single Family Housing Development project SF-HDI-00010 site direct APE (red) and the future development, not detailed in this review, in relation to the surrounding neighborhood Daguao in Naguabo.

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Project (Parcel) Location - USGS Topographic Map

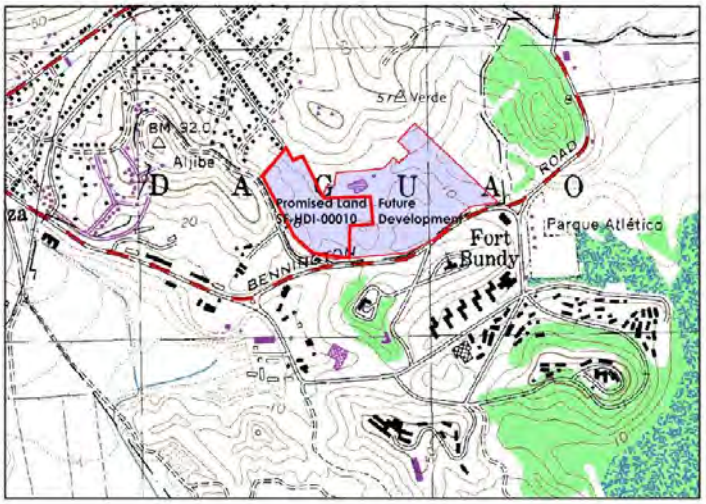
TOPOGRAPHIC MAP

PROMISED LAND, NAGUABO PR
Project ID: SF-HDI-00010

LOCATION
Carr PR-3, Km. 60.0 Bo. Daguao, Naguabo PR 00718

COORDINATES:
Lat: 18.21724963,
Long: -65.67832327

INFORMATION SOURCE
https://gis.jp.pr.gov/mipr/



SCALE
0 300 600ft

PROJECT NORTH

GENERATED MAP BY:
GREEN PROJECTS ENVIRONMENTAL CONSULTATS, LLC

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Project (Parcel) Location – Soils Map

Description: A soil produced using the ARCGIS SSURGO USDA plugging for Google Earth. The land types within the project site are classified as Us, SaF2, MaB and MaC2.

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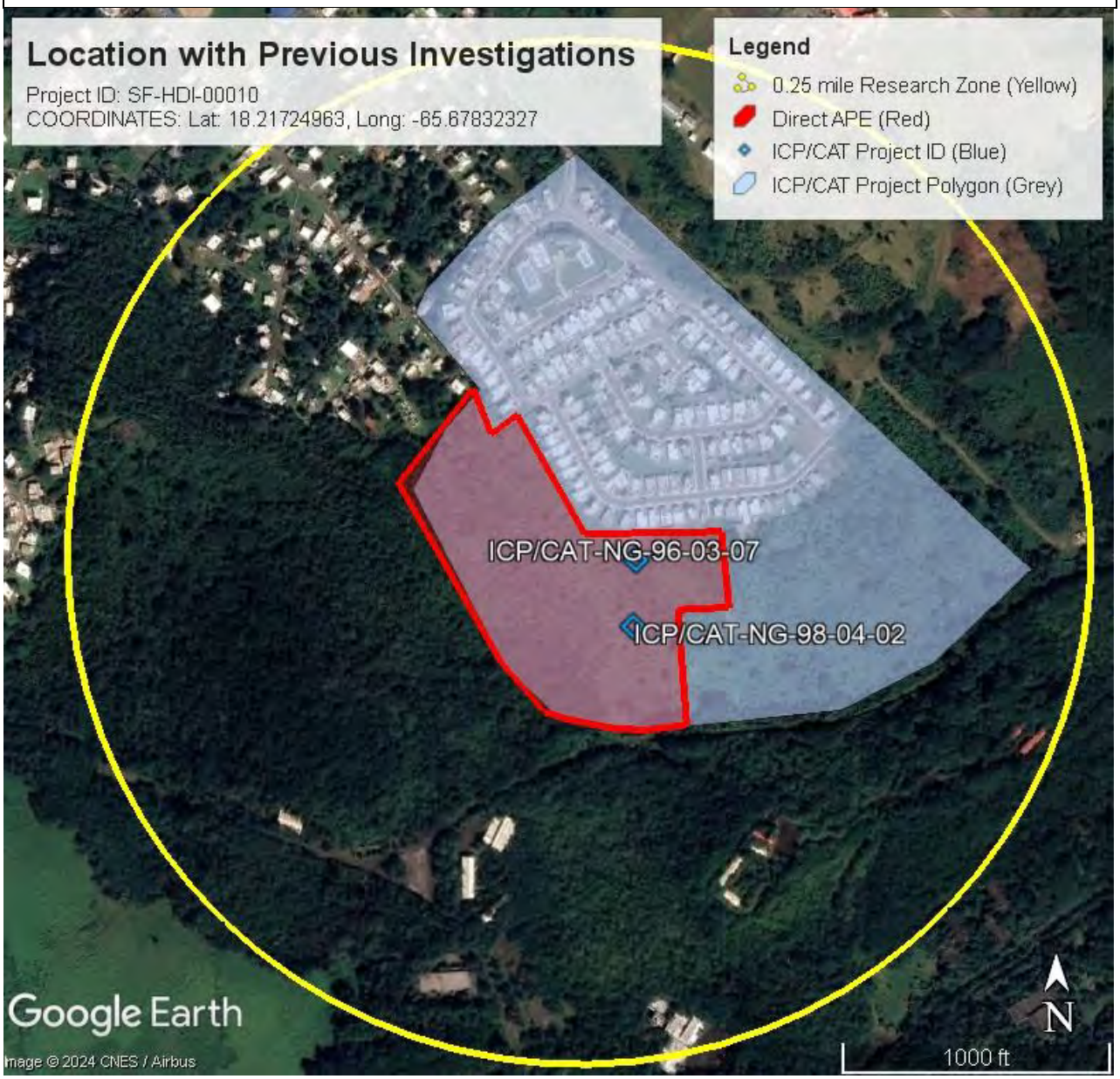
Project (Parcel) Location with Previous Investigations - Aerial Map



Description: The image above focuses on the archaeology projects within 0.25-mile Research Zone, highlighting all archaeological projects identified.

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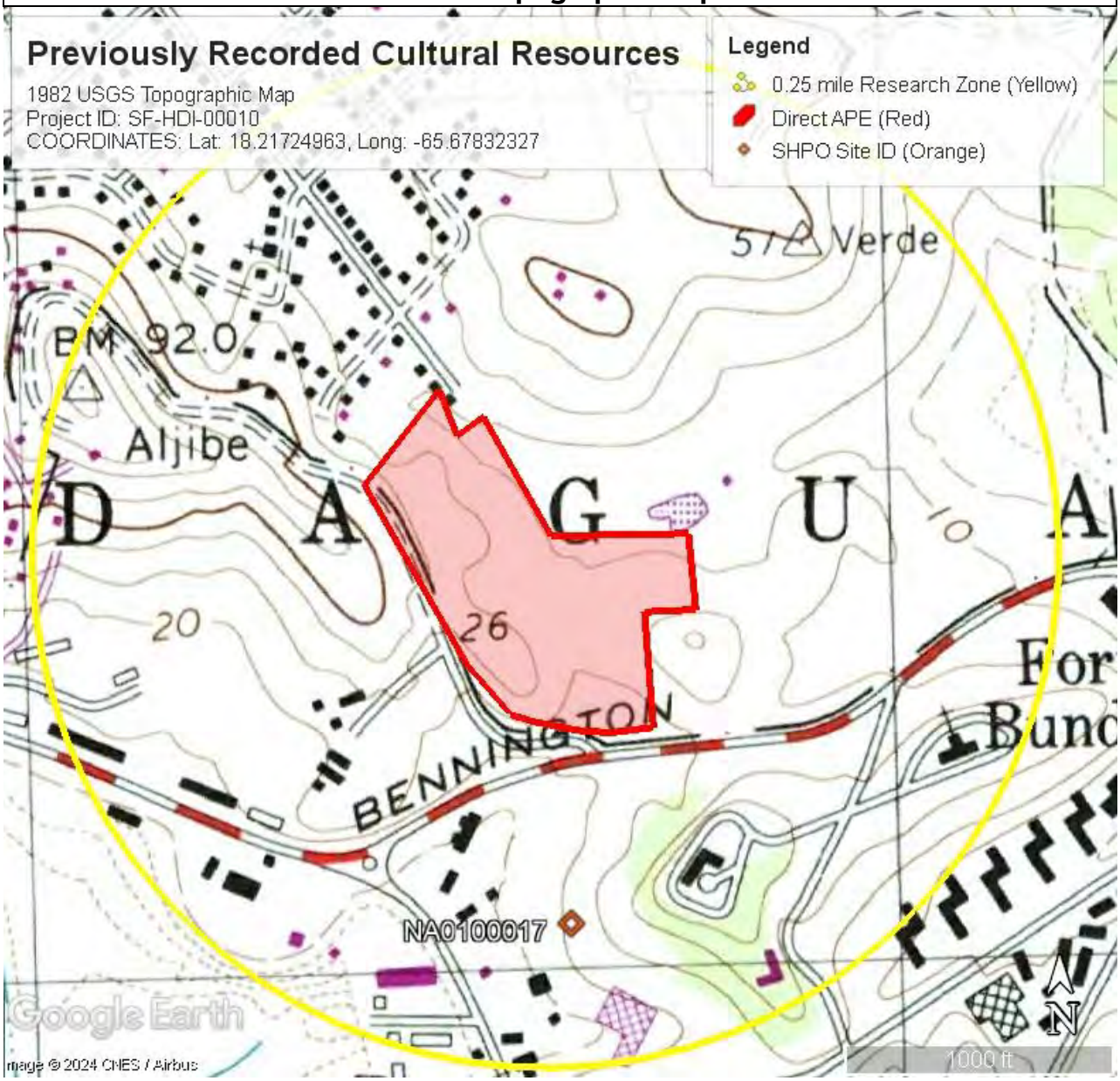
Project (Parcel) Location with Previously Recorded Cultural Resources
USGS Topographic Map



Description: The image above shows the only Previously Recorded Cultural Resource within the 0.25-mile Research Zone, NA0100017.

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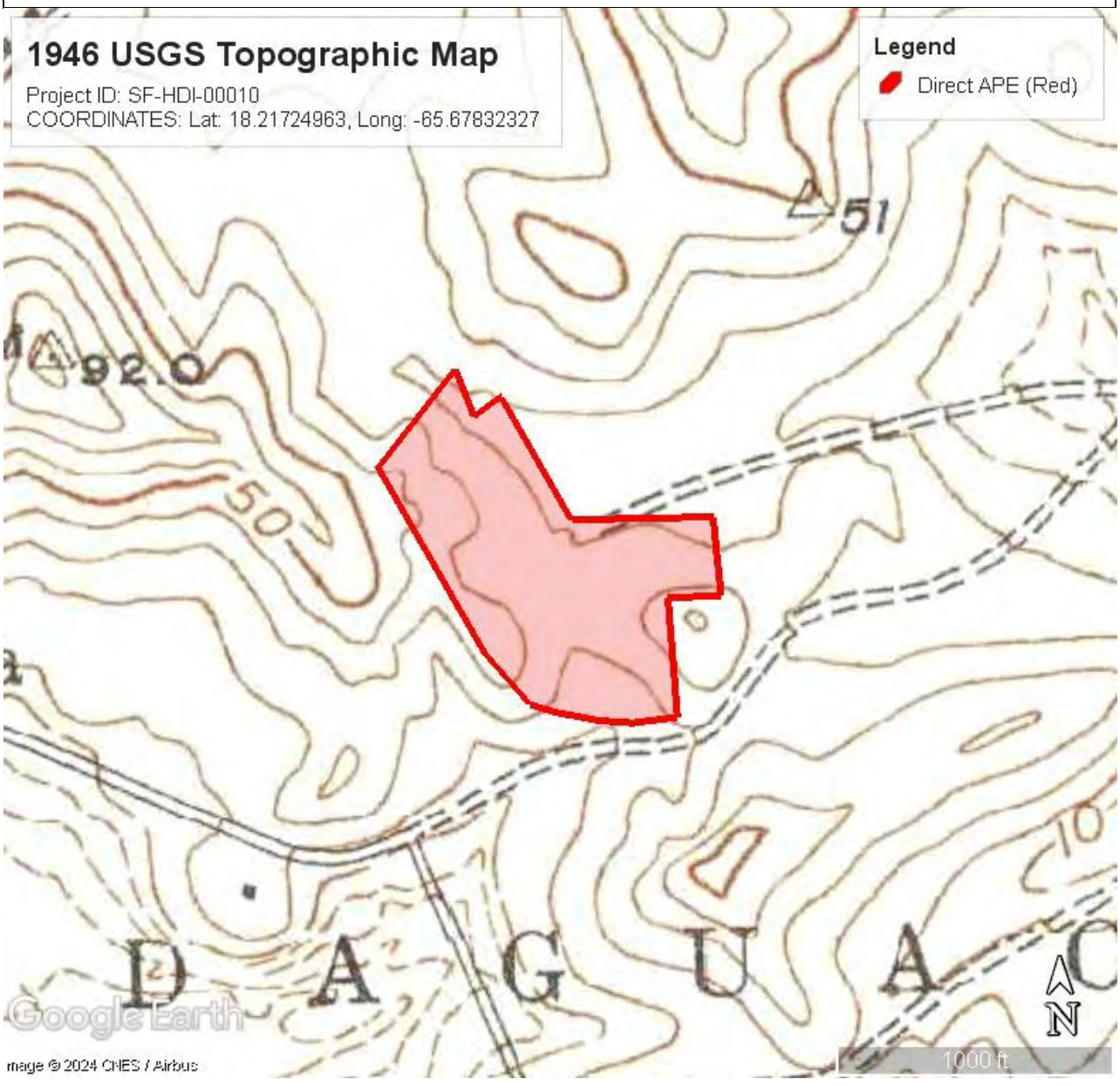
1946 USGS Topographic Map



Description: The Image above was sourced from https://ngmdb.usgs.gov/topoview

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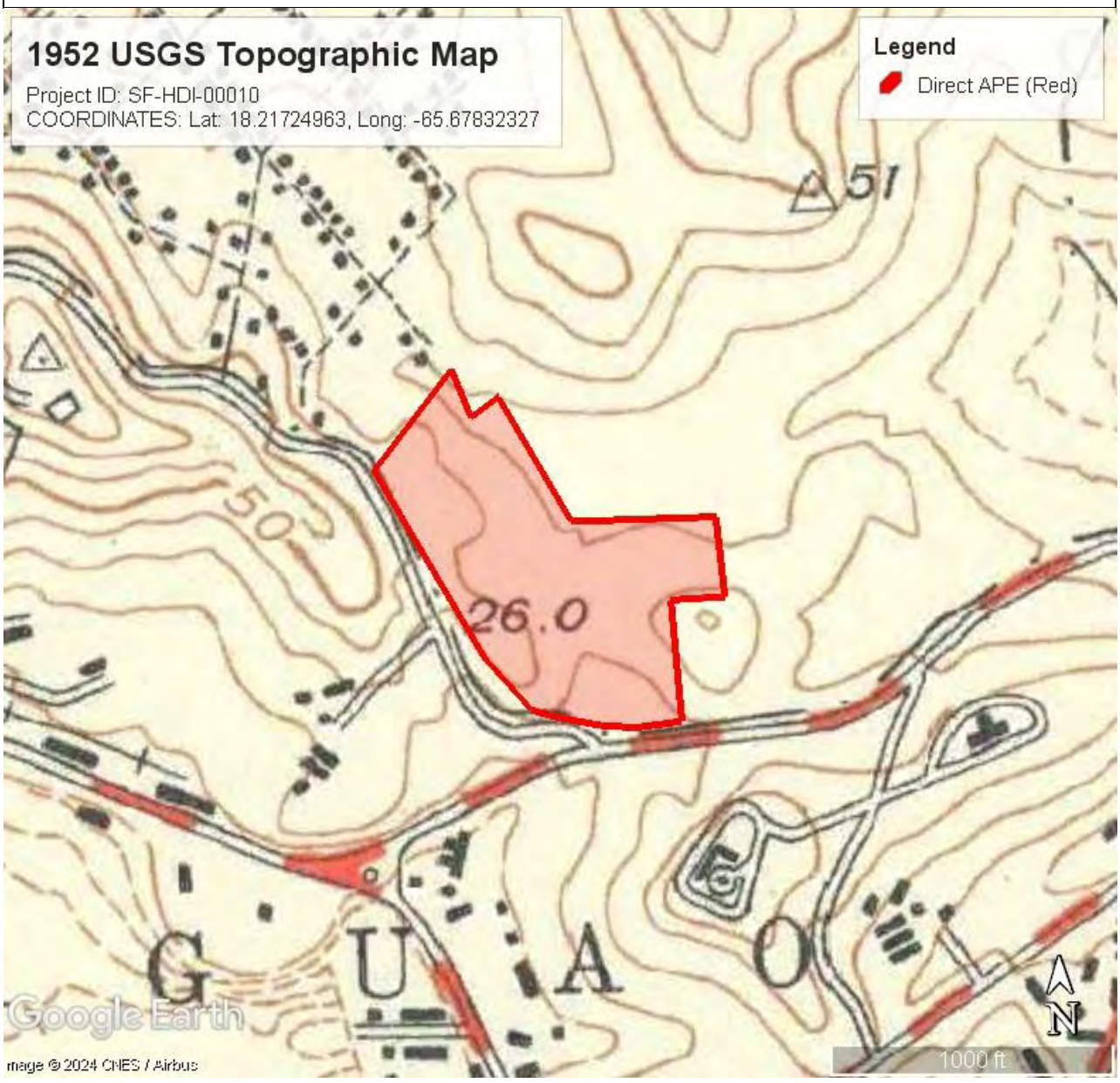
1952 USGS Topographic Map



Description: The Image above was sourced from https://ngmdb.usgs.gov/topoview

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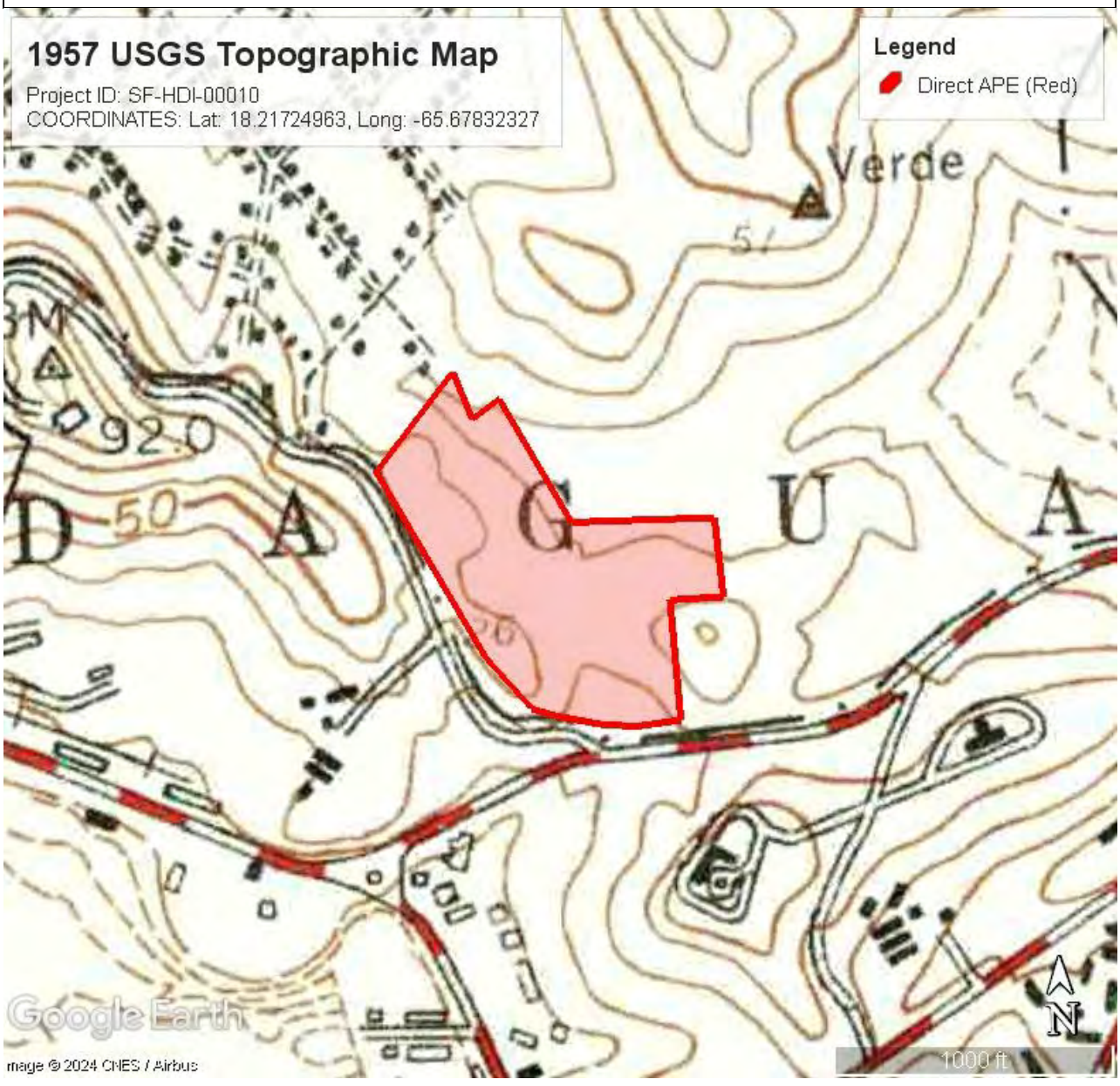
1957 USGS Topographic Map



Description: The Image above was sourced from https://ngmdb.usgs.gov/topoview

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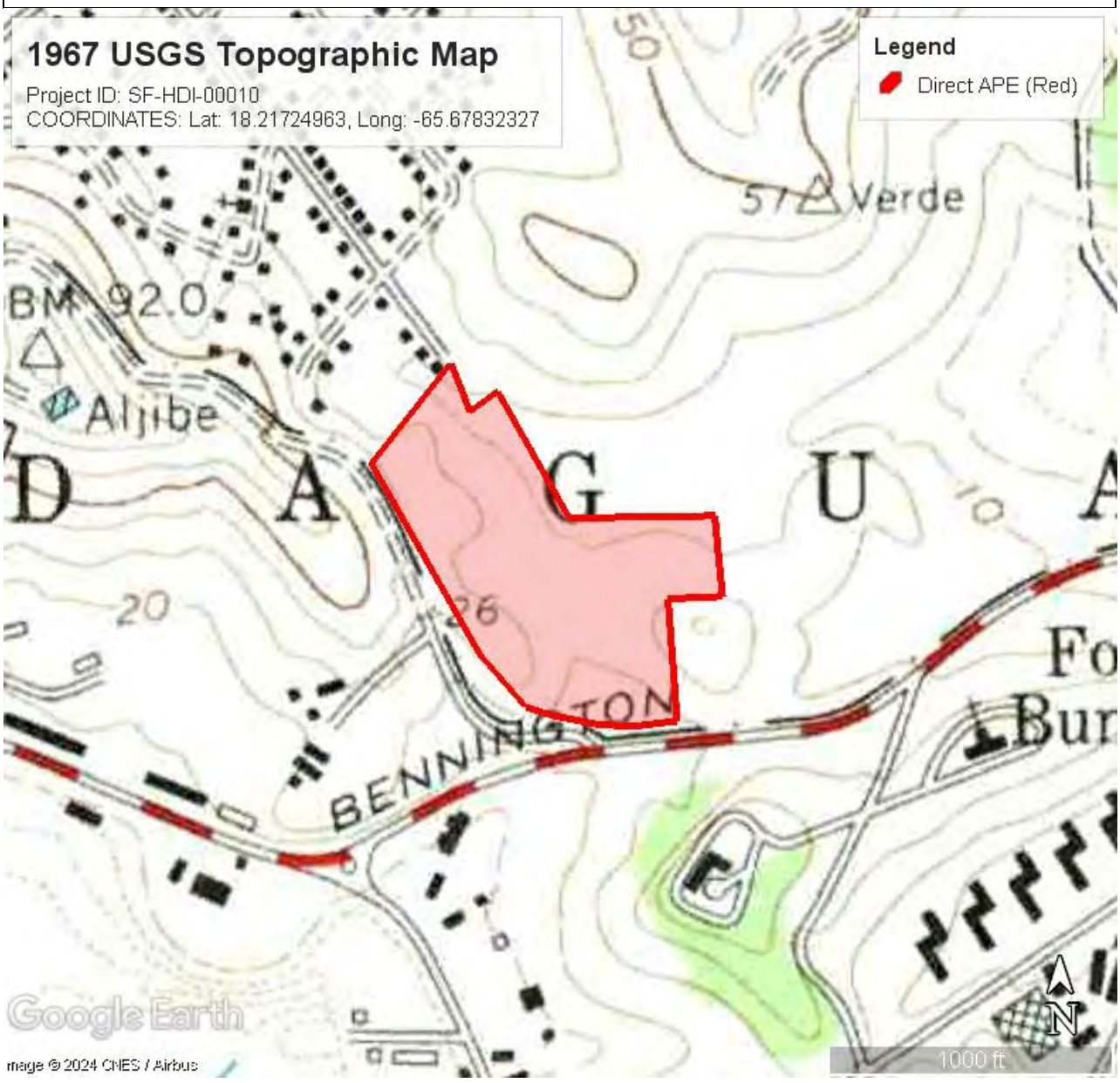
1967 USGS Topographic Map



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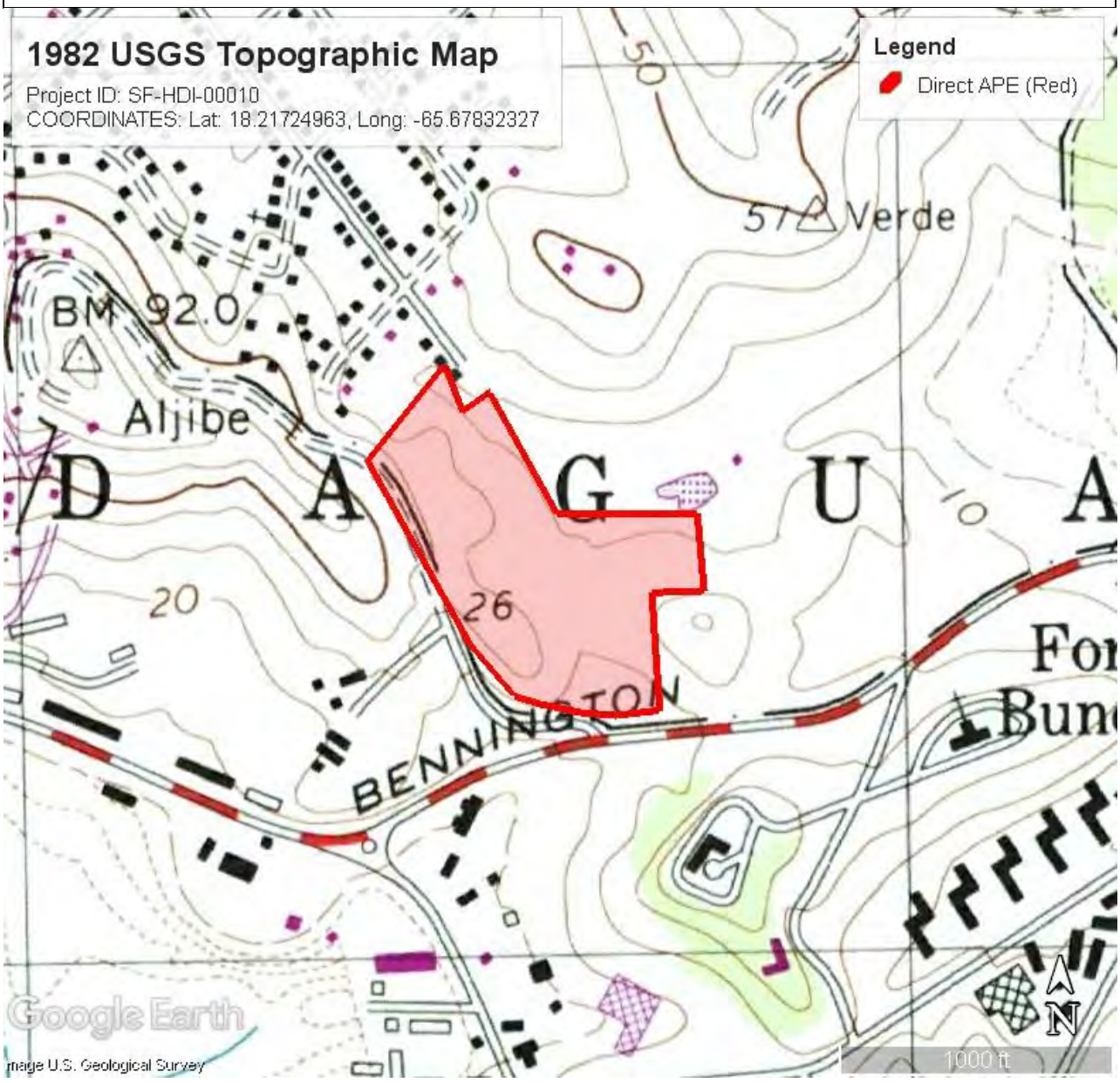
1982 USGS Topographic Map



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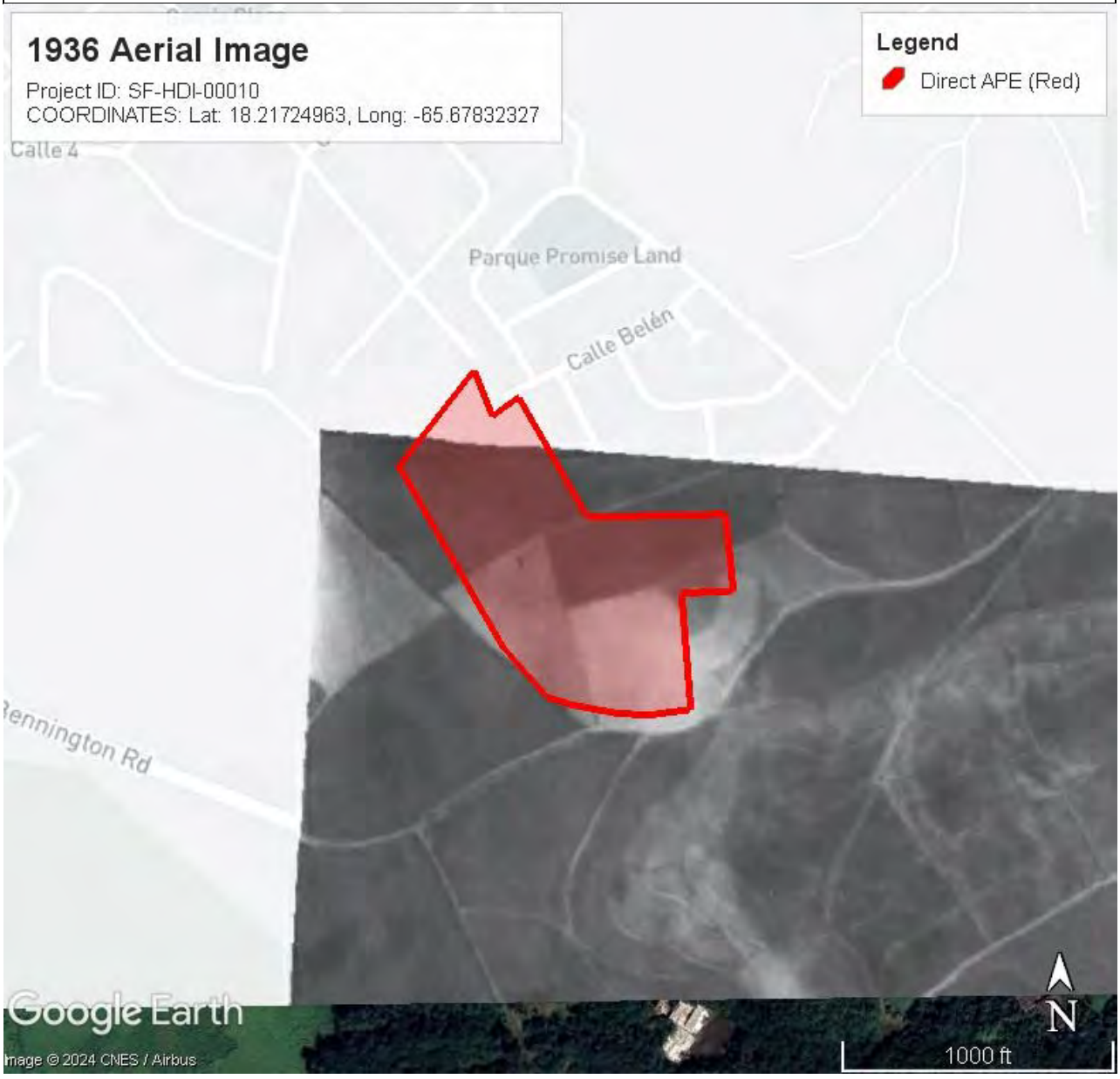
1936 Aerial Image



Description: The image above was sourced from Costavistapr.org.

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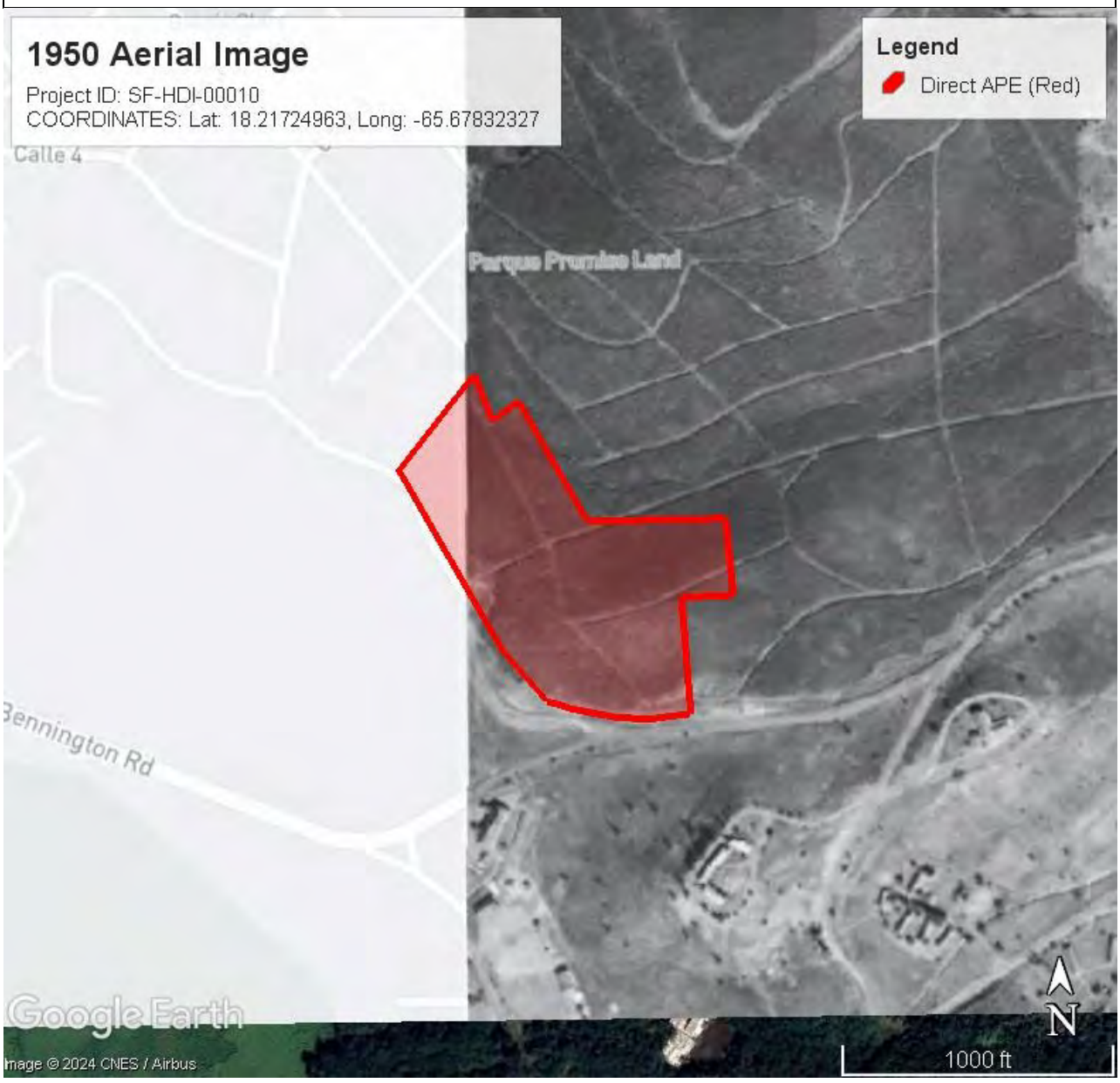
1950 Aerial Image



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1994 Aerial Image

Description: The image above was sourced from Google Earth.

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2004 Aerial Image

Description: The image above was sourced from Google Earth.

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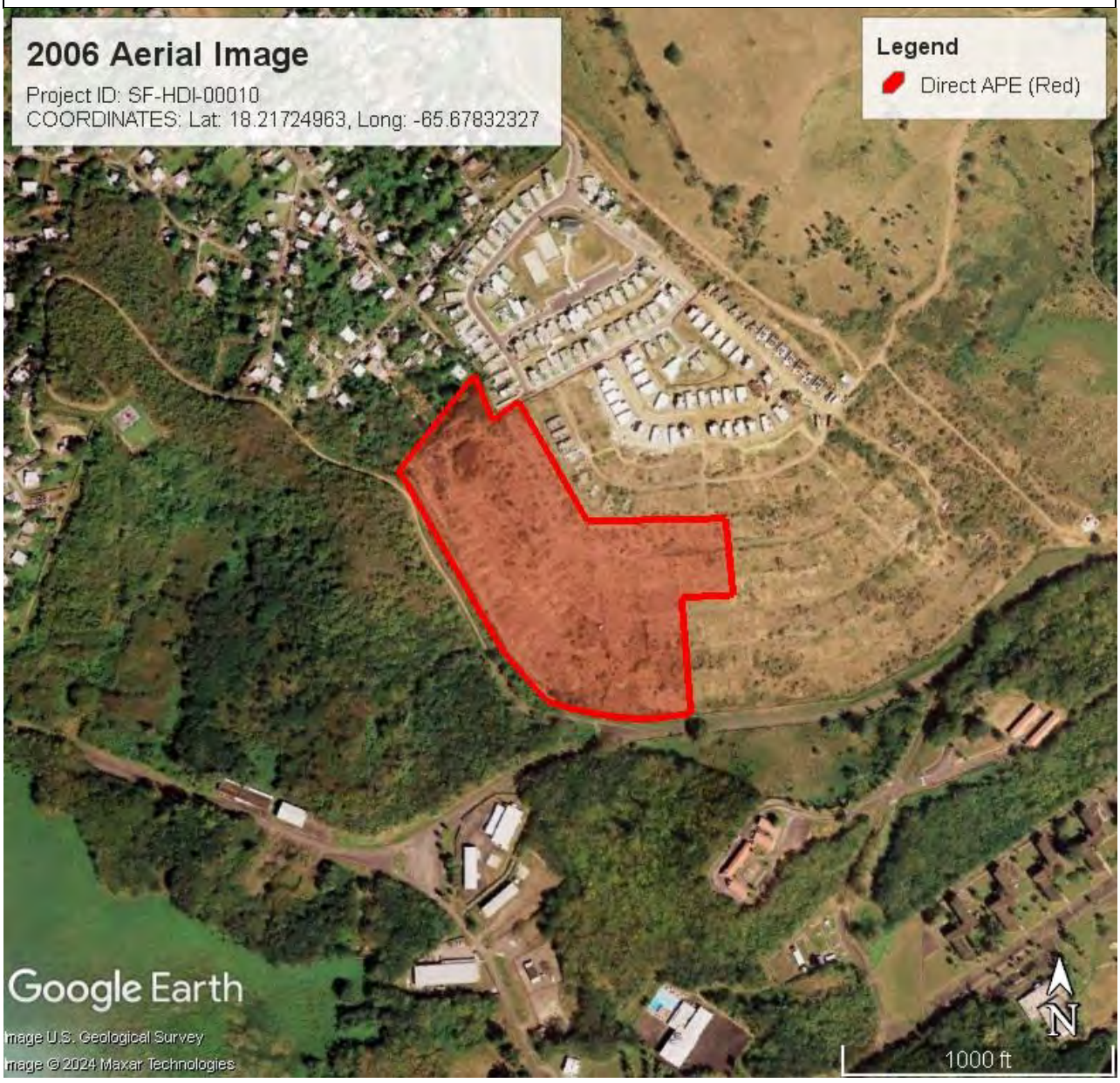
2006 Aerial Image



Description: The image above was sourced from Google Earth.

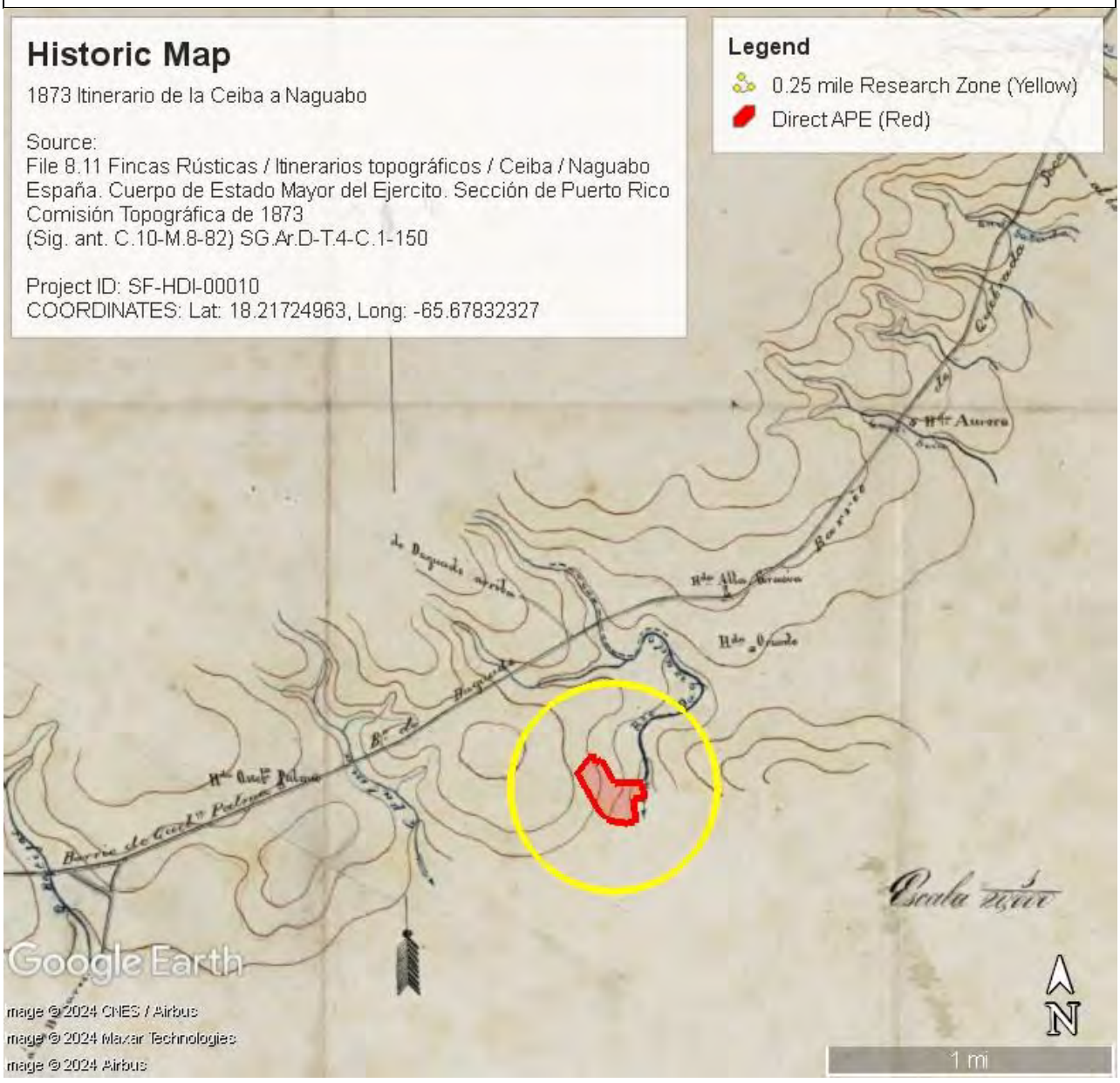
CDBG-DR & CDBG-MIT PROGRAMS Single-Family Housing Development Initiatives Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

2011 Aerial Image

Description: The image above was sourced from Google Earth.

CDBG-DR & CDBG-MIT PROGRAMS Single-Family Housing Development Initiatives Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

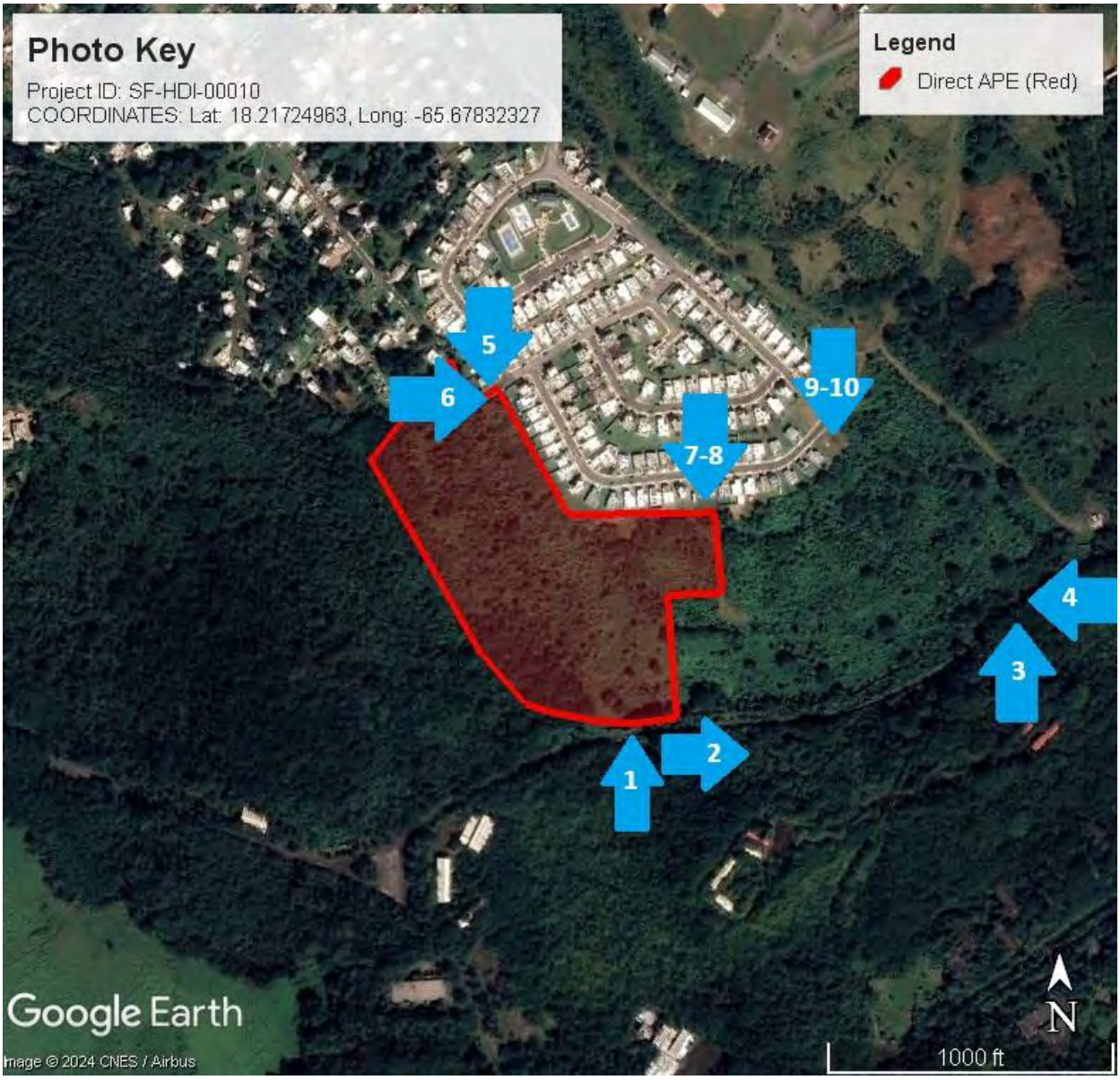
1873 Historic Map



Description: The image above was sourced from Archivo General y Biblioteca Nacional de Puerto Rico. It Showcases the Approximate Location of the Project Site (red) and the 0.25 mile buffer (yellow) within the *1873 Itinerario de Ceiba a Guaynabo* in *Documentación de Puerto Rico en el Archivo Cartográfico y de Estudios Geograficos del Centro Geográfico del Ejercito*.

CDBG-DR & CDBG-MIT PROGRAMS Single-Family Housing Development Initiatives Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

Photograph Key



CDBG-DR & CDBG-MIT PROGRAMS Single-Family Housing Development Initiatives Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Promised Land CDBG-MIT LLC	
Case ID: SF-HDI-00010	**City: Naguabo**
Project Name: Promised Land	

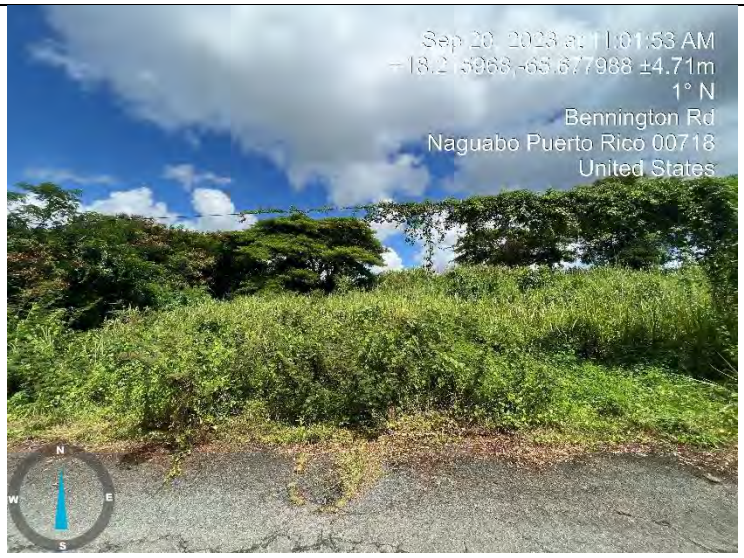


Photo #: 1 **Date: 09/20/23**	**Description: North View, existing conditions, PR-979 roads and their state of neglect.**

Photo #: 2 **Date:** □□□□□□□	**Description: North East View, existing conditions, PR-979 roads and their state of neglect.**

Photo #: 3 **Date:** □□□□□□□□	**Description: North View, existing conditions, PR-979 roads and their state of neglect.**

Photo #: 4 **Date:** □□□□□□□□	**Description: West View, existing conditions, PR-979 roads and their state of neglect.**

Photo #: 5 **Date:** □□□□□□□□	**Description: South View, existing Conditions looking to the parcel from the North from inside the current developed section of Promise Land.**

Photo #: 6 **Date:** □□□□□□□□	**Description: East View, existing conditions, section of incomplete road that will give continuity to the new project.**

Photo #: 7 **Date:** □□□□□□□□	**Description: South View, existing conditions, looking at the parcel from the North at the end of Calle 4 inside the already developed section of Promise Land.**

Photo #: 8 **Date:** □□□□□□□□	**Description: South West View, existing conditions, land and its view to realize the new housing project.**

Photo #: 9 **Date:** □□□□□□□□	**Description: South View, existing conditions, land and its view to realize the new housing project.**

Photo #: 10 **Date:** □□□□□□□□	**Description: East View, existing conditions, section of incomplete road that will give continuity to the new project.**

CONSTRUCTION DRAWINGS FOR:
PROMISE LAND CDBG-MIT
HOUSING DEVELOPMENT

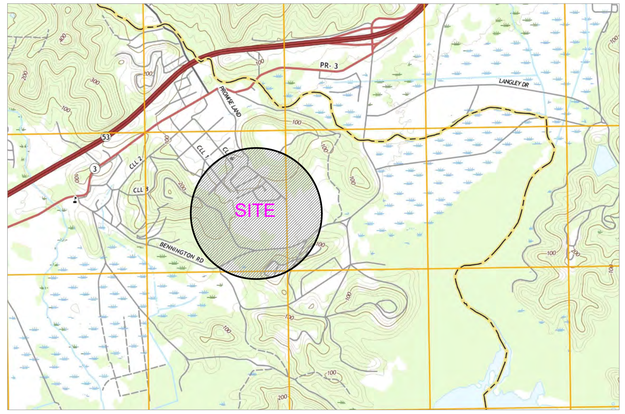
LOCATED CARR. EST. NUM. M. .
INT. BARRIO DA UAO
NA UABO UERTO RICO

OWNER ROMISE LAND CDB MIT LLC
CALLE UAN C. BORBON STE.
UA NABO R

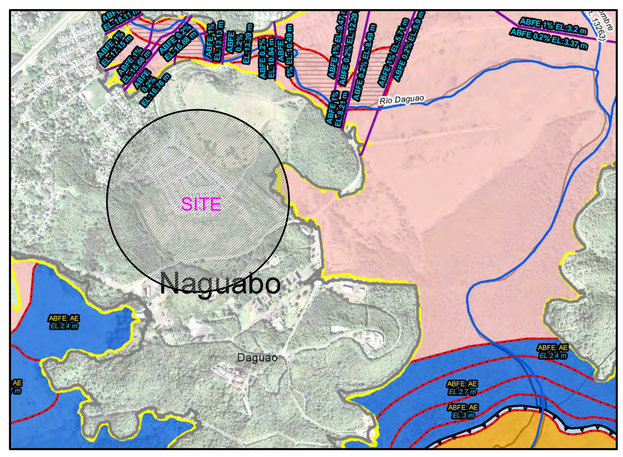
INDE

S T.	N .	DESCRI TION
1	T-1	TITLE & LOCATOIN PLAN
2	MP-1	MASTER PLAN
3	GEO-1	GEOMETRIC PLAN
4	GEO-2	GEOMETRIC PLAN
5	GEO-3	GEOMETRIC PLAN
6	GEO-4	GEOMETRIC PLAN
7	SD-1	STREET DETAILS
8	GP-1	GRADING PLAN
9	GP-2	GRADING PLAN
10	GP-3	GRADING PLAN
11	GP-4	GRADING PLAN
12	SAN-1	SANITARY DISTRIBUTION PLAN
13	SAN-2	SANITARY PROFILES
14	SAN-3	SANITARY PROFILES
15	SAN-4	SANITARY PROFILES
16	SAN-5	SANITARY DISTRIBUTION DETAILS
17	WD-1	WATER DISTRIBUTION PLAN
18	WD-2	WATER DISTRIBUTION DETAILS

LOTS DISTRIBUTION	
ASE I E IST. OUSIN DE ELO MENT	
ASE II CDB MIT OUSIN DE ELO MENT	
ASE III	
TOTAL	



LOCATION PLAN
TOPOGRAPHIC QUADRANGLE: NAGUABO
SCALE 1:20,000



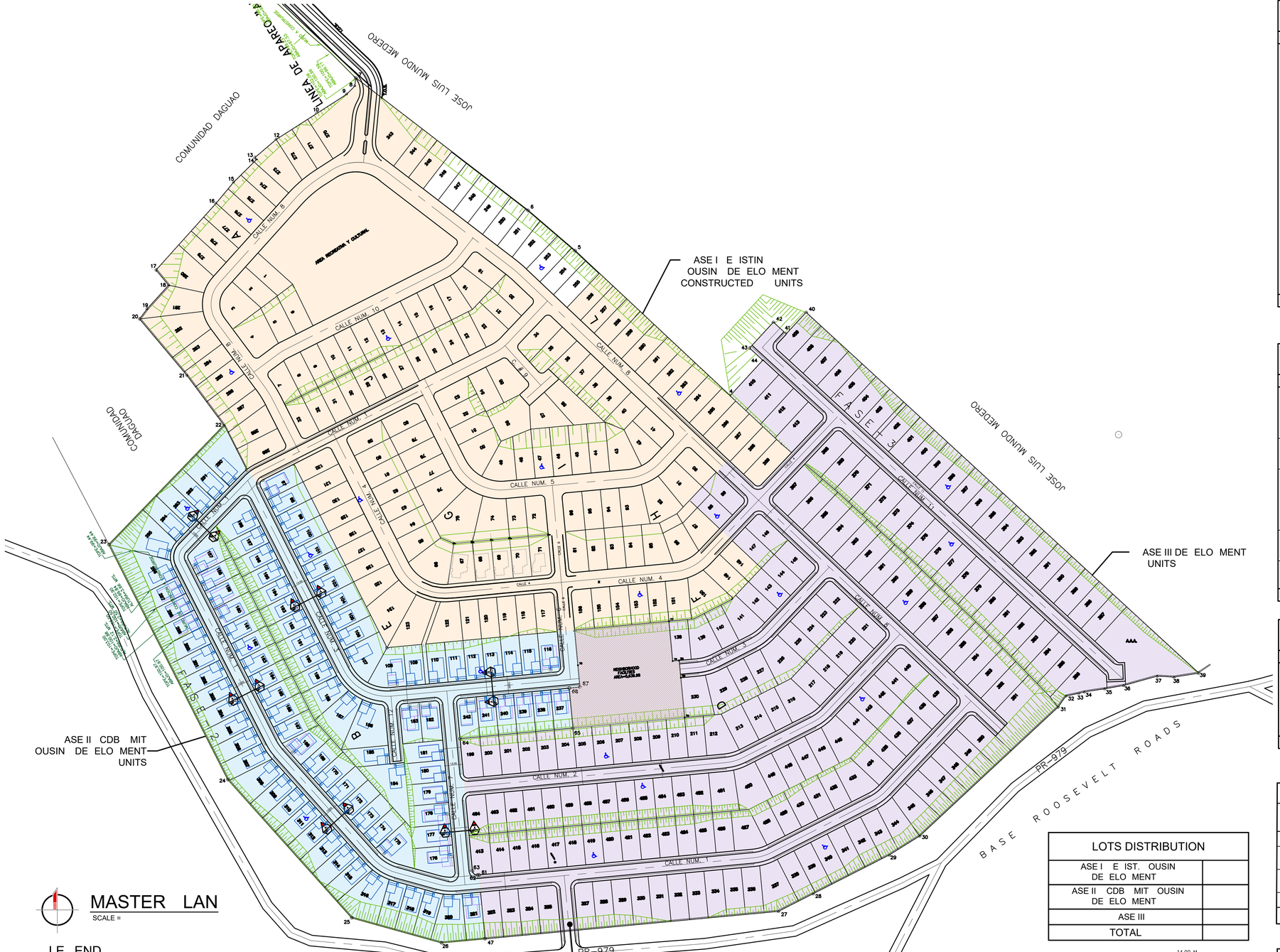
FLOOD MAP
DATE: APRIL 13, 2018
SHEETS: 720000C1285J
SCALE 1:10,000

lopezengineeringgroup

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

AEREAL PHOTO
NOT TO SCALE

SHEET NO.
1
2
TOTAL



MASTER LAN

SCALE =

LE END

A	BLOCKS IDENTIFICATION
29	LOTS IDENTIFICATION
SQ. M.	SQUARE METERS
	PROPERTY POINT
	CHAIN LINK FENCE
	STREETS CENTER LINE
	CURB AND GUTTER LINE
	PROPERTY LIMIT

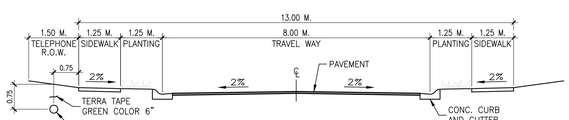
NOTES:

1- ALL DISTANCE IN METERS.

2- ALL AREAS IN SQUARE METERS.

3- LOT CORNER INTERIOR CURVES RADIUS TO BE 3.50 M. UNLESS OTHERWISE INDICATE.

4- COORDINATES INDICATED IN PLANS ARE IN LAMBERT SYSTEM.



A / MP-1 T ICAL SECTION O . M. STREET

NOT TO SCALE

MAIN PARCEL

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
4	---	242936. 5081	280117. 5051	---	---	to establish
5	4-5	243045. 3637	280001. 2528	159. 26	N 46°52' 55" W	to establish
6	5-6	243075. 6568	279965. 9345	46. 53	N 49°22' 47" W	to establish
7	6-7	243174. 2211	279837. 0661	162. 55	N 52°26' 53" W	to establish
8	7-8	243168. 8282	279836. 5292	5. 92	S 05° 12' 03" W	to establish
9	8-9	243162. 5133	279830. 2942	8. 87	S 44°38' 07" W	to establish
10	9-10	243148. 1455	279807. 8824	26. 62	S 57°20' 12" W	to establish
12	10-12	243128. 6653	279777. 4963	36. 09	S 57°20' 12" W	to establish
13	12-13	243115. 1934	279761. 6732	20. 78	S 49°35' 18" W	to establish
14	13-14	243113. 8823	279763. 0727	1. 92	S 46°53' 09" E	to establish
15	14-15	243096. 5623	279745. 5823	24. 62	S 45° 16' 45" W	to establish
16	15-16	243080. 7921	279732. 4618	20. 51	S 39°45' 35" W	to establish
17	16-17	243030. 9299	279687. 6478	67. 04	S 41°56' 52" W	to establish
18	17-18	243019. 5416	279697. 0161	14. 75	S 39°26' 29" E	to establish
19	18-19	243001. 6930	279680. 8180	24. 10	S 42°13' 29" W	to establish
20	19-20	242994. 2804	279675. 2371	9. 28	S 36°58' 32" W	to establish
21	20-21	242952. 1237	279710. 6460	55. 05	S 40°01' 41" E	to establish
22	21-22	242914. 7306	279738. 4282	46. 58	S 36°36' 41" E	to establish
23	22-23	242825. 1781	279652. 0640	124. 41	S 43°57' 42" W	to establish
24	23-24	242649. 0987	279741. 1955	197. 35	S 26°50' 55" E	to establish
25	24-25	242545. 4407	279834. 0533	139. 17	S 41°51' 15" E	to establish
26	25-26	242526. 7537	279901. 2213	69. 72	S 74°27' 10" E	to establish
27	26-27	242550. 4275	280153. 5642	253. 45	N 84°38' 25" E	to establish
28	27-28	242563. 6216	280179. 4800	29. 08	N 63°01' 08" E	to establish
29	28-29	242592. 6526	280236. 5030	63. 99	N 63°01' 08" E	to establish
30	29-30	242606. 9328	280259. 3829	26. 97	N 58°01' 49" E	to establish
31	30-31	242703. 4963	280362. 9907	141. 63	N 47°00' 56" E	to establish
32	31-32	242711. 8054	280368. 8486	10. 17	N 35°10' 59" E	to establish
33	32-33	242713. 8863	280378. 5081	9. 88	N 77°50' 36" E	to establish
34	33-34	242714. 9555	280382. 6865	4. 31	N 75°38' 47" E	to establish
35	34-35	242717. 2883	280397. 9451	15. 44	N 81°18' 27" E	to establish
36	35-36	242719. 7293	280412. 1576	14. 42	N 80°15' 16" E	to establish
37	36-37	242726. 7333	280437. 3388	26. 14	N 74°27' 25" E	to establish
38	37-38	242726. 0367	280449. 9130	12. 59	S 86°49' 49" E	to establish
39	38-39	242728. 9278	280468. 1687	18. 48	N 81°00' 03" E	to establish
40	39-40	242999. 0004	280174. 3436	399. 09	N 47°24' 43" W	to establish
41	40-41	242982. 8032	280159. 4358	22. 00	S 42° 35' 17" W	to establish
42	41-42	242991. 6006	280149. 8847	13. 00	N 47°24' 43" W	to establish
43	42-43	242972. 4579	280132. 2895	26. 00	S 42° 35' 17" W	to establish
44	43-44	242963. 3611	280142. 1873	13. 44	S 47°24' 58" E	to establish
45	44-4	242936. 5081	280117. 5051	36. 47	S 42° 35' 17" W	to establish

AREA = 301563. 9349 sq mt. =□= 76. 7261 cdas.

PHASE II

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
22	---	242914. 7306	279738. 4282	---	---	to establish
23	22-23	242825. 1781	279652. 0640	124. 41	S 43°57' 42" W	to establish
24	23-24	242649. 0987	279741. 1955	197. 35	S 26°50' 55" E	to establish
25	24-25	242545. 4407	279834. 0533	139. 17	S 41°51' 15" E	to establish
26	25-26	242526. 7537	279901. 2213	69. 72	S 74°27' 10" E	to establish
47	26-47	242529. 8073	279933. 7701	32. 69	N 84°38' 25" E	to establish
61	47-61	242577. 5974	279929. 2866	48. 00	N 05°21' 35" W	to establish
62	61-62	242577. 4914	279928. 1563	1. 14	S 84°38' 25" W	PC. to establish
Center		242580. 9761	279927. 8293	---	---	Center coord
CURVE DATA		ANGLE 90°00' 00"	RADIUS 3. 50	TANGENT 3. 50	EXTERNA 1. 45	ARC LENGHT 5. 50
63	62-63	242580. 6492	279924. 3446	4. 95	N 50°21' 35" W	PT. to establish
64	63-64	242679. 7142	279915. 0507	99. 50	N 05°21' 35" W	to establish
65	64-65	242687. 6537	279999. 6791	85. 00	N 84°38' 25" E	to establish
66	65-66	242717. 5265	279996. 8769	30. 00	N 05°21' 35" W	to establish
67	66-67	242718. 2771	280004. 9203	8. 08	N 84°38' 25" E	to establish
68	67-68	242761. 0891	280000. 9039	43. 00	N 05°21' 35" W	to establish
69	68-69	242747. 9096	279860. 4213	141. 10	S 84°38' 25" W	to establish
70	69-70	242885. 5505	279790. 7474	154. 27	N 26°50' 55" W	to establish
71	70-71	242873. 6111	279767. 1637	26. 43	S 63°08' 56" W	PC. to establish
Center		242852. 7536	279777. 9903	---	---	Center coord
CURVE DATA		ANGLE 10°57' 47"	RADIUS 23. 50	TANGENT 2. 26	EXTERNA 0. 11	ARC LENGHT 4. 50
72	71-72	242871. 1714	279763. 3946	4. 49	S 57°05' 08" W	PT. to establish
73	72-73	242881. 3600	279755. 3205	13. 00	N 38°23' 45" W	to establish
22	73-22	242914. 7306	279738. 4282	37. 40	N 26°50' 55" W	to establish
22	22-22	242914. 7306	279738. 4282	0. 00	E	to establish

AREA = 62444. 3067 sq mt. =□= 15. 8875 cdas.

PHASE II & III NEIGHBBORHOOD FACILITIES

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
74	---	242738. 3118	280079. 2954	---	---	to be established
75	74-75	242738. 2724	280078. 8760	0. 42	S 84°38' 25" W	to be established
76	75-76	242737. 8521	280074. 3956	4. 50	S 84°38' 25" W	to be established
77	76-77	242767. 7210	280071. 9035	30. 00	N 05°21' 35" W	to be established
68	77-68	242761. 0891	280000. 9039	71. 00	S 84°38' 25" W	to establish
78	68-78	242734. 7050	280003. 3791	26. 50	S 05°21' 35" E	to be established
67	78-67	242718. 2771	280004. 9203	16. 50	S 05°21' 35" E	to establish
66	67-66	242717. 5265	279996. 8769	8. 08	S 84°38' 25" W	to establish
65	66-65	242687. 6537	279999. 6791	30. 00	S 05°21' 35" E	to establish
79	65-79	242695. 4998	280083. 3119	84. 00	N 84°38' 25" E	to be established
80	79-80	242725. 3686	280080. 5097	30. 00	N 05°21' 35" W	to be established
74	80-74	242738. 3118	280079. 2954	13. 00	N 05°21' 35" W	to be established

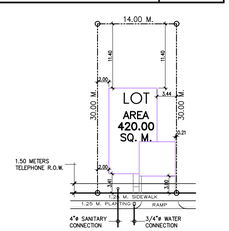
AREA = 5636. 9768 sq mt. =□= 1. 4342 cdas.

DISCLOSURE OF AREAS

DESCRI TION	AREA S .M.	AREA CDAS	
ASE I	.	.	
ASE II	.	.	
ASE III	.	.	
REEN AREA	.	.	
TOTAL	.	.	

LOTS DISTRIBUTION

ASE I E IST. OUSIN DE ELO MENT	
ASE II CDB MIT OUSIN DE ELO MENT	
ASE III	
TOTAL	



T ICAL LOT LAN

SCALE: 1:500

PHASE II DISCLOSURE OF AREAS

DESCRI TION	AREA S .M.	AREA CDAS	
LOTS AREA	.	.	
STREET AREA AND UBLIC USE	.	.	
TOTAL	.	.	

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

MASTER PLAN

REVISIONS

No.	DATE	DESCRIPTION

EOMETRIC LAN

SCALE =

VERTEX DATA STREET No.1 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 7										
PC/STA. 0+00. 00(13)						242876. 2653	279759. 3576	–	-------	LINE 7 BEGINS
V8 (R) (7	7° 38' 33"	30. 000	2. 004	0. 067	4. 002	242875. 0213	279757. 787	S 51° 36' 15" W	2. 004	VERTEX
PT-V8						242873. 5785	279756. 3962	–		STA. 0+04. 00(7)
PC-V9						242822. 7189	279707. 3470	–		STA. 0+74. 66(7)
V9 (R) (7	70° 48' 37"	10. 000	7. 108	2. 269	12. 359	242817. 6606	279702. 4108	S 43° 57' 42" W	79. 770	VERTEX
PT-V9						242811. 2608	279705. 6236	–		STA. 0+87. 02(7)
PC-V10						242677. 0072	279773. 5804	–		STA. 2+37. 49(7)
V10 (R) (7	15° 00' 21"	36. 500	4. 807	0. 315	9. 559	242672. 7180	279775. 7535	S 26° 50' 55" E	162. 390	VERTEX
PT-V10						242669. 1374	279778. 9610	–		STA. 2+47. 05(7)
PC-V11						242590. 1178	279849. 7466	–		STA. 3+53. 14(7)
V11 (R) (7	32° 35' 54"	36. 500	10. 673	1. 526	20. 767	242580. 1693	279856. 8675	S 41° 51' 15" E	121. 567	VERTEX
PT-V11						242579. 3090	279867. 1498	–		STA. 3+73. 91(7)
PC-V12						242570. 5924	279898. 4804	–		STA. 4+06. 43(7)
V12 (R) (7	20° 54' 25"	36. 500	6. 734	0. 616	13. 319	242568. 7874	279904. 9683	S 74° 27' 10" E	49. 927	VERTEX
PT-V12						242569. 4164	279911. 6778	–		STA. 4+19. 74(7)
STA. 4+26. 91(7)						242570. 0853	279918. 807	N 84° 38' 25" E	13. 900	LINE 7 ENDS

VERTEX DATA STREET No.3 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 8										
STA. 0+00. 00(8)						242873. 2396	279756. 069	–	-------	LINE 8 BEGINS
PC-V13						242867. 8555	279749. 5603	–		STA. 1+56. 95(8)
V13 (R) (8	68° 30' 40"	36. 500	24. 857	7. 660	43. 645	242709. 2474	279839. 0805	S 26° 50' 55" E	183. 806	VERTEX
PT-V13						242711. 5658	279863. 8306	–		STA. 2+02. 59(8)
STA. 3+43. 69(8)						242724. 7487	280004. 3136	N 84° 38' 25" E	165. 957	LINE 8 ENDS

VERTEX DATA STREET No.12 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 9										
STA. 0+00. 00(9)						242711. 5275	279863. 3535	–	-------	LINE 9 BEGINS
STA. 0+49. 00(9)						242662. 7386	279867. 9304	S 05° 21' 35" E	49. 003	LINE 9 ENDS

VERTEX DATA STREET No.7 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 10										
STA. 0+00. 00(10)						242715. 4474	279905. 1696	–	-------	LINE 10 BEGINS
STA. 1+46. 00(10)						242570. 0853	279918. 807	S 05° 21' 35" E	146. 000	LINE 10 ENDS

MAIN PARCEL

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
1	----	242506. 5081	280111. 5051	----	----	METAL ROD
2	1-2	242045. 3637	280001. 2528	159. 26	N 46° 52' 55" W	METAL ROD
3	2-3	242075. 6968	279865. 9345	84. 53	N 50° 16' 59" W	METAL ROD
4	3-4	242174. 7271	279837. 0661	162. 55	N 56° 16' 59" W	METAL ROD
5	4-5	242332. 5133	279836. 2942	8. 87	S 88° 28' 01" W	METAL ROD
6	5-6	242332. 5133	279830. 2942	6. 87	S 88° 28' 01" W	METAL ROD
7	6-7	243128. 6653	279777. 4961	82. 72	S 93° 50' 19" W	METAL ROD
8	7-8	243115. 7504	279761. 6730	20. 78	S 51° 35' 19" W	METAL ROD
9	8-9	243113. 9831	279763. 0737	1. 98	S 44° 53' 09" E	METAL ROD
10	9-10	243096. 5603	279747. 5883	23. 84	S 41° 51' 15" E	METAL ROD
11	10-11	243080. 7781	279730. 4618	20. 51	S 39° 45' 35" W	METAL ROD
12	11-12	243030. 5099	279687. 6478	65. 93	S 41° 51' 15" E	METAL ROD
13	12-13	243019. 5416	279697. 0161	14. 75	S 39° 06' 29" E	METAL ROD
14	13-14	243001. 6900	279680. 9180	24. 10	S 42° 12' 59" E	METAL ROD
15	14-15	242992. 1257	279710. 4460	31. 05	S 72° 05' 41" E	METAL ROD
16	15-16	242950. 1257	279710. 4460	55. 05	S 40° 01' 41" E	METAL ROD
17	16-17	242914. 1306	279738. 4092	46. 58	S 50° 54' 41" E	METAL ROD
18	17-18	242825. 1781	279650. 0640	124. 41	S 43° 57' 42" W	METAL ROD
19	18-19	242645. 0987	279741. 1955	197. 35	S 26° 50' 55" E	METAL ROD
20	19-20	242545. 4407	279834. 0533	139. 12	S 41° 51' 15" E	METAL ROD
21	20-21	242526. 7537	279901. 0313	69. 58	S 74° 27' 10" E	METAL ROD
22	21-22	242550. 4075	280153. 5642	253. 45	N 84° 38' 25" E	METAL ROD
23	22-23	242563. 6215	280179. 4800	29. 08	N 63° 01' 08" E	METAL ROD
24	23-24	242592. 6526	280256. 5030	83. 99	N 63° 01' 08" E	METAL ROD
25	24-25	242703. 4765	280362. 9857	153. 27	N 43° 57' 42" E	METAL ROD
26	25-26	242703. 4765	280362. 9857	18. 00	N 43° 57' 42" E	METAL ROD
27	26-27	242711. 8054	280368. 8496	10. 17	N 35° 10' 59" E	METAL ROD
28	27-28	242713. 8863	280378. 5081	9. 88	N 77° 50' 30" E	METAL ROD
29	28-29	242714. 9555	280382. 6863	4. 31	N 75° 39' 47" E	METAL ROD
30	29-30	242717. 2983	280397. 9451	15. 44	N 81° 18' 37" E	METAL ROD
31	30-31	242719. 7293	280412. 1576	14. 42	N 80° 15' 16" E	METAL ROD
32	31-32	242726. 7351	280437. 3388	26. 14	N 74° 27' 25" E	METAL ROD
33	32-33	242726. 0367	280449. 9130	12. 59	S 86° 49' 49" E	METAL ROD
34	33-34	242708. 9278	280468. 1687	18. 48	N 81° 00' 03" E	METAL ROD
35	34-35	242995. 0004	280174. 3436	399. 09	N 47° 04' 49" W	METAL ROD
36	35-36	242991. 6006	280149. 8847	24. 70	N 47° 04' 49" W	METAL ROD
37	36-37	242991. 6006	280149. 8847	13. 00	N 47° 04' 49" W	METAL ROD
38	37-38	242972. 4579	280130. 2895	26. 00	S 48° 05' 11" W	METAL ROD
39	38-39	242963. 3611	280142. 1973	13. 44	S 42° 20' 13" W	METAL ROD
1	39-1	242506. 5081	280111. 5051	36. 47	S 42° 20' 13" W	METAL ROD

AREA = 301563. 9349 sq mt. =Ø= 76. 7261 cdgs.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup

1065 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL GENERAL DRAWINGS AND COPIES ISSUED BY LE DESIGN GROUP ARE PROPERTY OF THE COMPANY, AND CANNOT BE USED OR REPRODUCED IN ANY STATE WITHOUT WRITTEN CONSENT FOR THE PURPOSE OF ITS DESIGN INTENT. IT IS THE ANY REVISION PART OR ALL OF LE DESIGN GROUP DESIGN IS USED WITHOUT CONSENT, THE PARTIES INVOLVED SHALL BE HELD LIABLE FOR ANY DAMAGES INCURRED.

UNLESS OTHERWISE NOTED, ALL SURVEY IS EMPIRICAL, LOCAL AND CONSTRUCT AT THE SITE FROM TO BEGIN ANY WORK. NOT RESPONSIBLE, DRAWN OR UNKNOWN TO THE PLANS SHALL BE NOTIFIED TO LE DESIGN GROUP BEFORE ANY CONSTRUCTION WORK IS PERFORMED. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO LE DESIGN GROUP BEFORE ANY WORK IS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION UNTIL SUCH TIME AS IT IS SITE "SAFE" DISCLAIMING ANY PERMITS SUBMITTED(THIS NO CONSTRUCTION PERMIT).

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseño estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción adoptados por las Agencias y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se he cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada, conocida como la "Ley de Arquitectura y Profesiones Afines" (según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-1

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. DRAWINGS SHALL NOT BE SCALED. IF ANY DIMENSIONS ARE MISSING OR UNCLEAR, THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ENGINEER. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY ERRORS OR OMISSIONS RESULTING FROM NOT FOLLOWING THIS PROCEDURE. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS, DAMAGES, OR LIABILITIES ARISING FROM CONSTRUCTION DEFECTS CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE OR FAILURE TO FOLLOW THESE INSTRUCTIONS.

Yo, ing. Roberto Lopez Rosario, lo 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de las Reglas y Reglamentos de Construcción vigentes de las Agencias, Juntas Reglamentadoras y/o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 45 de 18 de abril de 1935, según enmendada. Ley Núm. 95 de 6 de julio de 1978, según enmendada, según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

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G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-2

EOMETRIC LAN

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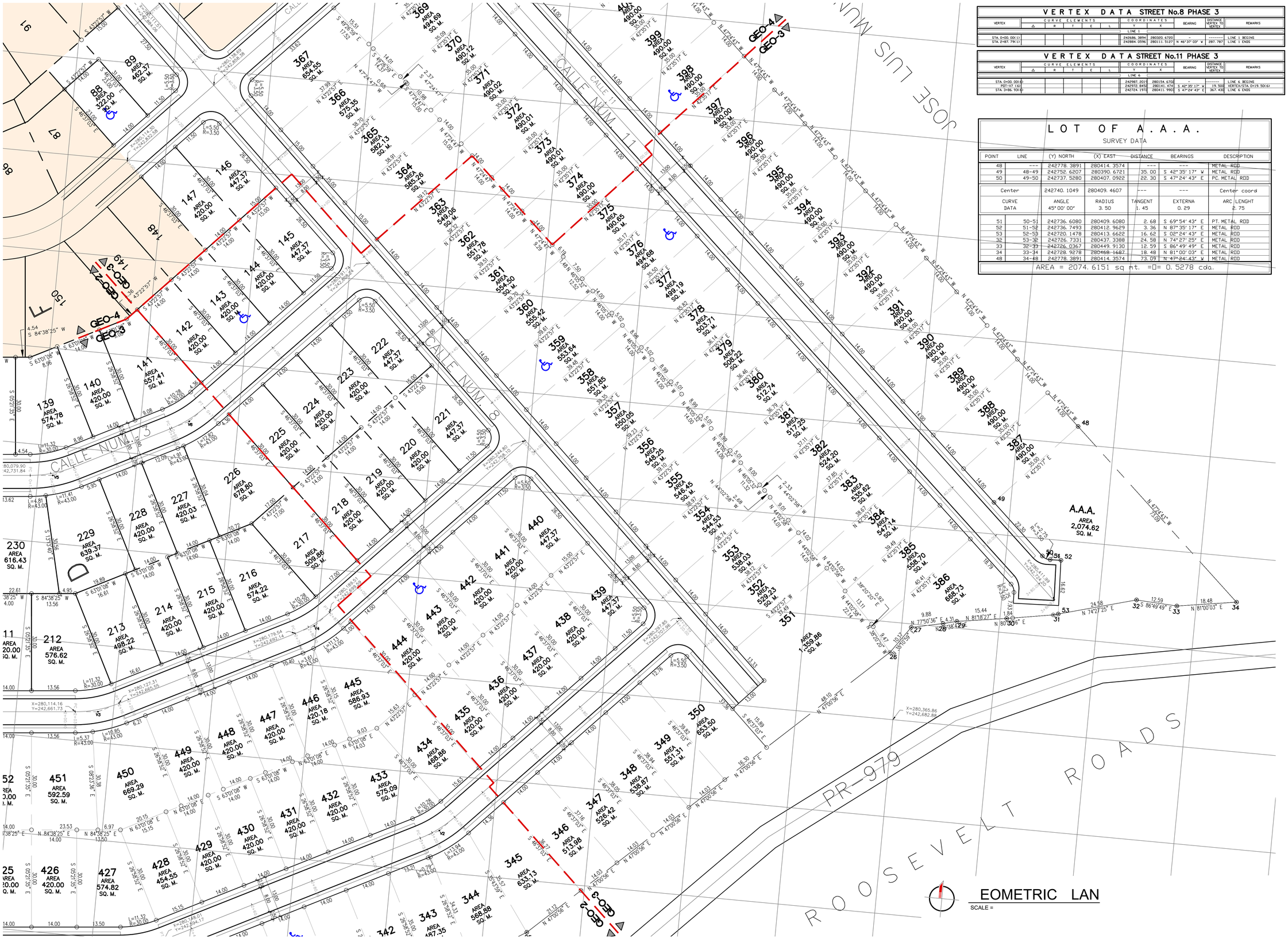

VERTEX DATA STREET No.8 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 1										
STA. 0+00. 00(1)						242686. 3894	280320. 6720	-	-------	LINE 1 BEGINS
STA. 2+87. 79(1)						242884. 0596	280111. 5127	N 46° 37' 09" W	287. 787	LINE 1 ENDS

VERTEX DATA STREET No.11 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 6										
STA. 0+00. 00(4)						242987. 2015	280154. 4705	-	-------	LINE 6 BEGINS
POT-97 (6)						242972. 8452	280141. 4743	S 42° 35' 17" W	19. 500	VERTEX/STA. 0+19. 50(6)
STA. 3+86. 93(6)						242724. 1972	280411. 9962	S 47° 24' 43" E	367. 436	LINE 6 ENDS

LOT OF A.A.A.

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
48	---	242778. 3891	280414. 3574	---	---	METAL ROD
49	48-49	242752. 6207	280390. 6721	35. 00	S 42° 35' 17" W	METAL ROD
50	49-50	242737. 5280	280407. 0922	22. 30	S 47° 24' 43" E	PC. METAL ROD
Center		242740. 1049	280409. 4607	---	---	Center coord
CURVE DATA		ANGLE 45° 00' 00"	RADIUS 3. 50	TANGENT 1. 45	EXTERNA 0. 29	ARC LENGHT 2. 75
51	50-51	242736. 6080	280409. 6080	2. 68	S 69° 54' 43" E	PT. METAL ROD
52	51-52	242736. 7493	280412. 9629	3. 36	N 87° 35' 17" E	METAL ROD
53	52-53	242720. 1478	280413. 6622	16. 62	S 02° 24' 43" E	METAL ROD
32	53-32	242726. 7331	280437. 3388	24. 58	N 74° 27' 25" E	METAL ROD
33	32-33	242726. 0367	280449. 9130	12. 59	S 86° 49' 49" E	METAL ROD
34	33-34	242728. 9278	280468. 1687	18. 48	N 81° 00' 03" E	METAL ROD
48	34-48	242778. 3891	280414. 3574	73. 09	N 47° 24' 43" W	METAL ROD

AREA = 2074. 6151 sq mt. =0= 0. 5278 cda.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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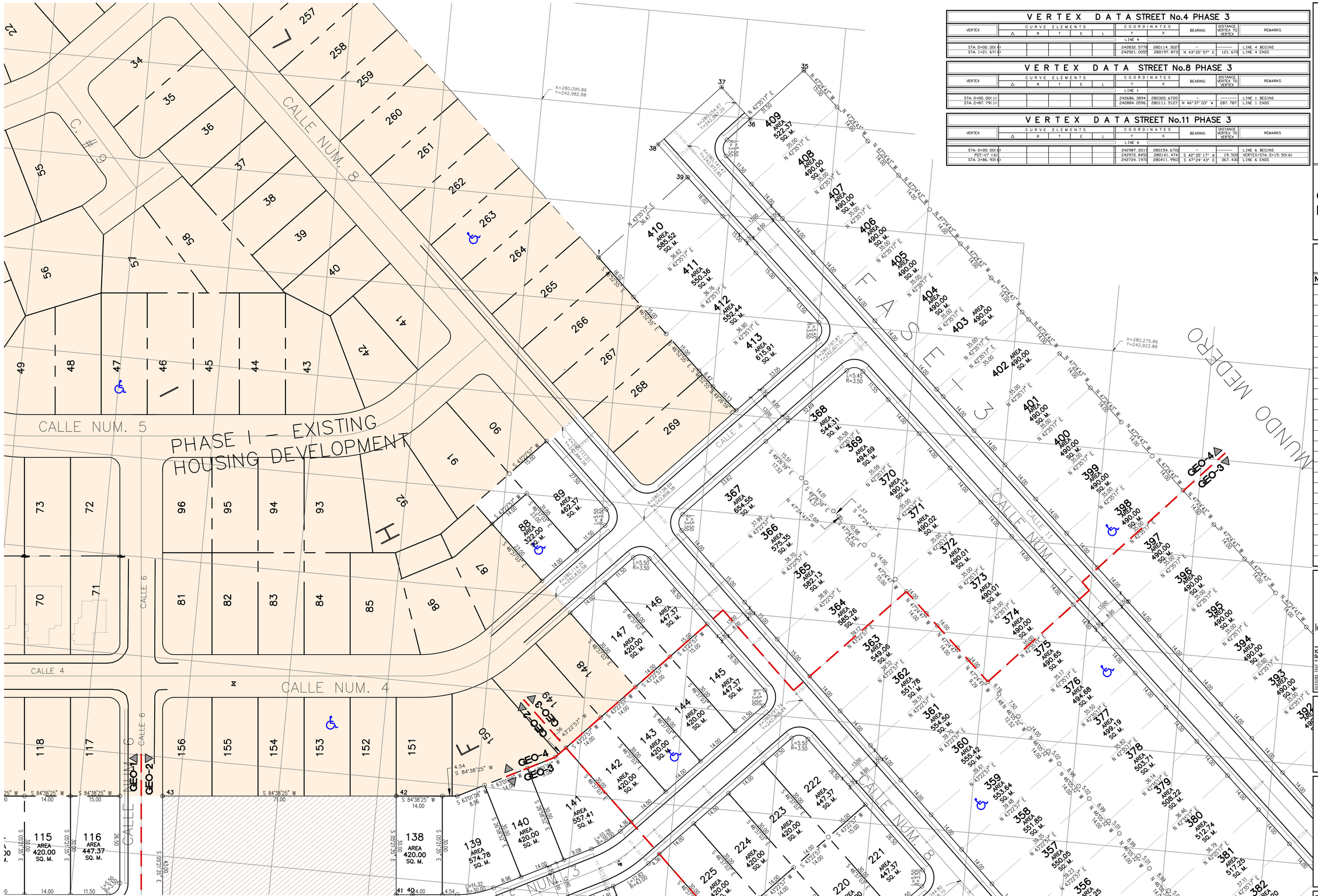
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LA DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE TO BE VERIFIED ON THE JOB BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY. IT IS NOT THE INTENT TO INCLUDE OR SPECIFY EVERY DETAIL OF CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOOD CONSTRUCTION. UNLESS DONE WELL AS SHOWN ON THE DRAWINGS AND PERMITS. CONSTRUCTION AND MATERIALS SHALL BE EQUAL BY BOTH "WORK" (INCLUDING)



VERTEX DATA STREET No.4 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 4										
STA. 0+00. 00(4)						242832. 5776	280114. 3082	–	-------	LINE 4 BEGINS
STA. 1+21. 67(4)						242921. 0052	280197. 8734	N 43° 22' 57" E	121. 670	LINE 4 ENDS

VERTEX DATA STREET No.8 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 1										
STA. 0+00. 00(13)						242686. 3894	280320. 6720	–	-------	LINE 1 BEGINS
STA. 2+87. 79(13)						242884. 0596	280111. 5127	N 46° 37' 03" W	287. 787	LINE 1 ENDS

VERTEX DATA STREET No.11 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 6										
STA. 0+00. 00(4)						242987. 2015	280154. 6705	–	-------	LINE 6 BEGINS
POT-VT (6)						242972. 8453	280141. 4743	S 42° 35' 17" W	19. 500	VERTEX/STA. 0+19. 50(6)
STA. 3+86. 93(6)						242724. 1972	280411. 9903	S 47° 24' 43" E	367. 430	LINE 6 ENDS

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL J.F. KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO LOPEZ ENGINEERING GROUP BEFORE ANY WORK IS PERFORMED. DO NOT SCALE DRAWINGS. ANY WORK DONE WITHOUT THIS INFORMATION MAY RESULT IN REJECTION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE. IF THEY FAIL TO VERIFY THE DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY LOPEZ ENGINEERING GROUP OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. LOPEZ ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS THAT COULD HAVE BEEN DISCOVERED BY PROPER CONSTRUCTION REVIEW AND COORDINATION.

Yo, Ing. Roberto Lopez Rosario, lo 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de cualquier otra ley o reglamentación adoptada vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 45 de 18 de abril de 1935, según enmendada, según la Ley Núm. 96 de 6 de julio de 1978, según enmendada, según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que en haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-4

EOMETRIC LAN

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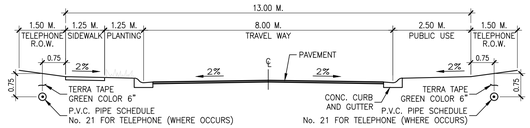
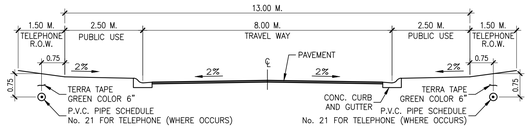


A MP-1 **TYPICAL SECTION OF 13.00 M. STREET**
NOT TO SCALE



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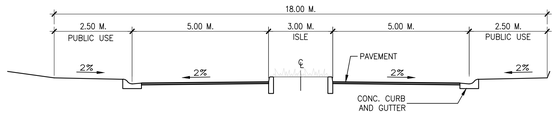
NOT TO SCALE



C MP-1 **TYPICAL SECTION OF 18.00 M. STREET**
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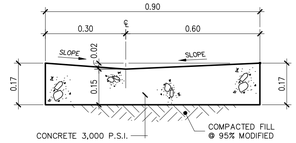
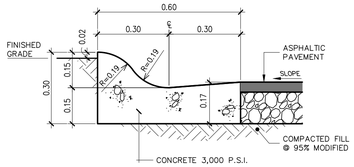


2 SD-1 **TYP. CONC. CROSS GUTTER DETAIL**
NOT TO SCALE



3 SD-1 **TYP. CONC. CURB AND GUTTER DETAIL**
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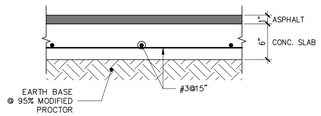
(MOUNTABLE TYPE)



4 SD-1 **TYPICAL ASPHALTIC PAVEMENT DETAIL**
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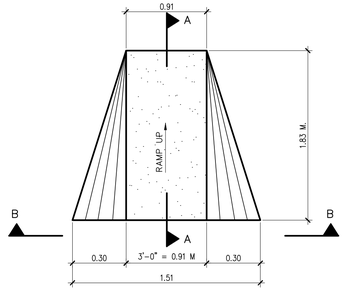
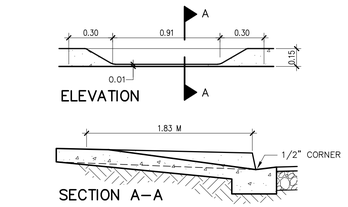
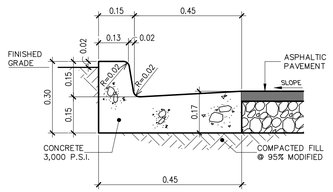
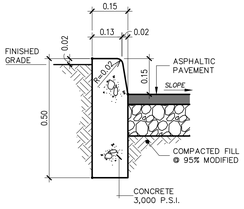




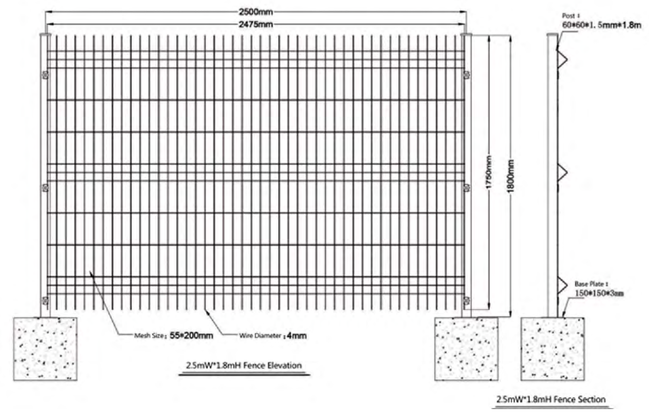
TYPICAL HANDICAP RAMP
NOT TO SCALE



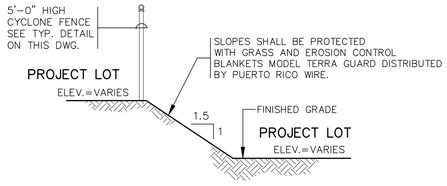
6 SD-1 **TYP. CONCRETE CURB AND GUTTER DETAIL**
NOT TO SCALE
NOTE: USE ONLY AT MONTEHIEDRA BOULEVARD



8 SD-1 **TYP. CONCRETE CURB DETAIL**
NOT TO SCALE



9 SD-1 **DURO PROTECTION FENCE**
NOT TO SCALE



1 SD-1 **TYPICAL EMBANKMENT PROTECTION DETAIL**
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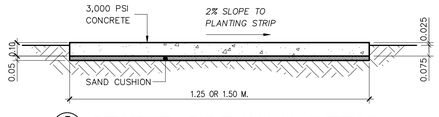
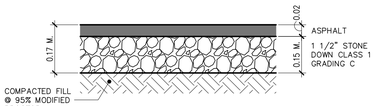
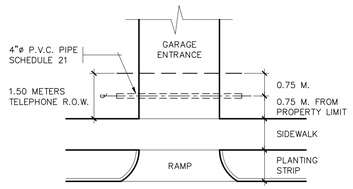


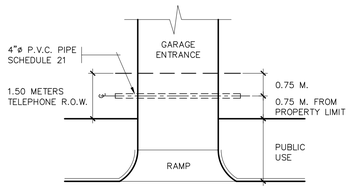
5 SD-1 **STREET SIDEWALK DETAIL**
NOT TO SCALE



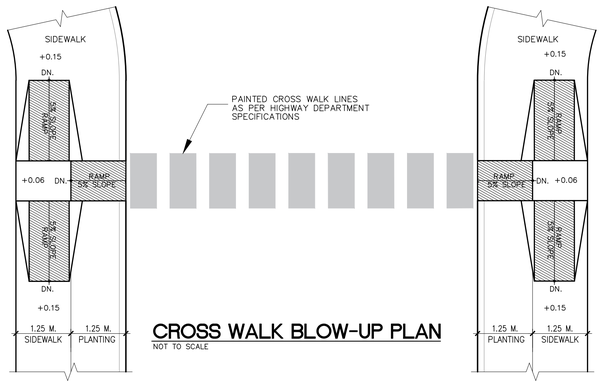
7 SD-1 **TYPICAL ASPHALTIC PAVEMENT DETAIL**
NOT TO SCALE
NOTE: USE ONLY AT INTERIOR STREETS.



TYP. GARAGE ENTRANCE
NOT TO SCALE



TYP. GARAGE ENTRANCE
NOT TO SCALE



CROSS WALK BLOW-UP PLAN
NOT TO SCALE

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

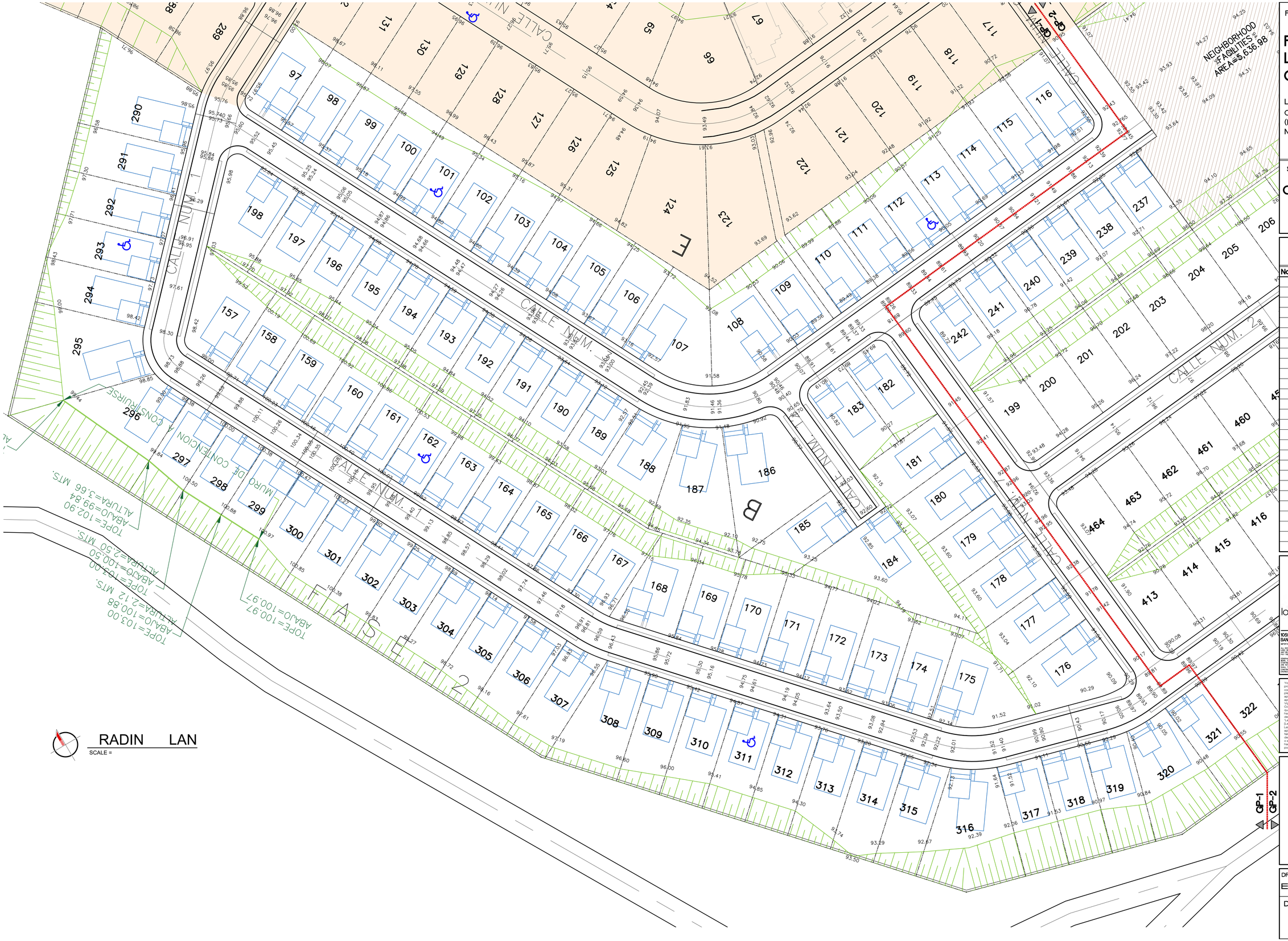
CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

STREET DETAILS

REVISIONS

No.	DATE	DESCRIPTION


CALLE NUM. 1
CALLE NUM. 2
CALLE NUM. 3
CALLE NUM. 4
CALLE NUM. 5
CALLE NUM. 6
CALLE NUM. 7
CALLE NUM. 8
CALLE NUM. 9
CALLE NUM. 10
CALLE NUM. 11
CALLE NUM. 12
CALLE NUM. 13
CALLE NUM.

NEIGHBORHOOD FACILITIES AREA=5,636.98

CALLE NUM. 6

CALLE NUM. 5

CALLE NUM. 4

CALLE NUM. 3

CALLE NUM. 2

CALLE NUM. 1

PR-979

NEW ENTRANCE

RADIN LAN

SCALE =

GP-1 GP-2 GP-3 GP-4 GP-5

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GRADING PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE. ALL WORK SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND NOT AS INDICATED IN THE DESIGN DRAWINGS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE. IT'S NOT THE RESPONSIBILITY OF THE ARCHITECT TO SUPERVISE, DIRECT OR CONTROL THE WORK OF THE CONTRACTOR OR ANY OF THE CONTRACTOR'S EMPLOYEES OR AGENTS IN ANY WAY. REGULATIONS AND PERMITS ADMINISTRATION AND PRIVACY ACT (1974).

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras y Corporaciones Públicas concernientes a esta obra. Además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según sea el caso. Asumo la responsabilidad por la fiel telefotación de las hechas que se haya producido por desconocimiento o por negligencia ya sea por mi, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:500	JUL/2024

DRAWN NO.

GP-2

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GRADING PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONAL LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS PERFORMED. DO NOT SCALE DRAWINGS. ALL FIELD CORRECTIONS SHALL BE MADE AT THE OPTION OF THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES AND SHALL SUPERVISE AND DIRECT THE WORK PERFORMED UNDER THEM. THE GENERAL CONTRACTOR IS LIABLE FOR CONSTRUCTION AND DRAWING ISSUED TO HIS/HER PRIOR TO CONSTRUCTION. ALL DRAWINGS AND DETAILS BY ENTITY "OTHER" DECLARATIONS AND PERMITS SUBMITTED PRIOR AND CONSTRUCTION.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entendí que dichos planos cumplen con todas las leyes y reglamentos aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de junio de 1956, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:500	JUL/2024

DRAWN NO.

GP-3

CALLE NUM. 6

CALLE NUM. 4

CALLE NUM. E

CALLE NUM. 5

CALLE NUM. 11

CALLE NUM. 3

CALLE NUM. 1

CALLE NUM. 9

CALLE NUM. 7

CALLE NUM. 8

CALLE NUM. 10

CALLE NUM. 12

CALLE NUM. 13

CALLE NUM. 14

CALLE NUM. 15

CALLE NUM. 16

CALLE NUM. 17

CALLE NUM. 18

CALLE NUM. 19

CALLE NUM. 20

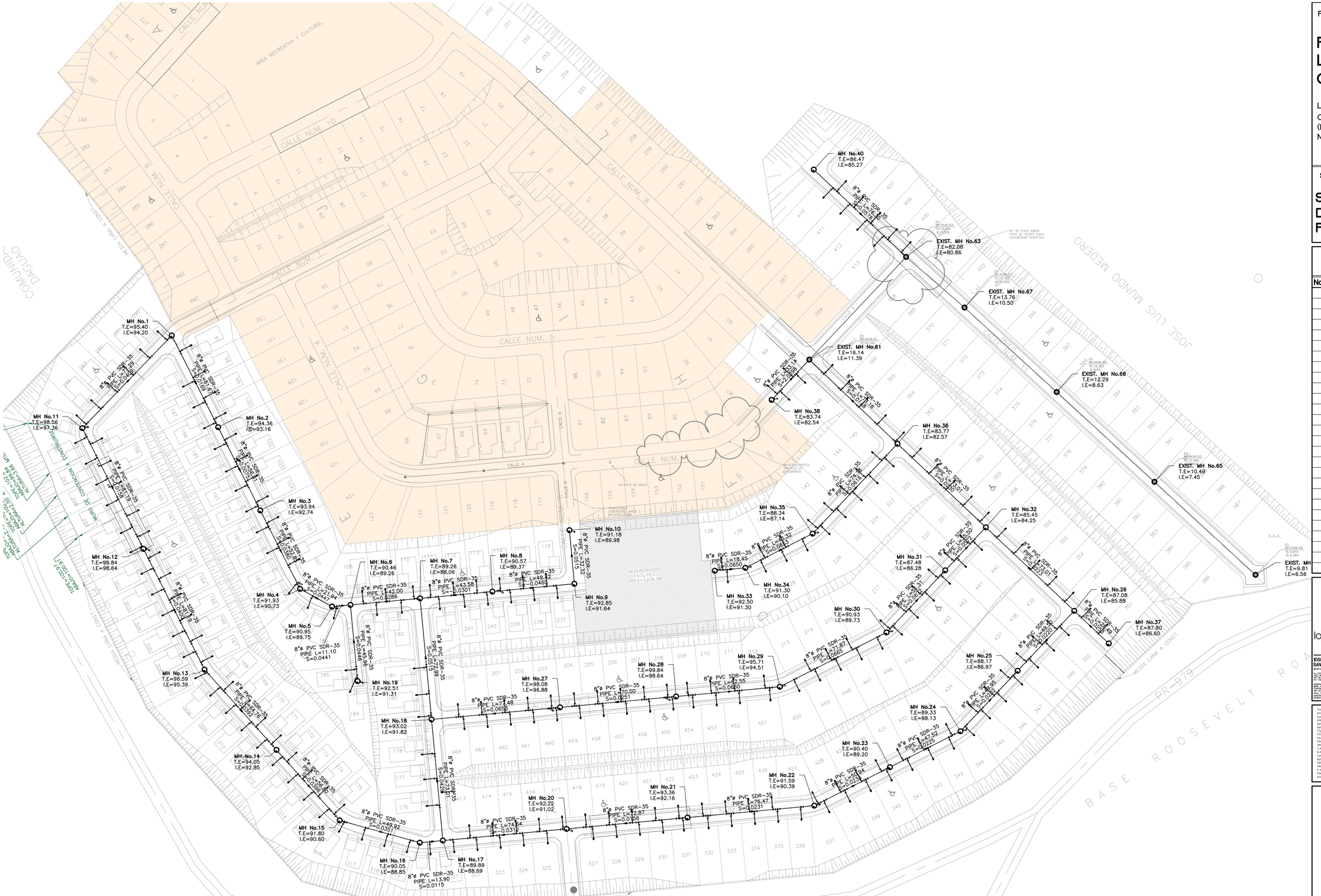
CALLE NUM. 21

CALLE NUM. 22

CALLE NUM. 23

CALLE NUM. 24

CALLE NUM.



SANITAR DISTRIBUTION LAN

SCALE =

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

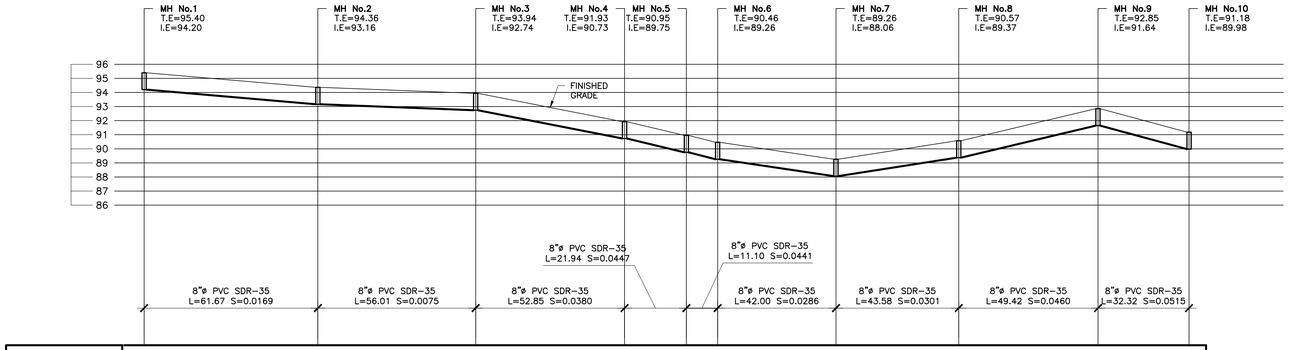
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY DISTRIBUTION PLAN

REVISIONS

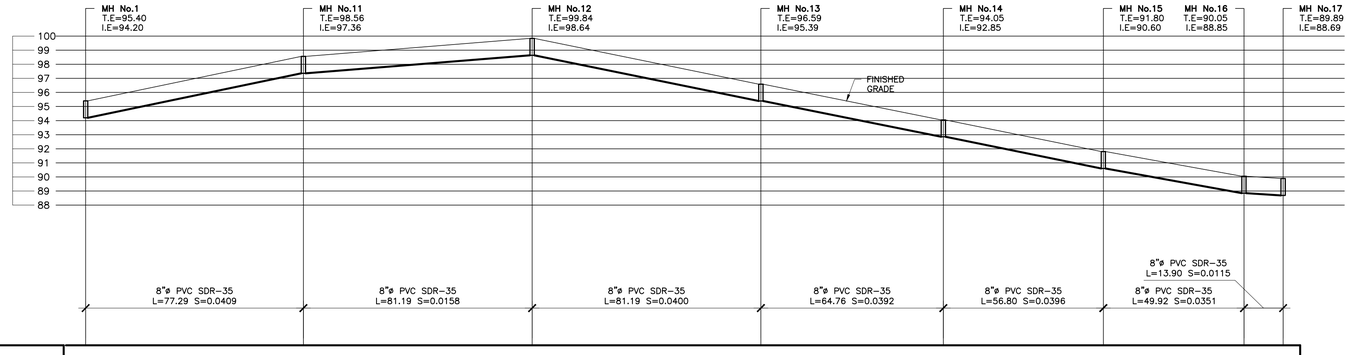
No.	DATE	DESCRIPTION



FROM MH No. 1 TO MH No. 10

SCALE:X=1:1,000
Y=1:500

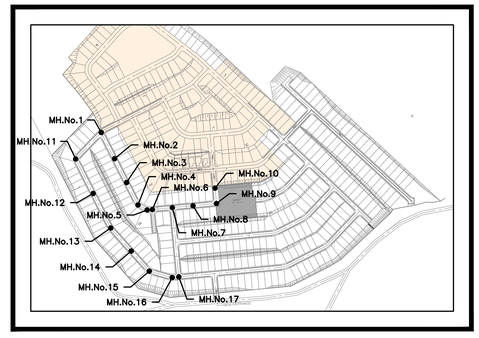
MANHOLES DATA										
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .										
T.E.	.	.	.	.	.	.	.	.	.	.
I.E. DRO										
I.E.	.	.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	.	.	.
ENDIENTE	.	.	.	.	.	.	.	.	.	.



FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA								
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .								
T.E.	.	.	.	.	.	.	.	.
I.E. DRO								
I.E.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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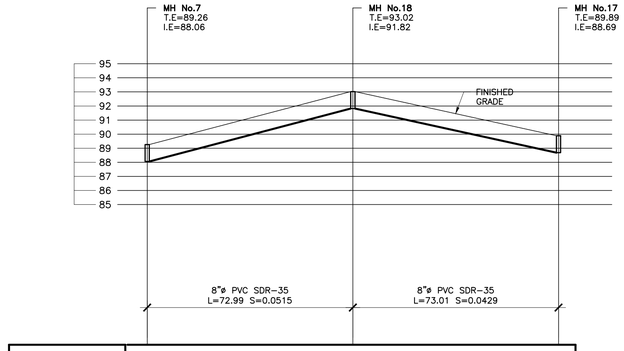
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LA DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY LOPEZ ENGINEERING GROUP SHALL RELIEVE LOPEZ ENGINEERING GROUP OF ANY RESPONSIBILITY. IN THE EVENT THAT CONTRACTOR SHALL BE SELECT RESPONSIBLE, AT THE DISCRETION OF LOPEZ ENGINEERING GROUP, FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS ON THE PLANS, CONTRACTOR SHALL NOTIFY LOPEZ ENGINEERING GROUP AND SHALL BE PAID AT RATES NEGOTIATED AND PREVIOUSLY AGREED UPON BY BOTH "WRITTEN" AUTHORIZATIONS AND PROJECT MODIFICATIONS.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción promulgados por las Agencias Gubernamentales y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada, conocida como la "Ley de Profesiones de Ingeniería" (según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:1000	JUL/2024

DRAWN NO.

SAN-2

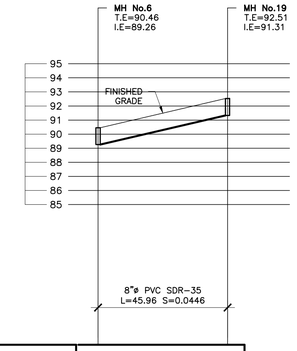


TOP ELEV.	89.26	93.02	89.89
INVERT ELEV.	88.06	91.82	88.69
STATIONS	0+00.00	0+72.99	1+46.00

FROM MH No. 7 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA			
RO ILE	M INT	M INT	M INT
N .			
T.E.	.	.	.
I.E. DRO			
I.E.	.	.	.
DISTANCIA	.	.	
ENDIENTE	.	.	

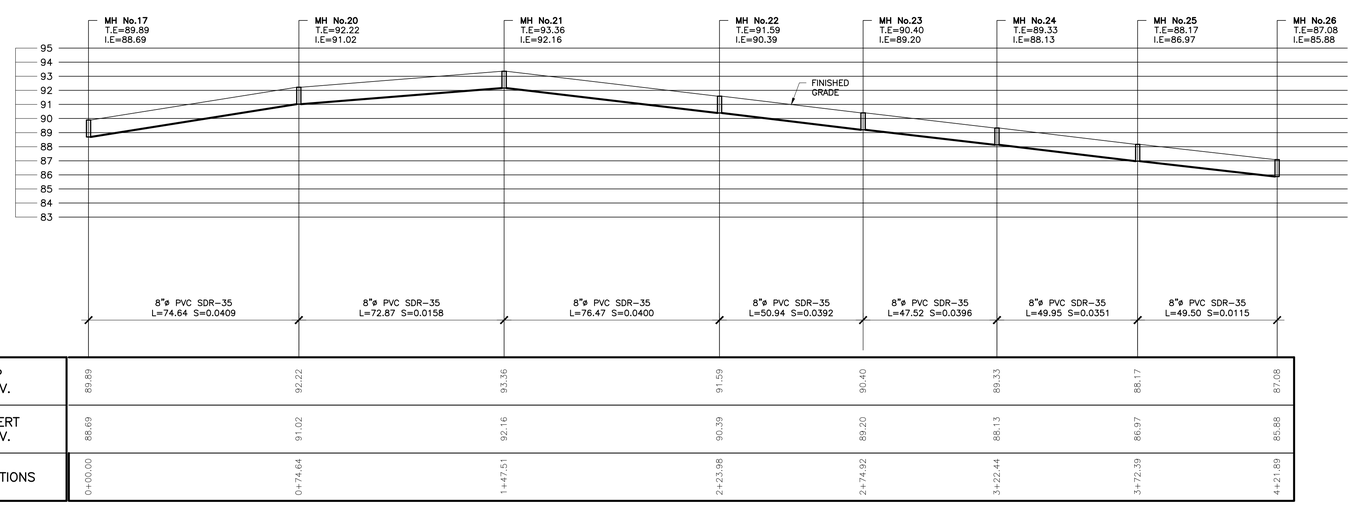


TOP ELEV.	90.46	92.51
INVERT ELEV.	89.26	91.31
STATIONS	0+00.00	1+45.96

FROM MH No. 6 TO MH No. 19

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	M INT
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	

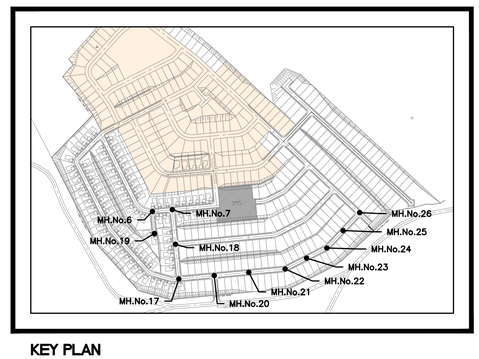


TOP ELEV.	89.89	92.22	93.36	91.59	90.40	89.33	88.17	87.08
INVERT ELEV.	88.69	91.02	92.16	90.39	89.20	88.13	86.97	85.88
STATIONS	0+00.00	0+74.64	1+47.51	2+23.98	2+74.92	3+22.44	3+72.39	4+21.89

FROM MH No. 17 TO MH No. 26

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA								
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .								
T.E.	.	.	.	.	.	.	.	.
I.E. DRO								
I.E.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

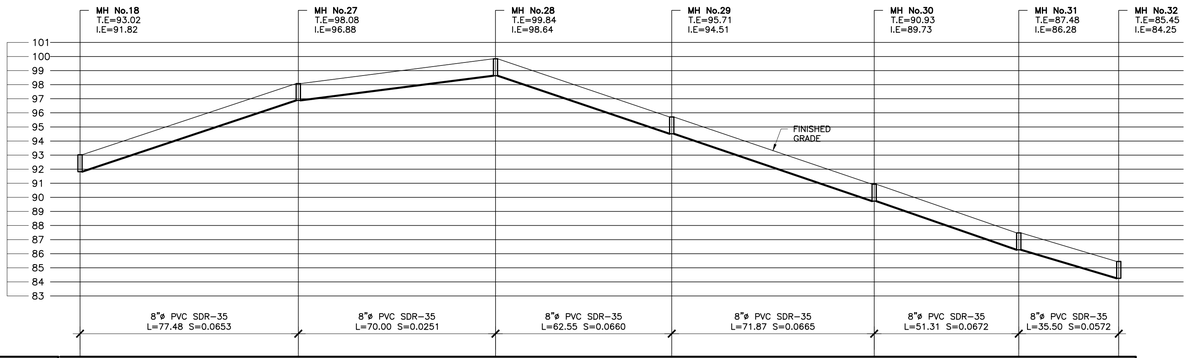
LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

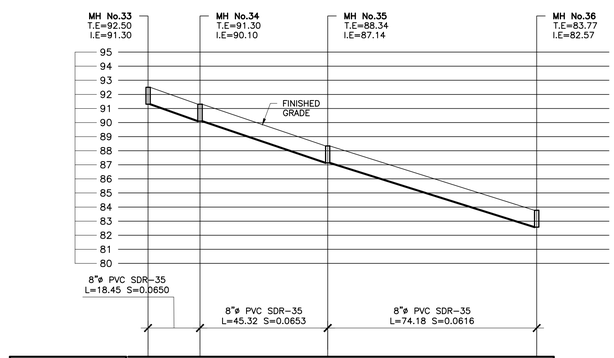


TOP ELEV.	93.02	98.08	99.84	95.71	90.93	87.48	85.45
INVERT ELEV.	91.82	96.88	98.64	94.51	89.73	86.28	84.25
STATIONS	0+00.00	0+77.48	1+47.48	2+10.03	2+81.90	3+33.21	3+68.71

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA							
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .							
T.E.	.	.	.	.	.	.	.
I.E. DRO							
I.E.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	

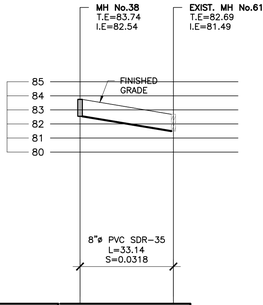


TOP ELEV.	92.50	91.30	88.34		83.77
INVERT ELEV.	91.30	90.10	87.14		82.57
STATIONS	0+00.00	0+18.45	0+63.77		1+37.95

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA				
RO ILE	M INT	M INT	M INT	M INT
N .				
T.E.	.	.	.	.
I.E. DRO				
I.E.	.	.	.	.
DISTANCIA	.	.	.	
ENDIENTE	.	.	.	

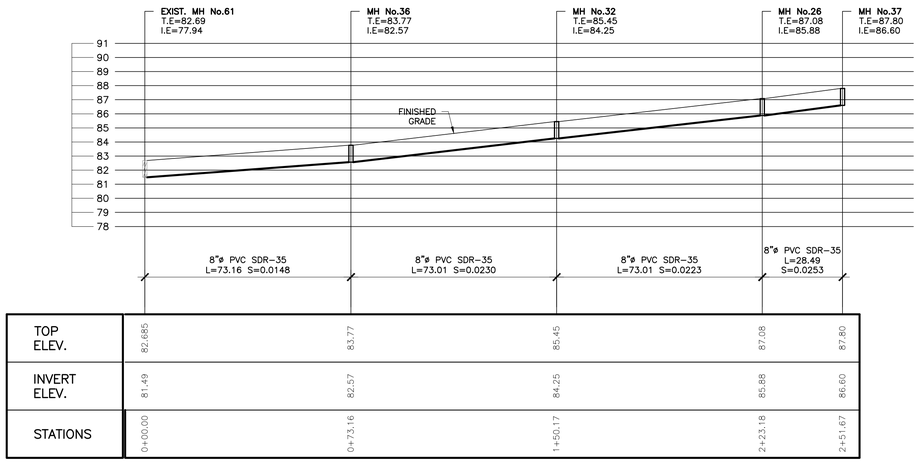


TOP ELEV.	83.74	82.69
INVERT ELEV.	82.54	81.49
STATIONS	0+00.00	0+33.14

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	E IST M
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	

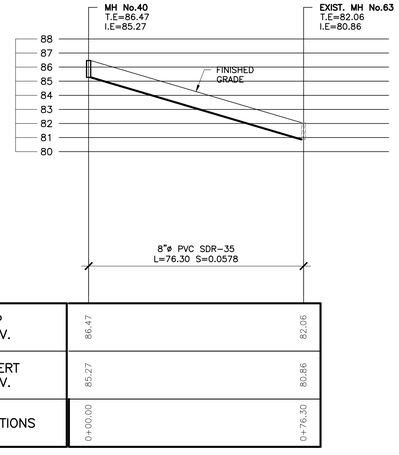


TOP ELEV.	82.685	83.77	85.45	87.08	87.80
INVERT ELEV.	81.49	82.57	84.25	85.88	86.60
STATIONS	0+00.00	0+73.16	1+50.17	2+23.18	2+51.67

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA					
RO ILE	E IST. M	M INT	M INT	M INT	M INT
N .					
T.E.	.	.	.	.	.
I.E. DRO					
I.E.	.	.	.	.	.
DISTANCIA	.	.	.	.	
ENDIENTE	.	.	.	.	

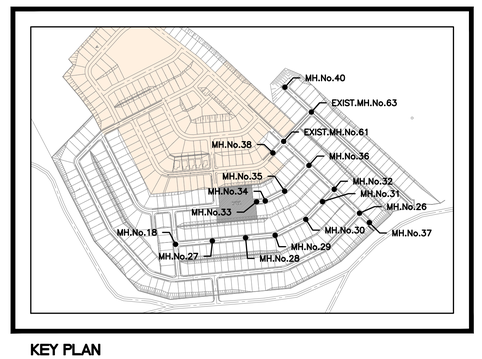


TOP ELEV.	86.47		82.06
INVERT ELEV.	85.27		80.86
STATIONS	0+00.00		0+76.30

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	E IST M
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL DESIGNS, DRAWINGS AND SPECIFICATIONS NOTED BY A SEVEN GROUP ARE PROPERTY OF THE COMPANY AND CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE COMPANY AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE COMPANY. ANY PUBLICATION OF THE PLANS BY THE COMPANY DUE TO ITS RELEASE BY PREPA' SHOWS IT DOES NOT WAIVE ANY RIGHTS. THE PUERTO RICO ELECTRIC POWER AUTHORITY (PREPA') IS RELEASED OF PREPA' SHOWS IT DOES NOT WAIVE ANY RIGHTS.

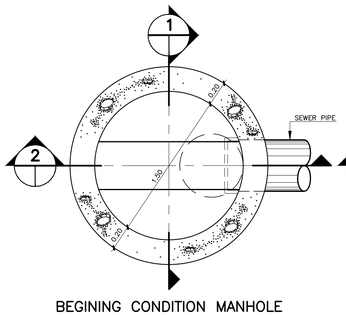
GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS ARE NOT SHOWN OR ARE INCORRECT, CONTACT THE ENGINEER FOR CORRECTIONS OR DETAILS. IF YOU ARE BELIEVE THESE LACK DETAILS, INFORMATION, ETC., DO NOT REFERRED TO IN CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE, IF NOT THE ENGINEER, FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AS WELL AS FOR COORDINATING ALL PORTIONS OF THE WORK. CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND RULES IN EFFECT "WHO" REGULATIONS AND PUERTO RICO/PREPA AND PUERTO RICO/PREPA LAWS.

Yo, Ing. Roberto Lopez Rosario, lic.11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de todos los Reglamentos de Planificación y Construcción Vigentes de las Agencias, Juntas Reglamentadoras, y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 76 de 5 de junio de 2000, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

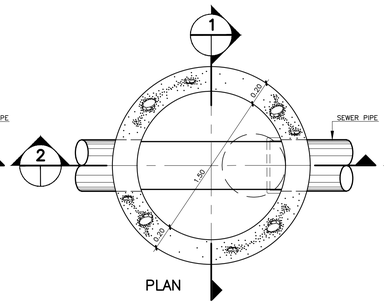
DRAWN BY :	SCALE :	DATE :
E.A.R.	1:1000	JUL/2024

DRAWN NO.

SAN-4



BEGINING CONDITION MANHOLE
PLAN



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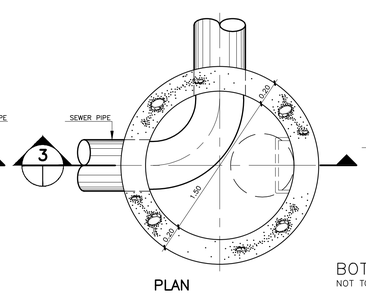

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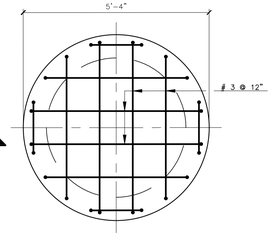
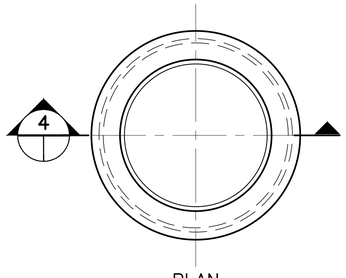


BOTTOM SLAB REINFORCEMENT
NOT TO SCALE



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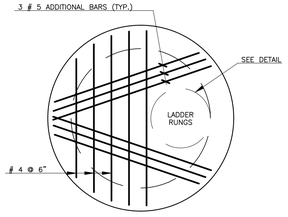

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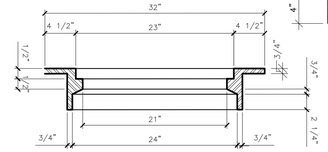
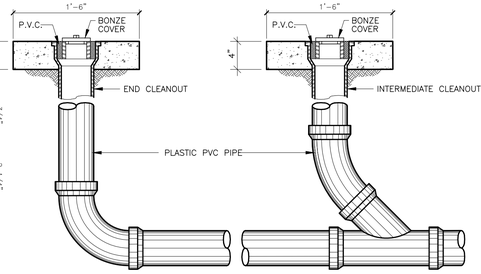


4 SAN-3 SECTION
SC.: N.T.S.



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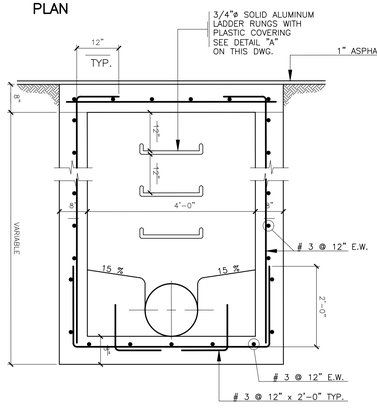

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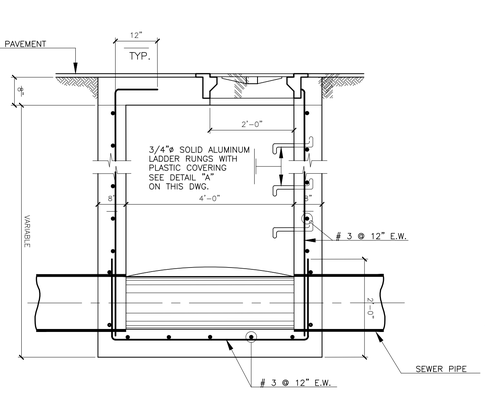

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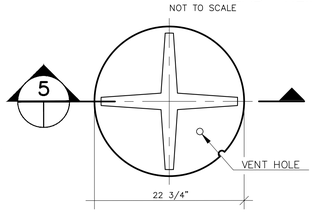

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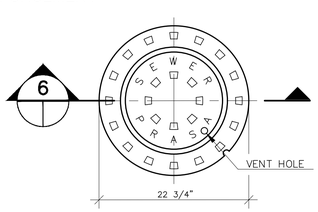

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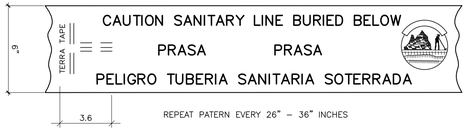

WARNING SIGN
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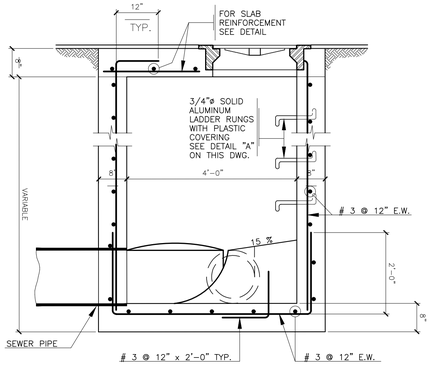

3 SAN-3 SECTION
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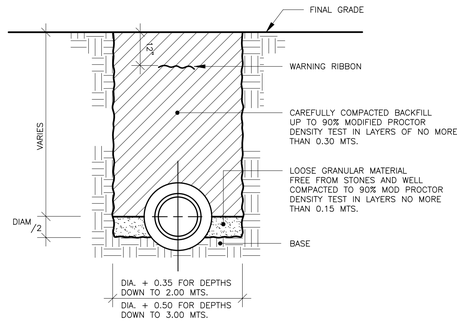

TRENCH DETAIL FOR SANITARY SEWER PIPE
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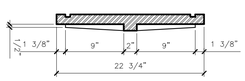
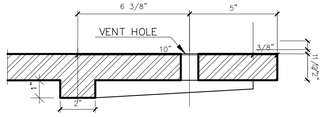


5 SAN-3 SECTION
N.T.S.

WATER TIGHT COVER
NOT TO SCALE



6 SAN-3 SECTION
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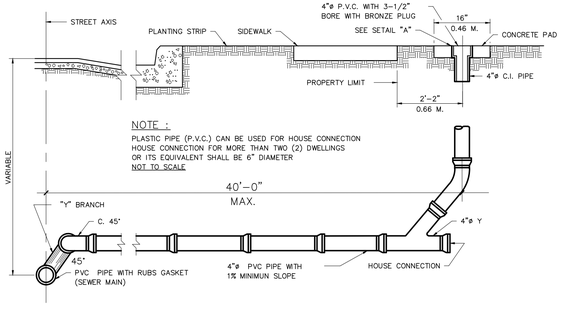

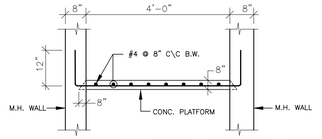

CONCRETE PLATFORM DETAIL IN SPECIAL MH.
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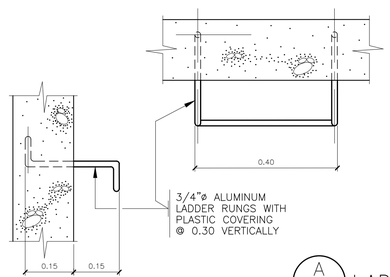
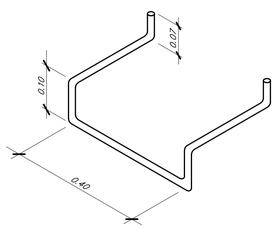
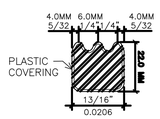
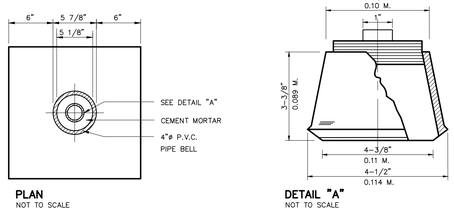






SECTION OF ALUMINUM LADDER RUNG

A SAN-3 LADDER RUNG'S DETAIL
SC.: N.T.S.



PLAN
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

SANITARY CONNECTION DETAIL
NOT TO SCALE

AAA-
OGPE-

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY DISTRIBUTION DETAILS

REVISIONS

No.	DATE	DESCRIPTION

LOTS DISTRIBUTION	
LOTS	91
NEIGHBORHOOD FACILITIES	2
GUARD HOUSE	1
TOTAL	94

LENGTH OF PIPES IN METER	
4"ø P.V.C. SDR-14 CLASS 200 PIPE	850.12
TOTAL	850.12

LEGEND :

- PLASTIC PIPE PVC CLASS 200 SRD-14 TO BE INSTALED (DIA. AS INDICATED).
- PROPOSED 1/2"ø COPPER TUBBING TIPE "K" ASTM B-88 WITH SERVICE CLAMP & WATER METER
- GATE VALVE (DIA. AS INDICATED) OR GLOVE VALVE.
- PIPE CLOSE CAP
- F.H. FIRE HIDRANT
- THRUST BLOCK

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

WATER DISTRIBUTION PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup

1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

IMPORTANT NOTE:

ALL ORIGINAL DRAWINGS ARE STRICTLY RESERVED AS PROPERTY OF THE ENGINEER, AND CANNOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THEY ARE NOT TO BE LOANED, COPIED OR USED WITHOUT CREDIT, OR PARTLY REVISED, AND ARE NOT TO BE USED FOR ANY OTHER WORK.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LOPEZ ENGINEERING GROUP BEFORE STARTING ANY WORK. DO THAT CORRECTIONS CAN BE MADE. IF FOR ANY REASON THESE CAN'T BE DONE, THE ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 24 HOURS BEFORE THE WORK IS TO BE DONE. IN ANY CASE, THE GENERAL CONTRACTOR HOLDS THE ENGINEER AND HIS EMPLOYEES FREE FROM ANY RESPONSIBILITY FOR CONSTRUCTION NOT MEETING THESE PLANS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. THE ENGINEER PRINTS THE DRAWINGS TO BE SCALED BY HIS/HER CONTRACTORS AND SUBCONTRACTORS, AND VENDORS INTERESTED (GROUP).

Yo, ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseño estos planos y las especificaciones correspondientes, y que, según mi conocimiento, estos dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones no he incurrido en conducta constitutiva de delito bajo la Ley Núm. 84 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 379 de 15 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada, según aplicad. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por cualquiera de mis empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

AAA-
OGPE:

AAA SEAL

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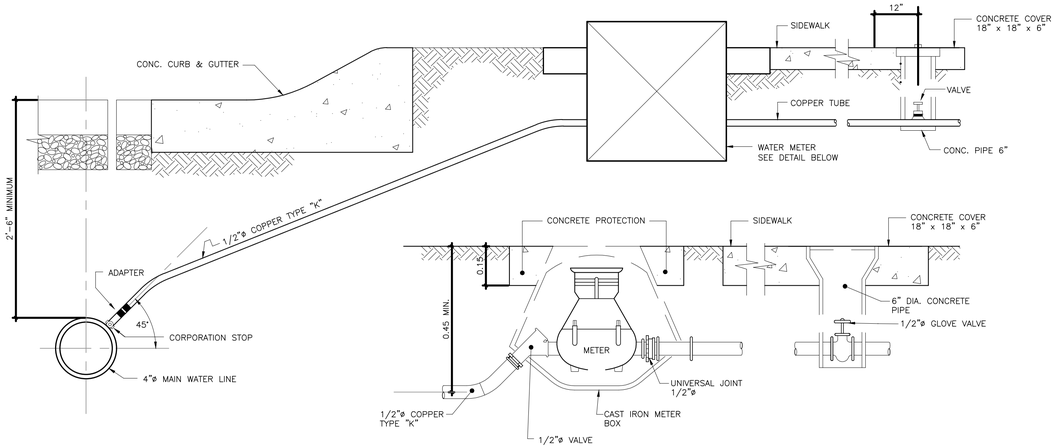
G.D.R.	1:1000	JUL/2024

DRAWN NO.

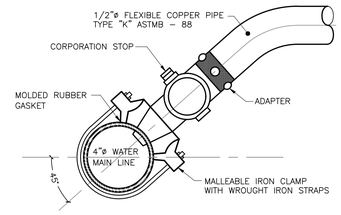
WD-1

WATER DISTRIBUTION LAN

SCALE =

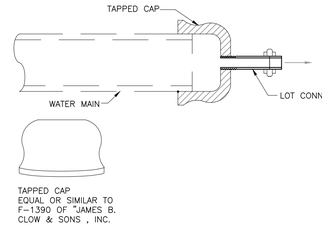


METER AND PIPE CONNECTION DETAIL
NOT TO SCALE



SERVICE STRAP CONNECTION
WITH CORPPORATION STOP

DETAIL OF TYPICAL CONNECTION
NOT TO SCALE



CLOSE CAP DETAIL
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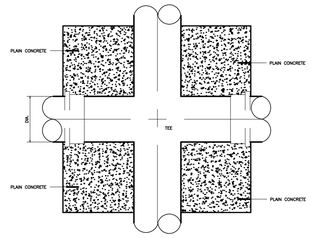
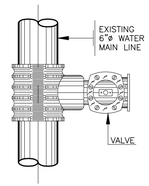
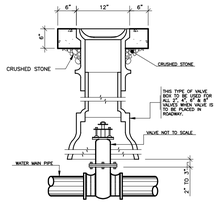


THRUST BLOCK FOR CROSS TEE'S
NOT TO SCALE

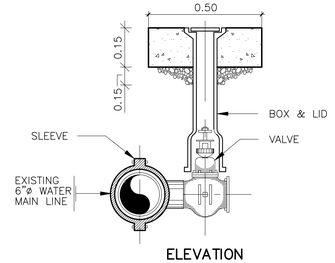


PLAN



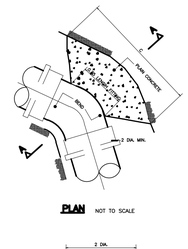
SIZES
6" x 6" FOR CONNECTIONS TO WATER MAIN AND FOR FIRE HYDRANTS
6" x 2" FOR SERVICE CONNECTIONS
4" x 2" FOR SERVICE CONNECTIONS

1 / WD-2 CAST IRON VALVE BOX DETAIL
NOT TO SCALE

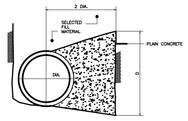


ELEVATION

TAPPING SLEEVE AND GATE VALVE DETAIL
NOT TO SCALE

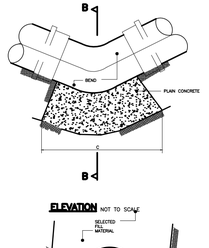


PLAN NOT TO SCALE

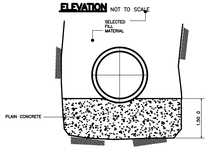


SECTION "A"-"A"

THRUST BLOCK (TYPE "A") (HORIZONTAL)
NOT TO SCALE



ELEVATION NOT TO SCALE



SECTION "B"-"B"

THRUST BLOCK (TYPE "B") (VERTICAL)
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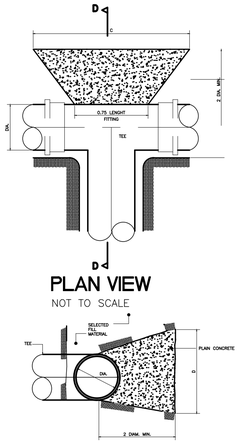
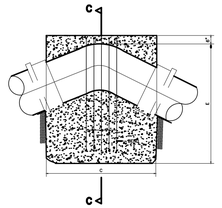


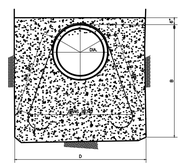
PLAN VIEW
NOT TO SCALE

SECTION "D"-"D"

THRUST BLOCK FOR TEE'S AND WYES
NOT TO SCALE



ELEVATION
NOT TO SCALE



SECTION "C"-"C"

THRUST BLOCK (TYPE "A")
NOT TO SCALE

TEE

DIA.	C	D
6"	2'-0"	2'-0"
16"	5'-0"	5'-0"
20"	6'-0"	6'-0"
24"	7'-6"	7'-0"
4"	1'-9"	1'-8"
8"	3'-0"	3'-0"
12"	4'-6"	4'-6"

DATA USED FOR DESIGN OF THRUST BLOCK

1. STRESSES
   F'c=3,000 P.S.I. Fs=1,350 p.s.i. Fs=20,000 P.S.I.
2. DESIGN PRESSURE= TEST PRESSURE + WATER HAMMER=150 + 100=250 P.S.I.
   F'c=3,000 P.S.I. Fs=1,350 p.s.i. Fs=20,000 P.S.I.
3. ASSUME SOIL PRESSURE=2,000 #/FT

IMPORTANT NOTE:

THE CONTRACTOR WILL BE RESPONSIBLE OF VERIFYING THE COMPLIANCE WITH THE ASSUMED 2,000 P.S.F. BEARING CAPACITY OF THE SOIL IN ALL LOCATIONS OF THRUST BLOCK IN ANY CASE THAT THE SOIL BEARING CAPACITY FOUND IS LESS THAN THE 2,000 P.S.F. ASSUMED THE ENGINEER WILL BE NOTIFIED FOR PROPER STRUCTURAL ADJUSTMENT DESIGN.

FOR TYPES "A" AND "B" THRUST BLOCK

90ºBEND		
DIA.	C	D
6"	2'-6"	2'-6"
16"	5'-0"	5'-0"
20"	6'-0"	6'-0"
24"	7'-6"	7'-0"
4"	2'-0"	2'-0"
8"	4'-0"	4'-0"
12"	4'-6"	4'-6"

22 1/2ºBEND		
DIA.	C	D
6"	1'-6"	1'-6"
16"	3'-0"	2'-9"
20"	3'-9"	3'-6"
24"	4'-0"	4'-0"
4"	1'-0"	1'-0"
8"	2'-0"	2'-0"
12"	3'-6"	3'-6"

45ºBEND		
DIA.	C	D
6"	2'-0"	2'-0"
16"	3'-9"	3'-9"
20"	4'-6"	4'-6"
24"	5'-6"	5'-6"
4"	1'-6"	1'-6"
8"	3'-0"	3'-0"
12"	4'-0"	4'-0"

11 1/4ºBEND		
DIA.	C	D
6"	1'-6"	1'-6"
16"	2'-0"	2'-0"
20"	2'-6"	2'-6"
24"	3'-0"	3'-0"
4"	1'-0"	1'-0"
8"	2'-0"	2'-0"
12"	3'-6"	3'-6"

FOR TYPES "C" THRUST BLOCK

11 1/4º BEND

DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	2'-0"	2'-2"	2'-2"	2 # 3	12"
16"	4'-1"	4'-1"	4'-1"	2 # 4	16"
20"	4'-9"	4'-9"	4'-9"	2 # 4	24"
24"	5'-6"	5'-6"	5'-6"	3 # 4	24"
4"	2'-0"	2'-0"	2'-0"	2 # 3	24"
8"	2'-6"	2'-6"	4'-6"	2 # 4	24"
12"	3'-9"	3'-9"	3'-9"	2 # 4	12"

45ºBEND

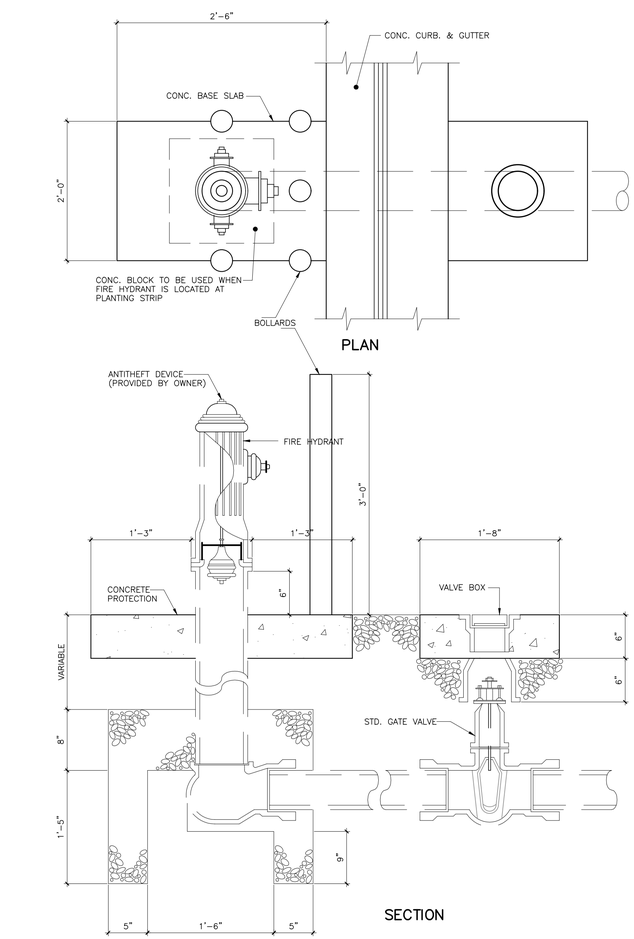
DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	3'-6"	3'-6"	5'-6"	2 # 4	12"
16"	6'-6"	6'-6"	6'-6"	5 # 4	24"
20"	7'-6"	7'-6"	7'-6"	8 # 4	30"
24"	8'-6"	8'-6"	8'-6"	3 # 5	30"
4"	3'-0"	2'-6"	4'-6"	2 # 5	24"
8"	4'-0"	4'-0"	6'-6"	2 # 4	24"
12"	4'-0"	4'-0"	5'-0"	3 # 4	12"

22 1/2ºBEND

DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	2'-9"	2'-9"	2'-9"	2 # 3	12"
16"	5'-2"	5'-2"	5'-2"	2 # 4	16"
20"	6'-0"	6'-0"	6'-0"	2 # 4	24"
24"	7'-0"	7'-0"	7'-0"	3 # 4	24"
4"	2'-6"	2'-6"	3'-6"	2 # 3	24"
8"	3'-0"	3'-0"	4'-6"	2 # 4	24"
12"	4'-0"	4'-0"	5'-0"	2 # 4	12"

AAA-OGPE:

AAA SEAL



FIRE HYDRANT DETAILS PR-TYPE
2 / WD-2
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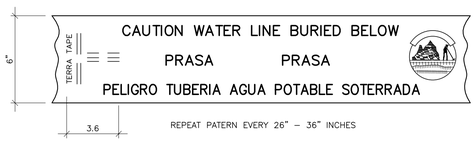

WARNING SIGN
NOT TO SCALE

# WATER DISTRIBUTION DETAILS
SCALE = N.T.S.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

WATER DISTRIBUTION DETAILS

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entendí que dichos planos y especificaciones cumplen con las disposiciones aplicables de la Ley Núm. 96 de 6 de julio de 1978, según aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Administración y Transformación de los RCC", Ley Núm. 319 de 15 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	N.T.S.	JUL/2024

DRAWN NO.

WD-2

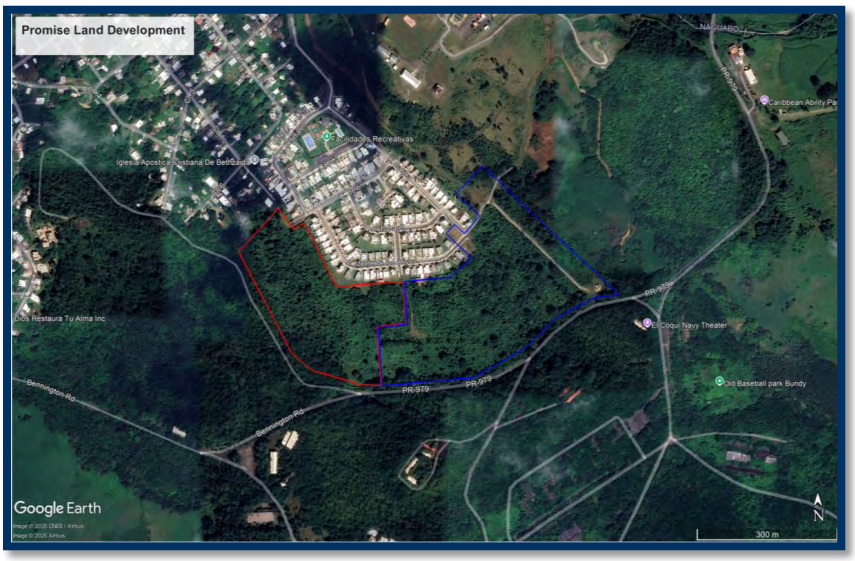
Exhibit 12

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Promised Land

SF-HDI-00010

NOISE ASSESSMENT REPORT



PREPARED FOR:
GREEN PROJECTS

AT:
PROMISED LAND RESIDENTIAL PROJECT
NAGUABO, PUERTO RICO

MARCH 13, 2025

CMA 23278
Revision 1

CMA
ARCHITECTS &
ENGINEERS LLC

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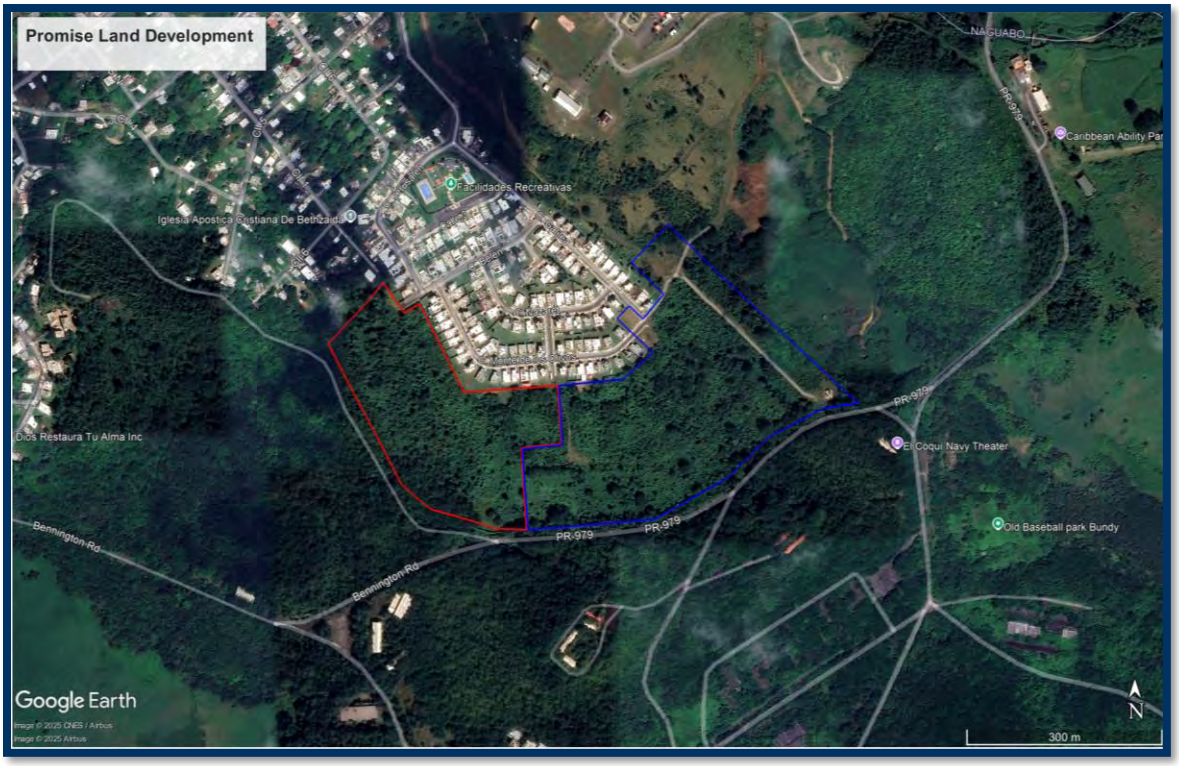
Promised Land CDBG-MIT LLC proposes to develop a 66,500 square meters (m^2) site to construct a 100-unit residential project known as Promised Land. Additional housing units will be developed on a 113,500 m^2 tract adjacent to the east. The following aerial photo shows the 100-unit development to the west and the future to the east.



The project is located at Daguao ward in the Municipality of Naguabo. Figure Number 1 shows an aerial photo depicting the project area. The project is 3,410 ft from State Road PR-53, [illegible] from Diego Jiménez Torres Airport in Fajardo and 1.70 [illegible] miles from the José Aponte Hernández Airport [illegible]. Diego Jiménez Torres Airport was closed in 2015. No railways are located in the area.

Promised Land CDBG-MIT LLC has retained the services of CMA Architects & Engineers LLC to carry out a Noise Assessment in the project area as per Section 5.0 of the Noise Handbook published by the Department of Housing and Urban Development (HUD). This noise assessment includes both the 100-unit project and the future one to the west.

The assessment of site acceptability is presented first as an evaluation of the site's exposure to three major sources of noise - aircraft, roadways, and railways. These are then combined to assess the total noise at a site.

After obtaining the available data on the site, adjacent main roads, and noise sources and following the HUD procedure to estimate the site noise levels, we conclude that the site acceptability standards established by 24 CFR 51.103 were not exceeded. The acceptability standards establish an acceptable maximum noise level of 65 dB(A). The noise level at the site was estimated to be 64 dB.

Title 24 of the Code of Federal Regulations (CFR) includes the regulations established for HUD operations. Sub-part B of the 24 CFR Part 51 consists of their project's Noise Abatement Control policies.

24 CFR 51.100 Purpose and Authority

(a) It is the purpose of this subpart B to:
(1) Call attention to the threat of noise pollution.
(2) Encourage the control of noise at its source in cooperation with other Federal departments and agencies.
(3) Encourage land use patterns for housing and other noise-sensitive urban needs that will provide a suitable separation between them and major noise sources.
(4) Generally, prohibit HUD support for new construction of noise-sensitive uses on sites having unacceptable noise exposure.
(5) Provide policy on the use of structural and other noise attenuation measures where needed; and
(6) Provide policy to guide the implementation of various HUD programs.

Section 103 of the 24 CFR 51 shows the noise criteria and standards for HUD projects, including the site acceptability standards. The noise environment inside a building is considered acceptable if:

1. The noise environment external to the building complies with the standards shown in Table Number 1 and:
2. The building is constructed in a manner familiar to the area or, if of uncommon construction, has at least the equivalent noise attenuation characteristics.

□

[illegible]	[illegible]	[illegible]
Acceptable	Not Exceeding 65 dB(A)[1]	None
Normally Unacceptable	Above 65 dB but not exceeding 75dB	Special Approval[2]
		Environmental Review[3]
		Attenuation[4]
Unacceptable	Above 75 dB	Special Approval[2]
		Environmental Review[3]
		Attenuation[5]

[illegible] shows a copy of the current 24 CFR 51 Subpart B. The noise levels obtained during the noise survey will be compared with these values to determine if the site is acceptable for the project and if noise attenuation measures need to be applied.

24 CFR 51.104.a.1 Noise Attenuation

Noise attenuation measures are those required in addition to attenuation provided by buildings as commonly constructed in the area and requiring open windows for ventilation. Measures that reduce external noise at a site shall be used wherever practicable in preference to the incorporation of additional noise attenuation in buildings. Building designs and construction techniques that provide more noise attenuation than typical construction may be employed also to meet the noise attenuation requirements.

[1] Acceptable threshold may be shifted to 70 dB in special circumstances pursuant to Sec. 51.105(a).

[2] See Sec. 51.104(b) for requirements.

[3] See Sec. 51.104(b) for requirements.

[4] 5 dB additional attenuation required for sites above 65 dB but not exceeding 70 dB and 10 dB additional attenuation required for sites above 70 dB but not exceeding 75 dB. (See Sec. 51.104(a).)

[5] Attenuation measures to be submitted to the Assistant Secretary for CPD for approval on a case-by-case basis.

Because no noise level prediction was available for the project site, CMA technical personnel conducted a noise assessment following the procedure established in Section 5.0 of the HUD Noise Guidebook.

The site is surrounded to the north by undeveloped private parcels, to the east, west, and south by an undeveloped tract of land, and to the north by the existing Promised Land development. The surrounding streets are low-volume municipal roads. State Road PR-53 is a high-volume road and is located 3,410 ft to the north. The HUD methodology only includes main roads situated at a distance of 1,000 feet or less. PR-53 is not included in the noise analysis.

The primary noise source in the project area is José Aponte Hernández Airport (NRR), located 1.70 miles□8□□□□□t□to the northeast. The nearest military airport is the Luis Muñoz Marín airport (SJU), □oc□ted□2□□miles □□□2□□□□t□to the northwest, 10 miles □□2□8□□□t□above the assessment distance. □ere□□re□□o□r□ro□d□□□de□t□e□maximum distances shown in Table Number 2.

□□□□□□ □□r□□□□□□□□□□□□M□□□□□□□□r□□□	
□□□□□□r□□	□□□□□ □□□□□□□□
Roadways	1,000 ft
Railroads	3,000 ft
Airport	15 mile□□□□□2□□□t□

The first step to conducting the noise assessment is to search for available current noise level studies conducted at the site. No study was encountered, so the procedure established in Section 5 of the Noise Guidebook was followed. The following data was obtained to prepare the assessment:

- The distances from the Noise Assessment Location (NAL) to the center of the airport landing track. The distance from the NAL to the airport landing track is 1.70 miles□8□□□□t.

- Based on the average day and night flights, we prepared noise contours around the airport's main landing track[6]. Appen d shows the airport flights.

Figu re Numbe r 2 – Distances to Jo é Aponte He rnán dez

We used Figure 3 – Chart for Estimating DNL for Aircraft Operations of the HUD Noise Guidebook to prepare the airport noise contours. To prepare the noise contours, we use the average flights at the airport. The effective number of operations (20 flights) equals ten times the nighttime and daytime jet operations. Figure Number 3 shows the noise contours prepared for the NRR airport.

[6] Average flights information was obtained from the Flightradar24 webpage, https://www.flightradar24.com/data/airports/pse

Please refer to the Worksheets from the HUD Noise Guidebook, Section 5, to estimate the noise level. Appendix C depicts the worksheets and work charts with the data included. Using georeferenced aerial photos, we prepared the noise contours and determined the distance from the airport to the NAL (D2) and perpendicular from the flight path to the 65 dB contour (D1). Dividing D2 by D1, we obtain the day and night noise levels from Table 2 of the Noise Guidebook.

This data is posted in Worksheet B of the Noise Guidebook, Section 5, to estimate the noise level. The obtained noise levels are compared with the Site Acceptability Standards established at 24 CFR 51.103. depicts the worksheets and work charts with the data included.

The site acceptability standards established by 24 CFR 51.103 will not be exceeded at the Noise Assessment Location, Promised Land Residential Development. This was determined using the procedure established in the HUD Noise Guidebook. The estimated noise level at the site is 64 dB. This level falls into the acceptability standards. The acceptability standards establish an acceptable maximum noise level of 65 dB(A).

The procedure established by Housing and Urban Development was followed to obtain the estimated noise levels at the Noise Assessment Location, Promised Land Residential Development. The results show a noise level of 64 dB. This level classifies the NAL as acceptable, and according to the standard, no special approvals and requirements are needed.

□

Respectfully submitted:

_____

Pedro A. Janer
Registered Environmental Manager REM-11515
CMA Architects & Engineers LLC

□

6.0 REFERENCES

1. Housing Urban Development, 24 CFR 51
2. Housing Urban Development, The Noise Guidebook.
3. Flightradar24 webpage, https://www.flightradar24.com/data/airports/pse, December 11, 2023.
4. McGraw Hill, Inc., Standard Handbook of Environmental Engineering, First Edition, 1990.
5. American National Standards Institute, Methods for the Measurement of Sound Pressure Levels, ANSI S1.13-1962(R1976)

This content is from the eCFR and is authoritative but unofficial.

Title 24 —Housing and Urban Development
Subtitle A —Office of the Secretary, Department of Housing and Urban Development
Part 51 —Environmental Criteria and Standards

Authority: 42 U.S.C. 3535(d), unless otherwise noted.
Source: 44 FR 40861, July 12, 1979, unless otherwise noted.

Subpart B Noise Abatement and Control
§ 51.100 Purpose and authority.
§ 51.101 General policy.
§ 51.102 Responsibilities.
§ 51.103 Criteria and standards.
§ 51.104 Special requirements.
§ 51.105 Exceptions.
§ 51.106 Implementation.
Appendix I to Subpart B of Part 51
Definition of Acoustical Quantities

Subpart B—Noise Abatement and Control

§ 51.100 Purpose and authority.

(a) It is the purpose of this subpart B to:

(1) Call attention to the threat of noise pollution;

(2) Encourage the control of noise at its source in cooperation with other Federal departments and agencies;

(3) Encourage land use patterns for housing and other noise sensitive urban needs that will provide a suitable separation between them and major noise sources;

(4) Generally prohibit HUD support for new construction of noise sensitive uses on sites having unacceptable noise exposure;

(5) Provide policy on the use of structural and other noise attenuation measures where needed; and

(6) Provide policy to guide implementation of various HUD programs.

(b) ***Authority.*** Specific authorities for noise abatement and control are contained in the Noise Control Act of 1972, as amended (42 U.S.C. 4901 *et seq.*); and the General Services Administration, Federal Management Circular 75–2; *Compatible Land Uses at Federal Airfields.*

[44 FR 40861, July 12, 1979, as amended at 61 FR 13333, Mar. 26, 1996]

§ 51.101 General policy.

(a) It is HUD's general policy to provide minimum national standards applicable to HUD programs to protect citizens against excessive noise in their communities and places of residence.

(1) ***Planning assistance.*** HUD requires that grantees give adequate consideration to noise exposures and sources of noise as an integral part of the urban environment when HUD assistance is provided for planning purposes, as follows:

(i) Particular emphasis shall be placed on the importance of compatible land use planning in relation to airports, highways and other sources of high noise.

(ii) Applicants shall take into consideration HUD environmental standards impacting the use of land.

(2) ***Activities subject to 24 CFR part 58.***

(i) Responsible entities under 24 CFR part 58 must take into consideration the noise criteria and standards in the environmental review process and consider ameliorative actions when noise sensitive land development is proposed in noise exposed areas. Responsible entities shall address deviations from the standards in their environmental reviews as required in 24 CFR part 58.

(ii) Where activities are planned in a noisy area, and HUD assistance is contemplated later for housing and/or other noise sensitive activities, the responsible entity risks denial of the HUD assistance unless the HUD standards are met.

(3) ***HUD support for new construction.*** HUD assistance for the construction of new noise sensitive uses is prohibited generally for projects with unacceptable noise exposures and is discouraged for projects with normally unacceptable noise exposure. (Standards of acceptability are contained in § 51.103(c).) This policy applies to all HUD programs providing assistance, subsidy or insurance for housing, manufactured home parks, nursing homes, hospitals, and all programs providing assistance or insurance for land development, redevelopment or any other provision of facilities and services which are directed to making land available for housing or noise sensitive development. The policy does not apply to research demonstration projects which do not result in new construction or reconstruction, flood insurance, interstate land sales egistration, or any action or emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster.

(4) ***HUD support for existing construction.*** Noise exposure by itself will not result in the denial of HUD support for the resale and purchase of otherwise acceptable existing buildings. However, environmental noise is a marketability factor which HUD will consider in determining the amount of insurance or other assistance that may be given.

(5) ***HUD support of modernization and rehabilitation.*** For modernization projects located in all noise exposed areas, HUD shall encourage noise attenuation features in alterations. For major or substantial rehabilitation projects in the Normally Unacceptable and Unacceptable noise zones, HUD actively shall seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level or exterior noise exposure. In Unacceptable noise zones, HUD shall strongly encourage conversion of noise-exposed sites to land uses compatible with the high noise levels.

(6) ***Research, guidance and publications.*** HUD shall maintain a continuing program designed to provide new knowledge of noise abatement and control to public and private bodies, to develop improved methods for anticipating noise encroachment, to develop noise abatement measures through land use and building construction practices, and to foster better understanding of the consequences of noise. It shall be HUD's policy to issue guidance documents periodically to assist HUD personnel in assigning an acceptability category to projects in accordance with noise exposure standards, in evaluating noise attenuation measures, and in advising local agencies about noise abatement strategies. The guidance documents shall be updated periodically in accordance with advances in the state-of-the-art.

(7) ***Construction equipment, building equipment and appliances.*** HUD shall encourage the use of quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems.

(8) ***Exterior noise goals.*** It is a HUD goal that exterior noise levels do not exceed a day-night average sound level of 55 decibels. This level is recommended by the Environmental Protection Agency as a goal for outdoors in residential areas. The levels recommended by EPA are not standards and do not take into account cost or feasibility. For the purposes of this regulation and to meet other program objectives, sites with a day-night average sound level of 65 and below are acceptable and are allowable (see Standards in § 51.103(c)).

(9) ***Interior noise goals.*** It is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms. Minimum attenuation requirements are prescribed in § 51.104(a).

(10) ***Acoustical privacy in multifamily buildings.*** HUD shall require the use of building design and acoustical treatment to afford acoustical privacy in multifamily buildings pursuant to requirements of the Minimum Property Standards.

[44 FR 40861, July 12, 1979, as amended at 50 FR 9268, Mar. 7, 1985; 61 FR 13333, Mar. 26, 1996]

§ 51.102 Responsibilities.

(a) ***Surveillance of noise problem areas.*** Appropriate field staff shall maintain surveillance of potential noise problem areas and advise local officials, developers, and planning groups of the unacceptability of sites because of noise exposure at the earliest possible time in the decision process. Every attempt shall be made to insure that applicants' site choices are consistent with the policy and standards contained herein.

(b) ***Notice to applicants.*** At the earliest possible stage, HUD program staff shall:

(1) Determine the suitability of the acoustical environment of proposed projects;

(2) Notify applicants of any adverse or questionable situations; and

(3) Assure that prospective applicants are apprised of the standards contained herein so that future site choices will be consistent with these standards.

(c) ***Interdepartmental coordination.*** HUD shall foster appropriate coordination between field offices and other departments and agencies, particularly the Environmental Protection Agency, the Department of Transportation, Department of Defense representatives, and the Department of Veterans Affairs. HUD staff shall utilize the acceptability standards in commenting on the prospective impacts of transportation facilities and other noise generators in the Environmental Impact Statement review process.

[44 FR 40861, July 12, 1979, as amended at 54 FR 39525, Sept. 27, 1989; 61 FR 13333, Mar. 26, 1996]

§ 51.103 Criteria and standards.

These standards apply to all programs as indicated in § 51.101.

(a) ***Measure of external noise environments.*** The magnitude of the external noise environment at a site is determined by the value of the day-night average sound level produced as the result of the accumulation of noise from all sources contributing to the external noise environment at the site. Day-night average sound level, abbreviated as DNL and symbolized as L_{dn}, is the 24-hour average sound level, in decibels, obtained after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m. Mathematical expressions for average sound level and day-night average sound level are stated in the Appendix I to this subpart.

(b) ***Loud impulsive sounds.*** On an interim basis, when loud impulsive sounds, such as explosions or sonic booms, are experienced at a site, the day-night average sound level produced by the loud impulsive sounds alone shall have 8 decibels added to it in assessing the acceptability of the site (see appendix I to this subpart). Alternatively, the C-weighted day-night average sound level (L_{Cdn}) may be used without the 8 decibel addition, as indicated in § 51.106(a)(3). Methods for assessing the contribution of loud impulsive sounds to day-night average sound level at a site and mathematical expressions for determining whether a sound is classed as “loud impulsive” are provided in the appendix I to this subpart.

(c) ***Exterior standards.***

(1) The degree of acceptability of the noise environment at a site is determined by the sound levels external to buildings or other facilities containing noise sensitive uses. The standards shall usually apply at a location 2 meters (6.5 feet) from the building housing noise sensitive activities in the direction of the predominant noise source. Where the building location is undetermined, the standards shall apply 2 meters (6.5 feet) from the building setback line nearest to the predominant noise source. The standards shall also apply at other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site.

(2) The noise environment inside a building is considered acceptable if:

(i) The noise environment external to the building complies with these standards, and

(ii) the building is constructed in a manner common to the area or, if of uncommon construction, has at least the equivalent noise attenuation characteristics.

Site Acceptability Standards

	Day-night average sound level (in decibels)	Special approvals and requirements
Acceptable	Not exceeding 65 dB(1)	None.

	Day-night average sound level (in decibels)	Special approvals and requirements
Normally Unacceptable	Above 65 dB but not exceeding 75 dB	Special Approvals (2)
		Environmental Review (3).
		Attenuation (4).
Unacceptable	Above 75 dB	Special Approvals (2).
		Environmental Review (3).
		Attenuation (5).

Notes: (1) Acceptable threshold may be shifted to 70 dB in special circumstances pursuant to § 51.105(a).

(2) See § 51.104(b) for requirements.

(3) See § 51.104(b) for requirements.

(4) 5 dB additional attenuation required for sites above 65 dB but not exceeding 70 dB and 10 dB additional attenuation required for sites above 70 dB but not exceeding 75 dB. (See § 51.104(a).)

(5) Attenuation measures to be submitted to the Assistant Secretary for CPD for approval on a case-by-case basis.

[44 FR 40861, July 12, 1979, as amended at 49 FR 12214, Mar. 29, 1984]

§ 51.104 Special requirements.

(a)

(1) ***Noise attenuation.*** Noise attenuation measures are those required in addition to attenuation provided by buildings as commonly constructed in the area, and requiring open windows for ventilation. Measures that reduce external noise at a site shall be used wherever practicable in preference to the incorporation of additional noise attenuation in buildings. Building designs and construction techniques that provide more noise attenuation than typical construction may be employed also to meet the noise attenuation requirements.

(2) ***Normally unacceptable noise zones and unacceptable noise zones.*** Approvals in Normally Unacceptable Noise Zones require a minimum of 5 decibels additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 decibels but does not exceed 70 decibels, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 decibels but does not exceed 75 decibels. Noise attenuation measures in Unacceptable Noise Zones require the approval of the Assistant Secretary for Community Planning and Development, or the Certifying Officer for activities subject to 24 CFR part 58. (See § 51.104(b)(2).)

(b) ***Environmental review requirements.*** Environmental reviews shall be conducted pursuant to the requirements of 24 CFR parts 50 and 58, as applicable, or other environmental regulations issued by the Department. These requirements are hereby modified for all projects proposed in the Normally Unacceptable and Unacceptable noise exposure zones as follows:

(1) ***Normally unacceptable noise zone.***

(i) All projects located in the Normally Unacceptable Noise Zone require a Special Environmental Clearance except an EIS is required for a proposed project located in a largely undeveloped area, or where the HUD action is likely to encourage the establishment of incompatible land use in this noise zone.

(ii) When an EIS is required, the concurrence of the Program Assistant Secretary is also required before a project can be approved. For the purposes of this paragraph, an area will be considered as largely undeveloped unless the area within a 2-mile radius of the project boundary is more than 50 percent developed for urban uses and infrastructure (particularly water and sewers) is available and has capacity to serve the project.

(iii) All other projects in the Normally Unacceptable zone require a Special Environmental Clearance, except where an EIS is required for other reasons pursuant to HUD environmental policies.

(2) ***Unacceptable noise zone.*** An EIS is required prior to the approval of projects with unacceptable noise exposure. Projects in or partially in an Unacceptable Noise Zone shall be submitted to the Assistant Secretary for Community Planning and Development, or the Certifying Officer for activities subject to 24 CFR part 58, for approval. The Assistant Secretary or the Certifying Officer may waive the EIS requirement in cases where noise is the only environmental issue and no outdoor noise sensitive activity will take place on the site. In such cases, an environmental review shall be made pursuant to the requirements of 24 CFR parts 50 or 58, as appropriate.

[44 FR 40861, July 12, 1979, as amended at 61 FR 13333, Mar. 26, 1996]

§ 51.105 Exceptions.

(a) ***Flexibility for non-acoustic benefits.*** Where it is determined that program objectives cannot be achieved on sites meeting the acceptability standard of 65 decibels, the Acceptable Zone may be shifted to L_{dn} 70 on a case-by-case basis if all the following conditions are satisfied:

(1) The project does not require an Environmental Impact Statement under provisions of § 51.104(b)(1) and noise is the only environmental issue.

(2) The project has received a Special Environmental Clearance and has received the concurrence of the Environmental Clearance Officer.

(3) The project meets other program goals to provide housing in proximity to employment, public facilities and transportation.

(4) The project is in conformance with local goals and maintains the character of the neighborhood.

(5) The project sponsor has set forth reasons, acceptable to HUD, as to why the noise attenuation measures that would normally be required for new construction in the L_{dn} 65 to L_{dn} 70 zone cannot be met.

(6) Other sites which are not exposed to noise above L_{dn} 65 and which meet program objectives are generally not available.

The above factors shall be documented and made part of the project file.

[44 FR 40861, July 12, 1979, as amended at 61 FR 13334, Mar. 26, 1996]

§ 51.106 Implementation.

(a) ***Use of available data.*** HUD field staff shall make maximum use of noise data prepared by others when such data are determined to be current and adequately projected into the future and are in terms of the following:

(1) ***Sites in the vicinity of airports.*** The noise environment around airports is described sometimes in terms of Noise Exposure Forecasts, abbreviated as NEF or, in the State of California, as Community Noise Equivalent Level, abbreviated as CNEL. The noise environment for sites in the vicinity of airports for which day-night average sound level data are not available may be evaluated from NEF or CNEL analyses using the following conversions to DNL:

> DNL ≑ NEF + 35
>
> DNL ≑ CNEL

(2) ***Sites in the vicinity of highways.*** Highway projects receiving Federal aid are subject to noise analyses under the procedures of the Federal Highway Administration. Where such analyses are available they may be used to assess sites subject to the requirements of this standard. The Federal Highway Administration employs two alternate sound level descriptors:

(i) The A-weighted sound level not exceeded more than 10 percent of the time for the highway design hour traffic flow, symbolized as L_{10}; or

(ii) the equivalent sound level for the design hour, symbolized as L_{eq}. The day-night average sound level may be estimated from the design hour L_{10} or L_{eq} values by the following relationships, provided heavy trucks do not exceed 10 percent of the total traffic flow in vehicles per 24 hours and the traffic flow between 10 p.m. and 7 a.m. does not exceed 15 percent of the average daily traffic flow in vehicles per 24 hours:

> DNL ≑ L_{10} (design hour)—3 decibels
>
> DNL ≑ L_{eq} (design hour) decibels

Where the auto/truck mix and time of day relationships as stated in this section do not exist, the HUD Noise Assessment Guidelines or other noise analysis shall be used.

(3) ***Sites in the vicinity of installations producing loud impulsive sounds.*** Certain Department of Defense installations produce loud impulsive sounds from artillery firing and bombing practice ranges. Noise analyses for these facilities sometimes encompass sites that may be subject to the requirements of this standard. Where such analyses are available they may be used on an interim basis to establish the acceptability of sites under this standard. The Department of Defense uses day-night average sound level based on C-weighted sound level, symbolized L_{Cdn}, for the analysis of loud impulsive

sounds. Where such analyses are provided, the 8 decibel addition specified in § 51.103(b), is not required, and the same numerical values of day-night average sound level used on an interim basis to determine site suitability for non-impulsive sounds apply to the L_{Cdn}.

(4) ***Use of areawide acoustical data.*** HUD encourages the preparation and use of areawide acoustical information, such as noise contours for airports. Where such new or revised contours become available for airports (civil or military) and military installations they shall first be referred to the HUD State Office (Environmental Officer) for review, evaluation and decision on appropriateness for use by HUD. The HUD State Office shall submit revised contours to the Assistant Secretary for Community Planning and Development for review, evaluation and decision whenever the area affected is changed by 20 percent or more, or whenever it is determined that the new contours will have a significant effect on HUD programs, or whenever the contours are not provided in a methodology acceptable under § 51.106(a)(1) or in other cases where the HUD State Office determines that Headquarters review is warranted. For other areawide acoustical data, review is required only where existing areawide data are being utilized and where such data have been changed to reflect changes in the measurement methodology or underlying noise source assumptions. Requests for determination on usage of new or revised areawide data shall include the following:

(i) Maps showing old, if applicable, and new noise contours, along with brief description of data source and methodology.

(ii) Impact on existing and prospective urbanized areas and on development activity.

(iii) Impact on HUD-assisted projects currently in processing.

(iv) Impact on future HUD program activity. Where a field office has determined that immediate approval of new areawide data is necessary and warranted in limited geographic areas, the request for approval should state the circumstances warranting such approval. Actions on proposed projects shall not be undertaken while new areawide noise data are being considered for HUD use except where the proposed location is affected in the same manner under both the old and new noise data.

(b) ***Site assessments.*** Compliance with the standards contained in § 51.103(c) shall, where necessary, be determined using noise assessment guidelines, handbooks, technical documents and procedures issued by the Department.

(c) ***Variations in site noise levels.*** In many instances the noise environment will vary across a site, with portions of the site being in an Acceptable noise environment and other portions in a Normally Unacceptable noise environment. The standards in § 51.103(c) shall apply to the portions of a building or buildings used for residential purposes and for ancillary noise sensitive open spaces.

(d) ***Noise measurements.*** Where noise assessments result in a finding that the site is borderline or questionable, or is controversial, noise measurements may be performed. Where it is determined that noise measurements are required, such measurements will be conducted in accordance with methods and measurement criteria established by the Department. Locations for noise measurements will depend on the location of noise sensitive uses that are nearest to the predominant noise source (see § 51.103(c)).

(e) ***Projections of noise exposure.*** In addition to assessing existing exposure, future conditions should be projected. To the extent possible, noise exposure shall be projected to be representative of conditions that are expected to exist at a time at least 10 years beyond the date of the project or action under review.

(f) ***Reduction of site noise by use of berms and/or barriers.*** If it is determined by adequate analysis that a berm and/or barrier will reduce noise at a housing site, and if the barrier is existing or there are assurances that it will be in place prior to occupancy, the environmental noise analysis for the site may reflect the benefits afforded by the berm and/or barrier. In the environmental review process under § 51.104(b), the location height and design of the berm and/or barrier shall be evaluated to determine its effectiveness, and impact on design and aesthetic quality, circulation and other environmental factors.

[44 FR 40861, July 12, 1979, as amended at 61 FR 13334, Mar. 26, 1996]

Appendix I to Subpart B of Part 51—Definition of Acoustical Quantities

1. ***Sound Level.*** The quantity in decibels measured with an instrument satisfying requirements of American National Standard Specification for Type 1 Sound Level Meters S1.4–1971. Fast time-averaging and A-frequency weighting are to be used, unless others are specified. The sound level meter with the A-weighting is progressively less sensitive to sounds of frequency below 1,000 hertz (cycles per second), somewhat as is the ear. With fast time averaging the sound level meter responds particularly to recent sounds almost as quickly as does the ear in judging the loudness of a sound.

2. ***Average Sound Level.*** Average sound level, in decibels, is the level of the mean-square A-weighted sound pressure during the stated time period, with reference to the square of the standard reference sound pressure of 20 micropascals.

   Day-night average sound level, abbreviated as DNL, and symbolized mathematically as L_{dn} is defined as:

$$L_{dn} = 10 \log_{10} \left[\frac{1}{86400} \left(\int_{0000}^{0700} 10^{[L_A(t)+10]/10} dt + \int_{0700}^{2200} 10^{L_A(t)/10} dt + \int_{2200}^{2400} 10^{[L_A(t)+10]/10} dt \right) \right]$$

   Time t is in seconds, so the limits shown in hours and minutes are actually interpreted in seconds. $L_A(t)$ is the time varying value of A-weighted sound level, the quantity in decibels measured by an instrument satisfying requirements of American National Standard Specification for Type 1 Sound Level Meters S1.4–1971.

3. ***Loud Impulsive Sounds.*** When loud impulsive sounds such as sonic booms or explosions are anticipated contributors to the noise environment at a site, the contribution to day-night average sound level produced by the loud impulsive sounds shall have 8 decibels added to it in assessing the acceptability of a site.

   A loud impulsive sound is defined for the purpose of this regulation as one for which:

   (i) The sound is definable as a discrete event wherein the sound level increases to a maximum and then decreases in a total time interval of approximately one second or less to the ambient background level that exists without the sound; and

   (ii) The maximum sound level (obtained with slow averaging time and A-weighting of a Type 1 sound level meter whose characteristics comply with ANSI S1.4–1971) exceeds the sound level prior to the onset of the event by at least 6 decibels; and

(iii) The maximum sound level obtained with fast averaging time of a sound level meter exceeds the maximum value obtained with slow averaging time by at least 4 decibels.

[44 FR 40861, July 12, 1979; 49 FR 10253, Mar. 20, 1984; 49 FR 12214, Mar. 29, 1984]

Find flights, airports and more
LOG IN

NRR/TJRV

Ceiba Jose Aponte de la Torre Airport

Puerto Rico

N/A

MY FLIGHTRADAR24 RATING

N/A

WEATHER

N/A

WIND

LOCAL TIME: 7:00 AM

N/A

MY FLIGHTRADAR24 RATING

N/A

ARRIVAL DELAY INDEX

N/A

DEPARTURE DELAY INDEX

General
Arrivals
Departures
On Ground
Reviews
Routes
Weather
Statistics

Arrivals

TIME	FLIGHT	FROM	AIRLINE	AIRCRAFT	STATUS

Load earlier flights

Scheduled
8:35 AM
F42301
Isla De Culebra(CPX)
BNI
Air Flamenco

Scheduled
11:15 AM
F42302
Isla De Culebra(CPX)
BNI
Air Flamenco

Scheduled
3:50 PM
F42104
Isla De Culebra(CPX)
BNI
Air Flamenco

Scheduled
4:15 PM
F42303

*All times are in local timezone

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

8:35 AM

F42301

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

9:15 AM

F42352

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

11:15 AM

F42302

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

3:15 PM

F42354

Isla De Culebra(CPX)

BNI

*All times are in local timezone

Air Flamenco

Scheduled

4:15 PM

F42303

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

5:15 PM

F42304

Isla De Culebra(CPX)

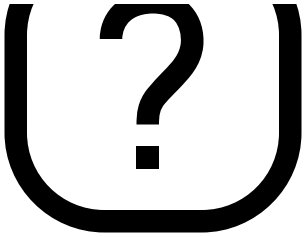
BNI

Air Flamenco

Thursday, Dec 14					
8:35 AM	F42301	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
11:15 AM	F42302	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
3:50 PM	F42104	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
4:15 PM	F42303	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
5:15 PM	F42304	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
Friday, Dec 15					
8:35 AM	F42301	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
9:15 AM	F42352	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
11:15 AM	F42302	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
3:15 PM	F42354	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
3:50 PM	F42104	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled

* All times are in local timezone

Changes and errors may occur. Therefore Flightradar24 cannot be held liable either for the accuracy of the information or for ensuring that the information is up to date at all times. Some of the flights presented may be charter, cargo, ambulance or other types of flights not available for passenger travel.



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12-hour clock
Temperature

Celsius °C
Farenheit °F

Wind speed

Knots
Km/h
Mph
M/s

Find flights, airports and more
LOG IN

NRR/TJRV

Ceiba Jose Aponte de la Torre Airport

Puerto Rico

N/A

MY FLIGHTRADAR24 RATING

N/A

WEATHER

N/A

WIND

LOCAL TIME: 7:01 AM

N/A

MY FLIGHTRADAR24 RATING

N/A

ARRIVAL DELAY INDEX

N/A

DEPARTURE DELAY INDEX

General

Arrivals

Departures

On Ground

Departures

TIME	FLIGHT	TO	AIRLINE	AIRCRAFT	STATUS

Load earlier flights

Scheduled
9:00 AM
F43201
Isla De Culebra(CPX)
BNI
Air Flamenco

Scheduled
11:30 AM
F43202
Isla De Culebra(CPX)
BNI
Air Flamenco

Scheduled
4:30 PM
F43203
Isla De Culebra(CPX)
BNI
Air Flamenco

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

9:30 AM

F43252

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

11:30 AM

F43202

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

12:30 PM

F43203

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

3:30 PM

F43254

Isla De Culebra(CPX)

BNI

Air Flamenco

Scheduled

4:30 PM

Air Flamenco

Scheduled

4:30 PM

F43203

Isla De Culebra(CPX)

BNI

Air Flamenco

Thursday, Dec 14					
9:00 AM	F43201	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
11:30 AM	F43202	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
4:30 PM	F43203	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
Friday, Dec 15					
9:00 AM	F43202	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
9:30 AM	F43252	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
11:30 AM	F43202	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
12:30 PM	F43203	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
3:30 PM	F43254	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
4:30 PM	F43204	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled
4:30 PM	F43203	Isla De Culebra (CPX)	Air Flamenco	BNI	Scheduled

* All times are in local timezone

Disclaimer: The information provided on this page is a compilation of data from many different sources including flight scheduling systems, airline booking systems, airports, airlines and other third-party data providers. The data is provided as is, there are no guarantees that the information is fully correct or up to date. Changes and errors may occur. Therefore Flightradar24 cannot be held liable either for the accuracy of the information or for ensuring that the information is up to date at all times. Some of the flights presented may be charter, cargo, ambulance or other types of flights not available for passenger travel.

Knots
Km/h
Mph

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Worksheet A
Site Evaluation

Noise Assessment Guidelines

Site Location

Program

Project Name

Locality

2□2□8
File Number

Sponsor's Name

Phone

Street Address

City, State

	Acceptability Category	DNL	Predicted for Operations in Year
1. Roadway Noise			
2. Aircraft Noise	□cce□t□b□e	4	2□24
3. Railway Noise			

Value of DNL for all noise sources: (see page 3 for combination procedure) □4

Final Site Evaluation (circle one)

(Acceptable)

Normally Unacceptable

Unacceptable

Signature

Date □ebr□□r□ 2□2□

Clip this worksheet to the top of a package containing Worksheets B-E and Workcharts 1-7 that are used in the site evaluations

Worksheet B
Aircraft Noise

List all airports within 15 miles of the site:

1. □e□o□□□ □□e□□orre□□r□ort□□ o□ed□□□ce□2□□□□
2. □o□□□ □o□te□er□□□de□
3. _____

Necessary Information:	Airport 1	Airport 2	Airport 3
1. Are DNL, NEF or CNR contours available? (yes/no)		□o	
2. Any supersonic aircraft operations? (yes/no)		□o	
3. Estimating approximate contours from Figure 3:			
a. number of nighttime jet operations		□	
b. number of daytime jet operations		22	
c. effective number of operations (10 times a + b)		22	
d. distance A for 65 dB		2□□□□	
70dB		□□□□	
75 dB		□□□□	
e. distance B for 65 dB		□□□□	
70 dB		4□□□□	
75 dB		2□□□□	
4. Estimating DNL from Table 2:			
a. distance from 65 dB contour to flight path, D^1		□8□	
b. distance from NAL to flight path, D^2		□□□□	
c. D^2 divided by D^1		□□□	
d. DNL		□4□d□	
5. Operations projected for what year?		2□24	
6. Total DNL from all airports		□4□d□	

Signed _____ Date □ebr□□r□□□□2□24

List all major roads within 1000 feet of the site:

1. □□ _____
2. _____
3. _____
4. _____

Necessary Information	**Road 1**	**Road 2**	**Road 3**	**Road 4**
1. Distance in feet from the NAL to the edge of the road				
a. nearest lane				
b. farthest lane				
c. average (effective distance)				
2. Distance to stop sign				
3. Road gradient in percent				
4. Average speed in mph				
a. Automobiles				
b. heavy trucks - uphill				
c. heavy trucks - downhill				
5. 24 hour average number of automobiles and medium trucks in both directions (ADT)				
a. automobiles				
b. medium trucks				
c. effective ADT (a + (10xb))				
6. 24 hour average number of heavy trucks				
a. uphill				
b. downhill				
c. total				
7. Fraction of nighttime traffic (10 p.m. to 7 a.m.)				
8. Traffic projected for what year?				

Adjustments for Automobile Traffic

	9 Stop and-go Table 3		10 Average Speed Table 4		11 Night-Time Table 5		12 Auto ADT (line 5c)		13 Adjusted Auto ADT		14 DNL (Workchart 1)		15 Barrier Attenuation		16 Partial DNL
Road No. 1	_____	X	_____	X	_____	X	_____	=	_____		_____	–	_____	=	_____
Road No. 2	_____	X	_____	X	_____	x	_____	=	_____		_____	–	_____	=	_____
Road No. 3	_____	X	_____	X	_____	X	_____	=	_____		_____	–	_____	=	_____
Road No. 4	_____	X	_____	X	_____	X	_____	=	_____		_____	–	_____	=	_____

Adjustments for Heavy Truck Traffic

	17 Gradient Table 6		18 Average Speed Table 7		19 Truck $\frac{ADT}{2}$		20	21	22 Stop and-go Table 8		23 Night-Time Table 5		24 Adjusted Truck ADT		25 DNL (Work-chart 2)		26 Barrier Attn.		27 Partial DNL
Uphill	_____	X	_____	X	_____	=	_____												
Road No. 1								Add _____	X	_____	X	_____	=	_____		–	_____	=	_____
Downhill			_____	X	_____	=	_____												
Uphill	_____	X	_____	X	_____	=	_____												
Road No. 2								Add _____	X	_____	X	_____	=	_____		–	_____	=	_____
Downhill			_____	X	_____	=	_____												
Uphill	_____	X	_____	X	_____	=	_____												
Road No. 3								Add _____	X	_____	X	_____	=	_____		–	_____	=	_____
Downhill			_____	X	_____	=	_____												
Uphill	_____	X	_____	X	_____	=	_____												
Road No. 4								Add _____	X	_____	X	_____	=	_____		–	_____	=	_____
Downhill			_____	X	_____	=	_____												

Combined Automobile & Heavy Truck DNL

Road No. 1 _____ Road No. 2 _____ Road No. 3 _____ Road No. 4 _____ Total DNL for All Roads _____

Signature _____ Date _____

List All Railways within 3000 feet of the site:

1. ☐☐ _____

2. _____

3. _____

Necessary Information:	**Railway No. 1**	**Railway No. 2**	**Railway No. 3**
1. Distance in feet from the NAL to the railway track:			
2. Number of trains in 24 hours:			
a. diesel			
b. electrified			
3. Fraction of operations occuring at night (10 p.m. – 7 a.m.):			
4. Number of diesel locomotives per train:			
5. Number of rail cars per train:			
a. diesel trains			
b. electrified trains			
6. Average train speed:			
7. Is track welded or bolted?			
8. Are whistles or horns required for grade crossings?			

Adjustments for Diesel Locomotives

	9 No. of Locomotives / 2	10 Average Speed Table 9	11 Horns (enter 10)	12 Night-time Table 5	13 No. of Trains (line 2a)	14 Adj. No. of Opns.	15 DNL Workchart 3	16 Barrier Attn.	17 Partial DNL
Railway No. 1	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____
Railway No. 2	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____
Railway No. 3	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____

Adjustments for Railway Cars or Rapid Transit Trains

	18 Number of cars / 50	19 Average Speed Table 10	20 Bolted Rails (enter 4)	21 Night-time Table 5	22 No. of Trains (Line 2a or 2b)	23 Adj. No. of Opns.	24 DNL Work-chart 4	25 Barrier Attn.	26 Partial DNL
Railway No. 1	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____
Railway No. 2	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____
Railway No. 3	____ X	____ X	____ X	____ X	____ =	____	____ –	____ =	____

Combined Locomotive and Railway Car DNL

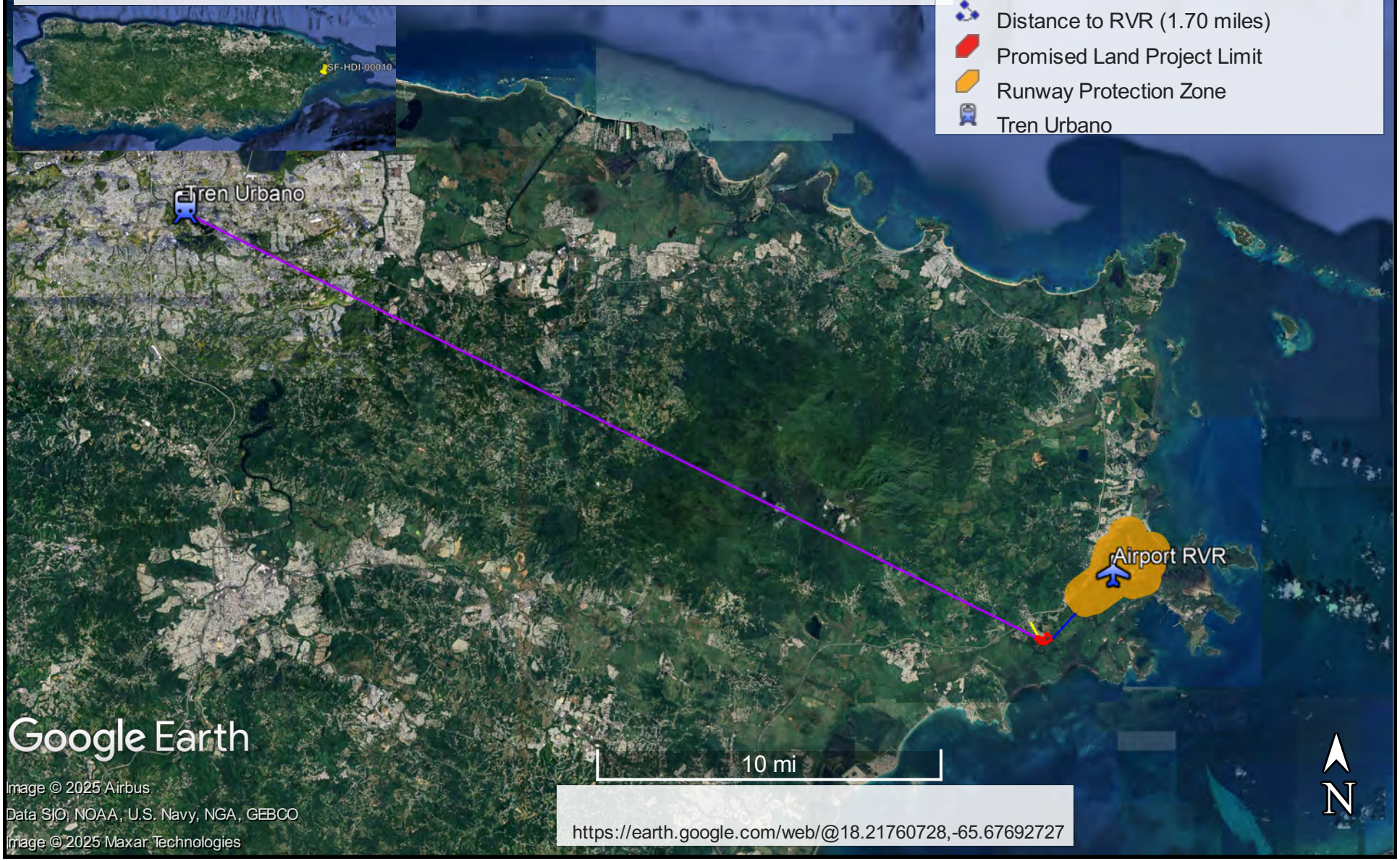
Railway No. 1 _____ Railway No. 2 _____ Railway No. 3 _____ Total DNL for all Railways _____

Signature _____ Date _____

Project Distance to Roadways, Railroads, and Airports

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

Green PRojects
Environmental Consultants



Legend

- Airport RVR
- Distance to Railroad (144,600 feet)
- Distance to Road PR-3 (3,410 ft)
- Distance to RVR (1.70 miles)
- Promised Land Project Limit
- Runway Protection Zone
- Tren Urbano

Exhibit 13

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

Sole Source Aquifers Image

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

Green PRojects
Environmental Consultants

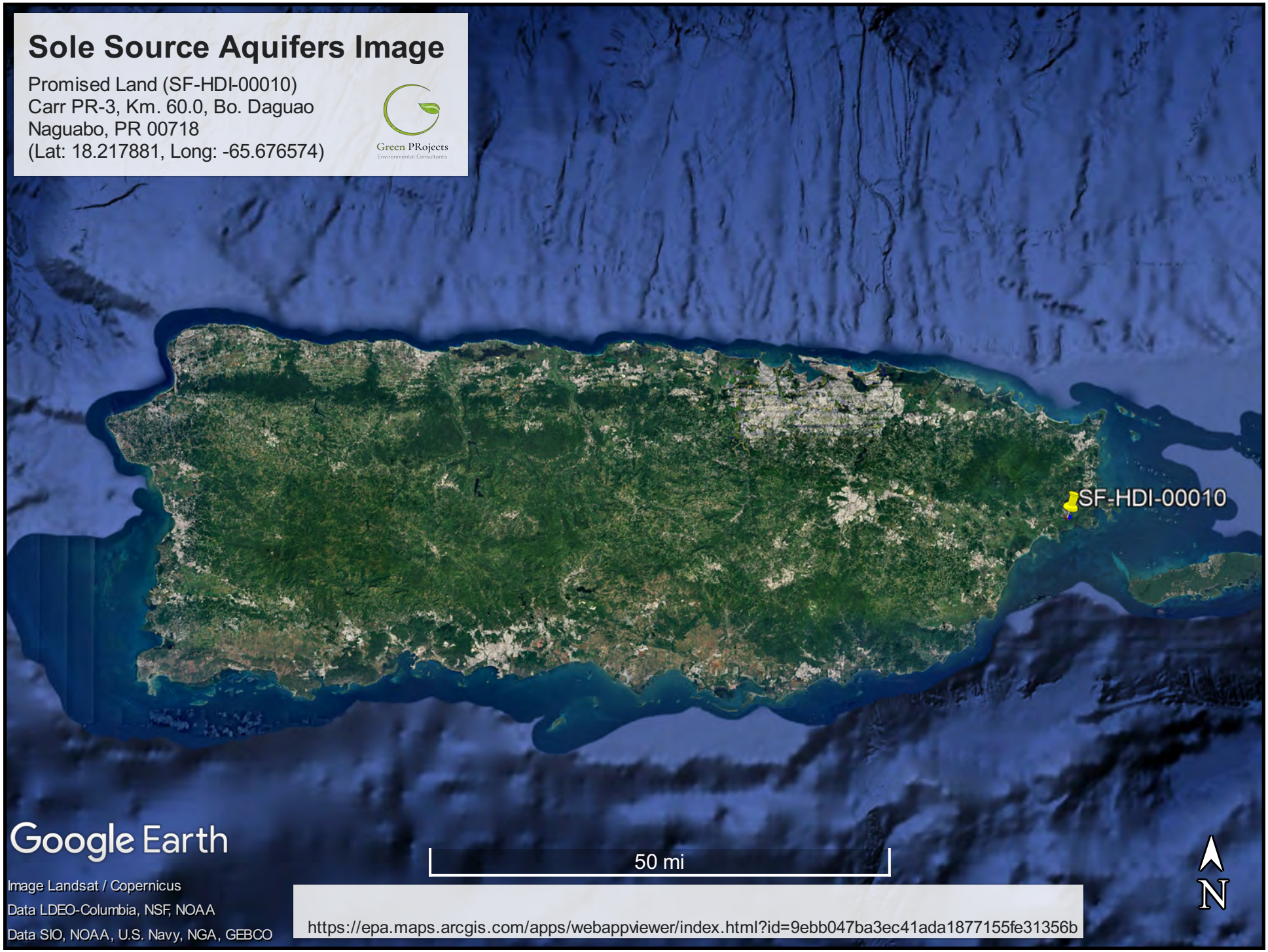
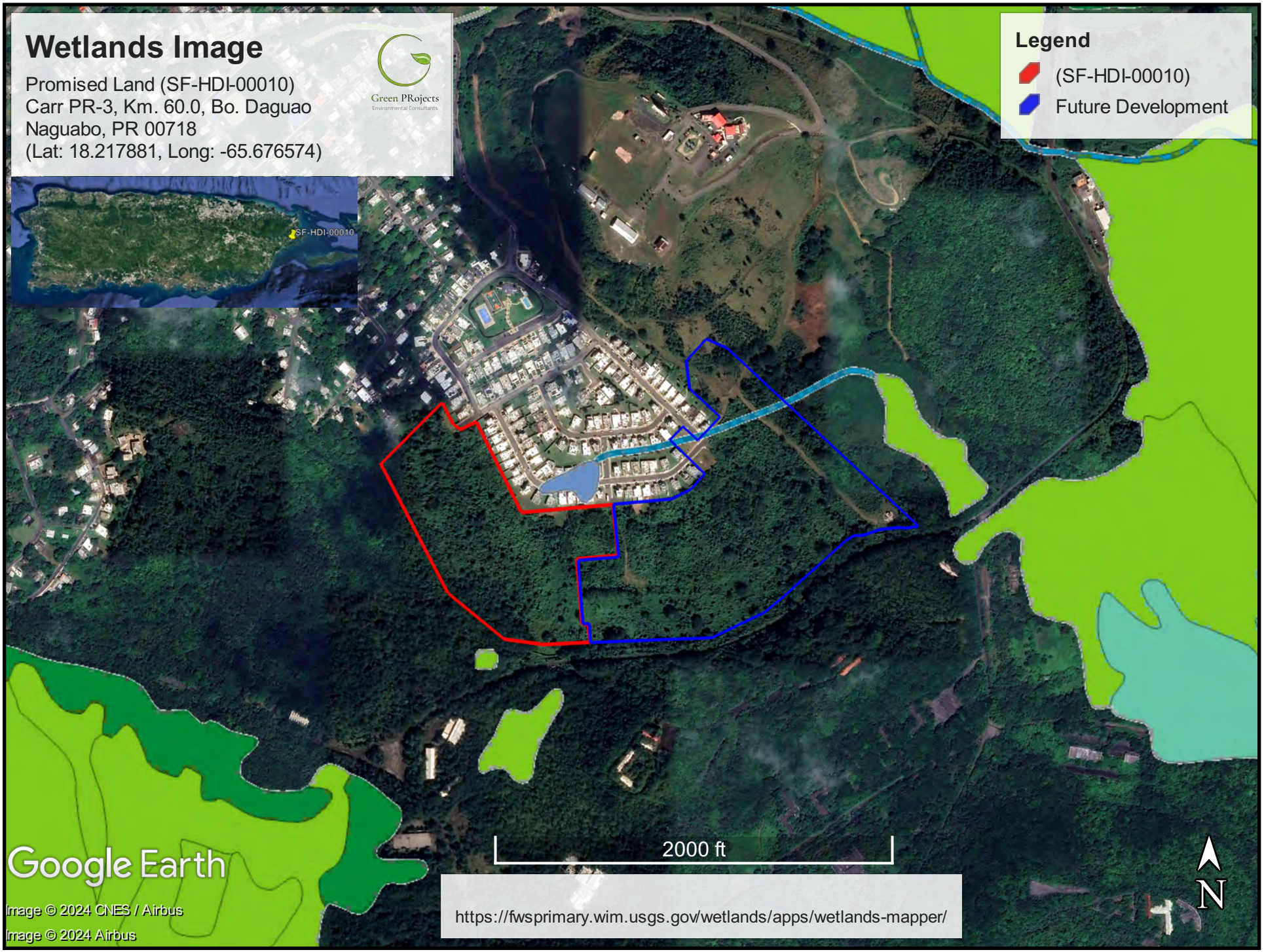


Exhibit 14

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010


Wetlands Image
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Green PRojects
Environmental Consultants
SF-HDI-00010
Legend
(SF-HDI-00010)
Future Development
2000 ft
N
Google Earth
Image © 2024 CNES / Airbus
Image © 2024 Airbus
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

ENVIRONMENTAL PERMITTING

[illegible]
[illegible]
[illegible]7[illegible]7[illegible] [illegible]enviper1@gmail.com[illegible]

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[illegible] [illegible] [illegible]r[illegible] [illegible]d[illegible]d[illegible] [illegible]M[illegible]

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[illegible]r[illegible] [illegible]r[illegible]

[illegible] [illegible]d[illegible]r[illegible]d[illegible]d Parcel "SF[illegible]00010" [illegible]

[illegible]d[illegible]r[illegible]d[illegible]d "[illegible]r[illegible]Parcel", M[illegible]

[illegible]r[illegible]

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[illegible]

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1. [illegible]Promised Land DBG-MIT, LLC, proposes the expansion of an existing urbanization (Promised Land Urbanization – Phase 1) in two additional phases: Promised Land Parcel "SF-HDI-00010" – Phase 2 (a total of 16.81 acres) and "Promised Land Future Expansion (PLFE)" – Phase 3 (a total of 57.70 acres). The existing urbanization and the proposed phases are located on State Road PR-3, km 60.0, Daguao Ward, municipality of Naguabo, Puerto Rico (see Figure 1 for the topographic map and Figure 2 for the aerial photograph with the existing and proposed projects). The existing Promised Land Urbanization consists of 164 residential units that were built and sold to third parties. The second phase proposes the construction of 100 single-family units, while the third phase proposes the construction of 199 additional single-family units. The residential units to be constructed in phases 2 and 3 will follow the design for Single-Family Housing Development Initiative mandated by the Puerto Rico Department of Housing. Each unit will consist of a single-family, one-level, detached home with a total area of 1,209 square feet. The home will include three (3) bedrooms with closets, two (2) bathrooms, kitchen, laundry area, covered

garage for two vehicles, and a backyard. In addition, the design will include hurricane-resistant windows and doors, reinforced concrete walls, and other features to withstand severe weather conditions and external threats. Energy-efficient lighting and appliances will be installed in each unit, as well as solar panels with 3 kW DC PV modules and 9 kWh 48 V lithium-ion, allowing each residence to generate energy and reduce reliance on the grid. A 500-gallon cistern has also been included as a resiliency measure. Finally, all residential units have been designed to be ADA-compliant or adaptable, ensuring that it can accommodate the needs of individuals with disabilities and support aging in place.

2. The topography where both parcels are proposed to be developed is flat, with slopes ranging from 0% to 6%. Both parcels have been previously impacted by earth movement and vegetation removal. In addition, both parcels are located outside flooding zones, as determined by the Federal Emergency Management Agency (FEMA) – see Figure 3. Dominant vegetation consists of invasive and exotic species (climbers, herbs, shrubs and trees) which usually grow on impacted lands.

3. According to their web page, "Information for Planning and Consultation (IPaC)", found at https://ipac.ecosphere.fws.gov/location/index, the project is partially (1.13 acres) located in the critical habitat of the yellow-shouldered blackbird (*Angelaius xanthomus*).
However, the area occupied by the 1.13 acres is separated from the Rosevelt Roads by road PR-979, which will be the access road to the Project. Therefore, even though the property is partially within critical habitat, the Project will not have a potential impact on the habitat of this species since it does not represent an additional impact on the existing one.

4. The "National Wetlands Inventory (NWI)" web page, accessed through the link https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, shows that there is one alleged unnamed wetland on the north portion of the "Future

Development Parcel", and a second alleged wetland adjacent to the southwest boundary line of Parcel "SF-HDI-00010" (see Figure 4). This being the case, ENVIRONMENTAL PERMITTING was retained by Green Project PR to verify the existing conditions of these areas and determine whether a permit would be required from the U.S. Army Corps of Engineers (USACE) as part of the proposed construction activities. Results of the field inspection, performed on July 7, 2024, are as follows:

- Study Area No. 1 - According to the NWI, there are three wetlands on the north section of the PLFE: a 0.81 acre freshwater pond that is connected via a 0.92 acre riverine wetland to a third, 3.18 acre freshwater emergent wetland. This last wetland is outside of the PLFE boundaries (an outparcel), so it will not be discussed for the purposes of this report. It stands from the aerial photograph shown in the NWI that the 0.81-acre pond and a portion of the 0.92-acre riverine habitat were already filled to construct Phase 1 of Promised Land Urbanization. This information was confirmed by our personnel during the field inspection. Therefore, the only wetland to be evaluated are the remains of the 0.92-acre riverine wetlands.

  Having investigated the small remnant of the 0.92-acre riverine wetland, the conclusion is that this alleged wetland ***does not exist***. When the 0.81-acre freshwater pond and a portion of the 0.92-acre riverine wetland were filled to construct Phase 1 of Promised Land Urbanization, the hydrology of the remaining water bodies was altered, resulting in the drying of the remains of the riverine wetland. A remnant of a canal or a depression which could show some type of water conveyance structure could not be detected. Given that the hydrology was severed due to filling activities, upland vegetation (mostly pastures and some bushes) have colonized the area of what was once an alleged riverine wetland, sustained by the fact that no hydric vegetation was observed. It is concluded that there are no wetland conditions in study area No. 1

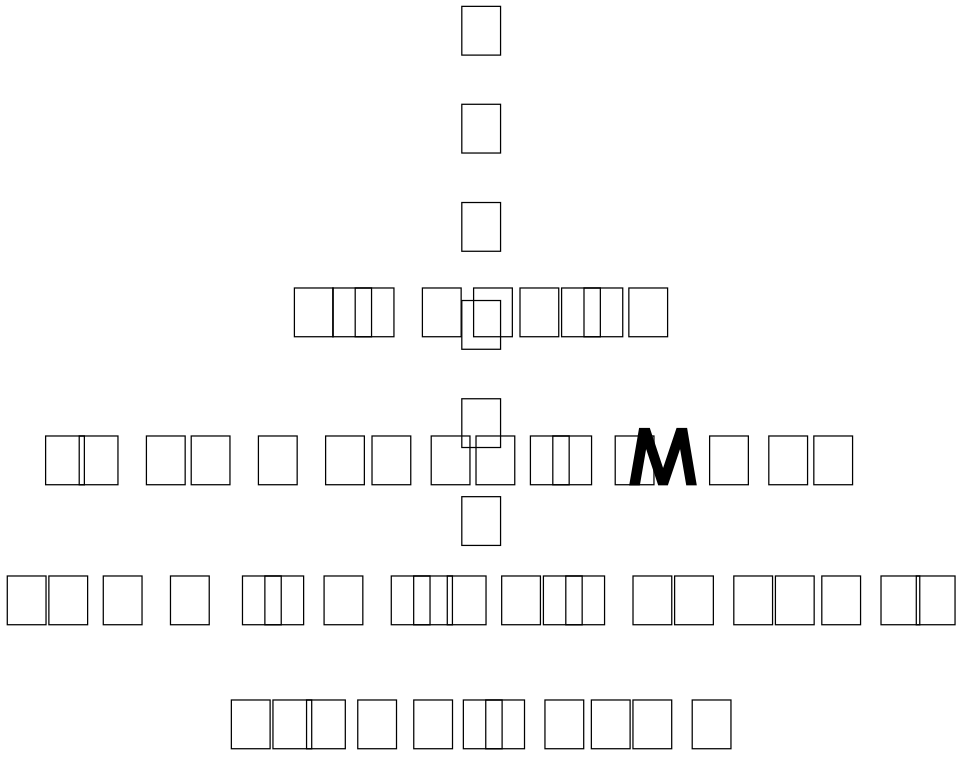
- Study Area No. 2 – this alleged wetland is found approximately 30 meters to the southwest of the proposed Parcel "SF-HDI-00010" boundary. Although the proposed construction will not directly impact this study area, it has been included in this report because of its adjacency, but outside of the Property limits. The coordinate location of the Study Area No. 2 is (18.21609, -65.67887).

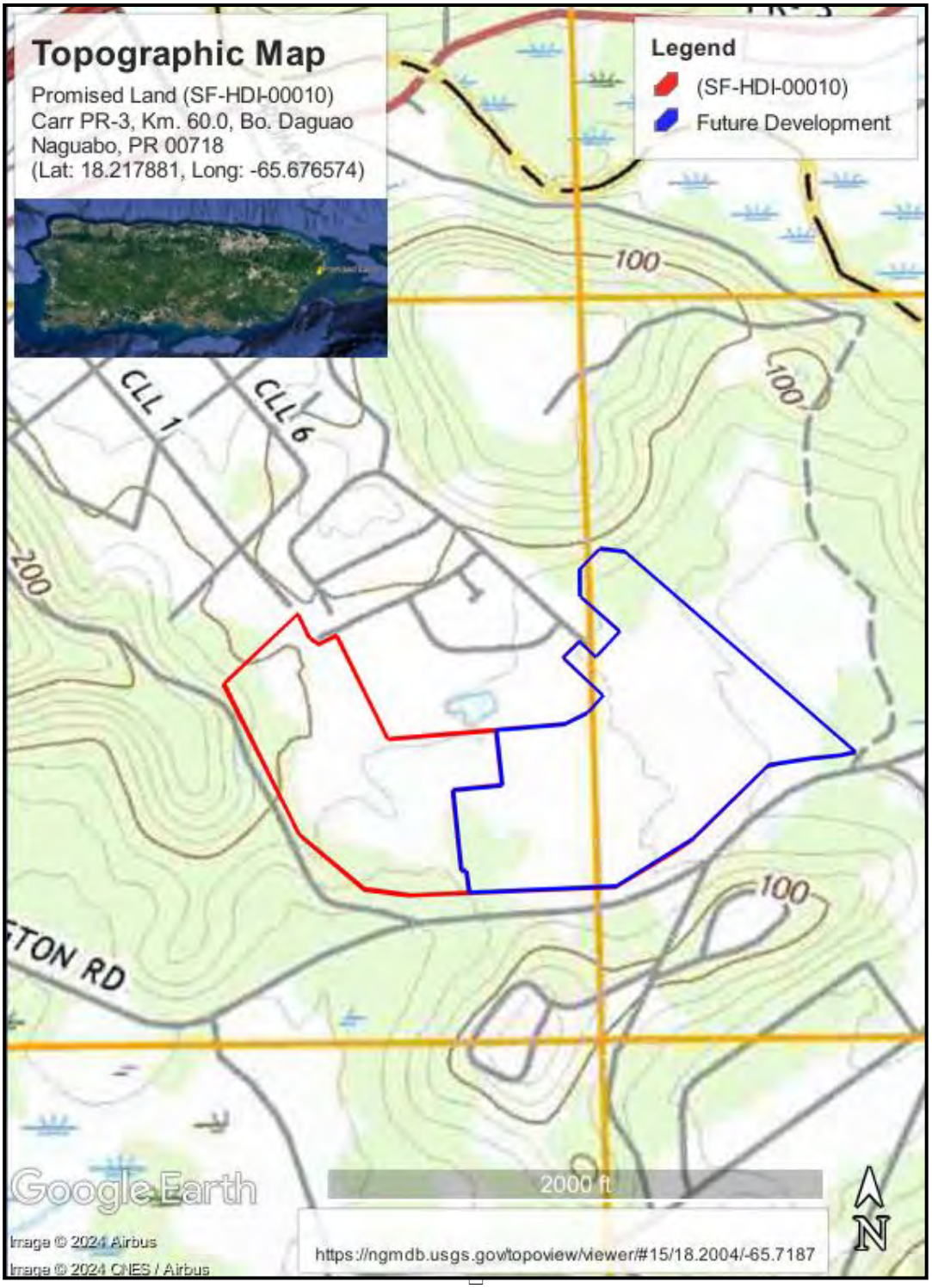
  Study Area No. 2 consists of an isolated, unnamed plot that the USFWS identifies in the NWI as "Palustrine, emergent, broad-leaved deciduous, temporarily flooded (PEM1A)". This study area contains a mix of herbaceous and forested species. Because the topography of the adjacent parcels is inclined towards Study Area No. 2, it is completely inundated (see the enclosed photographs), and no borings could be made. However, the National Resources Conservation Service (NRCS) "Web Soil Survey" electronic page, found at: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, shows that the soil at this site consists of "*Mabi clay, 5 to 12 percent slopes, eroded (MaC2)*". This soil *is not* listed as a hydric soil in the Hydric Soils list – Humacao Area, Puerto Rico Eastern Part, published by the NRCS on November 16, 2015. Notwithstanding, even though this study area will be preserved in its natural condition and will not be impacted by the proposed construction of the project "SF-HDI-00010" or any other future expansions, because it is located outside the Property limits.

Conclusion

The remainder of the alleged 0.92-acre riverine wetland within the PLFE does not exist due to the filling of the 0.81-acre freshwater pond for the construction of the original urbanization. This activity affected the hydrology of the remnant riverine wetland, and now the area has been colonized with upland vegetation, with no "true" hydric species to be found.

On the other hand, Study Area No. 2, which will not be impacted by the construction of Phase 2 residential units, is an isolated area. It is a "wetland" because the area receives rainwater from higher adjacent topography which keeps the site inundated post rain events. A walkthrough around the limits of this wetland confirmed that it is not connected to other "*waters of the United States*" (streams, creeks, rivers, lakes, navigable coastal & inland waters, and wetlands). Nevertheless, the soils on this site correspond to "*Mabi clay, 5 to 12 percent slopes, eroded (MaC2)*", which is not listed as a hydric soil by the NRCS. This area is located outside the Property limit.

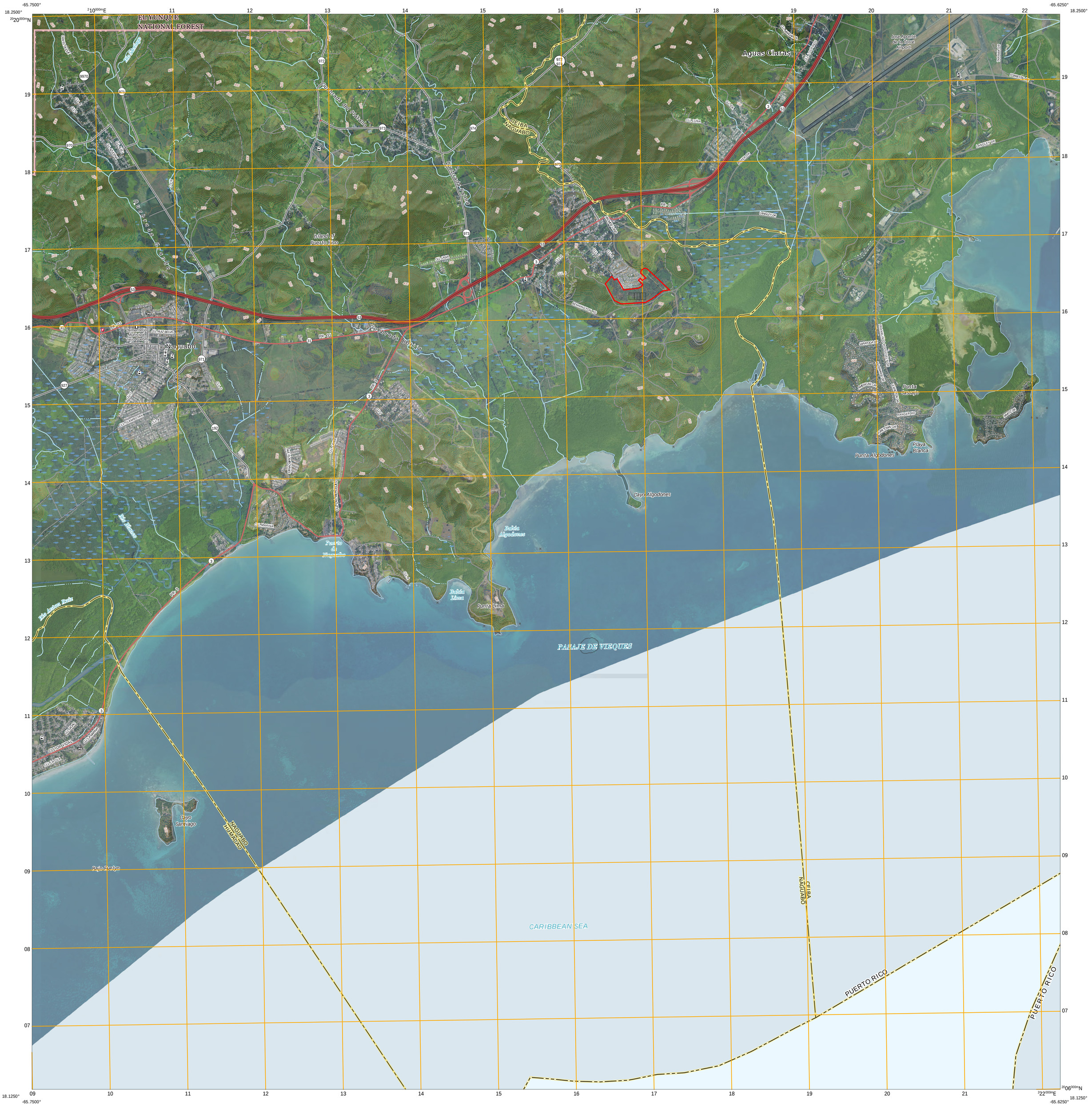



Topographic Map
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Legend
(SF-HDI-00010)
Future Development
100
100
100
200
CLL 1
CLL 6
TON RD
2000 ft
N
Google Earth
Image © 2024 Airbus
Image © 2024 CNES / Airbus
https://ngmdb.usgs.gov/topoview/viewer/#15/18.2004/-65.7187

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

NAGUABO QUADRANGLE
PUERTO RICO
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 20Q

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	Hexagon Inc.,	March 2017
Roads	U.S. Census Bureau,	2017
Roads within US Forest Service Lands	FSTopo Data with limited Forest Service updates,	2018
Names	GNIS, 1981 -	2018
Hydrography	National Hydrography Dataset, 1994 -	2018
Contours	National Elevation Dataset,	2018
Boundaries	Multiple sources; see metadata file 2016 -	2017
Wetlands	FWS National Wetlands Inventory	1983

MN
GN
13°24'
238 MILS
0°50'
15 MILS

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
KF
Grid Zone Designation
20Q

SCALE 1:20 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 500 0 1000 2000 3000 4000 5000 6000 7000 8000
FEET

CONTOUR INTERVAL 20 FEET
DATUM IS LOCAL MEAN SEA LEVEL

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.13

PUERTO RICO
QUADRANGLE LOCATION

1	2	3
4		5
6		7

1 El Yunque
2 Fajardo
3 Cayo Icacos
4 Humacao
5 Isla De Vieques West
6 Punta Guayanes
7 Isla De Vieques West OE S

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

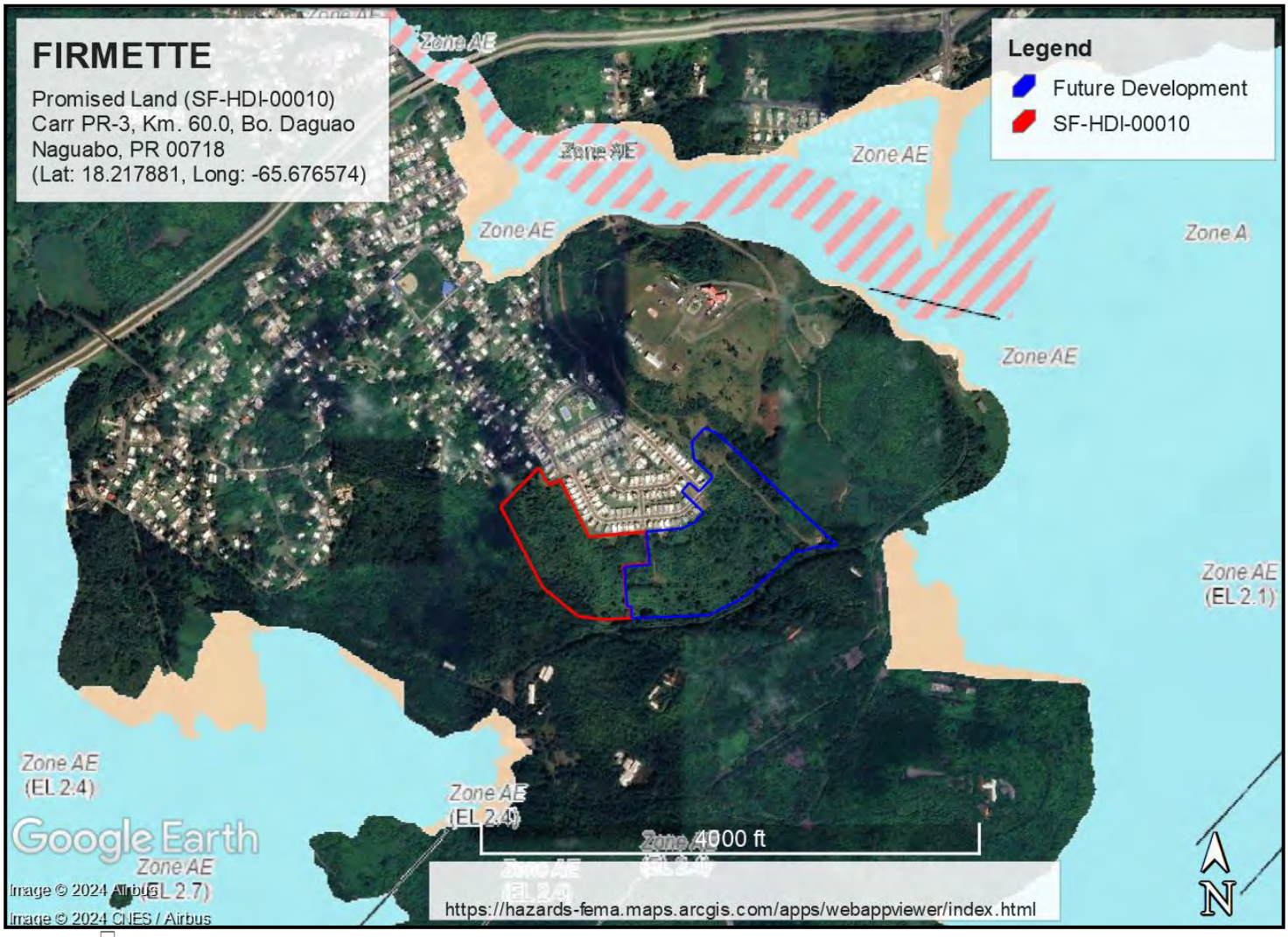
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route
FS Primary Route
FS Passenger Route
FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

NAGUABO, PR
2018

NSN 7643016392023
NGA REF NO. USGX20K75923

represent wetlands in the area as per the US Fish and Wildlife Service's


FIRMETTE
Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)
Legend
Future Development
SF-HDI-00010
Zone AE
Zone A
Zone AE (EL 2.1)
Zone AE (EL 2.4)
Zone AE (EL 2.7)
4000 ft
Google Earth
Image © 2024 Airbus
Image © 2024 CNES / Airbus
https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html
N

FLOOD HAZARD INFORMATION
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee See Notes
Area with Flood Risk due to Levee
NO SCREEN
Area of Minimal Flood Hazard
OTHER AREAS
Effective LOMRs
Area of Undetermined Flood Hazard
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
20.2
Cross Sections with 1% Annual Chance
17.5
Water Surface Elevation
Coastal Transect
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary

PER USFWS's NATIONAL

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

d electrical pole marks the site where this alleged “wetland” is found.

18.21609, -65.67887

P.O. Box 362893
San Juan, Puerto Rico 00936-2893
Tel.: 787.241.9000 Email: enviper1@gmail.com

STATEMENT OF QUALIFICATIONS
GUSTAVO ADOLFO RODRIGUEZ

OBJECTIVE: Dedicated to serve the needs of private individuals, industries and corporations, providing knowledgeable environmental consulting with competitive rates and timely service. We are confident that our experience, technical and operational resources and knowledge of compliance of federal and state regulations dealing with the environment, will assist you in developing an attractive residential, commercial or industrial project.

ENVIRONMENTAL CONSULTING SERVICES CURRENTLY OFFERED:

* Wetland Jurisdictional Determinations
* Alternative Site Analysis
* Karst and Cave Ecology
* Vegetation Surveys
* Wildlife Management Plans
* Puerto Rico EQB compliance
* Environmental Impact Statements EIS)
* Environmental Evaluations (EE)
* Faunal Surveys (inc. endangered species)
* Tree surveys and Mitigation Plans
* Erosion & Sedimentation Control Plans
* Phase I Environmental Site Assessments
* DNER Certificate of Natural Habitat Characterization
* U.S. Army Corps of Engineers Joint Permit Application
* Wetland Mitigation Plans (Creation, Enhancement and Restoration)

Mr. Rodríguez has a a Bachelor's degree in Ecology (Wildlife Science) from Purdue University in Indiana. With a total of 33 years of experience in processing, reviewing, analyzing and evaluating proposed land alteration projects of major and minor sizes in Puerto Rico and the state of Florida, he is an experienced scientist that has been involved in preparing multiple environmental documents such as flora and fauna surveys, Natural Habitat Characterization for the Puerto Rico DNER, Environmental Impact Statements, Environmental Evaluations and tree surveys w/ mitigation plans. Five years were served as a Biologist with the U.S. Army Corps of Engineers (USACE), Antilles Regulatory Section, in San Juan, Puerto Rico, processing land-alteration applications and identifying wetlands based on the three recognized scientific parameters. In addition, Mr. Rodríguez also worked with the U.S. Forest Service at the Caribbean National Forest, assisting in the identification of trees for long-term ecological studies.

TRAINING

Authorization for Capture and Relocation of the Puerto Rican Boa, and Manatee Watcher for Water-Related Projects – Dept. of Natural and Environmental

Resources, San Juan, Puerto Rico. Issued May 12, 2012; reissued on 2013 and 2017 through 2022.

Mining, Safety and Health Administration (MSHA) Training Certificate (Part 48) No. 1038988 – 8 contact hours. Issued February 22, 2017.

Qualified Stormwater Management Inspector (No. 33898). Dept. of Environmental Protection Stormwater Erosion and Sedimentation Control Inspector Training Program. October 2015.

Planting and Forestry Professional Certificate (PSF No. 177) from the Department of Environmental and Natural Resources. Issued April 21, 2004.

Regulatory III: Compliance & Enforcement. U.S. Army Corps of Engineers Training Center For Professional Development, Huntsville, Alabama. 40 Hours. July 1998.

Regulatory II-A: Procedural Issues. U.S. Army Corps of Engineers Training Center For Professional Development, Huntsville, Alabama. 40 Hours. July 1996.

Regulatory I. U.S. Army Corps of Engineers Training Center For Professional Development, Huntsville, Alabama. 40 Hours. August 1995.

Jurisdictional Delineation of Waters of the United States, Including Wetlands, in the Caribbean. The National Wetland Science Training Cooperative, Washington. 40 Hours. July 1995.

In addition, Mr. Rodríguez evaluated a total of 95 Jurisdictional Determinations during the tenure with the USACE, encompassing a wide array of ecosystems.

Exhibit 15

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

Wild and Scenic Rivers Image

Promised Land (SF-HDI-00010)
Carr PR-3, Km. 60.0, Bo. Daguao
Naguabo, PR 00718
(Lat: 18.217881, Long: -65.676574)

Green PRojects
Environmental Consultants

Legend

- (SF-HDI-00010)
- Distance (36,300 ft)
- Future Development

Google Earth

4 mi

N

https://www.arcgis.com/apps/mapviewer/index.html?layers=a37eb56966cc4b11b69909e288414e53

Image © 2024 Airbus
Image © 2024 Maxar Technologies

Exhibit 16

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

CONWASTE
CONSOLIDATED WASTE SERVICES, LLC.

30 de septiembre, 2024

Junta de Calidad Ambiental
Apartado 11488
Santurce, Puerto Rico 00910

Estimados señores:

Sirva la presente para certificar que Consolidated Waste Services, LLC., intenciona brindar servicio de recogido y disposición de desperdicios sólidos no peligrosos, no biomédicos, no vegetativos, en un contenedor de 20 yds, a, Promised Land CDBG-MIT, LLC , en el proyecto Promise Land, localizado en la Carr 3 Km 65.4 Bo Hucares, Naguabo, PR 00736

Nuestra Compañía opera y brinda estos servicios en el sistema de relleno sanitario de Fajardo, con el numero de permiso IDF-27-0011

De requerir información adicional, favor de comunicarse a nuestras Oficinas a su mejor conveniencia al teléfono número (787) 273-7639.

Cordialmente,

Edwin P. Acosta
Representante de Ventas
Cel. (787) 328-4270

Exhibit 17

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

6 de diciembre de 2024

Lcdo. Félix Rivera Torres
Secretario Auxiliar
Oficina de Gerencia de Permisos (OGPe)
PO BOX 41179
San Juan, Puerto Rico 00940-1179

Lcdo. Félix Rivera Torres:

El proyecto de epígrafe ha sometido a la consideración de esta Autoridad los planos para la construcción de los sistemas de distribución de acueducto y alcantarillado sanitario que servirán a un desarrollo de 299 unidades de vivienda unifamiliares a ser construidas en 2 fases. La fase 1 consiste en 100 unidades, y la fase 2 la cual consiste en 199 unidades., siendo éste una segunda fase de un desarrollo anterior (AAA-RE-05-53-0003), el cual contemplaba el desarrollo de 500 unidades de las cuales solo se desarrollaron 98 unidades de vivienda.

Deseamos informarle que los planos para los sistemas de agua y alcantarillado sanitario del proyecto sometidos por los Ing. Roberto Lopez Rosario (Licencia 11811 PE) han sido aprobados por esta Autoridad, sujeto a las siguientes condiciones:

1. La interconexión para el servicio de agua será de 4" de diámetro y se localizará según se indica en los planos aprobados. El punto de conexión será en la válvula de la tubería de 4" de diámetro localizada en la calle 1 y calle 8 perteneciente a terrenos del ante-proyecto .
2. La (s) interconexión (s) para el servicio de agua mencionada (s) en la condición número 1 se subdividirá (n) en 299 acometidas de ½" de diámetro.
3. El cargo por incorporación del proyecto al sistema de acueductos de esta Autoridad será de $5,914.20, o el costo vigente al momento de la inspección e incorporación del proyecto.
4. La Autoridad suplirá e instalará (los) contador(es) de ½" y los accesorios requeridos para la instalación de los contadores. El dueño o constructor del proyecto suplirá e instalará la(s) caja(s) de hierro fundido con marco y tapa de hierro fundido del tamaño "standard" para la protección de cada contador. Esta(s) caja(s) y demás accesorios de dicha(s) instalación(es) pasará a la propiedad de esta Autoridad.
5. Las de serán instaladas fuera del área de rodaje, estacionamiento o rampas de acceso. Además, las mismas deberán estar instaladas fuera del límite de la propiedad. No se permitirán la instalación de más de una acometida en una misma trinchera.
6. Las cajas de contadores serán instaladas a no menos de 5 pies de distancia de todo equipo eléctrico (seguridad). Cualquier situación que no permita el cumplimiento de esta distancia deberá ser consultada con esta oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

7. Las cajas para la protección de cada contador se instalarán en el espacio reservado para siempre entre el sardinel y la acera. En caso de que no existiera, dicha caja será instalada en la acera o en cualquier otro sitio accesible aceptado por la Autoridad.

8. Las cajas de contador deberán ser protegidas con una base de hormigón con dimensiones de 21" X 18" X 4". Las llaves de paso serán protegidas por su respectiva protección de hormigón de 12" X12"X4".

9. Resaltamos que todas las llaves de paso, válvulas tirafondo, válvulas auxiliares, hidrantes serán provistos de sus respectivas protecciones de hormigón.

10. Las nuevas instalaciones no podrán ser conectadas hasta tanto se realice la desinfección y se emitan los resultados de la misma.

11. La tubería para el servicio de acueductos será instalada a una profundidad mínima de 0.75 metros, medido desde la superficie del pavimento hasta la parte superior del tubo y a una distancia de 1.5 metros del sardinel.

12. La distancia entre las instalaciones de servicio de agua y las instalaciones eléctricas será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y abonados.

13. La distancia entre las instalaciones de servicio de agua y las instalaciones pluviales será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y nuestros abonados.

14. La distancia entre la acometida de alcantarillado sanitario y la acometida de servicio de agua será mayor o igual a 5 pies, no se permitirá la instalación de ambas acometidas en la misma excavación. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y abonados.

15. Se instalarán ventosas de aire en todos los puntos altos de la tubería donde se creen picos por cambios de dirección, según sea necesario. La localización de las mismas se determinará en el terreno.

16. Deberá instalar bloque de acodalamiento ("TRHUST BLOCK") en hormigón en cada cambio de dirección de la tubería a ser instalada.

17. Deberán instalarse aditamentos anti-hurtos a las bocas de incendio propuestas dentro del proyecto.

18. Se dejara un espacio de al menos 3" entre la loza de protección de hormigón y la tornillería de la base del hidrante.

19. Las pieza de conexión a utilizarse para la instalación de acometidas, serán tipo "flare" o rosca en caso de ser cobre flexible tipo "K", o rosca en caso de construirse en bronce. No se permitirán conexiones realizadas con piezas soldadas.

20. **Todas las acometidas de ½" se instalarán con abrazadera y llave de incorporación**.

21. Todas las conexiones serán realizadas por un maestro plomero, o bajo la supervisión de este.

22. Se deberá instalar una cinta detectable sobre la tubería de agua, igual o similar a la manufacturada por la compañía "REEF INDUSTRIES INC". Dicha cinta deberá estar localizada sobre y paralela a la tubería, a una profundidad de 0.30 metros (12"), bajo la superficie del terreno.

23. Todas las piezas como "TEE", válvula, tapón, etc. serán de hierro fundido.

24. Las piezas de conexión de hierro fundido se ajustarán a las especificaciones AWWA-C-110-54 o AWWA-C100-54, excepto las curvas de 45° y codos de 90°, las cuales deberán ajustarse específicamente a los requisitos de las segundas de estas especificaciones. Además, en caso que dichas piezas se instalen de un diámetro igual o mayor de 8", las mismas serán con junta mecánica

("Mechanical Joint") y se ajustarán a las especificaciones del ASA-A-21.11 y ASA-A-21.10, según enmendadas y en vigor actualmente.

25. Las válvulas para las líneas de cañería serán de doble compuerta de hierro fundido con asientos de bronce ("cast iron body, bronze mounted") para 150 libras de presión, juntas de campana y tuerca cuadrada para su operación. Todas las válvulas se ajustarán a las especificaciones adoptadas por la "American Water Works Association", AWWA.

26. Las acometidas para el servicio de agua serán de diámetro y material indicado en los planos aprobados y se localizará según se indica en los planos. Sus extremos quedarán a 10" de profundidad de la superficie terminada de la acera y consistirán de llave de incorporación, tubería de material aceptable y aprobado por esta Autoridad, con sus uniones especiales ("adapters"), yugo ("meter yoke box") de un modelo y especificaciones aprobadas por la Autoridad. Las cajas de hierro fundido deberán estar provistas de cerradura de diseño previamente de bronce y de diseño aprobado, a una distancia aproximada de un (1) pie dentro del límite del solar. Esta(s) llave(s) de paso deberá(n) ser provista(s) de una protección de hormigón con dimensiones 8"x8"x4".

27. La tubería de polivynil (PVC) a instalarse tiene que cumplir con todos los requisitos de las especificaciones de la "American Society for Testing & Materials" (ASTM-D-2241) en vigor actualmente.

28. Será necesario realizar excavaciones exploratorias según lo solicite el inspector de la AAA., para poder verificar la profundidad y material de la tubería. Deberá dejar provista una excavación abierta para que personal de esta Autoridad verifique las instalaciones realizadas en el mismo.

29. La tubería de servicio de agua deberá instalarse al lado contrario de las utilidades eléctricas, telefonía o CATV.

30. El proponente o dueño deberá notificar por escrito a esta oficina cuando comience la construcción de las obras.

31. Cualquier cambio que sea necesario a lo indicado en este plano o en su carta de aprobación, relacionado al sistema de agua potable, deberá ser consultado y evaluado con esta oficina previa a su implementación.

32. Para la aceptación final del proyecto el mismo deberá estar pavimentado cuando se realice la validación final.

33. El contratista o desarrollador presentará evidencia del pago de conexión al sistema, previo al endoso final del proyecto.

34. Antes de proceder a la instalación de la tubería, el urbanizador suministrará a la Autoridad de Acueductos y Alcantarillado, un certificado del fabricante de la misma incluyendo las piezas de conexión, haciendo constar que la inspección y todas las pruebas requeridas en las antes mencionadas especificaciones han sido debidamente efectuadas en la fábrica habiéndose llenado todos los requisitos exigidos en dichas especificaciones.

35. La AAA se reserva el derecho de requerir cualquier cambio pertinente que por omisión o error involuntario no se haya incluido en el proyecto y a su juicio sea necesario para el buen funcionamiento del sistema de acueductos.

36. La Autoridad será responsable de la conservación de cada acometida hasta los contadores, incluyendo éstos. El dueño del proyecto será responsable de la operación y conservación de toda la instalación más allá de los contadores.

37. Se resalta el hecho que solo en los ramales en donde se prevé futuros desarrollos podrán dejarse tapones finales en las líneas. Aquellas líneas finales a puntos donde no se espera desarrollo adicional deberá considerarse la instalación de la última acometida de servicio al tapón final, para evitar puntos "muertos".

38. El punto de conexión para este proyecto será al sistema de alcantarillado sanitario existente en terrenos del ante-proyecto , según se indica en el set de planos aprobados.

39. El dueño se hace responsable de la operación mantenimiento y mantenimiento de las líneas internas de servicio más allá del punto de conexión antes mencionado hasta tanto se culmione el proceso se de cesion y traspaso de la infraestructura a las agencias pertinentes. Además el dueño del proyecto será responsable de cualquier penalidad y/o multa que pudiesen imponer las agencias federales y estatales correspondientes, en la eventualidad de que se causen daños por desbordes, como consecuencia de la operación y mantenimiento del mencionado sistema sanitario privado que servirá al complejo de viviendas.

40. Los registros de inspección a instalarse en el sistema de alcantarillado sanitario deberán ser cubiertos con un anticorrosivo (epoxy), igual o similar al denominado "Concresive 305".

41. El tope de los registros sanitarios a ser instalados fuera de la zona de rodaje deberán ser instalados al menos 0.30 metros sobre el nivel del terreno.

42. Toda tubería que no llene los requisitos de las pruebas, será reparada por el contratista y sometida a prueba hasta que sea aprobada definitivamente por el inspector de la Oficina de Proyectos Públicos y Privados.

43. La infiltración o exfiltración de agua en las tuberías no será mayor de 50 galones por pulgada de diámetro por milla de longitud en 24 horas. El contratista proveerá los medios según lo requiera el inspector de A.A.A., para llevar a cabo las pruebas de tuberías sanitarias.

44. El dueño o contratista deberá estar preparado con personal y equipo adecuado para realizar las pruebas de nivelación al sistema sanitario propuesto. La misma deberá cumplir en terreno con las pendientes profundidades de los registros adecuadas según Capítulo IV incisos 4.06 y 4.15.01 estipulado en el Manual de Normas de Diseño de esta autoridad.

45. Para aceptar finalmente el proyecto el mismo deberá estar pavimentado cuando se realice la validación final.

46. La distancia entre las instalaciones de servicio de alcantarillado sanitario y las instalaciones eléctricas (pedestales eléctricos, transformadores, postes, etc.) será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

47. La distancia entre las instalaciones de servicio de agua y las instalaciones de alcantarillado sanitario será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

48. Los registros de limpieza serán instalados fuera del área de rodaje o rampas de acceso vehicular.

49. La A.A.A. se reserva el derecho de requerir cualquier cambio pertinente que por omisión o error involuntario no se haya incluido en el proyecto y a su juicio, sea necesario para el buen funcionamiento del sistema de alcantarillado sanitario.

50. Cualquier cambio que sea necesario a lo indicado en este plano o en su carta de aprobación, relacionado al sistema de alcantarillado sanitario, deberá ser consultado y evaluado con esta oficina para aprobación, previo a su construcción y/o desarrollo.

51. El urbanizador tiene que notificar a la Oficina Regional de Caguas de Proyectos Públicos y Privados de esta Autoridad tan pronto se comiencen las obras de acueductos y/o alcantarillado sanitario en el referido proyecto.

52. Antes de proceder al traspaso de los sistemas de distribución de agua y/o alcantarillado sanitario a esta Agencia, el urbanizador tiene que suministrar un inventario completo de dichos sistemas, así como un plano de inscripción final del proyecto y también tiene que legalizar la cesión de servidumbre de paso y terrenos adquiridos, si las hubiese.

53. La A.A.A. se reserva el derecho de requerir cualquier cambio pertinente u obra de mejora que por omisión involuntaria no se haya incluido en el proyecto y a su juicio, sea necesario para el buen funcionamiento del (de los) sistema(s) de agua potable y alcantarillado sanitario. . Esto incluye obras construidas que no estén en acuerdo con las Normas de la Autoridad y que su efecto sea en detrimento de los sistemas a ser instalados.

54. Si existiera una cañería de la Autoridad de Acueductos y Alcantarillados en uso, a la cual por su situación lógicamente debería conectarse el sistema de distribución de agua y alcantarillado sanitario, según fuera el caso del referido proyecto y dicha cañería fuera inadecuada a los fines de proveer medios eficientes de servicio, o si la misma no existiera, la Autoridad no vendrá obligada en forma alguna a facilitar libre de costo el debido funcionamiento de dichos sistemas.

55. Las instalaciones para los servicios de agua y/o alcantarillado sanitario no podrán ponerse en uso hasta tanto sean terminadas y aprobadas por esta Autoridad.

56. El dueño del proyecto deberá instalar equipos de conservación de agua iguales o similares a los "AFC" (Salva-agua), "UFO" o "ECO". El aditamento cerrará instantáneamente el flujo cuando el usuario remueva la mano del agua. El aditamento tiene que detener el goteo causado por llaves y zapatillas defectuosas. La pérdida efectiva será de 0.0 GPM y el flujo del aditamento no será mayor de 1.5 GPM. Los inodoros deberán ser de no más de 1.6 galones por descarga.

57. Los pagos de los cargos por conexión, cargos especiales por agua de construcción y los cargos de desinfección de cañerías se harán en las Oficinas Comerciales correspondientes. La oficina de Proyectos Públicos y Privados determinará la cantidad de dinero a pagar mediante una notificación a la Agencia Comercial con copia para el desarrollador. Los pagos se harán con cheques certificados o giros a favor de la AAA. La Agencia Comercial será responsable de recibir el pago efectuado por el desarrollador, expedir un recibo al contratista según la "*Notificación de Cobro a la Agencia Comercial*". El desarrollador deberá presentar la evidencia de pago y entregar este formulario firmado por el Oficial Receptor en original junto con dos copias del cheque certificado o giro. La Agencia Comercial adjuntará el recibo del cajero electrónico.

58. Esta aprobación del referido proyecto será efectiva por un término de dos (2) años a partir de la fecha de esta comunicación: al cabo del cual, de no haberse comenzado la construcción de las obras de acueductos y/o alcantarillado sanitario, el proponente tiene que someter nuevamente el proyecto a la consideración de esta Autoridad, tan pronto esté en condiciones de ejecutar dichas obras, de todo lo cual queda apercibido del interesado.

59. Una vez se inactive este proyecto por más de dos años, la aprobación del mismo quedará sin efecto.

60. El dueño del proyecto, el ingeniero que certificó los planos para la instalación de los sistemas de acueducto y alcantarillado sanitario, el inspector designado por el dueño y el contratista deberán cumplir con el "*Reglamento de Certificación y Planos de Construcción*", adoptado por esta Autoridad de acuerdo con la Ley número 7 del 19 de julio de 1985.

61. Las cartas de recomendaciones vigentes y las condiciones indicadas en las mismas, serán parte de

la aprobación de este proyecto. Los dueños del proyecto serán responsables de cumplir con estas condiciones y cualquier omisión nuestra, en esta aprobación, no los releva de realizarlas. Para todos los efectos, se considerarán como incluidas en esta aprobación.

62. Todas las bocas de incendio del proyecto se les proveerá un sistema anti-hurto para evitar el uso clandestino de las mismas. Las bocas de incendio deberán ser protegidas contra accidentes o impactos mediante la instalación mínima de tubos de hierro dúctil de 4" de diámetro rellenos de cemento.

63. Todas las conexiones, (temporeras o permanentes) se solicitarán a la Oficina de Proyectos Públicos y Privados.

64. Los pagos de los cargos por conexión, cargos especiales por agua de construcción y los cargos de desinfección de cañerías se harán en las Oficinas Comerciales correspondientes. Las facturas relacionadas a dichos cargos serán emitidas por la oficina de Proyectos Públicos y Privados. La evidencia de pago será el recibo emitido por la Oficina Comercial.

Agua de Construcción

65. El método de provisión de agua de construcción deberá ser propuesto por el desarrollador y aprobado por la Oficina de Proyectos Públicos y Privados antes de iniciar la construcción del proyecto. Resaltamos que cualquier persona que hiciera uso del servicio de agua o alcantarillado sin que medie un servicio registrado con la Autoridad, será responsable del pago de los servicios utilizados, del cumplimiento con las normas o reglamentos aplicables y las disposiciones del *Código sobre Tomas o Descargas Clandestinas, Hurto de Agua, Manipulación de Contadores u otros Accesorios Propiedad de la Autoridad de Acueductos y Alcantarillados*.

66. Para la provisión de estos servicios, siempre prevalecerá el método de lectura sobre cualquier método donde el consumo tenga que ser estimado.

67. La(s) acometida(s) temporera(s) para agua durante el proceso de agua de construcción deberán ser solicitadas formalmente a la Oficina de Proyectos Públicos y Privados (PPP), antes de iniciar las obras de construcción del proyecto. La Oficina de PPP emitirá la factura relacionada al trabajo de conexión de dicha acometida, así como la autorización de conexión, y la autorización para registrar temporeramente el servicio solicitado.

68. Deberá solicitar un servicio aparte para las oficinas temporeras del proyecto.

69. Proyectos que por su configuración, no puedan suministrar el agua de construcción con un método de lectura, estarán sujetos al pago por unidad establecido para dichos fines al momento de que se emita el endoso final para permiso de uso. Destacamos que el método de provisión de agua de construcción deberá ser propuesto por el desarrollador y aprobado por la Oficina de Proyectos Públicos y Privados antes de iniciar la construcción del proyecto.

Inspección de Obra

70. Deberá someter a las Oficinas de Proyectos Públicos y Privados dos (2) copias del "set" de planos aprobados (sello de la AAA incluido) en tamaño 24" x 36", antes del inicio de construcción del proyecto.

71. Deberá solicitar una reunión pre-construcción antes de solicitar la primera inspección del proyecto. A la misma debe asistir el inspector designado por el dueño, y el representante del dueño.

72. El inspector designado en la forma de AAA-881 será responsable de cumplir con las disposiciones de la sección 4.0 del Reglamento para permisos de planos de la AAA.

73. El inspector designado, según indicado en la AAA-881, será responsable de someter ante esta Oficina reportes rutinarios de las obras realizadas y fotos de las tuberías instaladas. Estos reportes deberán ser sellados y firmados por el inspector.

74. Las solicitudes para inspección deberán realizarse por escrito a nuestras Oficinas y deberán ser

precedidas por el informe del inspector designado por el dueño. Los informes de inspección deben detallar los elementos o pruebas realizadas así como el resultado de las mismas. En el caso de pruebas se debe describir el método utilizado para realizar la misma. Asimismo, se deben incluir fotografías de los elementos inspeccionados.

75. El inspector designado deberá someter copia de los informes de inspección del proyecto que correspondan a la instalación de las líneas del sistema de distribución de agua o alcantarillado sanitario del proyecto, cuando se vaya a solicitar el endoso de las unidades individuales. Este informe debe tener el sello y la firma del inspector designado en original.

76. Deberá proveerse una excavación en todas las acometidas para verificar la profundidad de las tuberías y tipo de material antes de pavimentar la calle de acceso y del proyecto.

77. El inspector designado deberá estar presente en las inspecciones.

78. Se debe coordinar las excavaciones en todo el proyecto de construcción con la oficina de Coordinación de Excavaciones, teléfono 764-4900, adscrita a la Comisión de Servicio Público.

Requerimientos de Endoso

79. Se deberá presentar un plano revisado donde se indique cualquier cambio del sistema de agua y sanitario. Estos cambios al plano inicialmente aprobado, deberán ser aprobados antes de proceder con los mismos. Toda solicitud para enmienda de un plano aprobado deberá incluir: un memorial explicativo discutiendo los cambios, los formularios AAA-1294 (Certificación del Diseñador) y AAA-972 (Solicitud de aprobación de planos de construcción)

80. Cualquier cambio/enmienda al plano originalmente aprobado deberá ser presentado a través de una petición de servicio para tales fines a través de la Oficina de Gerencia de Permisos (OGPe). Esta Oficina no validara obras que no cumplan con las Normas de esta Autoridad y/o cuenten previamente con nuestra aprobación.

81. De surgir alguna diferencia entre lo indicado en el plano y este documento prevalecerá lo que indique este documento y/o lo que determine esta Oficina.

82. Cualquier sistema de recolección de aguas de lluvia propuesta, deberá ser presentado para evaluación de esta Autoridad. En relación a estos sistemas resaltamos que:

    a. Dichas aguas no podrán ser mezcladas con las aguas del sistema de agua potable, servida por la AAA.

    b. Se deberá proveer un mecanismo para que esta Autoridad pueda facturar por la porción de esta agua, que por su naturaleza, se proponga disponer al sistema de alcantarillado sanitario de la AAA.

Varios

83. El diseñador deberá someter una copia del plano digital en formado ArcView (.shp), Microstation (.dng) o Autocad (.dwg). Además deberá incluir las coordenadas State Plane NAD83.

84. Como parte del proceso de endoso y aceptación final del proyecto deberán ser remitidos a nuestra Oficina los siguientes formularios: Formulario AAA-177 (Informe de Terminación de Obra), Formulario AAA-1268 (Documento de Cesión y Traspaso), Formulario AAA-1351 (Declaración y Certificación), Formulario AAA-1294-A (Certificación del Contratista) y la Certificación Final del Inspector Designado.

85. El trámite para constituir las servidumbres de paso que sean necesarias deberá haber sido finalizado antes de solicitar el/los endoso(s) final(es) para permiso de uso relacionados al proyecto.

86. El desarrollador deberá entregar un desglose de los largos de tubería instalados en el proyecto para los sistemas de agua y/o alcantarillados. En adición proveerá un listado de todas las bocas de incendio dentro del proyecto con su localización exacta y un estimado de las obras hidráulicas. Esto será un requisito para poder emitir la carta de Aceptación Final.

87. El dueño del proyecto tendrá que obtener de la oficina de Proyectos Públicos y Privados, la carta de Aceptación Final una vez sea inspeccionado y completado el proyecto en su totalidad para poder obtener el servicio.

88. El desarrollador, urbanizador o dueño del proyecto será responsable de toda obra de infraestructura de acueductos y alcantarillado hasta tanto, no haya obtenido una aceptación final de parte de la AAA. Toda deficiencia encontrada en los sistemas de distribución de agua y alcantarillado sanitario será de entera responsabilidad de los mismos y deberá ser corregida.

1. La otorgación de endosos para permiso de uso estará condicionada, entre otras cosas, a lo siguiente:
    a. Que se complete, inspeccione y ponga en operación, la línea de fuerza sanitaria "off site" que servirá al proyecto.

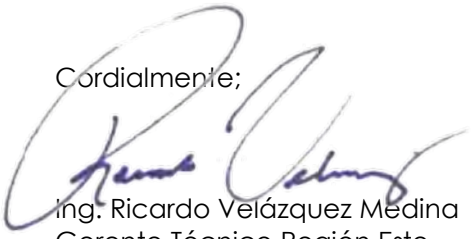
2. Deberá someter copia del borrador de la escritura matriz donde indique que la estación será de uso y mantenimiento privado, y la misma será responsabilidad de la asociación de residentes, hasta que no se culmine el proceso de

3. Deberá presentar para aprobación los planos de diseño de la EBAS y su correspondiente línea de fuerza, conforme a los estándares y normas de diseño de la AAA, incluyendo, pero sin limitarse, lo siguiente:
    a. erfil Hidráulico
    b. Curva de Selección de las Bombas (GPM vs. FT TDH)
    c. Diseño de índole civil de la caseta de control, poceto, parcela, camino de acceso, etc
    d. Cómputos hidráulicos para la selección de las bombas y curvas de las bombas propuestas
    e. Cómputo del Volumen Efectivo del Poceto
    f. Diseño mecánico ('sluice gate', 'bar screen', bombas sumergibles, extractor de gases, válvulas, ventosas, manómetros, etc) y diseño eléctrico (subestación, base de contador, alimentadores eléctricos, generador de emergencia y ATS, panel de control automático, desconectivos, etc.)

4. Se deberá presentar evidencia de la adquisición/titularidad de la parcela donde ubicará la EBAS, así como delas franjas de terreno/servidumbres por donde discurra la línea de fuerza, en caso de que no sea por uso público.

5. Se deberá cumplir con todos los requisitos estipulados en el estudio de suelo realizado por su consultor, del lugar donde estará ubicada la estación de bombas para aguas servidas, antes de proceder con la construcción de la misma.

Cordialmente;



Ing. Ricardo Velázquez Medina
Gerente Técnico Región Este
Proyectos Públicos y Privados

C: Dueño/Proponente, Expediente, Archivo de Lectura

Exhibit 18

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Promised Land

SF-HDI-00010

GOBIERNO DE PUERTO RICO
Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Número de Caso:
2023-APS-005427

Aprobación de Plano Seguro

M2A

Datos de Aprobación

De conformidad con las disposiciones legales y reglamentarias vigentes, se expide la presente Aprobación de Plano Seguro, según certificado por y a nombre del dueño aquí especificado:

Dueño

Promised Land CDBG-MIT LLC

Carr 3 Km 65.4 Bo Hucares , Naguabo, Puerto Rico, 00718

Certificado Por

Jose Garcia Lic. No. 16339

PMB 749, 1353 Ave Vigoreaux , Guaynabo, Puerto Rico, 00966

Estimado de Costo

Costo original: 94000.0 $ (USD)

Costo revisado: null $ (USD)

Atributos

Área bruta de piso: 1244.0 pies cuadrados

Área de ocupación: 1244.0 pies cuadrados

Tipo de proyecto: Una planta

Cantidad de estacionamientos: 2

Tipo de estacionamiento: Regulares

Material de la(s) estructura(s): Hormigón Armado y Bloques

Condiciones Generales

1. Si durante el proceso de construcción se desean permisos para construir marquesinas, accesorios o ampliaciones que no están contemplados en el plano aquí aprobado, estos serán tramitados aparte para cada caso que surja, mediante una solicitud independiente. En estos casos se cancelarán sellos adicionales según el costo total de la construcción incluyendo el costo original.

2. No se autorizará Certificado de Construcción o Permiso de Uso para ocupar edificio alguno construido en los solares hasta tanto la Oficina de Gerencia de Permisos (OGPe) apruebe el plano de inscripción de los solares correspondientes a los edificios.

3. Esta autorización no le exime del cumplir con las leyes y reglamentos vigentes y aplicables para la construcción en Puerto Rico.

4. Esta autorización no constituye un permiso de construcción, el cual deberá ser obtenido mediante el procedimiento normal en la Oficina correspondiente.

5. De no haber facilidades de alcantarillado sanitario en alguna sección, se someterá un diseño adecuado de pozos sépticos para cada residencia construida en dicha sección.

Una parte adversamente afectada por una actuación, determinación final o resolución de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) día contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

La parte recurrente utilizará el mecanismo que proveerá el Sistema Unificado de Información al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por

Aprobación de Plano Seguro

reglamento, a las partes, incluyendo a la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

El Juez Administrativo de la División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un periodo de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.

Aviso

El Plano Seguro ha sido aprobado como etapa adelantada a la ulterior presentación de la solicitud de permiso de construcción que el uso de tal plano conlleva. Bajo ninguna circunstancia deberá interpretarse que esta aprobación autorice iniciar obras de construcción de clase alguna, ni el uso del Plano Seguro sin el consentimiento del proyectista.

Firma y Sellos

Fecha de Expedición:

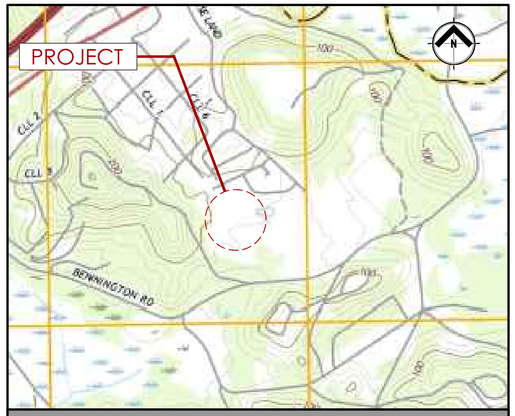
18-10-2023

Lcdo. Félix E. Rivera Torres
Secretario Auxiliar
Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos

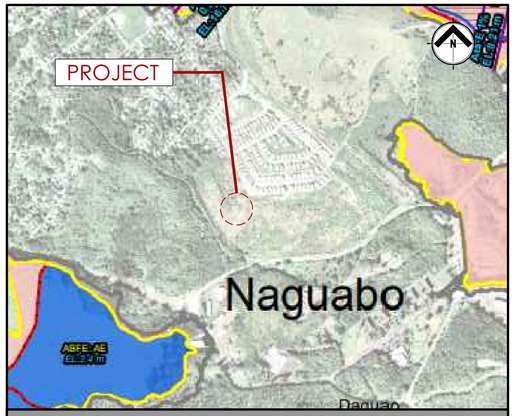
Lcdo. Félix E. Rivera Torres

Secretario Auxiliar de la OGPe

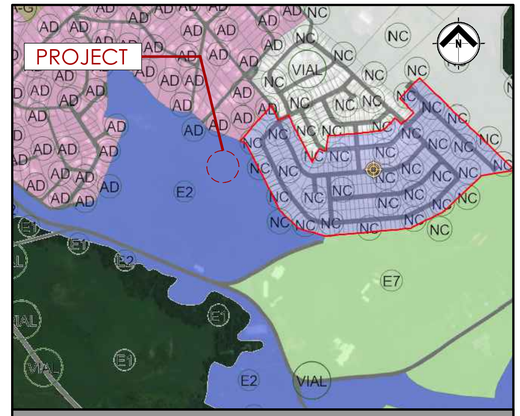
AERIAL VIEW



LOCATION MAP



FLOOD MAP



ZONING MAP

CONSTRUCTION DOCUMENTS OR CDB MIT R

PROMISE LAND

MODEL M A

NA UABO UERTO RICO ERMIT SET DRA T

DRAWING INDEX

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E	ELECTRICAL NOTES AND DETAILS
E	ONE LINE DIA RAM AND DETAILS.

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PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

BY:										
DESCRIPTION:										
DATE:										
REV.										

NOTE

T r r r d d d rr r . d r mr r d r r r r d r mr r r d r r r r . A d dr d d r r r r d d drr r d d r r r d r r d . I r r r r r d d r r r d r r d . A r r r r r r dr d r r r d d d O r r dr d r d r r .

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CONSTRUCTION DRAWINGS FOR:

MODELO
M2A

TITLE:

TITLE S EET

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.: T
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE T d S r AM ILE NAME N DESI N ROMISE LAND AT NA UABO DW ARC ITECTURAL D CD T TITLE S EET SD DW

ABBRE IATIONS

∠	ANGLE	F.O	FACE OF
⊏	CHANNEL	F.O.C	FACE OF CONCRETE
℄	CENTER LINE	F.O.F	FACE OF FINISH
∅	DIAMETER	F.O.M	FACE OF MASONRY
ℙ	PLATE	F.O.S	FACE OF STUDS
⊥	PERPENDICULAR	F.H	FLAT HEAD/FIRE HYDRANT
ABV	ABOVE	FIN	FINISH, FINISHED
A.F.F	ABOVE FINISHED FLOOR	F.F.E	FINISH FLOOR ELEVATION
A.S.C	ABOVE SUSPENDED CEILING	F.F.L	FINISH FLOOR LINE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	F.A	FIRE ALARM
		F.R	FIRE-RATED
		F.E.C	FIRE EXTINGUISHER CABINET
ACC	ACCESS	F.H.C	FIRE HOSE CABINET
A.P	ACCESS PANEL	F.H.V	FIRE HOSE VALVE
AC	ACOUSTIC, ACOUSTICAL	FLG	FLASHING
ADD'L	ADDITIONAL	F.C	FLEXIBLE CONNECTION
ADH	ADHESIVE	FLR, FL	FLOOR, FLOORING
ADJ	ADJUSTABLE	FL CO	FLOOR CLEANOUT
AGG	AGGREGATE	F.D	FLOOR DRAIN
ALT	ALTERNATE	FLUOR	FLUORESCENT
AL, ALUM	ALUMINUM	F.A.I	FRESH AIR INTAKE
A.B	ANCHOR BOLT	F.S	FLOOR SINK
ANCH	ANCHOR	F.B.O	FURNISHED BY OTHERS
ANOD	ANODIZED	F.W.	FOUNDATION WALL
ARCH	ARCHITECT, ARCHITECTURAL	GALV	GALVANIZED
A/E	ARCHITECT/ENGINEER	G.S.M	GALVANIZED SHEET METAL
AD	AREA DRAIN	GL	GLASS, GLAZING
AUTO	AUTOMATIC	G.B	GRAB BAR
AUX	AUXILIARY	GRN	GRANITE
APPROX	APPROXIMATE	GYP	GYPSUM
		GEN	GENERAL
B.P	BACK PLASTER/PLASTERED	GRD	GROUND
BM	BEAM	G.F.R.C	GLASS FIBER REINFORCED CONCRETE
BEL	BELOW		
BTW	BETWEEN		
BVL	BEVELED	HH	HANDHOLE
BLKG	BLOCKING	HDW	HARDWARE
BD	BOARD	HDR	HEADER
B.R.S	BLAST RELIEF SHAFT	H.D	HEAVY DUTY
B.S	BOTH SIDES	HT	HEIGHT
BOT, BTM	BOTTOM	HX	HEXAGONAL
BRZ	BRONZE	H.M	HOLLOW METAL
BLDG	BUILDING	HORIZ	HORIZONTAL
B.M	BENCHMARK	H.B	HOSE BIBB
BLVD, BL	BOULEVARD	H.W.P	HIGH WORKING POINT
		H.P	HIGH POINT
CAB	CABINET	H.D.P.M	HIGH DENSITY POLYETHELENE MEMBRANE
C.I	CAST IRON		
C.I.P	CAST-IN-PLACE (CONCRETE)	I.B.C.	INTERNATIONAL BUILDING CODE
C.B	CATCH BASIN	I.D	INSIDE DIAMETER
CLG	CEILING	INSUL	INSULATE, INSULATED, INSULATION
CHAM	CHAMFER		
CLR	CLEAR, CLEARANCE	INT	INTERIOR
C.C.T.V	CLOSED CIRCUIT T.V. CAMERA	INV	INVERT
COL	COLUMN	INCL	INCLUDING
COMPO	COMPOSITION		
CONC	CONCRETE	J.C	JANITOR'S CLOSET
C.M.U	CONCRETE MASONRY UNIT	JT	JOINT
C.O	CONVENIENCE OUTLET, CLEAN OUT	J.F	JOINT FILLER
		kg	KILOGRAM
CONST	CONSTRUCTION	kPa	KILO PASCAL
CONT	CONTINUE, CONTINUOUS	K.O.P	KNOCKOUT PANEL
C.J	CONTROL JOINT		
CPR	COPPER	LVL	LEVEL
C.G	CORNER GUARD	LTG	LIGHTING
C.L	CHAIN LINK	LAM	LAMINATE, LAMINATED
C.R	CARD READER	LAV	LAVATORY
CEM	CEMENT	LT	LIGHT
CER	CERAMIC	LW	LIGHTWEIGHT
		L.P	LOW POINT
		L.W.P	LOWER WORKING POINT
		L	LENGTH
		LIN	LINEAR
DEG OR °	DEGREE	LONGIT	LONGITUDINAL
DET	DETAIL		
DIAG	DIAGONAL	m	METERS
DIA	DIAMETER	m²	SQUARE METERS
DIM	DIMENSION	mm	MILLIMETERS
DIV	DIVISION	MH	MANHOLE
DR	DOOR	MFR	MANUFACTURER
DTA	DOVETAIL ANCHOR	M.O	MASONRY OPENING
DTS	DOVETAIL ANCHOR SLOT	MACH	MACHINE
DWG	DRAWING	MAX	MAXIMUM
D.F	DRINKING FOUNTAIN	MECH	MECHANIC, MECHANICAL
DN	DOWN	MED	MEDIUM
D.I	DRAIN INLET	MTL, MET	METAL
		MIN	MINIMUM
EA	EACH	MIR	MIRROR
E	EAST	MISC	MISCELLANEOUS
EJECT	EJECTOR	MTD	MOUNT, MOUNTED
ELECT	ELECTRIC, ELECTRICAL	MTG	MOUNTING
EL	ELEVATION	MEZZ	MEZZANINE
ELEV	ELEVATOR		
EMERG	EMERGENCY	N.R.C	NOISE REDUCTION COEFFICIENT
E.M.P	EMERGENCY MANAGEMENT PANEL	NOM	NOMINAL
		N/R	NON-RATED
		N/A	NOT APPLICABLE
EQ	EQUAL	NO., #	NUMBER
EQUIP	EQUIPMENT	N	NORTH
ESC	ESCALATOR	N.I.C	NOT IN CONTRACT
E TEL	EMERGENCY TELEPHONE	N.T.S	NOT TO SCALE
E.T.S	EMERGENCY TRIP SWITCH/STATION		
EXH	EXHAUST	O/	OVER
EXIST (E)	EXISTING	O.A.I	OUTSIDE AIR INTAKE
		OBS	OBSCURE
		O.C	ON CENTER, CENTERS
E.B	EXPANSION BOLT	OP	OPAQUE
EXP	EXPOSED, EXPANSION	OPNG	OPENING
EXT	EXTERIOR	OPP	OPPOSITE
		O.D	OUTSIDE DIAMETER

O.A	OVERALL		
O.S.A	OUTSIDE SUPPLY AIR		
O.F.	OVERFLOW		
PROJ	PROJECTION		
PVC	POLY VINYL CHLORIDE		
PAR	PARALLEL		
PART	PARTIAL		
P.R.B.C.	PUERTO RICO BUILDING CODE		
PERF	PERFORATE, PERFORATED		
P LAM	PLASTIC LAMINATE		
PL	PLATE		
PLUM	PLUMBING		
PT	POINT		
PROP	PROPERTY		
P.S	POINT OF SWITCH		
P.L	PROPERTY LINE		
PC	PRECAST		
PLATF	PLATFORM		
Q.T	QUARRY TILE		
RT	RIGHT		
RAD, R	RADIUS		
REF	REFERENCE		
REFL	REFLECT, REFLECTED, REFLECTIVE, REFLECTOR		
RES	RESILIENT		
REINF	REINFORCING		
REV	REVISION, REVISIONS, REVISED, REVERSE		
R.O.W	RIGHT-OF-WAY		
R	RISER, RADIUS		
R.D	ROOF DRAIN		
RFG	ROOFING		
RM	ROOM		
R.O	ROUGH OPENING		
R.B	RUBBER BASE		
REQ'D	REQUIRED		
RD	ROAD		
R.W.	RETAINING WALL		
SECT	SECTION		
SHT	SHEET		
SIM	SIMILAR		
S.F.C.P.	SMOOTH FINISH CEMENT & PLASTER		
S	SOUTH		
SPEC	SPECIFICATION, SPECIFICATIONS		
SQ	SQUARE		
STD	STANDARD		
STA	STATION (ALIGNMENT)		
STL	STEEL		
STRUCT	STRUCTURAL		
SYM	SYMMETRY, SYMMETRICAL		
S.S	STAINLESS STEEL		
SCHED	SCHEDULE		
SPKR	SPEAKER		
T.D.D	TELECOMMUNICATION DEVICE FOR THE DEAF		
TEL	TELEPHONE		
TV	TELEVISION		
T.V.M	TICKET VENDING MACHINE		
THK	THICK, THICKNESS		
T.O.S	TOP OF STEEL		
T.O.C	TOP OF CONCRETE CURB		
T.O.W	TOP OF WALL		
T	TREAD		
TYP	TYPICAL		
T.O.P	TOP OF PARAPET		
T.O.A.	TOP OF ARCADE & COMMUNICATIONS		
T.D	TRENCH DRAIN		
UR	URINAL		
U.N.O	UNLESS NOTED OTHERWISE		
U.W.P	UPPER WORKING POINT		
V.C.T	VINYL COMPOSITION TILE		
VENT	VENTILATION		
VERT	VERTICAL		
VEST	VESTIBULE		
V.M.S	VARIABLE MESSAGE SIGN		
W.S.P	WET STAND PIPE		
W.T	WATER TABLE		
WP	WATERPROOFING		
W.W.M	WELDED WIRE MESH		
W.W.F	WELDED WIRE FABRIC		
W	WEST, WIDTH		
W/O	WITHOUT		
WD	WOOD		
W.P	WORKING POINT		
W/	WITH		

ENERAL S MBOLS AND LE END

TILE

PLYWOOD

METAL

GLAZING

STAINLESS STEEL OR ALUMINUM

STEEL

EARTH

CONCRETE

PRECAST CONCRETE

CONCRETE MASONRY UNIT

GRANITE

INSULATION PANEL

MARBLE

COMPACTED FILL

EXISTING STRUCTURE

GYPSUM WALL

GRAPHIC SCALE (0 1 2 3 4ft.)

FHC — FIRE HOSE CABINET

1-001 — ROOM IDENTIFICATION

AXIS — AXIS OR STRUCTURAL GRID

1 — DOOR IDENTIFICATION

A — WINDOW IDENTIFICATION

SECTION DESIGNATION — W1 — A0.00 — DRAWING WHERE BLDG. SECTION APPEARS — BUILDING SECTION MARK

WALL SECTION DESIGNATION — A — A — DRAWING WHERE WALL SECTION APPEARS — WALL SECTION

SECTION DESIGNATION — SECTION — SCALE: 1"=1'-0" — A5.01N — W1 — A5.00 — DWG. NUMBER ON WHICH SECTION ARE IDENTIFIED — BUILDING SECTION TITLE

NEW GRID IDENTIFICATION — EXISTING GRID IDENTIFICATION — A

ELEVATION DESIGNATION — 1 — A0.00 — DRAWING WHERE BLDG, ELEV APPEARS — EXTERIOR BLDG. ELEVATION MARK

DETAIL NUMBER — 1 — A0.00 — DRAWING WHERE DETAIL APPEARS — DETAIL MARK

DETAIL — SCALE: 1"=1'-0" — A5.01 — 1 — A0.00 — DWG. NUMBER ON WHICH DETAIL ARE IDENTIFIED — DETAIL TITLE

INTERIOR ELEV. NUMBER — 1 2 3 4 — X — A=1.0 — ZONE GROUP — DRAWING WHERE INT. ELEV. ARE SHOWN — INTERIOR ELEVATION MARKS

F.F.E. 0'-0" — FIN. FLOOR ELEVATION

LEVEL MARK

EL. 0'-4" OR +4" — NEW SPOT ELEVATION (FEET OR METERS)

EL. 10'-0" — EXISTING SPOT ELEVATION (FEET OR METERS)

NORTH SYMBOL

PROJECT LIMIT

FINISH LIMIT

1 — REVISION MARK

CEILING HEIGHT ABOVE FIN. FLOOR

P-1 / A-10.06 — WALL TYPE IDENTIFICATION

DOOR IDENTIFICATION

E NOTE

SADDLE

ENERAL NOTES

1. REFER TO PROJECT SPECIFICATIONS FOR GENERAL CONTRACT REQUIREMENTS, MATERIALS, WORKMANSHIP AND SHOP DRAWINGS.
2. ALL DIMENSIONS OTHER THAN PURELY ARCHITECTURAL DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SHALL BE FIELD COORDINATED BY THE CONTRACTOR WITH ALL OTHER DISCIPLINE DRAWINGS, AND ANY INCONSISTENCIES REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING DIMENSIONS AND ELEVATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITION THAT IS NOT CONSISTENT WITH THE DRAWINGS OR THAT WILL IMPAIR LAYOUTS OR ATTACHMENTS OF FINISHES.
4. DO NOT SCALE DRAWINGS. USE INDICATED OR CALCULATED DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH RELEVANT ASPECT OF THE WORK OF ANY LAYOUT CONDITIONS THAT ARE NOT CONSISTENT WITH, OR MISSING FROM, THE DRAWINGS OR THAT WILL IMPAIR LAYOUT.
5. DIMENSIONING FORMAT FOR THE ARCHITECTURAL DRAWINGS IS:
   A. DIMENSIONS FOR PRECAST OR PREFABRICATED ELEMENTS ARE TO THE FACE OF THE ELEMENT UNLESS OTHERWISE NOTED.
   B. DIMENSIONS FOR MASONRY ARE NOMINAL UNLESS OTHERWISE INDICATED.
   C. CRITICAL CLEAR DIMENSIONS, FINISH OPENING DIMENSIONS REQUIRED ARE INDICATED AND ARE TO FINISH FACE OF ELEMENT.
6. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND LAYOUT OF STRUCTURAL CONCRETE.
7. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL STEEL SIZES, ALL CONCRETE REINFORCEMENT, UNIT MASONRY REINFORCEMENT, STEEL LINTEL SIZES, RELIEVING ANGLE SIZES, CONCRETE FILLED LINTEL BLOCK AND ALL OTHER REQUIREMENTS FOR LOAD CARRYING MEMBERS. STRUCTURAL DRAWINGS SHALL GOVERN FOR LOAD CARRYING MEMBERS.
8. REFER ALSO TO LANDSCAPING, STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL AND ELECTRICAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENING, SLEEVES, DEPRESSIONS AND ATTACHMENT REQUIREMENTS.
9. REFER TO STRUCTURAL DRAWINGS FOR PENETRATIONS OF STRUCTURAL ELEMENTS. REFER ALSO TO MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR SLEEVE PENETRATIONS, AND EMBEDMENTS REQUIRED FOR THESE SYSTEMS. THE CONTRACTOR IS TO COORDINATE ALL EMBEDMENTS AND PENETRATIONS.
10. PROVIDE ALL ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL EQUIPMENT, WHETHER OR NOT SHOWN ON DRAWINGS, ALL ACCESS PANELS SHALL BE FLUSH WITH ADJACENT FINISH SURFACES.
11. SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR EQUIPMENT REQUIRING HOUSEKEEPING PADS. SEE STRUCTURAL DRAWINGS FOR TYPICAL HOUSEKEEPING PAD DETAILS AND REINFORCEMENT.
12. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND INSTALLER.
13. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL SLAB AND WALL OPENINGS INCLUDING BUT NOT LIMITED TO OPENINGS IN ELECTRICAL CLOSETS, CONTROL ROOMS, MACHINE ROOMS, ETC., PER EQUIPMENT MANUFACTURER RECOMMENDATIONS.
14. BACK-KEYING REFERENCES ARE NOT INTENDED TO GIVE QUANTITY OF LOCATIONS IN WHICH A PARTICULAR DETAIL OCCURS, BUT ARE TO AID CONTRACTOR IN FINDING SAMPLE LOCATION (S) IN WHICH A PARTICULAR DETAIL OCCURS.
15. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
16. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
17. ALL EXPOSED CORNERS AT CAST IN PLACE CONCRETE ARE TO RECEIVE CONTINUOUS 20MM CHAMFER, CHAMFER TO BE OMITTED WHERE CMU OR OTHER ADJACENT MATERIAL ABUTS CORNER.
18. ALL PENETRATIONS THRU RATED WALLS OR FLOORS SHALL BE PROTECTED AND/OR SEALED WITH MATERIAL OF THE SAME FIRE RATING AS THE PENETRATED WALLS OR FLOORS.
19. HANDRAILS AND GRAPHIC BANDS, HORIZONTAL CONCRETE JOINTS, CEILINGS AND DUCT ENCLOSURES SHALL RUN PARALLEL TO THE FLOOR, ALL VERTICAL JOINTS AND RUSTICATION IN THE TILE CLADDING, CONCRETE AND C.M.U. SHALL BE TRUE VERTICAL.
20. PROVIDE ISOLATION BETWEEN DISSIMILAR METALS (TYPICAL) .
21. ALL STEEL ITEMS SHALL BE GALV. DOUBLE DIP (U.N.O.) .
22. ALL WOOD ITEMS SHALL BE FIRE RETARDANT TREATED (FLAME SPREAD: 25 OR LESS PER A.S.T.M. E-84) .
23. ANCHORS INDICATED BY MFR IDENTIFICATION ARE TO ESTABLISH ANCHOR TYPE, MATERIAL AND LOAD CAPACITY.
24. SHIM MEMBERS AT CONCRETE SURFACES AS REQUIRED.
25. PROVIDE SLOTTED HOLES IN METAL MEMBERS FOR ADJUSTMENT.
26. ALL EXPOSED AREAS SUBJECT TO FOOT TRAFFIC SHALL BE SLIP RESISTANT, COEFFICIENT OF FRICTION 0.6 MIN. WET & DRY. (ASTM C-1028) OR AS PER DESIGN CRITERIA.
27. C.M.U. OPENINGS AND WALLS MUST BE LAID PLUMB AND TRUE.
28. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL WORK SHOWN ON THE PLANS, WHETHER OR NOT ADEQUATELY DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
29. THE CONTRACTOR IS RESPONSIBLE TO FINISH WHATEVER IS NECESSARY TO ENSURE COMPLETE AND PROPERLY FUNCTIONING SYSTEM, REGARDLESS OF WHETHER OR NOT SHOWN IN THE CONTRACT DOCUMENTS.
30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT MATERIALS AND EQUIPMENT IF THEY HAVE NOT BEEN SIZED PROPERLY AT NOT ADDITIONAL COST, IN ORDER TO ACHIEVE THIS PURPOSE.

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email : info@jotapr.com

BY:									
DESCRIPTION:									
DATE:									
REV.									

NOTE

CERTI IED

JOSE E. GARCIA COSCULLUELA — ARQUITECTO — LICENCIADO — NUM. #16339 — PUERTO RICO

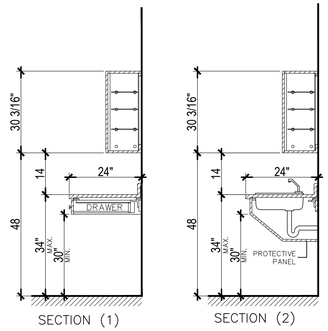
CONSTRUCTION DRAWINGS FOR:

MODELO M2A

TITLE:

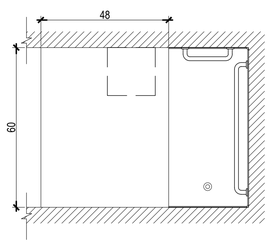
LE END AND T ICAL NOTES

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.:
SCALE: AS S OWN	
PROJECT NO.:	



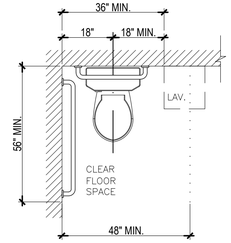
ITC EN DETAILS

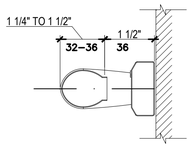
NOT TO SCALE



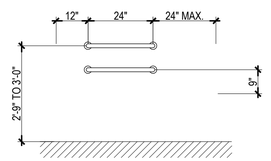
CLEAR FLOOR SPACE

WITH IN–TUB SEAT (SHOWER OR TUB)



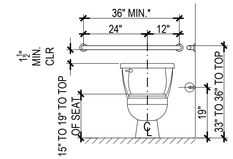


GRAB BAR

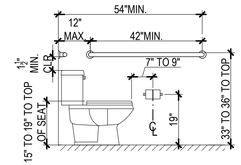


BATHTUB BACK (X)

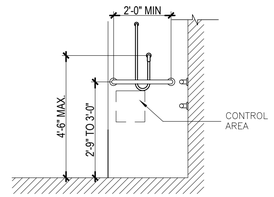
WITH IN–TUB SEAT



REAR WALL ELEV.

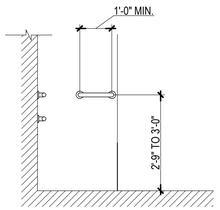


SIDE WALL ELEV.



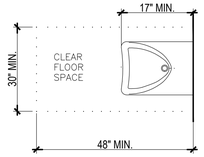
FOOT (Y)

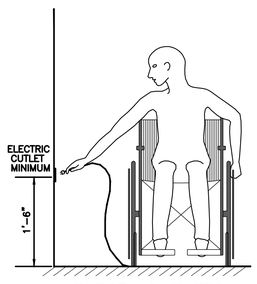
WITH IN–TUB SEAT



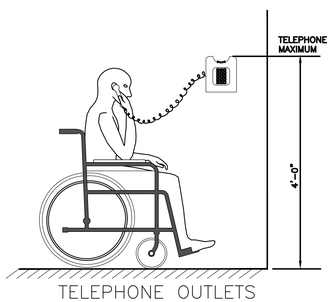
HEAD (Z)

WITH IN–TUB SEAT

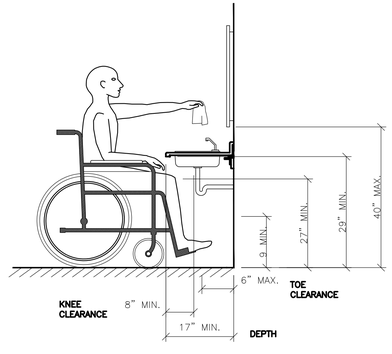


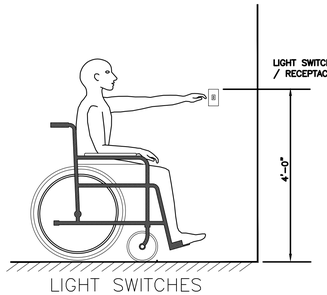


ELECT. OUTLETS

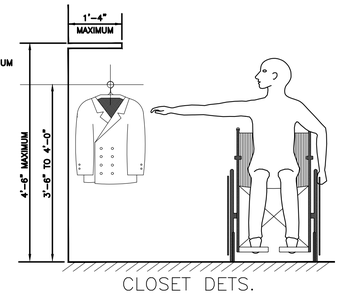


TELEPHONE OUTLETS





LIGHT SWITCHES



CLOSET DETS.

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ARCHITECTS ⊕ PLANNERS ⊕ CONSULTANTS
TEL. (787) 240–6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE

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JOSÉ F. GARCÍA COSCULLUELA
ARCHITECTO
LICENCIADO
PUERTO RICO
RS #16339

CONSTRUCTION DRAWINGS FOR:

MODELO M2A

TITLE:

ADA T ICAL DETAILS

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.:
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE M d S r M ILE NAME N DESI N MODEL M DW ARC ITECTURAL D CD MODEL M A ADADETAILS MODEL M CD.DW

GENERAL NOTES

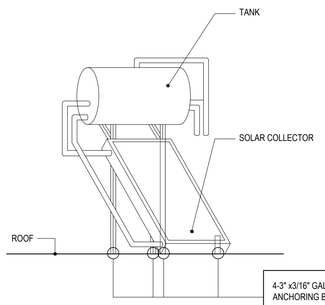
. T IS LANS ARE INTENDED TO BE USED AS A MIRROR IMA E. SEE SITE LAN.

. RO IDE S LAS BLOC AT ALL DOWNS OUTS.

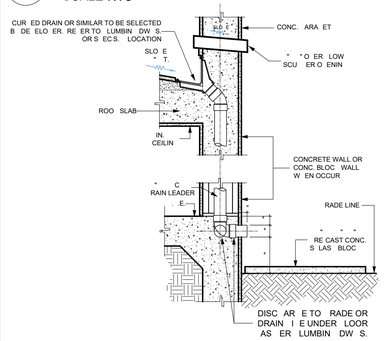
. ALL CONCRETE SUR ACES TO BE CEMENT LASTER AINT INIS COAT RIMER COATS AINT UNLESS OT ERWISE NOTED.

AREA CALCULATIONS

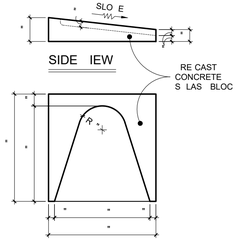
SPACE	AREA (SQ.FT.)
DININ ROOM	.
LI IN ROOM	.
ITC EN	.
BEDROOM	.
BEDROOM	.
MASTER BEDROOM	.
ALLWA	.
LAUNDR	.
BAT ROOM	.
BAT ROOM	.
ORC	.
WALLS	.
TOTAL	**1,244.6**
ARA E	.



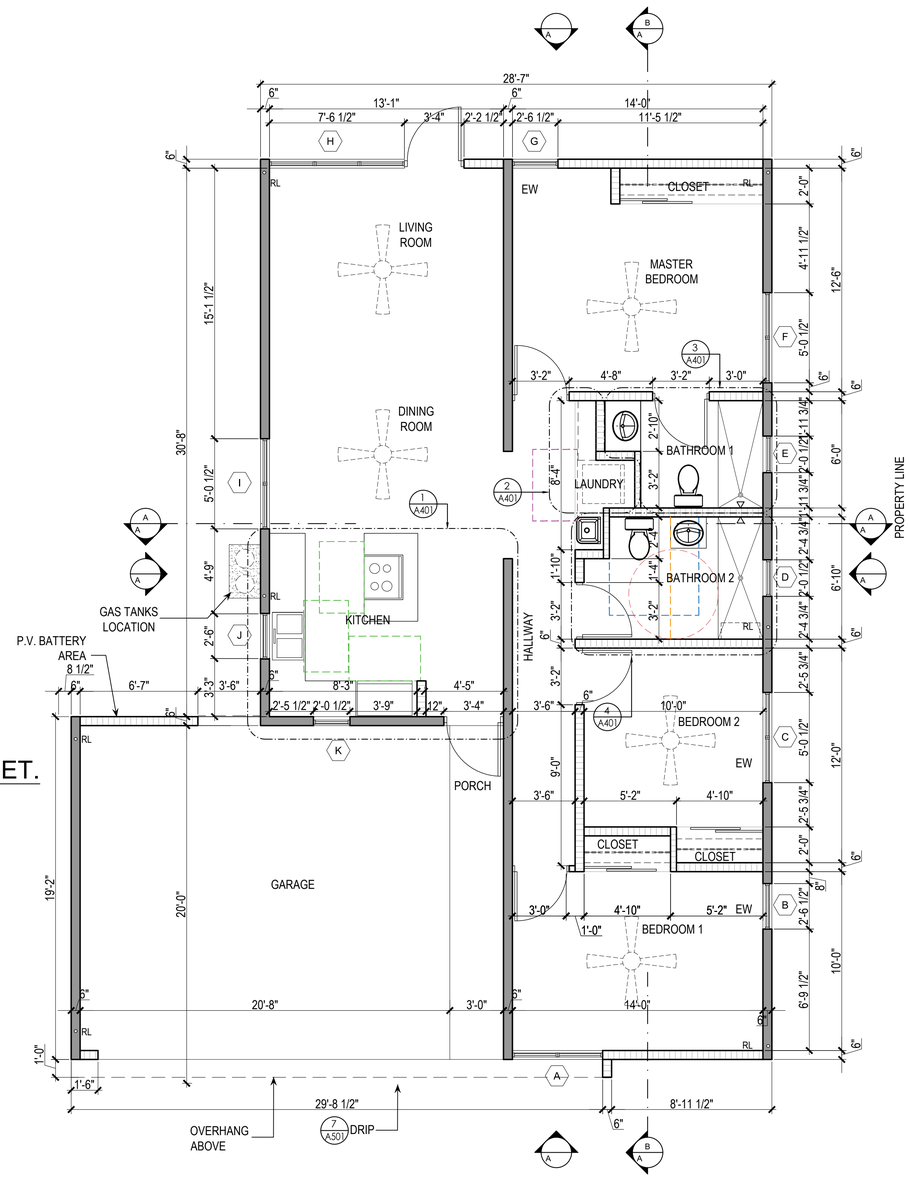
SOLAR EATER ANC ORIN DET.
SCALE NTS



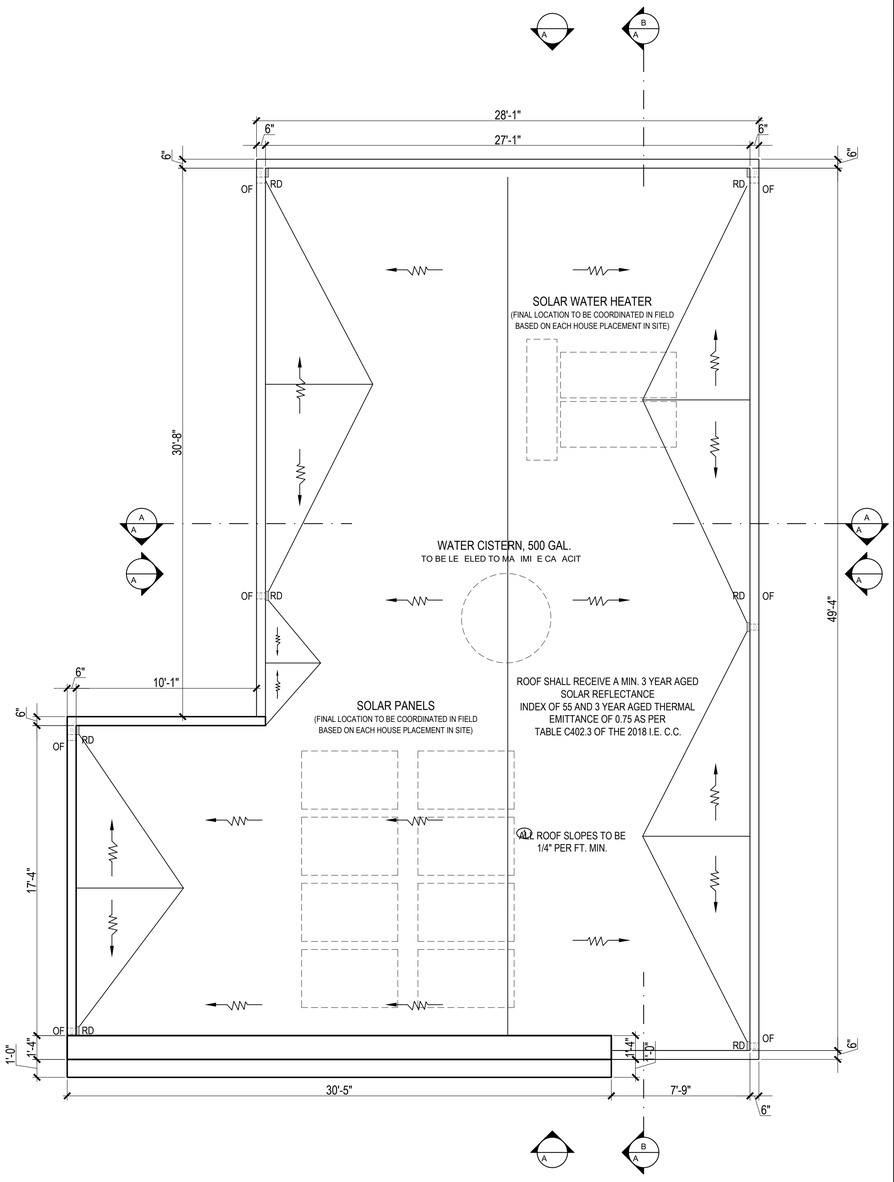
ROO DRAINA E DET.
SCALE NTS



S LAS BLOC DET.
SCALE NTS



ROUND LOOR LAN
SCALE "



ROO LAN
SCALE "

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TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

BY:	DESCRIPTION:	DATE:	REV.

NOTE

T r r r r d d d rr r r d r r r r d r r dmr r r d r r r r r . A d dr d d r r r r r d d r r d r r r d r r r d I r r r r r d d r r r d r r r d . A d r r r r r r r dr d r r r r d d d "O " r d r d r r .

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CONSTRUCTION DRAWINGS FOR:

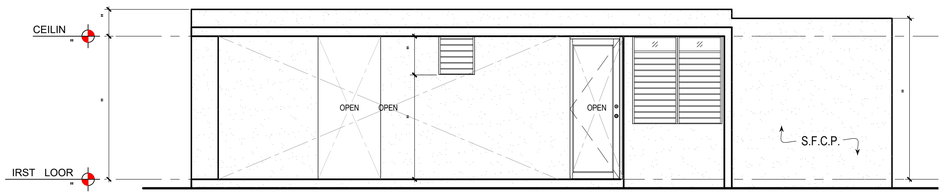
MODELO M2A

TITLE:

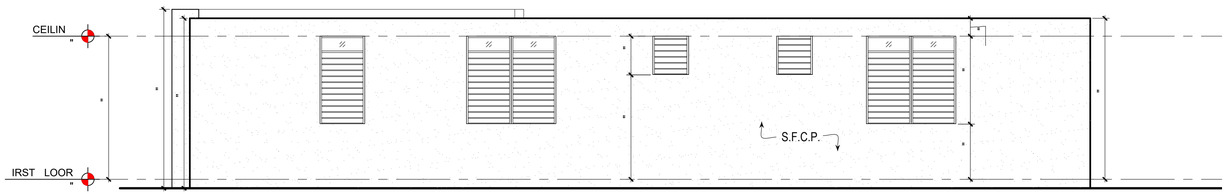
ROUND ROO LOORS LANS

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.: A
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE M d S r M ILE NAME N DESI N MODEL M DW ARC ITECTURAL D CD MODEL M A A ROUND LOOR MODEL M A CD DW



RONT ELE ATION
SCALE "



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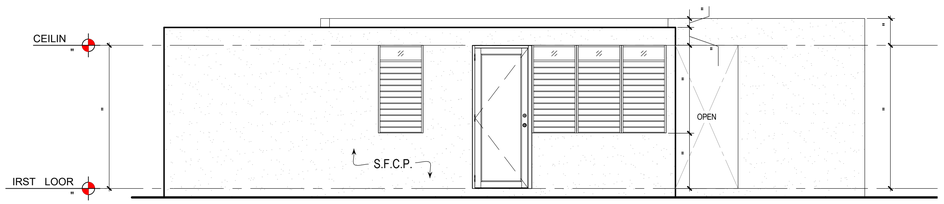
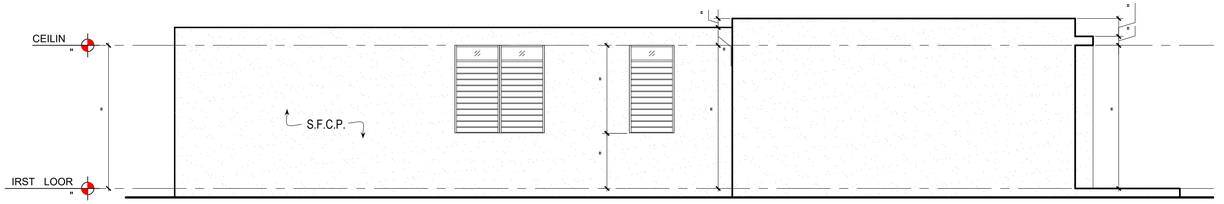


REAR ELE ATION
SCALE "



RI T ELE ATION
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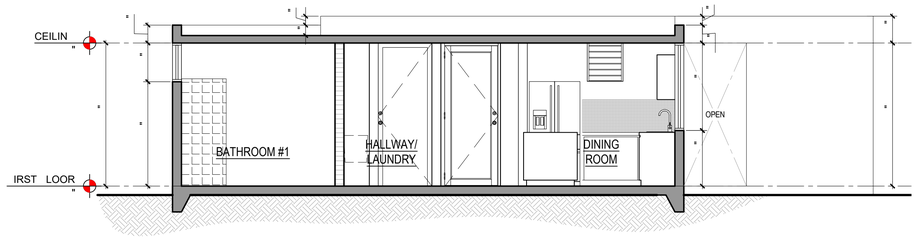

RO OSED SECTION
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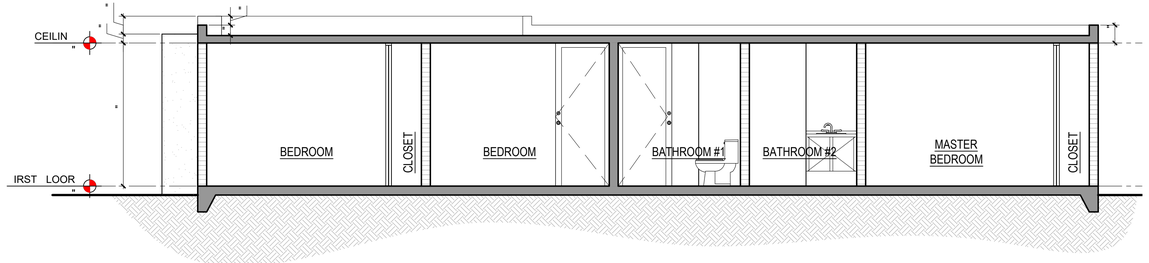

RO OSED SECTION
SCALE "

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REV.	DATE:	DESCRIPTION:	BY:

NOTE

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JOSÉ E. GARCÍA COSCULLUELA
ARQUITECTO
LICENCIADO
NÚM. #16339
PUERTO RICO

CONSTRUCTION DRAWINGS FOR:

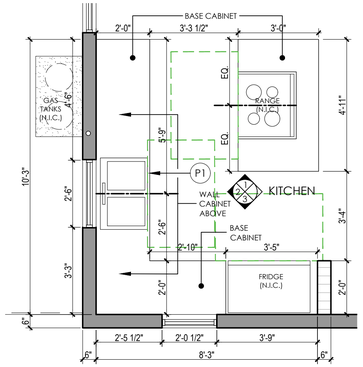
MODELO
M2A

TITLE:

ELE ATIONS SECTIONS

PROJ MANAGER: R.	DATE:
DRAWN BY: OTA	SHEET NO.: A
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE M d S r M ILE NAME N DESI N MODEL M DW ARC TECTURAL D GD MODEL M A A ELE ATIONS MODEL M A CD DW



ITC EN BLOW U LAN 1 A401
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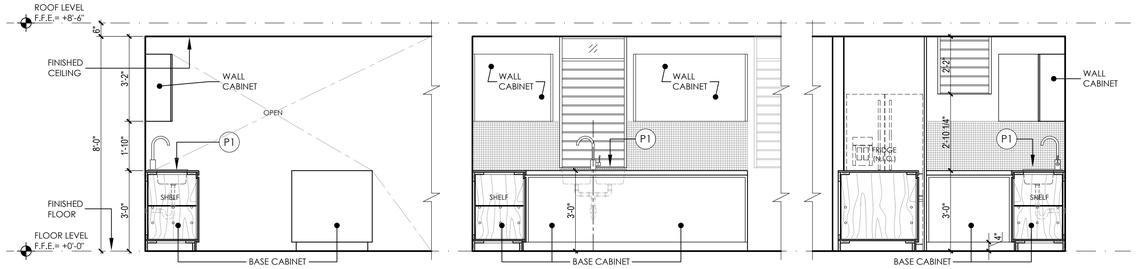

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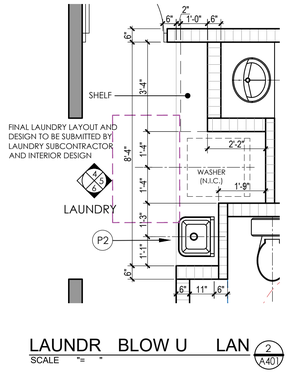
BAT ROOM I TURE SC EDULE
SEE LUMBIN LANS OR ADDITIONAL IN ORMATION

M D	DESCRI TION	MODEL
○	ITC EN DOUBLE SIN	
○	UTILIT SIN WALL MOUNTED	
○	LA ATOR TO COUNTER	
○	TOILET WATER CLOSET	
○	S OWER TRIMS ARDWARE INDOOR	

NOTE ALL BAT ROOM I TURES ACCESORIES B DE ELO ER

NOTES:

* FINAL FLOORS AND WALLS TILES FINISH STYLE AND COLOR TO BE SELECTED BY OWNER.
* ALL KITCHEN AND BATHROOMS COUNTER TOP HEIGHTS TO BE @ 37" A.F.F. GENERAL CONTRACTOR SHALL COORDINATE WITH SUPPLIER FOR NECESSARY ADJUSTMENTS.
* FINAL KITCHEN LAYOUT AND DESIGN TO BE SUBMITTED BY KITCHEN SUBCONTRACTOR AND INTERIOR DESIGN.



LAUNDR BLOW U LAN 2 A401
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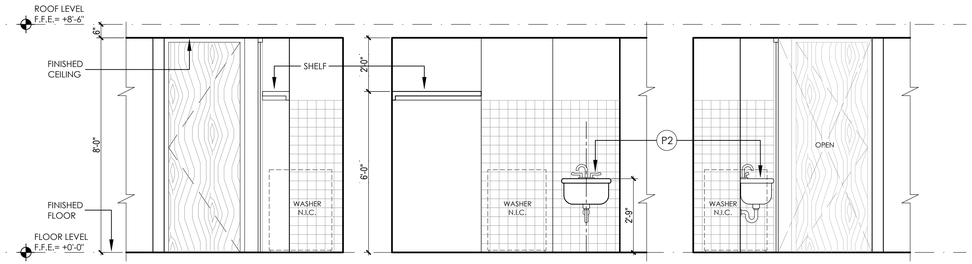

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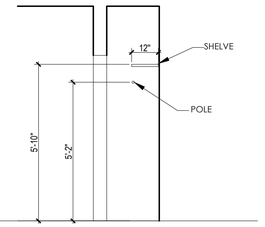

T ICAL ACCESIBLE CLOSET DET.
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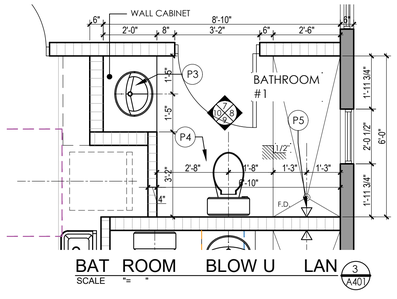

BAT ROOM BLOW U LAN 3 A401
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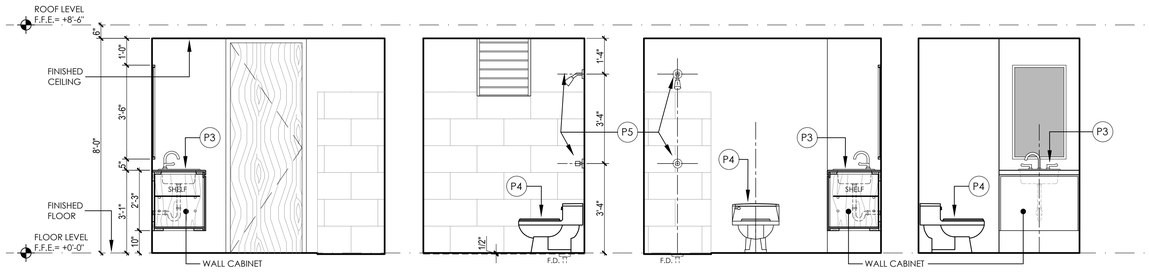

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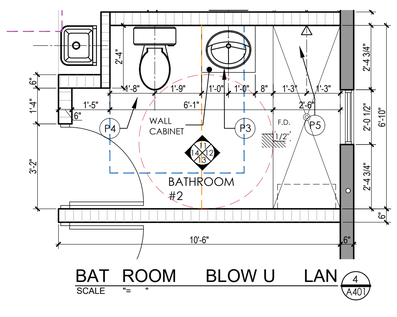

BAT ROOM BLOW U LAN 4 A401
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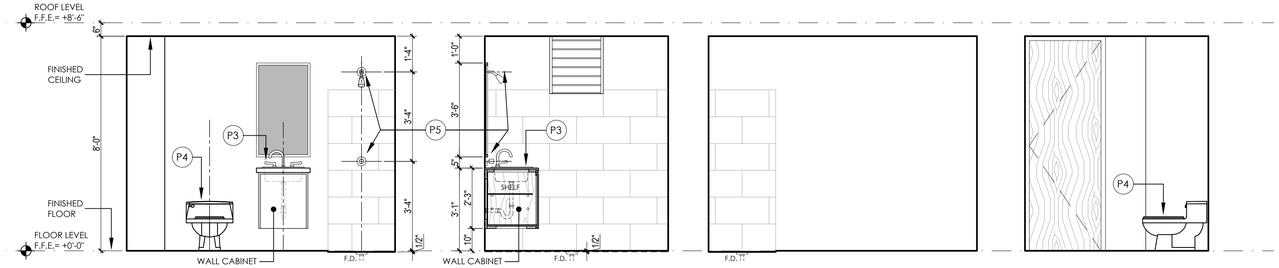

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TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE

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CONSTRUCTION DRAWINGS FOR:

MODELO M2A

TITLE:

ITC EN LAUNDR AND BAT ROOM S BLOW U S LANS AND ELE ATIONS

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.: A
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE M d S r M ILE NAME N DESI N MODEL M DW ARC ITECTURAL D CD MODEL M A A BLOW U S MODEL M A CD DW

DOOR SCHEDULE

DOOR No.	ROOM NAME	DOOR SIZE (WxH)	DOORS PER UNIT	No. OF UNITS	FRAME TYPE	GLASS (WxH)	LOUVER (WxH)	GAGE	LABEL	MET.	GAGE	WIDTH x DEPTH	HEAD	JAMB	SADDLE	HARDWARE GROUP	REMARKS	DOOR No.
	GROUND FLOOR																GROUND FLOOR	
1	ENTRANCE - PORCH	3'-4" x 8'-0"	1	1	AG	-	-	-	-	-	-	-	-	-	-	-	SWING	1
2	BEDROOM # 2	3'-2" x 8'-0"	1	1	W												SWING	2
3	BEDROOM # 2 CLOSET	4'-10" x 8'-0"	2	1	WLS												SLIDING	3
4	BEDROOM # 1	3'-2" x 8'-0"	1	1	W												SWING	4
5	BEDROOM # 1 CLOSET	4'-10" x 8'-0"	2	1	WLS												SLIDING	5
6	BATHROOM # 2	3'-2" x 8'-0"	1	1	W												SWING	6
7	LAUNDRY	8'-6" x 8'-0"	4	1	WLF												FOLDING	7
8	MASTER BEDROOM	3'-2" x 8'-0"	1	1	W												SWING	8
9	BATHROOM # 1	3'-2" x 8'-0"	1	1	W												SWING	9
10	MASTER BEDROOM CLOSET	10'-0" x 8'-0"	4	1	WLS												SLIDING	10
11	LIVING ROOM - PATIO	3'-4" x 8'-0"	1	1	AG												SWING	11

CONTRACTOR & SUPPLIER MUST VERIFY ALL MAJOR OPENINGS & SHOP DRAWINGS BEFORE WINDOW & DOOR SCHEDULE IS APPROVED FOR CONSTRUCTION.

WINDOW SCHEDULE

WINDOW MK'D.	ROOM NAME	WINDOW TYPE	ROUGH OPENING W	ROUGH OPENING H	WINDOWS PER UNIT	MATERIAL	LOW E	REMARKS
	GROUND FLOOR							
A	BEDROOM # 2	1	5'-0 1/2"	4'-11"	2	ALUM. / GLASS	Y	
B	BEDROOM # 2	1	2'-6 1/2"	4'-11"	1	ALUM. / GLASS	Y	EGRESS WINDOW
C	BEDROOM # 1	1	5'-0 1/2"	4'-11"	2	ALUM. / GLASS	Y	EGRESS WINDOW
D	BATHROOM # 2	2	2'-0 1/2"	2'-2"	1	ALUM.	N/A	
E	BATHROOM # 2	2	2'-0 1/2"	2'-2"	1	ALUM.	N/A	
F	MASTER BEDROOM	1	5'-0 1/2"	4'-11"	2	ALUM. / GLASS	Y	
G	MASTER BEDROOM	1	2'-6 1/2"	4'-11"	1	ALUM. / GLASS	Y	EGRESS WINDOW
H	LIVING ROOM	1	7'-6 1/2"	4'-11"	3	ALUM. / GLASS	Y	
I	DINING ROOM	1	5'-0 1/2"	4'-11"	2	ALUM. / GLASS	Y	
J	KITCHEN	1	2'-6 1/2"	4'-11"	1	ALUM. / GLASS	Y	
K	KITCHEN - GARAGE	2	2'-0 1/2"	2'-2"	1	ALUM.	N/A	

NOTES:

1. ALL SURFACES TO BE CEMENT PLASTER & PAINT FINISH (1 COAT PRIMER, 2COATS PAINT) UNLESS OTHERWISE NOTED.
2. PROVIDE ON ALL AREAS UNDERNEATH CONC. SLAB.

FRAME NOTES:

1. FRAME ANCHORING DEVICE SHALL BE SUBMITTED FOR APPROVAL BY OWNER OR ENGINEER.
2. FOR FRAMES & FRAME CONCRETE ANCHORS SEE SPECIFICATIONS.
3. ALL FRAME & ANCHORING COMPONENTS SHALL COMPLY WITH ALL APPLICABLE CODES.

DOOR NOTE:

1. ALL DOORS HARDWARE, LOCKING, THRESHOLD, ETC., SHALL BE AS PER MANUFACTURES SPECIFICATIONS, G.C. TO SUBMIT SHOP DWGS. FOR DEVELOPERS FINAL APPROVAL.

WINDOW NOTES:

1. ALL GLAZING TO BE SAFETY GLASS FOR DOORS & WINDOWS.
2. ALL WINDOWS TO BE ALUMINIUM WITH BAKED ENAMEL FINISH, COLOR TO BE SELECTED BY ARCHITECT OR DEVELOPER.
3. ALL WINDOW & DOOR TYPE COMPONENTS, MATERIALS & HARDWARE SHALL COMPLY W/ALL REGLAMENTARY CODES & STANDARDS.
4. ALL WINDOW & DOOR TYPE COMPONENTS, MATERIALS & HARDWARE TO BE SELECTED BY DEVELOPER & CONTRACTOR & SHALL COMPLY WITH ALL APPLICABLE CODES & STANDARDS.
5. THE EXACT WINDOW LOCATION WILL BE COORDINATED DURING THE CONSTRUCTION PHASE BETWEEN THE DEVELOPER, CONTRACTOR AND ARCHITECT.
6. ALL WINDOWS & DOORS SHALL COMPLY W/ ALL APPLICABLE CODES & STANDARDS AND BE SELECTED BY ARCHITECT / OWNER.

INTERIOR ROOM FINISH SCHEDULE

RM. MK'D	FLOOR: 24" x 24" CERAMIC TILE TO BE SELECTED BY OWNER	FLOOR: 4" x 4" CERAMIC TILE TO BE SELECTED BY OWNER	FLOOR: BROOM CEMENT FINISH	BASE: CERAMIC TILE TO BE SELECTED BY OWNER	WALL: SMOOTH CEMENT PLASTER W/ 2 COATINE, & EXT. ACRYLIC PAINT FINISH	WALL: TILES @ SHOWER STALL. REFER TO ELEVATION	CEILING: SMOOTH CEMENT PLASTER W/ 1 COAT FINISH ACRYLIC PAINT FINISH	REMARKS
F1	●			●	●		●	
F2		●			●	●	●	SEE BATHROOM DETAILS
F3			●				●	

ENTILATION CALCULATIONS

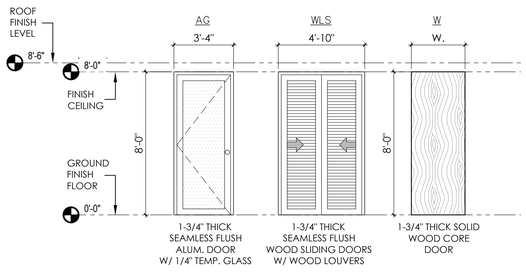
S ACE	AREA	O ERABLE WINDOWS DOORS AT S ACE	ENTILATION AREA RE UIRED	ENTILATION AREA RO OSED	REMAR S
MASTER BEDROOM	173.5 SF	F, G	26.25 SF	27.3 SF	
BEDROOM 1	. S	C	15.4 SF	18.2 SF	
BEDROOM 2	. S	A, B	20.9 SF	27.3 SF	
LIVING ROOM/ DINING ROOM/ KITCHEN	389.7 SF	H, I, J, K	56.2 SF	58.1 SF	

• VENTILATION CALCULATIONS AS PER PUERTO RICO ENERGY CONSERVATION CODE 2018, SECTION R401.2.1

1. A MIN. OF 75% OF ALL LIGHT FIXTURES MOST HAVE LED OR CFL LAMPS.
2. SOLAR WATER HEATER SHALL HAVE A SOLAR ENERGY FACTOR (SEF) OF
3. SHOWER HEADS TO BE LESS THAN 2.5 G.P.M.
4. LAVATORY FAUCETS TO BE 1.5 G.P.M. MAX.
5. TOILETS TO BE 1.28 G.P.M. MAX.
6. INTERIOR PAINT TO BE ZERO VOC PER E.P.A. METHOD 24, GREENSEAL GS-11 OR CARB COMPLIANT.
7. CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC SEC. R315.
8. BATHROOM FANS SHALL HAVE A 50 CFM FLOW RATE AND BE ENERGY STAR, 1 SONE OR LESS.
9. ALL BATHROOMS FIXTURES SHALL BE WATER SENSE.

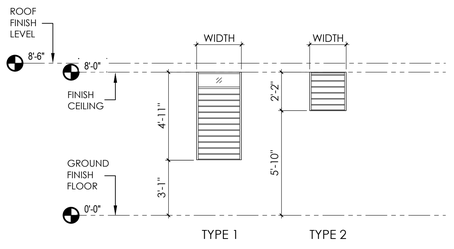
SOFTSCAPE GENERAL NOTES:

CONTRACTOR SHALL PROVIDE THE SOFTSCAPE (GRASS) BY SODDING OR HYDROSEEDING (INCLUDE AT LEAST 2' OF TOP SOIL):



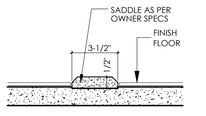
DOOR'S ELEVATIONS

SCALE: 1/4" = 1'-0"

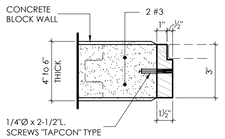


WINDOW'S ELEVATIONS

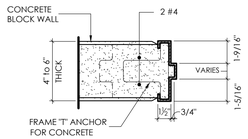
SCALE: 1/4" = 1'-0"



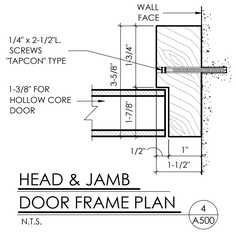
SADDLE DETAIL — N.T.S. — 1 / A500



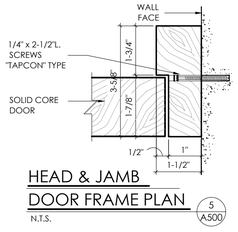
TYP. WOOD FRAME ANCHOR DETAIL — N.T.S. — 2 / A500



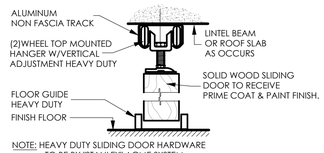
TYP. METAL FRAME ANCHOR DETAIL — N.T.S. — 3 / A500



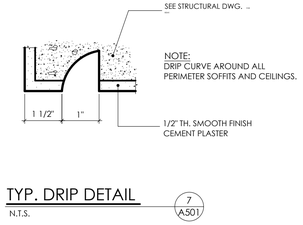
HEAD & JAMB DOOR FRAME PLAN — N.T.S. — 4 / A500



HEAD & JAMB DOOR FRAME PLAN — N.T.S. — 5 / A500



SLIDING WOOD DOOR DETAIL — N.T.S. — 6 / A500



TYP. DRIP DETAIL — N.T.S. — 7 / A501

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TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE

T r r r r d d d rr r . d r r r r d r r r r m r d r r dm r r d r r r r r r . A d r d d r r r r r d d r r r d r r r d d r r r d I r r r r r d d r r r d r r d . A r r r r r r dr d d r r r r d d d "O " r d r d r d r .

CERTI IED

r C r r d r .T d d d d d R d C r d d R d C d d C r r d d dr C r r d r r d d d L d d d L r l r r l d r r r d L N . d d d d d d d d .R r d d r d r r r d r r r d r r O .

CONSTRUCTION DRAWINGS FOR:

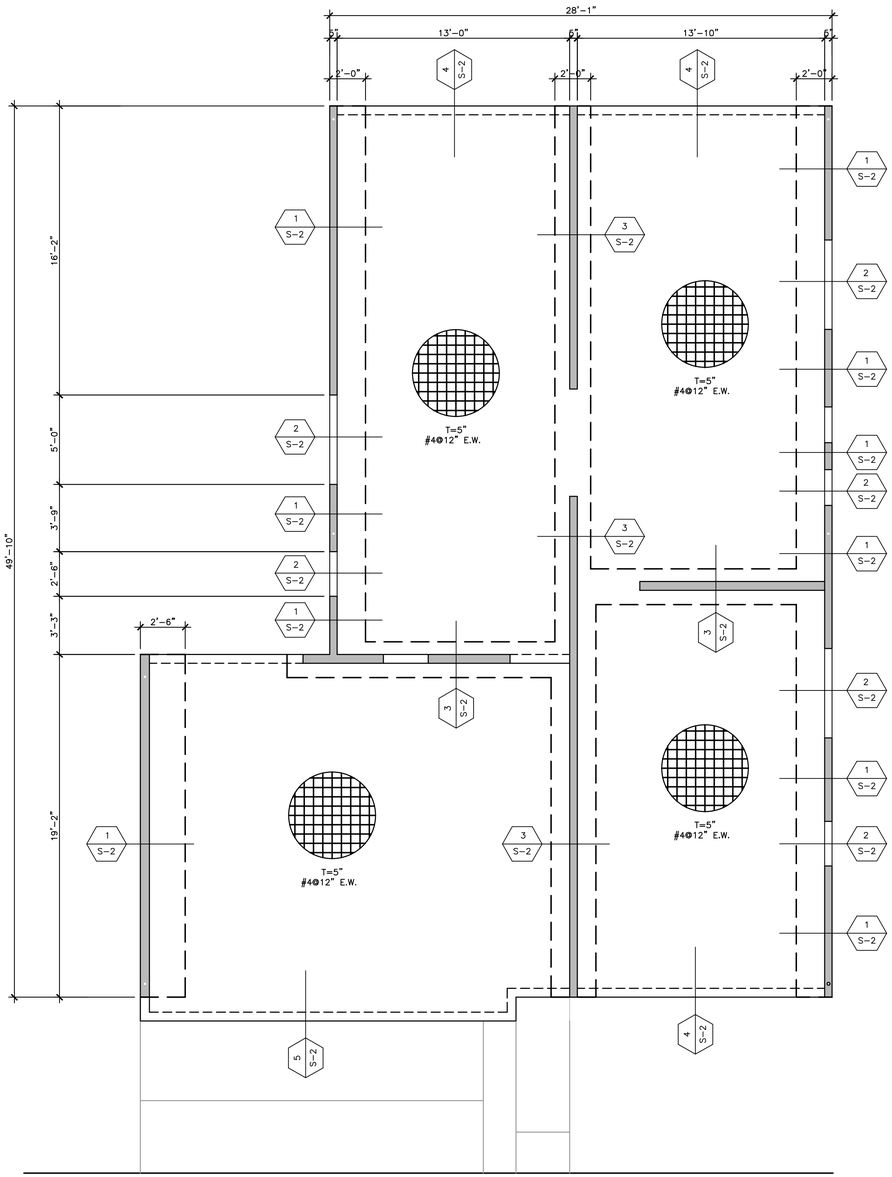
MODELO M2A

TITLE:

DOOR S WINDOW S SC EDULE S AND ELE ATIONS

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.: A
SCALE: AS S OWN	
PROJECT NO.:	

LOT DATE M d S r M ILE NAME N DESI N MODEL M .DW ARC ITECTURAL D CD MODEL M A A DOORS WINDOWSSC. D MODEL M A CD.DW

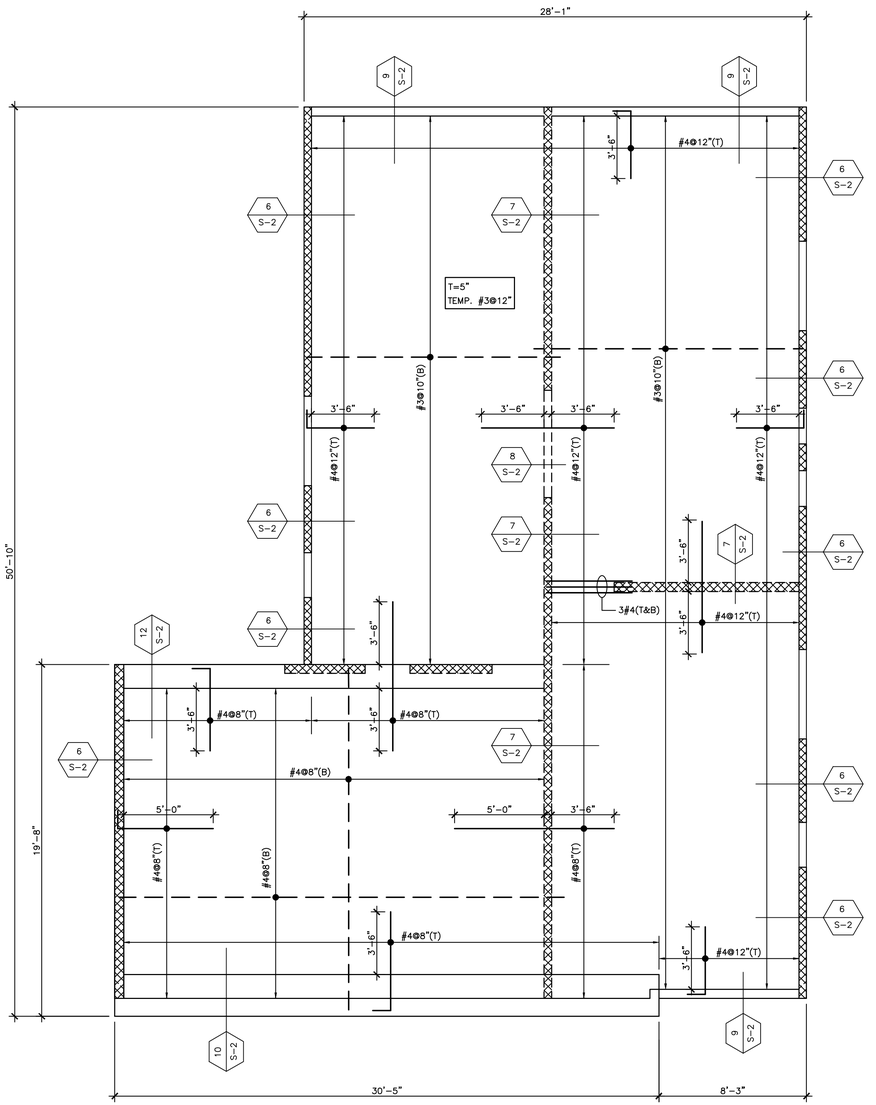


FOUNDATION PLAN

SCALE: 1/4"=1'-0"

LEGEND:

	DENOTES WALL BELOW ONLY
	DENOTES WALL ABOVE ONLY
	DENOTES WALL BELOW AND ABOVE ONLY
B	BOTTOM REINFORCEMENT
T	TOP REINFORCEMENT
E.W.	EACH WAY



ROOF STRUCTURAL PLAN

SCALE: 1/4"=1'-0"

LEGEND:

	DENOTES WALL BELOW ONLY
	DENOTES WALL ABOVE ONLY
	DENOTES WALL BELOW AND ABOVE ONLY
B	BOTTOM REINFORCEMENT
T	TOP REINFORCEMENT
E.W.	EACH WAY

Carlos J. Quiñones INGENIERO LICENCIADO LIC 18892 PUERTO RICO

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PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE:

The general contractor shall verify all dimensions, levels and conditions at the site prior to the commencement of work. any discrepancies, errors or omissions on the plans shall be notified to the architect before commencement of any work, so that corrections can be made. If for any reason these said errors, ommissions etc. are not notified to the architect, the general contractor shall be solely responsible. All designs, drawings and copies issued by the architect are property of the architect, and cannot be used or reproduced in any other manner or place, except for the purpose of its design intent. If for any reason part or all of the architect's design is used without his/her consent, the parties involved shall pay the architects fees as required in full. At no time shall the general contractor utilize for construction any drawing issued to him/her prior to construction unless signed and sealed by both "OGPe" (regulations and permits administration) and the architect.

CERTIFIED

Yo, Carlos J. Quiñones Maymí, lic 18892, certifico que soy el profesional que, diseñó estos planos y las especificaciones complementarias. También,certifico que entiendo que dichos planos y especificaciones cumplen con lasdisposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocido como la Ley para la Inversión por la Industria Puertorriqueña y con la [Ley NÚm. 319 de 15 de mayo de 1938, según enmendada; Ley NÚm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falatificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

SCHEMATIC DRAWINGS FOR:

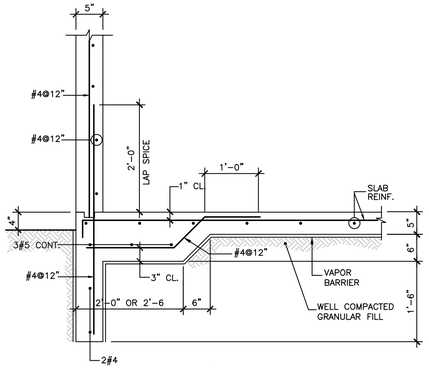
MODELO
M2A

PUERTO RICO

TITLE:

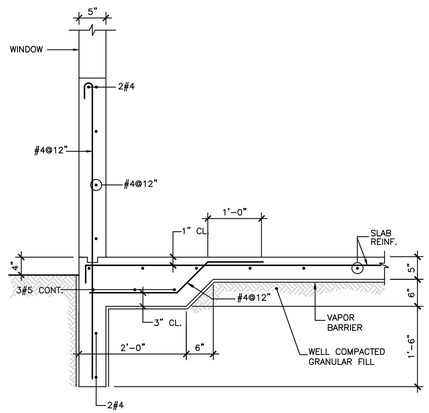
FOUNDATION, ROOF STRUCTURAL PLAN

PROJ MANAGER: J.R.	DATE:
DRAWN BY: R.B.	SHEET NO.: S-1
SCALE: AS SHOWN	
PROJECT NO.: 23-41	



SECTION MK'D. 1 S-2

SCALE: 3/4"=1'-0"



SECTION MK'D. 2 S-2

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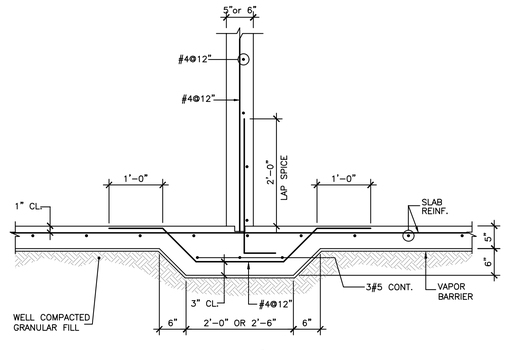

SECTION MK'D. 3 S-2

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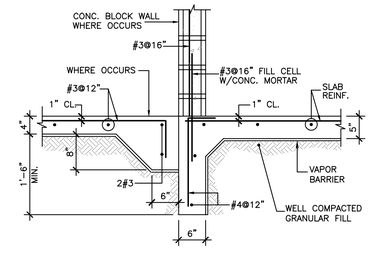

SECTION MK'D. 4 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 5 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 6 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 7 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 8 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 9 S-2

SCALE: 3/4"=1'-0"

SECTION MK'D. 10 S-2

SCALE: 3/4"=1'-0"

REINF. PLACING DETAIL ON ROOF SLAB SLOPED FOR DRAINAGE

SCALE: 3/4"=1'-0"

NOTES:

1. TOP BARS SHALL BE RAISED PARALLEL TO SLOPE SURFACE TO PROVIDE A MINIMUM 3/4" CONC. COVER TO TOP REINF.
2. SEE NOTE FOR TEMP. REINF PERPENDICULAR TO MAIN REINF.
3. 30 GAL./C.Y. MAXIMUM WATER CONTENT IN CONC. MIX.

WALL END DETAIL

SCALE 3/4"=1'-0"

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REV.	DATE:	DESCRIPTION:	BY:

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SCHEMATIC DRAWINGS FOR

MODELO M2A

PUERTO RICO

TITLE:

SECTIONS

PROJ MANAGER: J.R.	DATE:
DRAWN BY: R.B.	SHEET NO.: S-2
SCALE: AS SHOWN	
PROJECT NO.: 23-41	

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www.cjqengineering.com
CIVIL ENGINEER & STRUCTURAL CONSULTANTS
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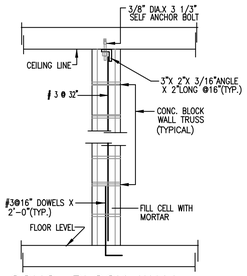
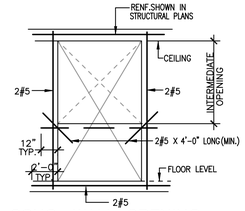


CONC. BLOCK WALL REINFORCEMENT DETAIL

NOT TO SCALE



CONC. WALL OPENING REINFORCEMENT

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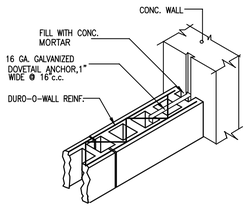
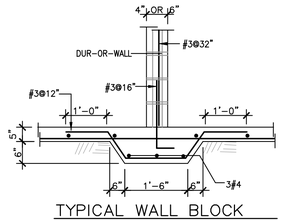


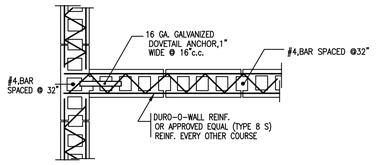
BLOCK WALL TO CONC. WALL ANCHORAGE

NOT TO SCALE



TYPICAL WALL BLOCK WALL FOOTING DETAIL

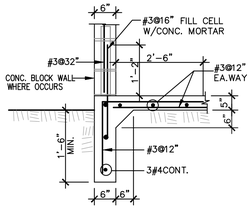
NOT TO SCALE



WALL OR SLAB SPLICE DETAIL

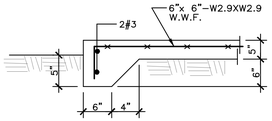
REINFORCEMENT DETAIL

NOT TO SCALE



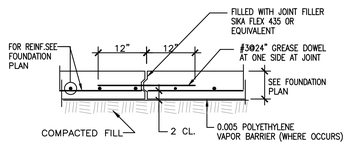
SECTION MK'D 1

NOT TO SCALE SN-1



SECTION MK'D 2

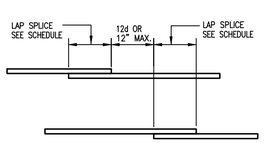
NOT TO SCALE SN-1



TYPICAL CONSTRUCTION JOINT AT SLAB ON GROUND

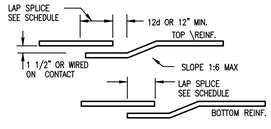
NOT TO SCALE

LAP SPLICE SCHEDULE							
TENSION DEVELOPMENT LENGTH (in)							
BAR SIZE	f'c= 3,000 P.S.I.		f'c= 4,000 P.S.I.		f'c= 5,000 P.S.I.		
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	
# 3	29	22	23	18	22	17	
# 4	38	29	33	25	29	22	
# 5	47	36	40	31	35	27	
# 6	56	43	49	38	44	34	
# 7	81	62	69	53	62	48	
# 8	94	72	79	61	72	55	
# 9	105	81	90	69	79	61	
# 10	118	91	101	78	90	69	
# 11	131	101	112	86	100	77	



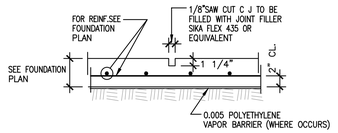
WALL OR SLAB SPLICE DETAIL

NOT TO SCALE



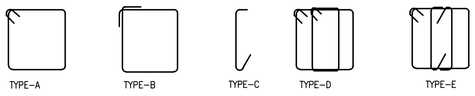
BEAM SPLICE DETAIL

NOT TO SCALE



TYPICAL CONTROL JOINT

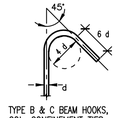
NOT TO SCALE



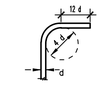
TRANVERSE REINFORCEMENT DETAIL,S

NOTES:

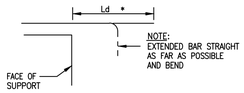
1) TYPE B HOOKS SHALL BE USED WHEN THE DESIGNATION LETTER IS OMITED IN BEAM DETAILS.
2) EXCEPT WHERE OTHERWISE INDICATED THE FIRST HOOK AT EACH END SHALL BE PLACED AT 2" FROM THE FACE OF SUPPORT.



TYPE B & C BEAM HOOKS, COL. CONFINEMENT TIES AND BEAM-COLUMN JOINT TIES.



TYPE B & C BEAM HOOKS AND REGULAR COLUMN TIES



STRUCTURAL NOTES:

THE FOLLOWING NOTES SHALL APPLY TO ALL STRUCTURAL PLANS UNLESS OTHERWISE SHOWN THEREIN. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEERS OF ANY DISCREPANCY AND/OR OMISSION WITH RESPECT TO THE ARCH, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.

A - CONCRETE NOTES:

1 - THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE REQUIRED AT 28 DAYS, AS SHOWN BY A.S.T.M. STANDARD CYLINDER TESTS, SHALL BE
   a) WALLS---------- 4000 Psi
   b) STRUCTURAL SLAB---------- 3500 Psi
   c) BEAMS---------- 3500 Psi
   D) FOOTING & SLAB ON GROUND ---------- 4000 Psi
2 - MAXIMUM ALLOWED WATER TO CEMENT RATIO SHALL BE:
   a) WALL & BEAMS & SLAB ON GROUND 0.62
   b) STRUT FLOOR & ROOF SLAB 0.62
   c) WALL WITH f'c 5000 Psi USE 0.50
3 - ALL CONCRETE WALLS AND SLABS SHALL BE CASTED MONOLITHICALLY.
4 - CONCRETE PROTECTION FOR STEEL BARS:
   a) CONCRETE DEPOSITED AGAINST SOIL ---------- 3"
   b) STRUCTURAL SLABS ----------3/4"
   c) BEAMS AND COLUMNS _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ 1 1/2"
   d) WALLS, UNLESS OTHERWISE NOTED _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ 3/4"
5 - ROOF SLAB THICKNESS SHALL BE AS SHOW IN THE STRUCTURAL ROOF PLAN, IT SHALL BE INCREASED TO CONFORM TO THE ROOFS DRAINAGE.

B - REINFORCING STEEL NOTES:

1 - ALL REINFORCING STEEL BARS SHALL CONSIST OF NEW BILLET DEFORMED STEEL BARS CONFORMED TO A.S.T.M. A - 615 -, GRADE 60
2 - BARS MARKED (T) SHALL BE PLACED AT THE TOP OF THE SLABS; BARS MARKED (B) SHALL BE PLACED AT THE BOTTOM OF THE SLABS.
3 - PROVIDE 2 #5 BARS AT THE CORNERS AND OPENINGS OF EVERY CONCRETE WALLS, EXCEPT AS OTHERWISE NOTED.
4 - THE MINIMUM REINFORCEMENT FOR 6" CONCRETE WALLS SHALL CONSIST OF #3 AT 12" VERTICALLY AND #4 AT 12" HORIZONTALLY.
5 - ALL REINFORCING WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH A.S.T.M. A - 185 SPECIFICATION.
6 - TEMPERATURE REINFORCEMENT SHALL BE PROVIDED IN ALL ONE - WAY SLABS NORMAL TO THE PRICIPAL REINFORCEMENT IN ACCORDANCE WITH A.C.I. 318 - 14 BUILDING CODE:.
7 - MASONRY WALLS REINFORCEMENT SHALL BE EQUAL OR SIMILAR TO DUR-O-WALL TRUSS DESIGN SAID REINF. SHALL BE INSTALLED IN THE FIRST AND SECOND BED JOINTS, (8" APART); IMMEDIATELY ABOVE LINTELS AND SILLS; AT OPENINGS; AND AT 16" VERTICAL INTERVALS ELSEWHERE.
8 - BEAM REINF. SHALL BE PLACED IN THE SPECIFIED POSITIONS AND WITH A MAXIMUM VARIATION IN DISTANCE "D" OF ± 1/4 ".
9 - COLUMNS AND WALLS DOWELS SHALL CONSIST OF THE SAME SIZE AND NUMBER AS THEIR VERTICAL REINFORCEMENT.
10 - ALL WELDING PERFORMED ON STEEL BARS SHALL CONFORM TO 'RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL METAL INSERTS AND CONNECTIONS IN REINF. CONC. CONSTRUCTION', (AWS D 12.1).

C - FOUNDATION SYSTEM (SEE DESIGN CRITERIA)

1 - THE FOUNDATION SYSTEM HAS BEEN DESIGNED FOLLOWING THE ASSUMPTION OF SOIL BEARING CAPACITY OF 2,500 PSF.
   SEE SOIL REPORT BY: _____ THE CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY
   USED FOR THE DESIGN OF THE FOUNDATION SYSTEM, PRIOR TO ANY PLACEMENT OF CONCRETE.
2 - THE SOIL INVESTIGATION REPORT IS PART OF THESE NOTES AND ITS RECOMMENDATIONS MUST BE CAREFULLY OBSERVED.
3 - FILL UNDER THE GROUND FLOOR SHALL BE COMMPACTED AS TO ATTAIN 90% OF ITS MODIFIED DENSITY A.S.T.M. 1557 - 70T).

D - STRUCTURAL STEEL NOTES:

1 - ALL STRUCTURAL STEEL SECTIONS SHALL BE ACCORDING TO A.S.T.M. 1-36 STANDARD FOR STRUCTURAL STEEL THE SPECIFIED YIELD POINT SHALL BE 36,000.0 P.S.I.
2 - ALL WELDING SHALL CONFORM TO THE SPECIFICATIONS OFTHE AMERICAN WELDING SOCIETY. ELECTRODES SHALL CONSIST OF THE E 70 xx TYPE, EXCEPT AS OTHERWISE NOTED.
3 - ALL TESTING AND INSPECTION OF WELDIN G SHALL BE DONE IN ACCORDANCE WITH SECTIONS 601 THROUGH 607 OF THE A.W.S. DL 0 -05 CODE FOR WELDING IN BUILDING CONSTRUCTION.
4 - ALL STEEL BOLTS SHALL CONFORM TO A.S.T.M. A-325 FRICTION BOLTS, UNLESS OTHERWISE NOTED.
5 - THE FOLLOWIMNG ADDITIONAL SPECIFICATIONS GOVERN THE DESIGN, FABRICATION AND ERECTION OF THESE STRUCTURES
   a) AMERICAN INSTITUTE OF STEEL CONSTRUCTION _(LATEST EDITION)
   b) STANDARD SPECIFICATION FOR OPEN WEB STEEL JOISTS _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ (LATEST EDITION)
   c) STANDARD SPECIFICATIONS FOR LONG SPAN STEEL JOISTS _ _ _ _ _ _ _ _ _ _ _ _ _ _ (LATEST EDITION)
   d) STANDARD SPECIFICATIONS FOR DEEP LONG SPAN STEEL JOISTS _ _ _ _ _ _ _ _ _ _ _ (LATEST EDITION)
6 - SHOP DRAWINGS FOR ALL THE STRUCTURAL STEEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR HIS APPROVAL, PRIOR TO ANY CONSTRUCTION.

E - DESIGN DATA

1 - CODES:
   a) A.C.I. CODE - 318 - 2016 EDITION
   b) MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED COCRETE STRUCTURES, A.C.I. 316 - LATEST EDITION.
   c) PUERTO RICO BUILDING CODE 2018.
   d) A.I.S.C. MANUAL, 2016 EDITION.
   e) INTERNATIONAL BUILDING CODE 2018

F - GENERAL NOTES:

1 - OPENINGS ON THE STRUCTUAL SLABS THAT ARE NOT SHOWN ON THE STRUCTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR PERTINENT CONSIDERATIONS.
2 - ALL REINFORCING BARS AND STIRRUPS SHALL BE ACCURATELY PLACEDAND SECURELY WIRED TO PREVENT DISLOCATIONS FROM PROPER POSITION, WHENEVER METAL CHAIRS ARE USED,THEIR LEGS SHALL BE PLASTIC TIPPED.
3 - HORIZONTAL MOVEMENT OF ANY EQUIPMENT OVER THE STRUCTURA L FLOORS ON ROOFAND ITS TEMPORARYAND/OR DEFINITE LOCATIONS MUST BE PREVIOUS LY APPROVED BY THE ENGINEER TOAVOID OVERLOADING OR IMPAIRMENT OF THE STRUCTURE. THE SAME PRECAUTIONS SHALL BE TAKEN FOR THE PLING OF CONSTRUCTION MATERIALS.
4 - CONSTRUCTION JOINTS AT SLABS ON GROUND, AS SHOWN ON THIS SHEET, SHALL BE PROVIDED AT THE COLUMNS CENTER LINES, AND POURING OF CONCRETE IN RESULTING PANELS SHALL BE DONE FOLLOWING CHECKER BOARD PATTERD.
5 - OTHER CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS FOLLOWS: ROUGHEN SURFACE WITH A WIRE BRUSH AND STREAM OF WATER BEFORE CONCRETE SETS TO EXPOSE 3/8" OF THE COARSE AGGREGATE MOISTEN ROGH SURFACE BEFORE CASTING THE NEW CONCRETE VIBRATE THOROUGHLY AT JOINT.
6 - NO SPLICES IN REINFORCEMENT SHALL BE MADE EXCEPT AS SHOWN IN PLANS. TEMPERATURE REINF., AND BARS MARKED "CONTINUOUS" SHALL BE SPLICED WHERE NECESSARY, A MINIMUM OF 36 BARS DIAMETERS BUT NOT LESS THAN 1'-6" W.W.F. SHALL BE LAPPED AT LEAST 6"(IN)
7 - ANY LINE DRAWN FROM ANY BOTTOM EDGE OF A FOOTING, HAVING A SLOPE OF 1 VERTICALLY AND 2 HORIZONTALLY, SHALL LIE ENTIRELY ON UNDISTURBED SOIL OF AN ALLOWABLE BEARING PRESSURE AS SPECIFIED IN NOTE #C-1.
8 - LAP LENGTHS NOT SPECIFIED ON THE DRAWINGS SHALL CONSIST OF 24 BARS DIAMETERS FOR A - 615 - 40 STEEL OR 36 BARS DIAMETERS FOR A - 615-60.
9 - IN TWO-WAY SLABS, THE SHORTER BARS SHALL BE PLACED 3/4" CLEAR FROM THE TOP OR BOTTOM SURFACES, THE LONGER BARS SHALL BE PLACED IN CONTACT WITH THEM.
10 - THE TOP OF EVERY FOUNDATION WALL LOCATED BELOW A WINDOW OR DOOR OPENING SHALBE ADDITIONALLY REINFORCED WITH 2 #5 BAR, 4'-0" LONGER THAN THE WIDTH OF SAID OPENING.
11 - CONDUITS AND PIPE EMBEDDED IN CONCRETE SHALL FOLLOW THE REQUIREMENTS OF SECTION 6.3 OF THE A.C.I. BUILDING CODE.
12 - THE GENERAL CONTRACTOR SHALL PROVIDE THE NECESARY LATERAL SHORING IN ORDER TO ASSURE THE STABILITY OF THE STRUCTURE, OR PORTIONS THEREOF, DURING THE CONSTRUCTION PROCESS.
13 - THE GENERAL CONTRACTOR SHALL TAKE INTO ACCOUNT THE DEFORMATIONS OF THE FORMS AND/OR SHORING SYSTEM, IN ORDER TO INTRO-DUCE THE NECESSARY CAMBER TO OFF-SET THEM.
14 - ALL OPENINGS AT SLABS ON GROUND SHALL BE REINFORCED WITH AN ADDITIONAL LAYER OF 6 X 6 - W 2.9 X W 2.9 W.W.F.; SAID LAYER SHALL EXTEND FOR 25" BEYOND THE OPENING'S EDGES.
15 - THE CONTRACTOR SHALL BE EXTREMELLY CAREFUL WITH THE POURING OF CONC. AT OVERHANG; HE SHALL ASSURE THAT THE POSITION OF THE "TOP" REINF. BARS IS NOT LOWERED BY HIS WORKMEN DURING SAID OPERATION.
16 - THE GENERAL CONTRACTOR MUST SUBMITT A SCHEDULE OF CONCRETE POURING., SHOWING THE PROPOSED CONST. JOINTS. HE SHALL COMPLY WITH A.C.I. 318-14 SECTION 6.4.
17 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. THE ENGINEER / ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST.

G - DESIGN CRITERIA:

1 - ROOF LIVE LOAD _ _ _ _ _ _ _ _ _ _ _40 P.S.F.
2 - FLOOR LIVE LOAD- _ _ _ _ _ _ _ _ _ _ 40 P.S.F. (BASIC FLOOR AREA)
3 - EARTH QUAKE LOAD ------ AS PER IBC - 18 BUILDING CODE
   SEISMIC CATEGORY: E
   SPECTRAL ACCELERATIONS: Sd=0.97, S1=0.39
4 - WIND LOAD ---------- AS PER P.R. BUILDING CODE 2018
   WIND SPEED: 165 MPH
   EXPOSSURE CATEGORY: C
5- SOIL BEARING CAPACITY- ----------2,500 P.S.F.
   SOIL IMPROVEMENT BY: SEE SOIL REPORT
   THE CONTRACTOR SHALL SUBMIT SOIL IMPROVEMENT METHOD FOR EVALUATION AND APPROVAL.

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SAN JUAN, PR
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jota-arkitekts
jota-arkitekt, llc
ARCHITECTS ◊ PLANNERS ◊ CONSULTANTS
TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE

The general contractor shall verify all dimensions, levels and conditions at the site prior to the commencement of work. any discrepancies, errors or omissions on the plans shall be notified to the architect before commencement of any work, so that corrections can be made. If for any reason these said errors, ommissions etc. are not notified to the architect, the general contractor shall be solely responsible. All designs, drawings and copies issued by the architect are property of the architect, and cannot be used or reproduced in any other manner or place, except for the purpose of its design intent. If for any reason part or all of the architect's design is used without his/her consent, the parties involved shall pay the architects fees as required in full. At no time shall the general contractor utilize for construction any drawing issued to him/her prior to construction unless signed and sealed by both "OGPe" (regulations and permits administration) and the architect.

CERTIFIED

Yo, Carlos J. Quiñones Maymí, Ic 18692, certifico que soy el profesional que, diseñó estos planos y los especificaciones complementarios. Tambien,certifico que entiendo que dichos planos y especificaciones cumplen con lasdisposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido substancia con lo dispuesto en la Ley 14-2004, según enmendada, conocido como la Ley para la Inversión por la Industria Puertorriqueña y con la (Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se hayn producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

SCHEMATIC DRAWINGS FOR:

MODELO M2A

PUERTO RICO

TITLE:

GENERAL NOTES AND DETAILS

PROJ MANAGER: R.B.	DATE:
DRAWN BY: R.B.	SHEET NO.: SN-1
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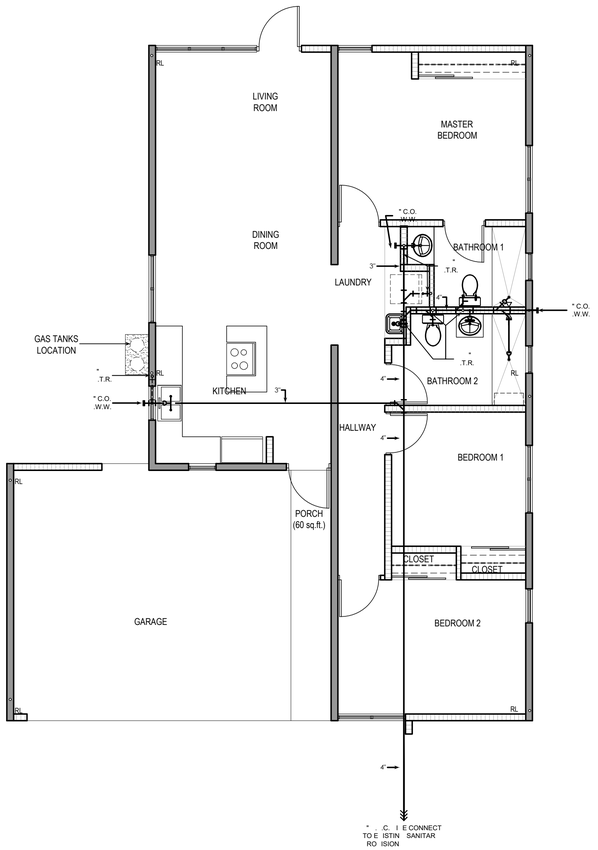
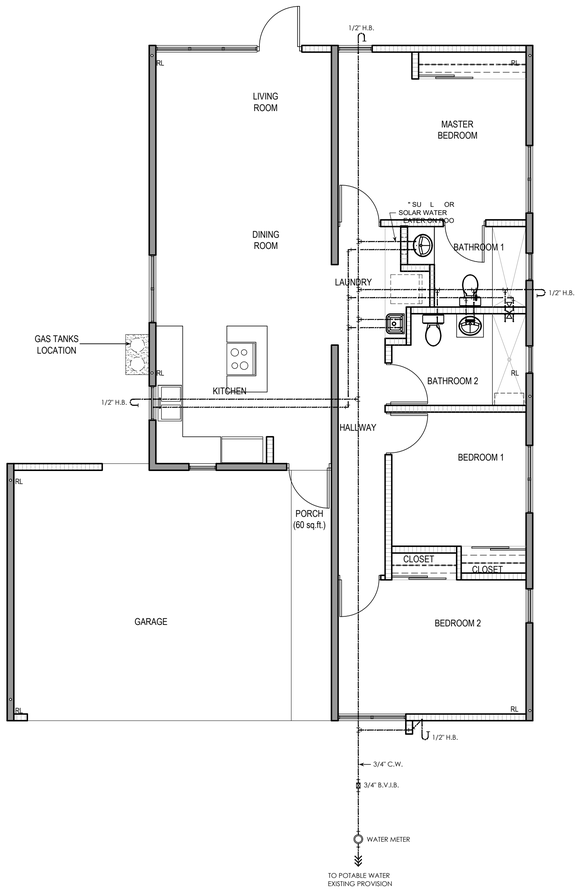
PROJECT NO.: 23-41	



LUMBIN SANITAR LA OUT LAN

SCALE "= "



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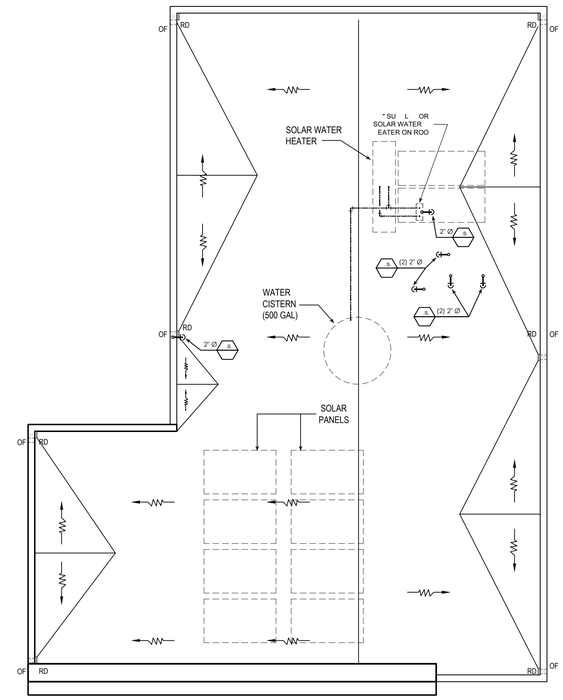


ROO DRAINA E LA OUT LAN

SCALE "= "

LE END

- W.D. — WASTE OR SOIL PIPING
- S.D. — STORM DRAINAGE PIPING
- GAS LINE PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- VENT PIPING
- CLEAN OUT FLUSH W/WALL
- CLEAN OUT FLUSH W/FLOOR OR FIN. GRADE
- R.D. — ROOF DRAIN
- .D. — FLOOR DRAIN
- AIR CHAMBER
- 2"Ø W.S. — WASTE STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø S.S. — SOIL STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø V.S. — VENT STACK (NO. AT SIDE INDICATES DIA. OF PIPE)
- 2"Ø S.V. — STACK VENT (NO. AT SIDE INDICATES DIA. OF PIPE)
- 3"Ø R.L. — RAIN LEADER (NO. AT SIDE INDICATES DIA OF PIPE)

GENERAL NOTES

. ALL LUMBIN WOR S ALL BE IN ACCORDANCE WIT T E LOCAL BUILDIN CODE T E NATIONAL LUMBIN CODE AND T E INTERNATIONAL LUMBIN CODE.

. ALL LUMBIN MATERIAL S ALL BE AS INDICATED IN T E S ECI ICATIONS ISSUED OR T IS RO ECT E CE T AS OT ERWISE NOTED OR CALLED OR ON T E DRAWIN S.

. ALL AL ES S ALL BE RO IDED WIT ACCESS IN T E WALL ON LOOR OR O ERATION AND MAINTENANCE ACCESS DOORS S ALL BE AS S ECI IED OR RE UIRED B T E ARC ITECT.

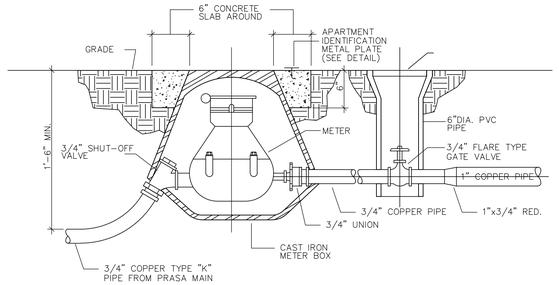
. LON SWEE BENDS OR LON SWEE ITTIN S S ALL BE RO IDED AT T E BASE O ALL STAC S.

. ALL ORI ONTAL ORTIONS O SOIL WASTE STAC S BRANC ES S ALL SLO E " ER T. E CE T AS OT ERRWISE S OWN.

. ALL I ES S ALL BE ADE UATEL SU ORTED ON AN ERS OR CARRIERS AS RE UIRED. AN ERS S ALL BE LACED T. A ART OR SI ES U TO " AND T. A ART ON SI ES LAR ER T AN " E CE T T AT CAST IRON SOIL I E S ALL BE SU ORTED AT EAC LEN T ERTICAL RISERS AND STAC S S ALL BE SU ORTED AT EAC LOOR LE EL WIT RISER CLAM S E CE T AS OT ERRWISE NOTED.

. T E SI ES I EN IN I TURE SC EDULE ARE MINIMUM AND S ALL BE USED E CE T T AT IN SOME CASES T E S ALL BE INCREASES AS S OWN ON ISOMETRICS OR AS RE UIRED B T E LUMBIN CODE.

. T E LUMBIN OCNTRACTOR S ALL RO IDE ROU IN IN AND INSTALL ALL LUMBIN I TURES AND OR E UI MENT W IC IS SU LIED B OT ERS.

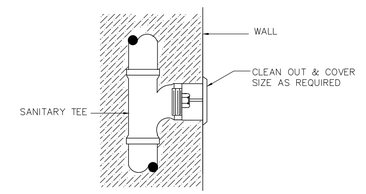


WATER METER & BOX INSTALLATION DET.

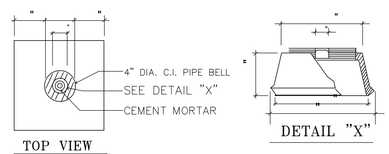
DIMENSION MAR ED	AL E SI E								
A									
B									
C									
ACCESS CO ER SI E	AS RE UIRED								

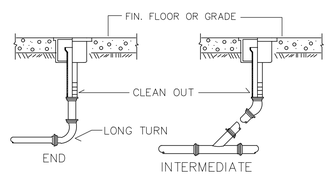
NOTE

AL ES " SMALLER S ALL BE E UAL
TO NIBCO MODEL OR " AL E
USE NIBCO MODEL OR A RO ED E UAL.



CLEANOUT FLUSH W/WALL





CLEAN OUT DETAIL

N.T.S.

arkitekts
jota—arkitekt, llc
ARCHITECTS ◦ PLANNERS ◦ CONSULTANTS
TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE:	DESCRIPTION:	BY:

NOTE

T r r r r d d d rr r . d r mr r d r r r r r r d r r r r r . A d dr d d r r r r r d d r r d r r r d r r d r r r d l r r r r r d d r r d r . A d r r r r r r dr d r r r r d d d "O " r d r d r r d r r .

CERTI IED

d r C r r r d r r T d d d d d d R d R C r d d A d R dr C r r d r d d d d d L d r r m d d d L r l r r l d r r m L N . d d d d d d d s N . d d d d d d d .R r d d r d r r r d r r r d r r d r r O .

JOSÉ F. GARCÍA COSCULLUELA
ARQUITECTO
LICENCIADO
PUERTO RICO
RS #16339

CONSTRUCTION DRAWINGS FOR:

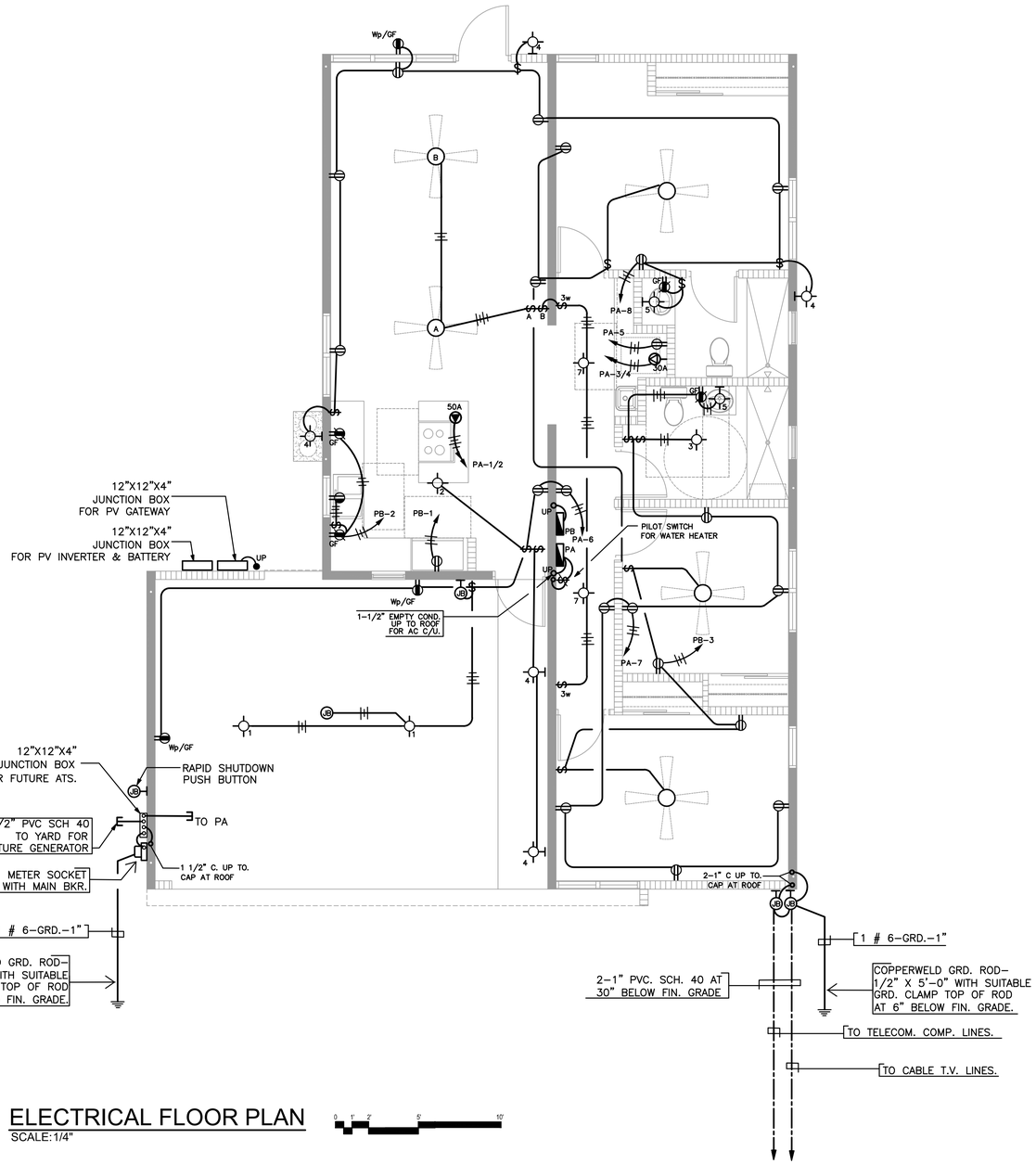
MODELO M2A

TITLE:

PLUMBING SANITARY, POTABLE WATER AND ROOF DRAINAGE LAYOUTS PLANS AND DETAILS

PROJ MANAGER: .R.	DATE:
DRAWN BY: OTA	SHEET NO.:
SCALE: AS S OWN	
PROJECT NO.:	

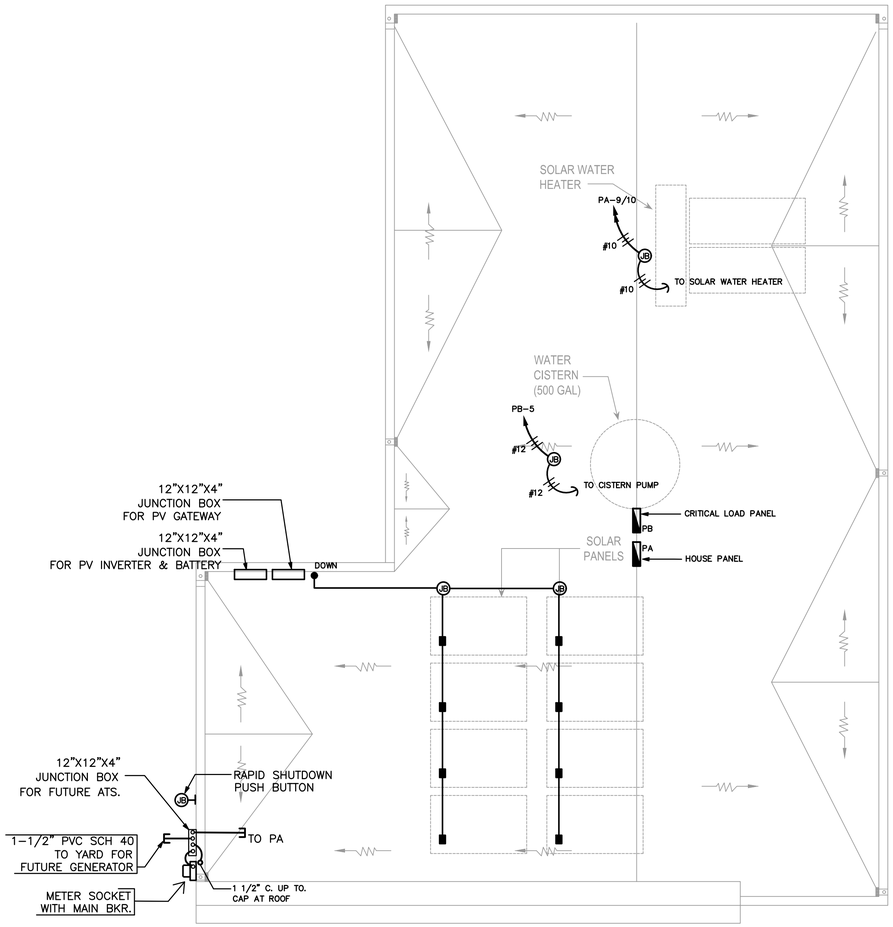
LOT DATE M d S r M ILE NAME N DESI N MODEL M DW MEC LUM MODEL M LUMBIN LA OUT MODEL M A DW



ELECTRICAL FLOOR PLAN

SCALE: 1/4"

0 1' 2' 5' 10'



ELECTRICAL ROOF PLAN

SCALE: 1/4"

0 1' 2' 5' 10'

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ARCHITECTS ◦ PLANNERS ◦ CONSULTANTS
TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

BY:	DESCRIPTION:	DATE:	REV.

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CERTIFIED

EDUARDO CHARDON CASALS
ELECTRICAL ENGINEERS
LIC. NO 15346

CALLE METRO #314 PASEO DEL SOL
DORADO, PUERTO RICO 00646
TEL. 761-1800

Yo, Ing. Eduardo Chardon Casals, lic 15346, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

CONSTRUCTION DRAWINGS FOR:

MODELO
M2A

TITLE:

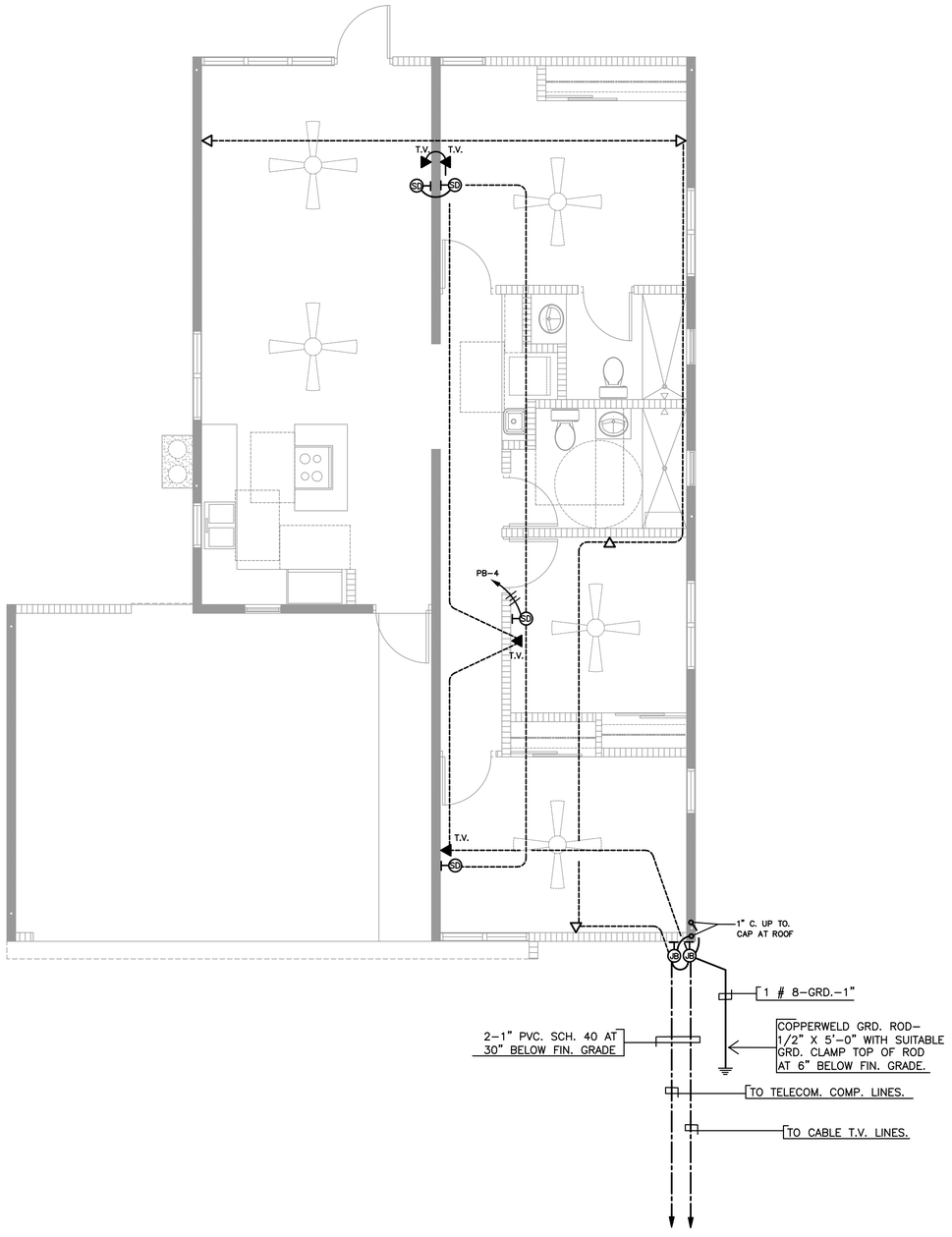
ELECTRICAL GROUND AND
ROOF ELECTRICAL PLANS

Digitally signed by Ing. Eduardo Chardon Casals
Date: 2023.09.08 17:41:04 -04'00'

Fecha de Expiración: 2025-10-07

PROJ MANAGER:	DATE:
J.R.	
DRAWN BY: JOTA	SHEET NO.: E-101
SCALE: AS SHOWN	
PROJECT NO.: 23-41	

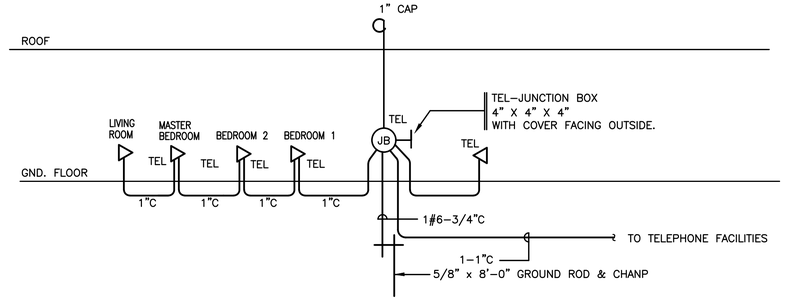
PLOT DATE: Friday, September 8, 2023 5:29:13 PM



TELECOMMUNICATION FLOOR PLAN

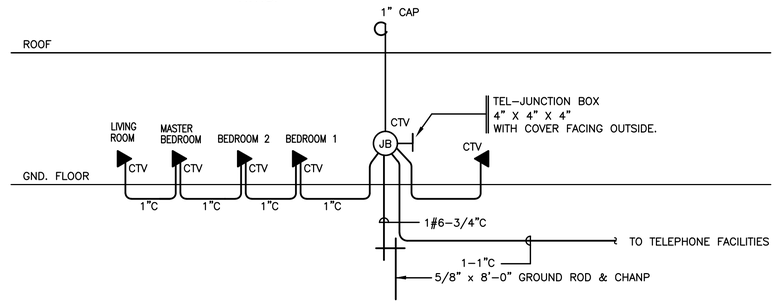
SCALE:1/4"

0 1' 2' 5' 10'



TELEPHONE DIAGRAM

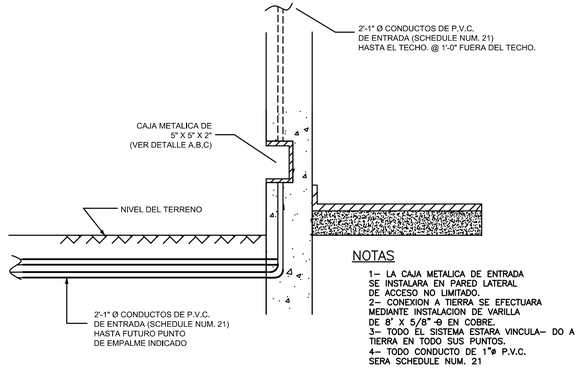
N.T.S.



CABLE T.V. DIAGRAM

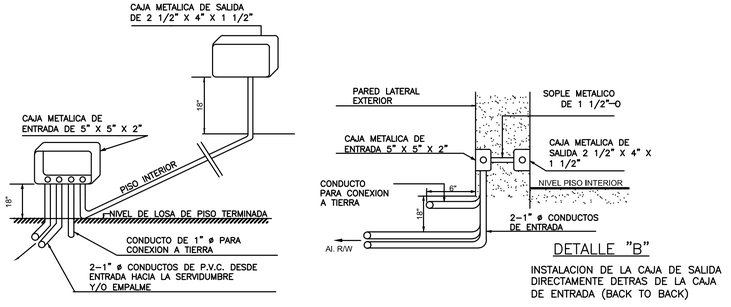
N.T.S.

*Room sequence may vary depending on Alternative Positioning of outside utility boxes.



NOTAS

1- LA CAJA METALICA DE ENTRADA SE INSTALARA EN PARED LATERAL DE ACCESO NO LIMITADO.
2- CONEXION A TIERRA SE EFECTUARA MEDIANTE INSTALACION DE VARILLA DE 8' X 5/8" Ø EN COBRE.
3- TODO EL SISTEMA ESTARA VINCULA- DO A TIERRA EN TODO SUS PUNTOS.
4- TODO CONDUCTO DE 1"ø P.V.C. SERA SCHEDULE NUM. 21



DETALLE "B"

INSTALACION DE LA CAJA DE SALIDA DIRECTAMENTE DETRAS DE LA CAJA DE ENTRADA (BACK TO BACK)

TELEPHONE DETAILS

N.T.S.

arkitekts
jota-arkitekt, llc
ARCHITECTS o PLANNERS o CONSULTANTS
TEL. (787) 240-6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

BY:	DESCRIPTION:	DATE:	REV.

NOTE:

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CERTIFIED

EDUARDO CHARDON CASALS
ELECTRICAL ENGINEERS
LIC. NO 15346
CALLE METRO #314 PASEO DEL SOL
DORADO, PUERTO RICO 00646
TEL. 787-1920

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Eduardo Chardon Casalls
Ingeniero Licenciado
Lic. 15346 PE
Puerto Rico
Fecha de Expiración: 2025-10-07

Digitally signed by Ing. Eduardo Chardon Casals
Date: 2023.09.08 17:40:42 -04'00'

CONSTRUCTION DRAWINGS FOR:

MODELO
M2A

TITLE:

TELECOMMUNICATION
GROUND FLOOR PLANS

PROJ MANAGER: J.R.	DATE:
DRAWN BY: JOTA	SHEET NO.: E-102
SCALE: AS SHOWN	
PROJECT NO.: 23-41	

PLOT DATE: Thursday, September 7, 2023 4:23:33 PM

① GENERAL NOTES:

1. ---- UNLESS OTHERWISE INDICATED ALL WIRES AND CABLES SHALL BE #12 AWG. UNLESS OTHERWISE INDICATED ALL WIRES AND CABLES SHALL BE COPPER. UP TO #10 AWG USE WIRE. ALL LARGER SIZES SHALL BE CABLE CONTROL CABLES TO BE #14 AWG MIN SIZES.

2. ---- ALL WIRES & CABLES SHALL BE THWN/THHN–600V. INSULATION.

3. ---- PROVIDE GROUND WIRE IN ALL THE CONDUITS–600V. INSULATION.

4. ---- PROVIDE A #12 AWG GREEN CABLE JUMPER BETWEEN THE RECEPTACLE GROUNDING SCREW AND THE OUTLET BOX GROUNDING SCREW.

5. ---- ALL CONDUITS SHALL BE EMT WHEN INSTALLED ABOVE HUNG CEILING. ALL OTHER CONDUITS SHALL BE PVC SCH–40 INSTALLED IN CONCRETE.

6. ---- UNLESS OTHERWISE INDICATED ALL CONDUITS SHALL BE 3/4" IN DIAMETER.

7. ---- ALL UNDERGROUND CONDUIT COUPLING SHALL BE WATERTIGHT AN EXPANSION JOINT COUPLING OF THE REQUIRED TYPE AND SIZE SHALL BE PROVIDED WHENEVER A CONDUIT CROSSES AN EXPANSION JOINT.

8. ---- THE CONTRACTOR MUST MAKE SURE THAT THE ENTIRE SYSTEM HAS GROUND CONTINUITY.

9. ---- PROVIDE PLASTIC CONDUIT DIVIDERS IN ALL THE UNDERGROUND CONDUITS RUNS. THE MAXIMUN DISTANCE BETWEEN THE DIVIDERS NOT TO EXCEED 4'–0".

10. ---- ALL THE ELECTRIC INSTALLATION MUST BE DONE IN A NEAT AND WORKMANLIKE MANNER, ACCORDING TO THE LAST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.) THE PUERTO RICO ELECTRICAL POWER AUTHORITY LATEST STANDARDS AND THE P.R. TELEPHONE COMPANY LATEST PRACTICE.

11. ---- ALL OUTLETS SHALL HAVE THEIR OWN INDEPENDENT OUTLET BOX WITH ITS APPROPIATE RAISED COVER, COVER PLATE AND FITTINGS. MINIMUM SIZE OF OUTLET BOX TO BE 4" SQUARE BY 1 1/2 DEEP EXACT SIZE OF OUTLET BOX TO BE DETERMINED ACCORDING TO THE MAXIMUN NUMBER OF CONDUCTORS IN THE BOX PER N.E.C. ARTICLES 370–SECTION 6.

12. ---- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL THE POWER AND CONTROL INTERCONNECTIONS AMONG ALL THE DIFFERENT PARTS OF THE AIR CONDITIONING SYSTEMS (FAN COILS/AHU'S, CONDENSING UNITS, THERMOSTATS, ETC.) THE CONTRACTOR SHALL ALSO PROVIDE ALL THE STARTING AND DISCONNECT EQUIPMENT FOR SAID SYSTEMS.

13. ---- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME ACQUAINTED WITH THE EXISTING FIELD CONDITIONS IT SHALL BE THE DIRECT RESPONSABILITY OF THE CONTRACTOR TO BRING PROMPTLY TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE THAT WERE USED FOR DESIGN PURPOSES THIS SHALL BE DONE BEFORE THE CONTRACTOR SUBMITS HIS BID SO THAT THE RECEIVED THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTANDS THROUGHLY AND COMPLETELY THE SCOPE OF THE WORK INVOLVED HAS FAMILIARIZED HIMSELF WITH THE EXISTING FIELD CONDITIONS AND HAS INCLUDED IN HIS BID ALL THE NECESSARY ITEMS TO CARRY OUT THE ELECTRICAL WORK NO ALLOWANCE WILL BE PERMITTED ON THIS MATTER AFTER THE BIDS ARE RECEIVED.

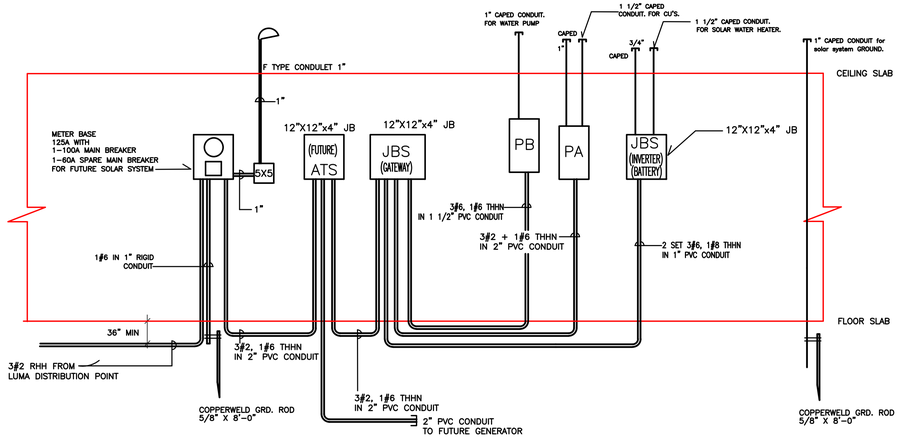
14. ---- ALL THE SWITCHES AND RECEPTACLES SHALL BE WHITE COLORED WITH WHITE COLORED BAKELITE COVER PLATES EXCEPT THE WEATHERPROOF OUTLETS WHICH SHALL HAVE THEIR STANDARD GRAY COVER PLATES.

PREPA COMMUNICATION NOTICE 16–01

1) LA BASE DEL MEDIDOR PARA TODA UNIDAD DE VIVIENDA TIENE QUE PROVEER ESPACIO PARA LA INSTALACION DE UN INTERRUPTOR (BREAKER) DE DOS POLOS DE 60A, PARA LA CONEXION FUTURA DE UN SISTEMA DE GENERACION DE ENERGIA CON FUENTES RENOVABLE.
2) INSTALACION DE UNA CAJA DE EMPALME (JUNCTION BOX) DE 5"x5"x2–1/2" CONECTADA A LA BASE DEL MEDIDOR POR UN CONDUCTO DE PVC DE 1" DE DIAMETRO VACIO. SE REQUIERE QUE ESTA CAJA DE EMPALME TENGA UNA CUBIERTA A PRUEBA DE AGUA PARA UN INTERRUPTOR FUTURO. ESTA SE TIENE QUE LOCALIZAR EN EL INTERIOR, ACCESIBLE AL PERSONAL DE LA AUTORIDAD.
3) INSTALACION DE UN CONDUCTO DE PVC DE 1" DE DIAMETRO VACIO, DESDE LA CAJA DE EMPALME DE 5"x5"x2–1/2" HASTA LA PARTE DEL TECHO DONDE SE UBICARIA EL SISTEMA DE GENERACION DE ENERGIA CON FUENTES RENOVABLE, DEJANDO 6" DE CONDUCTO SOBRE EL NIVEL DE TECHO. ESTE CONDUCTO SE INSTALARA CON UN CABLE DE TRACCION (PULL WIRE) PARA LA INSTALACION FUTURA DE CABLES, Y SE DEJARA DEBIDAMENTE TAPADO Y SELLADO.
4) (OPCIONAL) INSTALACION DE UN CONDUCTO DE PVC DE 1/2" DE DIAMETRO VACIO DESDE EL TECHO HASTA EL NIVEL DE TIERRA, PARA INSTALACION FUTURA DEL SISTEMA DE CONEXION A TIERRA, QUE SE DEJARA DEBIDAMENTE TAPADO Y SELLADO.

NOTE:

CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL INSTALLATION TO COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE, NETPR AND LUMA CONSTRUCTION STANDARDS. ALL CONDUCTORS MUST BE COPPER. ALL DEVICES MUST BE GROUNDED. DEVICES TO BE LEVITON, HUBBELL OR SIMILAR. REBRANDED OR NON-UL LISTED DEVICES ARE NOT PERMITTED.



SINGLE LINE DIAGRAM

① (PA) PANELBOARD SCHEDULE

PANELBOARD DESIGNATION	CKT. NO.	BREAKER FRAME	BREAKER SIZE	BREAKER POLES	DESCRIPTION	CONDUCTOR SIZE & CONDUIT
(PA)– 1PH–3W– 120/240V– 125AMPS BUS BARS FLUSH MTD. GRD. BAR 10000 AMP SYM. INT. CAP. GE, EATON OR SQUARE D 24 SPACES PANELBOARD	C–1,2	100	50	2	RANGE	3#6 & 1#10 CU, 1" PVC SCH 40
	C–3,4	100	30	2	DRYER	4#10 CU, 3/4" PVC
	C–5	100	20	1	WASHER	3#12 CU, 3/4" PVC
	C–6,7,8	100	20	1	LIGHTING & RECEPTACLES	3#12 CU, 3/4" PVC
	C–9/10	100	30	2	SOLAR WH	4#10 CU, 3/4" PVC
	C–11/12	100	50	2	CRITICAL LOADS LOADCENTER PB	4#6 CU, 1 1/2" PVC
	C–13/14	100	30	2	MASTER BED. A/C	3#10 CU, 3/4" PVC
	C–13/14	100	20	2	BEDROOM #1. A/C	3#12 CU, 3/4" PVC
	C–15/16	100	20	2	BEDROOM #2. A/C	3#12 CU, 3/4" PVC
	C–17,18	100	20	1	SPARE	3#12 CU, 3/4" PVC
	C–19–24	100			SPACE	

① (PB) PANELBOARD SCHEDULE

PANELBOARD DESIGNATION	CKT. NO.	BREAKER FRAME	BREAKER SIZE	BREAKER POLES	DESCRIPTION	CONDUCTOR SIZE & CONDUIT
(PB)– 1PH–3W– 120/240V– 125AMPS BUS BARS FLUSH MTD. GRD. BAR 10000 AMP SYM. INT. CAP. GE, EATON OR SQUARE D 24 SPACES PANELBOARD	C–1	100	20	1	REFRIGERATOR	3#12 CU, 3/4" PVC
	C–2	100	20	1	RECEPTACLES(KITCHEN)	3#12 CU, 3/4" PVC
	C–3	100	20	1	LIGHTING & RECEPTACLE	3#12 CU, 3/4" PVC
	C–4	100	20	1	SMOKE DETECTOR	3#12 CU, 3/4" PVC
	C–5	100	20	1	WATER PUMP (CISTERN)	3#12 CU, 3/4" PVC

* THROUGH TYPE 2 ARC FAULT CIRCUIT INTERRUPTER.

SYMBOL LEGEND

- 15A–125V TAMPER RESISTANT DUPLEX RECEPTACLE LEVITON PART. No. T53205000 (ITEM T5320–W) WITH THERMOPLASTIC NYLON WALLPLATE LEVITON No. 80703122000 (80703–W).
- 15A–125V TAMPER RESISTANT GFCI RECEPTACLE LEVITON PART. No. W7599012000 (ITEM W7599–TRW) WITH THERMOPLASTIC NYLON WALLPLATE LEVITON No. OPJ26022000 (PJ26–W).
- WP — DENOTES WEATHER RESISTANT COVER PLATE WITH THERMOPLASTIC NYLON WALLPLATE LEVITON No. 04976003000 (4976–W).
- $ — 15A–120V TOGGLE SWITCH LEVITON No. 01451218000 (1451–WCP) WITH NYLON WALPLATE LEVITON No. OOPJ1022000 (PJ1–W).
- $$ — 15A–120V DUPLEX STYLE SINGLE–POLE AC COMBINATION SWITCH LEVITON No. 05224021000 (5224–ZW) WITH NYLON WALLPLATE LEVITON No. 80703122000 (80703–W).
- $ 3W — 15A–120V TOGGLE FRAMED 3W SWITCH LEVITON No. 01453958000 (1453–WCP) WITH NYLON COVER PLATE No. OOPJ1022000 (PJ1–W).
- $ 3W — DEPENDING ON SWITCH COMBINATION USE 2 GANG TOGGLE, 2 GANG–DUPLEX OR 2 GANG, 1 TOGGLE, 1–DUPLEX THERMOPLASTIC NYLON COVER PLATES. LEVITON No. OOPJ2902000 (PJ2–W) No. 80705902000 (80705–W) OR No. OPJ82902000 (PJ82–W)
- CEILING MOUNT OUTLET CONCRETE BOX. SEE LUMINAIRE SCHEDULE BELOW.
- WALL MOUNT OUTLET BOX. SEE LUMINAIRE SCHEDULE BELOW.
- 30 AMP. 250V FLUSH MTG. RECEPTACLE LEVITON PART. No. 05207961000 (5207) WITH STAINLESS STEEL WALLPLATE LEVITON No. 84004004000 (84004–40)
- 50 AMP. 250V FLUSH MTG. RECEPTACLE LEVITON PART. No. 05206961000 (5206) WITH STAINLESS STEEL WALLPLATE LEVITON No. 84004004000 (84004–40)
- TELEPHONE 4"X4" OUTLET BOX WITH BLANK COVER PLATE. LEVITON No. OPJ13002000 (PJ13–W)
- CTV 4"X4" OUTLET BOX WITH BLANK COVER PLATE. LEVITON No. OPJ13002000 (PJ13–W)
- GE LOADCENTER 24 SPACES, 120/240V – TLM 1212CCU 125A
- (J) 4"X4" JUNCTION BOX WITH NYLON COVER PLATE
- (SD) SMOKE DETECTOR 120V SIMILAR OR EQUAL TO PIREX 4618
- ------ FLOOR SLAB CONDUIT OF SPECIFIED DIAMETER
- ——— WALL OR CEILING CONDUIT OF SPECIFIED DIAMETER
- PILOT LIGHT SWITCH, 240V 30A HUBBELL PART NO. HBL–3032–PL.

LUMINAIRE SCHEDULE

- 52" ENERGY STAR CEILING FAN, LUMENCIA LL52 1032 ES WH
- 1 CEILING MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1776
- 2 CEILING MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1210
- 3 CEILING MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1801
- 4 WALL MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1645
- 5 WALL MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1631
- 6 WALL MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–533
- 7 CEILING MOUNTED LIGHT FIXTURE. ENERGY STAR NUVO 62–1720

NOTE: Provide Arc Fault Circuit Interrupter protection for all 20A circuits as required by latest NEC. Provide GFCI Breaker Protection for washers as required by NEC.

Notes:
1. Conduits in contact with earth must be PVC, imbedded in concrete use PVC. Use RGS when exposed. Follow NEC grounding codes and fill ratios as applicable. Minimum size 3/4" PVC. Use UL or ETL listed conduit only.
2. Conductors must be copper stranded UL or ETL Listed.

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jota–arkitekt, llc
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TEL. (787) 240–6000
PMB 749, 1353 AVE. LUIS VIGOREAUX
GUAYNABO, P.R. 00966
email : info@jotapr.com

REV.	DATE	DESCRIPTION:	BY:

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CERTIFIED

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LIC. NO 15346
CALLE METRO #314 PASEO DEL SOL
DORADO, PUERTO RICO 00646
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Digitally signed by Ing. Eduardo Chardon Casals
Date: 2023.09.08 17:40:24 -04'00'

CONSTRUCTION DRAWINGS FOR:

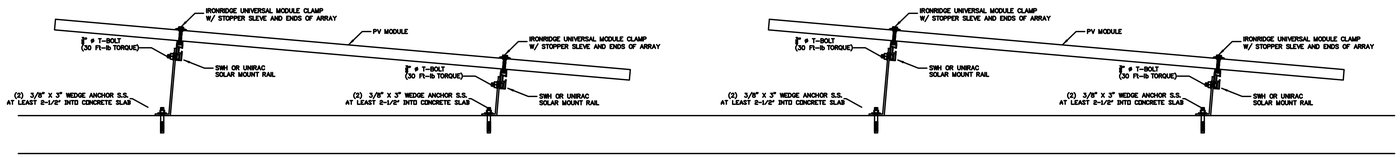
MODELO M2A

TITLE:

ELECTRICAL NOTES AND DETAILS

PROJ MANAGER: J.R.	DATE:
DRAWN BY: JOTA	SHEET NO.: E-103
SCALE: AS SHOWN	
PROJECT NO.: 23-41	

PLOT DATE: Friday, September 8, 2023 5:27:07 PM

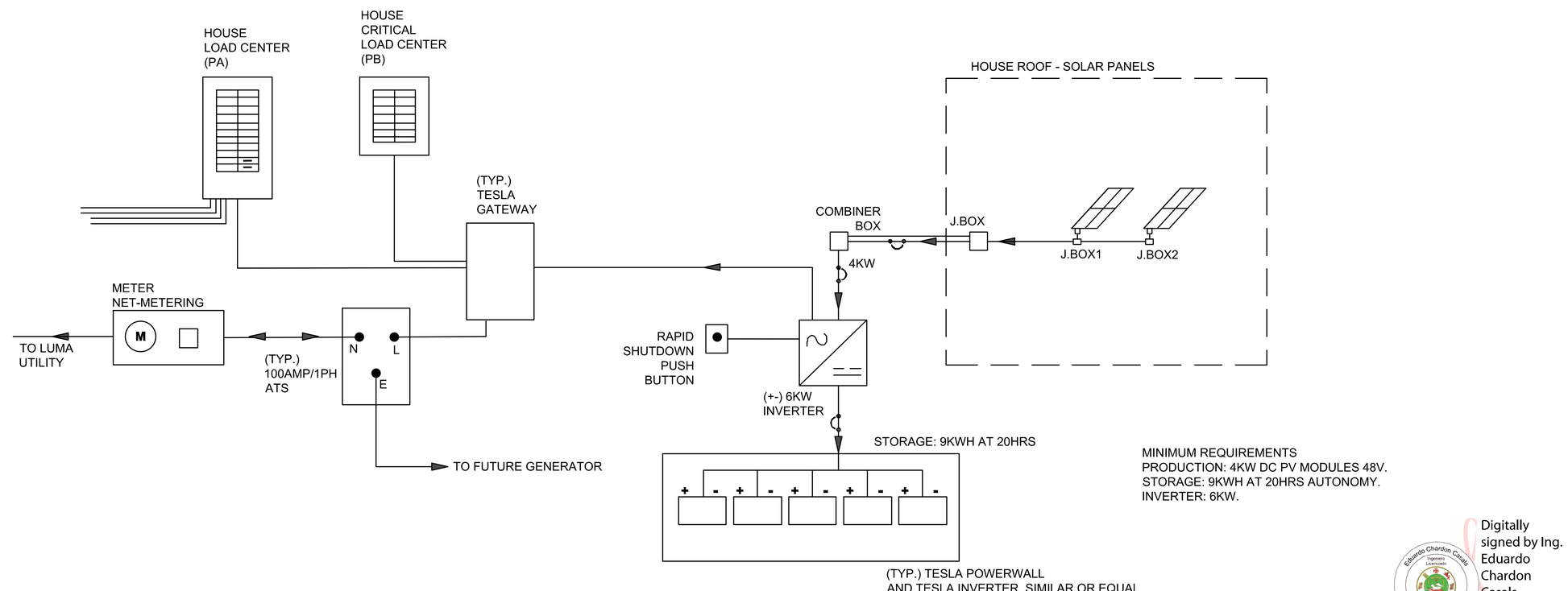


5° TILT - TYPICAL ANCHORING & RACKING DETAIL

NOT TO SCALE

ANCHORING NOTES:

1. ALL ROOF PERFORATION SHALL FILLED WITH CONSTRUTION SEALANT EQUAL OR SIMILAR TO SIKAFLEX 1A.
2. ROOF ATTACHMENT EQUAL SIMILAR HILTI STAINLESS STEEL KWIK BOLT 3 EXPANSION 3/8" X 3-1/2" ANCHOR AND SHALL EMBEDDED AT LEAST 2-1/2" INTO EXISTING CONCRETE SLAB .



TYPICAL PV - ONE LINE DIAGRAM

SCALE:N.T.S.

MINIMUM REQUIREMENTS
PRODUCTION: 4KW DC PV MODULES 48V.
STORAGE: 9KWH AT 20HRS AUTONOMY.
INVERTER: 6KW.

Digitally signed by Ing. Eduardo Chardon Casals
Date: 2023.09.08 17:40:05 -04'00'

arkitekts
jota—arkitekt, llc
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REV.	DATE:	DESCRIPTION:	BY:

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DORADO, PUERTO RICO 00646
TEL. 761-1600

Yo, Ing. Eduardo Chardon Casals, lic 15346, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mi, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

CONSTRUCTION DRAWINGS FOR:

MODELO
M2A

TITLE:

PV ONE LINE DIAGRAM AND DETAILS.

PROJ MANAGER: J.R.	DATE:
DRAWN BY: JOTA	SHEET NO.: E-104
SCALE: AS SHOWN	
PROJECT NO.: 23-41	

PLOT DATE: Thursday, September 7, 2023 4:30:36 PM

Exhibit 19

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

Project Name:				Latitude	18.217881		
First Name:	Jaime	Last Name:	Casellas	Longitude	-65.676574		
Street Address	PR-3, Km. 60.0 Bo. Daguao			Apt/Suite			
City:	Naguabo			State:		Zip:	00718
Date of Visit:	03/14/2024		Field Visit Conducted By:	Gamaliel Rivera Rivera			

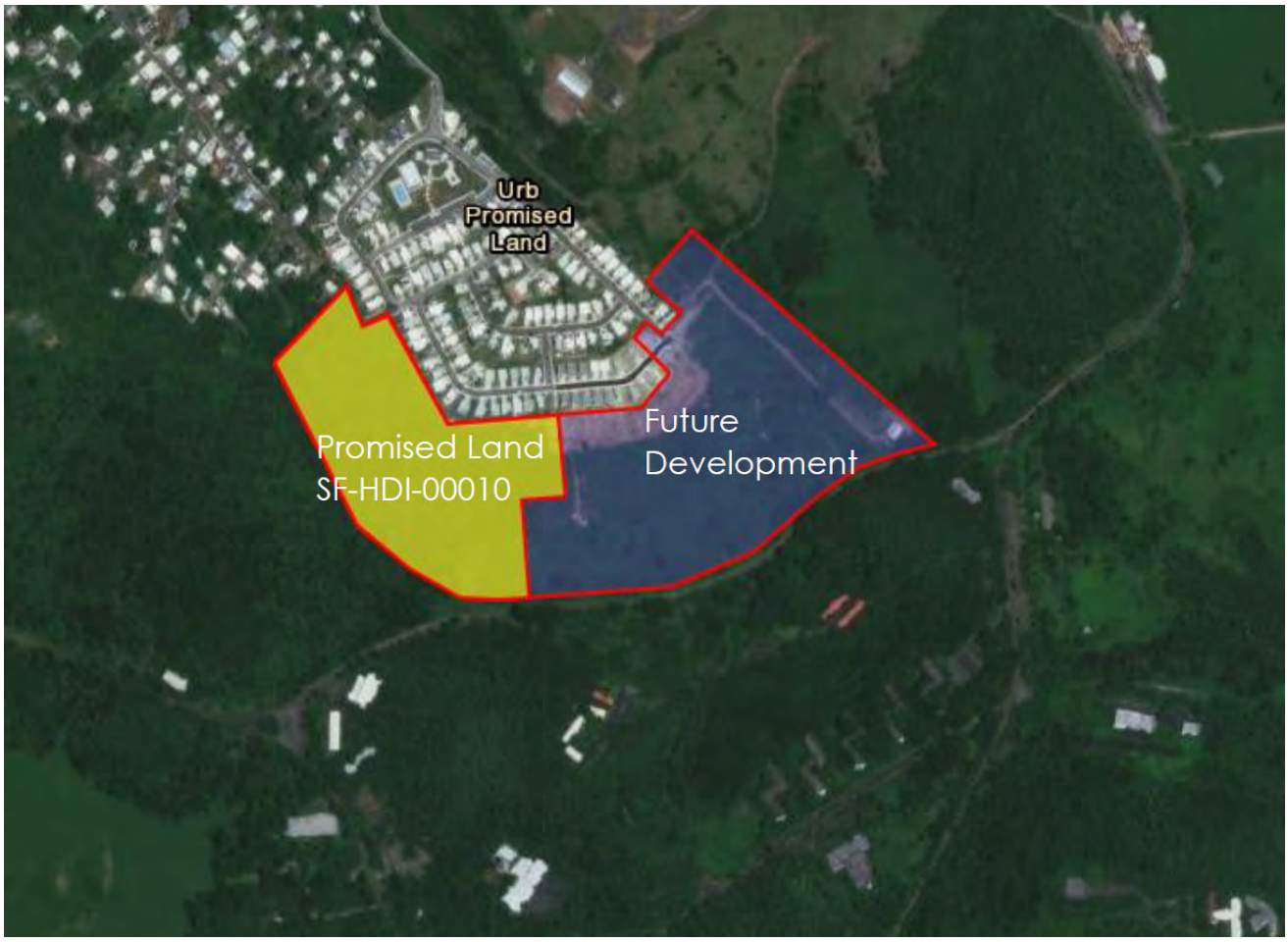
EXISTING ENVIRONMENTAL CONDITIONS ON & AROUND SITE

Observations	Site Specific	Area
Not Levee/Flood Control Structures likes levees, T-walls, pumping stations, etc., was observed on or around the site	There Not Levee/Flood Control Structures likes levees, T-walls, pumping stations, etc., was observed on or around the site.	Not Apply

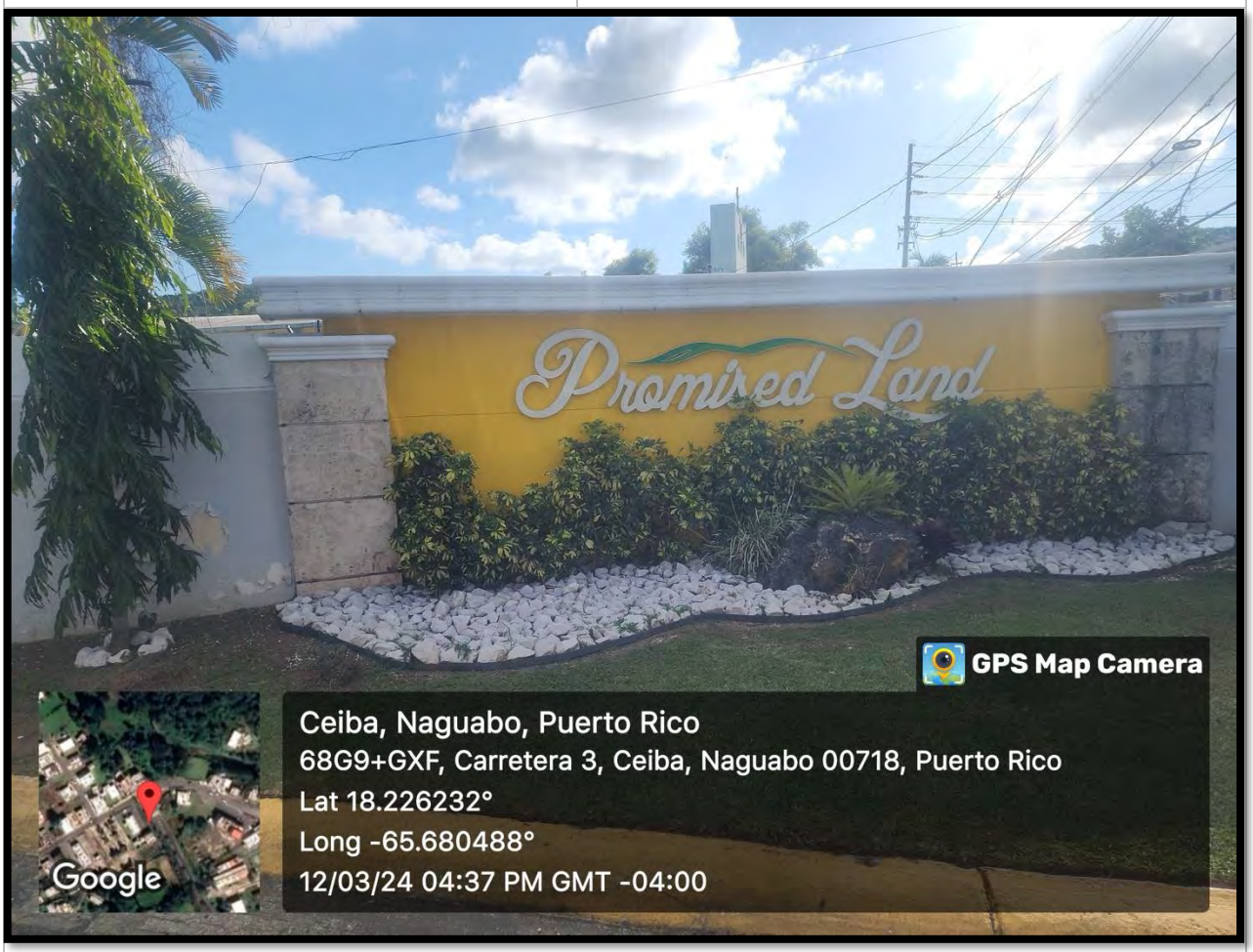
Is there any evidence or indication of an underground storage tank (UST) may be located on site?	There No UST on the site	No Apply
If yes, are they in use?	--	--
Are there any out-of-service underground fuel tanks?	There No out of service underground fuel tanks on the site	No Apply
Is there any evidence that any AST on the property are leaking?	--	No Apply
Is there any evidence or indication of leaking electrical equipment (transformer - ground or pole mounted, capacitor, or hydraulic equipment) present on site?	There No evidence or indication of leaking hydraulic equipment present	Not Apply

□□□□rd□□□□□ □□r□□□□□□		
	□□□□□□□□□□□□	□r□□□
Is there any evidence of manufacturing operations utilizing or producing hazardous substances at or in close proximity to the site?	There No evidence of manufacturing operations utilizing or producing hazardous substances at or in close proximity to the site	No Apply
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?	There no evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment	No Apply
□□□□□□ □□□r□□□□□□		

[illegible]	[illegible]
[illegible] 7881 [illegible] 76574 [illegible]	

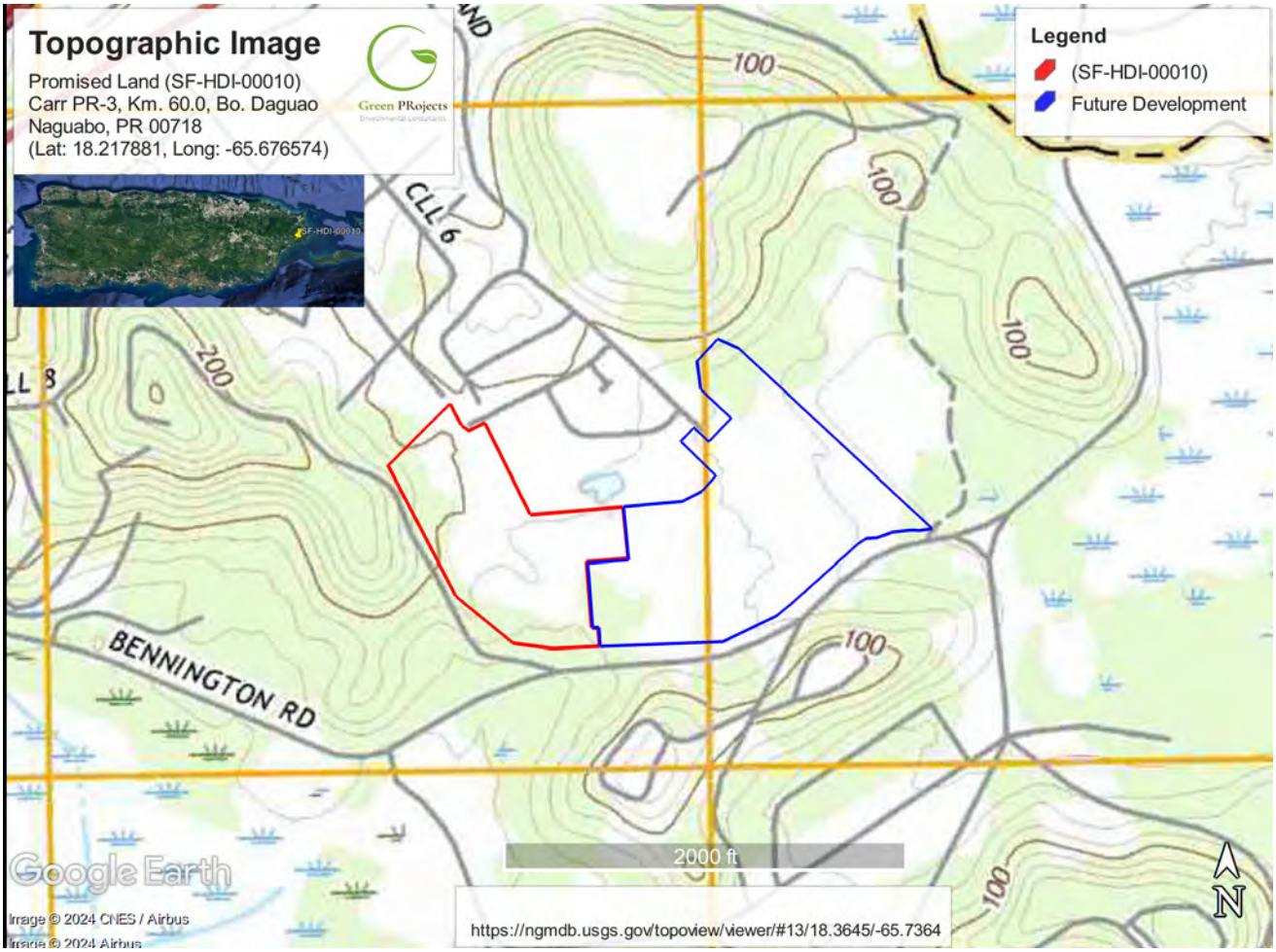

Urb
Promised
Land
Promised Land
SF-HDI-00010
Future
Development

[illegible]	[illegible]
Lat: 18.217881, Lon: -65.676574	



Existing Promised Land Entry

[illegible]	[illegible]
Lat: 18.217881, Lon: -65.676574	



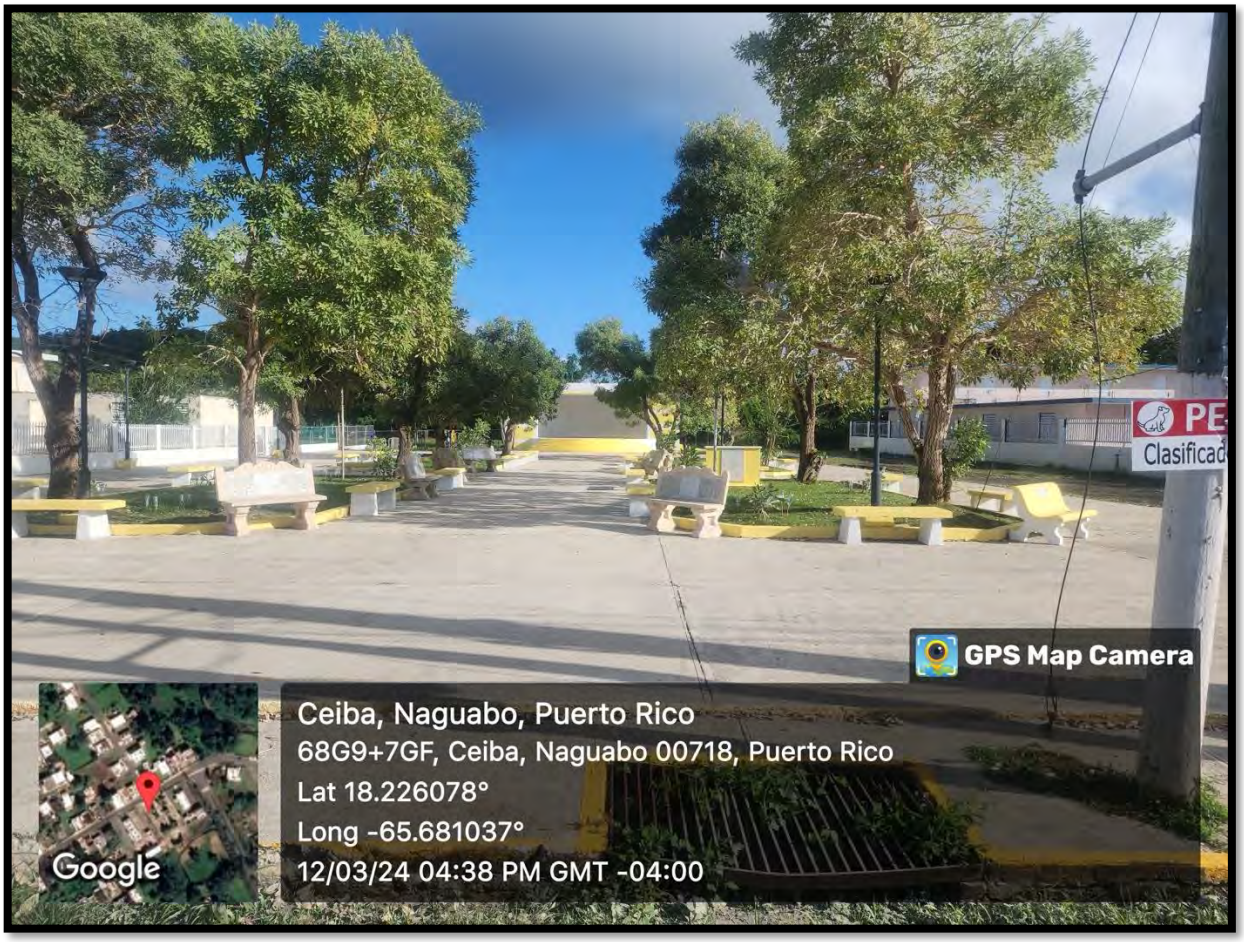

PE
Clasificad
GPS Map Camera
Ceiba, Naguabo, Puerto Rico
68G9+7GF, Ceiba, Naguabo 00718, Puerto Rico
Lat 18.226078°
Long -65.681037°
12/03/24 04:38 PM GMT -04:00
Google

Exhibit 20

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

GOBIERNO DE PUERTO RICO
Oficina del Gobernador
JUNTA DE PLANIFICACIÓN

16 de diciembre de 1998

Consulta Número 94-52-1026-JPU-ISV

RESOLUCION

Estancias de Naguabo, S.E., por conducto de la firma Gómez, Piñero y Asociados, amparándose en la reglamentación vigente, sometió a la consideración de esta Junta de Planificación una enmienda a la consulta de ubicación para un proyecto residencial unifamiliar, en la Carretera Estatal Número 3, Barrio Daguao en el Municipio de Naguabo.

En consideración a la información obrante en el expediente sometida por la parte proponente, a la información obtenida por la Junta de sus documentos de referencia, tales como, pero sin limitarse a éstos, mapas topográficos, mapas de zonificación vigentes, mapas de zonas susceptibles a inundaciones, estudio de suelos del Servicios de Conservación de Suelos Federal y archivo gráfico, esta Junta llega a las siguientes:

DETERMINACIONES DE HECHOS

a. La Junta de Planificación de Puerto Rico, en su reunión del 20 de octubre de 1995, aprobó la presente consulta, para la ubicación de un proyecto residencial de interés social, que consiste de 300 unidades de vivienda con cabidas de 450 metros cuadrados, en una finca de 65.0 cuerdas.

b. La Junta en su reunión del 28 de enero de 1998, autorizó una enmienda a la consulta, que consistía en disminuir la cabida de los solares aprobados, de 450 metros cuadrados a 400 metros cuadrados.

c. El 6 de mayo de 1998, Gómez, Piñero y Asociados, solicitó una enmienda a la consulta que consiste en añadir 164 solares con cabidas de 400 metros cuadrados en un predio de terreno con cabida de 8.25 cuerdas, colindante a la finca original. El proyecto se realizará en dos (2) fincas adquiridas por Estancias de Naguabo, Inc.

d. La Junta, en su reunión del 24 de junio de 1998, dejó en suspenso por treinta (30) días, para que el proponente sometiera evidencia de la tenencia de las parcelas B y C y para cumplir con la Ley Número 9, del 18 de junio de 1970, según enmendada.

   Más tarde, la parte proponente sometió la evidencia de la tenencia de los terrenos envueltos en esta enmienda a la consulta.

e. Para cumplir con la Ley Número 9 del 1970, se enmendó la Determinación de Impacto Ambiental No Significativo DN-95-00120 (JP) y fue enviado a la Junta de Calidad Ambiental el 15 de septiembre de 1998.

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La Junta de Calidad Ambiental, en su comunicación con fecha del 4 de noviembre de 1998, indica que se cumplió con la fase de evaluar el posible impacto de la propuesto de acuerdo al Artículo 4(c) de la Ley Número 9 del 18 de junio de 1970, según enmendada y somete sus recomendaciones.

f. Las agencias consultadas con relación a la enmienda presentada señalaron lo siguiente:

   a. El Departamento de Agricultura, mediante carta con fecha del 11 de mayo de 1998, informó lo siguiente y citamos:

      "Mediante comunicaciones del 11 de octubre de 1994 y 13 de febrero de 1995, este Departamento expresó no tener objeción a la consulta de referencia, debido a la fuerte presión de desarrollo urbano y alto crecimiento en el área donde ubica la referida finca.

      Luego de llevar a cabo un reexamen del caso, concluímos que a pesar de la enmienda propuesta para aumentar el número de solares, las condiciones descritas anteriormente permanecen inalteradas.

      Por lo tanto, este Departamento se reafirma en sus recomendaciones previas y no objeta el proyecto de referencia."

   b. La Autoridad de Energía Eléctrica, mediante comunicación fechada a 12 de mayo de 1998, informa que dicha Agencia no objeta la enmienda a la consulta e indica las responsabilidades del desarrollador con respecto al proyecto propuesto.

   c. El Municipio de Naguabo, en carta con fecha del 19 de mayo de 1998, indica que la enmienda a la consulta cumple con los requisitos establecidos por el Municipio según los documentos sometidos sobre este asunto por lo que endosan favorablemente la enmienda a la consulta.

   d. La Autoridad de Carreteras y Transportación, en carta del 11 de mayo de 1988, indica lo siguiente y citamos:

      "En el Programa de Construcción de esta Autoridad para los próximos cinco años no se contempla proyecto alguno que afecte el desarrollo de referencia.

      Se deberá consultar al Municipio de Naguabo con relación a los accesos por las vías municipales.

      Cualquier mejora a la calle de accesos existentes en su intersección con la Carretera PR-3 o cualquier otra obra que sea necesaria en la zona de esta vía requiere un permiso de la Oficina Regional de Humacao de la Directoría de Obras Públicas."

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e. El Instituto de Cultura Puertorriqueña, mediante comunicación con fecha del 27 de mayo de 1998, indica lo siguiente y citamos:

"Sirva la presente para actualizar el endoso del Instituto de Cultura Puertorriqueña al proyecto de referencia en sus aspectos arqueológicos. Según se indicó en nuestra carta anterior, el mismo no afectará recursos arqueológicos conocidos. Sin embargo, le recordamos que a tenor con las disposiciones de la Ley 112 del 20 de julio de 1988, de encontrarse algún vestigio arrqueológico que no hubiese sido detectado con anterioridad se deberá notificar de inmediato al Instituto de Cultura Puertorriqueña."

f. El Departamento de Recursos Naturales y Ambientales, en carta con fecha del 14 de mayo de 1998, indica lo siguiente:

"El Departamento de Recursos Naturales y Ambientales no tiene objeción a la enmienda a la consulta de ubicación del proyecto propuesto.

Deberá cumplir con las disposiciones del Reglamento de Planificación Número 25 (Reglamento de Siembra, Corte y Forestación para Puerto Rico).

Deberán obtener de la Junta de Calidad Ambiental el Permiso para el Control de Erosión y Sedimentación para minimizar la erosión hacia los cuerpos de agua cercanos al proyecto.

Este endoso no lo autoriza a mover material de la corteza terrestre. Para el movimiento de terreno debe referirse al Reglamento para la Extracción de Materiales de la Corteza Terrestre, para el cumplimiento del mismo."

g. La Autoridad de Acueductos y Alcantarillados, mediante comunicación con fecha de 13 de abril de 1998, indicó lo siguiente:

De nuestro análisis se desprende que para poder prestar el servicio de agua a este proyecto será necesario realizar las siguientes mejoras:

1. Aumentar capacidad de las bombas de la Cuesta Esperanza a 395 gpm mediante construcción de caseta de bombas con poceto ("pit") de 30,000 galones.

2. Construir tanque de 100,000 galones a la misma elevación del tanque existente.

3. Instalar 2,500 mts. De tubería de 10" desde la estación de bombas hasta el tanque a construirse y cualquier otra mejora necesaria por este aumento en capacidad.

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4. Luego de realizar estas mejoras, los desarrolladores se podrán conectar a la cañería de 6" existente en la Carretera PR-3 cerca del lugar del proyecto.

Además, el reglamento de la Autoridad de Acueductos y Alcantarillados establece que los dueños del proyecto aportarán la cantidad de cien dólares ($100.00) por cada unidad de vivienda de interés social, o su equivalente a conectarse y hacer uso del sistema de distribución de agua.

Para poder prestar el servicio de alcantarillado, los dueños del proyecto tendrán que coordinar con el Municipio de Naguabo para conectarse al sistema de alcantarillado sanitario a construirse en la Playa Húcares para el análisis de estas unidades adicionales. Este sistema luego se conectará a la Troncal Naguabo-Humacao.

Antes de proceder con la construcción de las obras, los planos para la instalación de los sistemas de distribución de agua y alcantarillado sanitario del proyecto deberán estar de acuerdo al Reglamento de Certificación de Planos de Construcción de esta Autoridad y finalmente aprobados.

El dueño del proyecto deberá installer equipos de conservación de agua iguales o similares a los "AFC"(Salva-agua), "UFO" o "ECO". El aditamento cerrara instantáneamente el flujo cuando el usuario remueva la mano del agua. El aditamento tiene que detener el gotereo causado por llaves y zapatillas defectuosas. La pérdida efectiva será de 0.0 GPM y el flujo del aditamento no será mayor de 1.5 GPM. Los inodoros deberán ser de no más de 1.6 galones por descarga.

Estas recomendaciones estarán vigentes por el término de un (1) año a partir de la fecha de esta comunicación; al cabo del cual, de no haberse sometido planos de construcción de las obras de acueducto y alcantarillado sanitario, los proponentes deberán someter nuevamente el proyecto a la consideración de esta Autoridad.

Más tarde, en comunicación con fecha del 15 de mayo de 1998, informó que el proponente deberá mejorar el sistema existente en el área, installer cloacas fuera del lugar del proyecto, esperar a que se termine el proyecto del acueducto del Noreste e installer sistema para tratamiento de aguas usadas autorizado por las agencias concernientes.

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En armonía con las anteriores determinaciones de hechos se llega a las siguentes:

CONCLUSIONES DE DERECHO

1. Los terrenos objeto de consulta radican fuera de los límites del área zonificada del Municipio de Naguabo.

2. De acuerdo a lo establecido en el Reglamento para Procedimientos Adjudicativos de la Junta de Planificación con vigencia del 21 de marzo de 1995, compete a la Junta tramitar el desarrollo como consulta de ubicación.

3. La consulta propuesta está en armonía con los Objetivos y Políticas del Plan de Usos de Terrenos de Puerto Rico.

4. La Ley Orgánica de la Junta de Planificación, Ley Número 75 del 24 de junio de 1975, según enmendada, en el Artículo 11, Inciso 14, autoriza expresamente a la Junta a "hacer determinaciones sobre usos de terrenos dentro de los límites territoriales del Estado Libre Asociado de Puerto Rico, con sujeción a las normas y requisitos consignados en esta ley o cualquier otra ley aplicable para tales casos".

ACUERDO

Esta consulta de ubicación ha sido examinada y analizada a la luz de la información suministrada por el proponente, de las disposiciones de leyes, reglamentos y normas de planificación vigentes, y del resultado del estudio desde el punto de vista ambiental. También se ha dado consideración a las proyecciones poblacionables y a la disponibilidad de terrenos apropiados para la construcción de viviendas y otros usos en el área que comprende el proyecto propuesto.

Dicha consulta fue considerada por esta Junta de Planificación, quien acordó que es viable el desarrollo de los terrenos anteriormente descritos para el uso propuesto, condicionado a los siguientes señalamientos y recomendaciones, los cuales habrán de tomarse en consideración al prepararse y someterse en la próxima etapa en el trámite del proyecto, etapa que será determinada por la Administración de Reglamentos y Permisos:

1. Se autoriza una enmienda a la consulta que consiste en adicionar 164 solares con cabida mínima de 400 metros cuadrados, en un predio colindante de 8.25 cuerdas.

2. Se cumplirá con los requerimientos de las agencias concernidas incluyendo las siguientes recomendaciones de la Junta de Calidad Ambiental:

   a. Durante la fase de construcción del proyecto, se debe cumplir con el Reglamento para el Control de la Contaminación por Ruido, en lo relacionado al nivel de sonido máximo permitido.

   b. Previo a dar comienzo a la construcción o efectuar algún movimiento de tierra, deben obtener de esta Junta los siguientes permisos:

      - Permiso de Fuente de Emisión (PFE) para el polvo fugitivo durante la fase de construcción.

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- Para realizar una Actividad Generante de Desperdicios Sólidos (Formulario DS-3).

- Permiso para el Control de la Erosión y Prevención de la Sedimentación.

c. De tener alguna descarga de escorrentía a cualquier cuerpo de agua durante la construcción, deberán consultar con la Agencia Federal de Protección Ambiental para determinar si dicha descarga requiere un permiso "NPDES" de acuerdo al Código Federal de Reglamentación Número 40, Sección 122.26 (b) (14) (x).

d. Previo al inicio de la construcción deberá realizar la coordinación correspondiente con la Autoridad de Acueductos y Alcantarillados para la conexión del proyecto propuesto de manera que la planta de tratamiento de aguas usadas a la cual planean conectarse, las líneas y troncales estén en condiciones de aceptar la descarga de las aguas usadas a ser generadas durante la fase operacional del proyecto. Esto incluye obtener todos los permisos necesarios de dicha agencia, previo a su conexión.

e. Durante la fase de construcción, deberán tomar las medidas necesarias para evitar que residuos de sustancias orgánicas e inorgánicas tales como: aceites, combustibles u otras sustancias químicas, puedan ser arrastradas por la escorrentía y ganen acceso a cualquier cuerpo de agua o al sistema pluvial.

3. La Administración de Reglamentos y Permisos determinará cuál será la próxima etapa en el trámite del proyecto, la cual deberá cumplir con todas las disposiciones de leyes, reglamentos y normas de planificación vigentes y aplicables, así como con las normas de dicha Administración.

4. Se cumplirá con las disposiciones del Reglamento de Planificación Número 25, Reglamento de Siembra, Corte y Forestación para Puerto Rico, con vigencia del 16 de marzo de 1996.

5. Coordinar con la Autoridad de Acueductos y Alcantarillados para la conexión del proyecto a sus sistemas y para las mejoras o aportación que dicha agencia estime necesaria.

6. El movimiento de tierra a llevarse a cabo deberá mantener los rasgos topográficos lo más posible y limitarse el mismo a la porción de terreno que se considere en la aprobación del plan de construcción. Durante esta etapa se deberá mantener el área húmeda para evitar la generación de polvo fugitivo.

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7. Se mantendrán los camiones de carga que se utilicen para transportar material de relleno y/o de construcción cubiertos mientras estén en movimiento para evitar generación de materia particulada.

8. Será condición Sine Qua Non, que se conecte el proyecto a un sistema de alcantarillado sanitario.

9. Se observará el período de operación que establece el Reglamento para la Prevención y el Control de la Contaminación por Ruido para actividades de construcción de esta naturaleza.

10. Los vehículos y maquinaria a utilizarse en el proyecto deberán recorrer las rutas de acceso lo más distante posible de los planteles donde se encuentran realizando labores docentes y áreas clasificadas como zonas de tranquilidad ("Quiet Zones").

11. Se coordinará con el Deparmento de Obras Públicas Municipales para el acceso al proyecto.

Los señalamientos anteriores se han hecho a base de la información disponible en estos momentos. No obstante, la Administración de Reglamentos y Permisos podrá hacer requerimientos adicionales que sean necesarios en el futuro, bien sea por situaciones que se desconocen ahora o imprevistas que pudieran surgir durante el desarrollo del proyecto en sus distintas etapas.

A base de las Determinaciones de Hechos y Conclusiones de Derecho y tomando en consideración lo anteriormente expuesto, en virtud de las disposiciones de las leyes, reglamentos y normas de planificación vigentes, esta Junta de Planificación de Puerto Rico **APRUEBA UNA ENMIENDA** a la Consulta Número 94-52-1026-JPU-ISV para la ubicación de un proyecto residencial unifamiliar en el Barrio Daguao, del Municipio de Naguabo.

DISPONIENDOSE que: (1) la acción tomada por esta Junta sobre la consulta no implica la aprobación de la etapa subsiguiente correspondiente, la cual deberá someterse a la consideración de la Administración de Reglamentos y Permisos dentro del período de vigencia de este informe; (2) esta aprobación tendrá una vigencia de un (1) año a partir de la fecha de notificación de este informe; (3) de no someterse la etapa subsiguiente en la Administración de Reglamentos y Permisos dentro del término de vigencia establecido la consulta quedará AUTOMATICAMENTE ARCHIVADA para todos los efectos legales.

DISPONIENDOSE, que cualquier parte afectada por esta decisión podrá formular y radicar una Solicitud de Reconsideración en la Secretaría de esta Junta dentro de los primeros veinte (20) días contados a partir del archivo en autos de la notificación de esta Resolución. El solicitante deberá enviar copia de tal escrito por correo certificado y acuse de recibo a todas las partes que hayan intervenido en los procedimientos y a la Administración de Reglamentos y Permisos. Los interventores tendrán diez (10) días naturales contados a partir de la notificación para expresarse sobre la solicitud de reconsideración. Si no lo hicieren dentro del término establecido, se entenderá que renuncian a su derecho de réplica.

La Junta dentro de los quince (15) días de haberse presentado dicha moción deberá considerarla. Si la rechazare de plano o no actuare dentro de los quince (15) días, el término para solicitar revisión comenzará a correr nuevamente desde que se notifique dicha denegatoria o desde que expiren esos quince (15) días, según sea el caso. Si se

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tomare algura determinación en su consideración, el término de treinta (30) días para solicitar Revisión Judicial empezará a contarse desde la fecha en que se archiva en autos una copia de la notificación de la Resolución de la Junta resolviendo definitivamente la solicitud de reconsideración cuya resolución deberá ser emitida y archivada en autos dentro de los noventa (90) días siguientes a la radicación de dicha solicitud. Si la Junta dejare de tomar alguna acción con relación a la solicitud de reconsideración dentro de los noventa (90) días de haber sido radicada una solicitud acogida para resolución, perderá jurisdicción sobre la misma y el término para solicitar Revisión Judicial empezará a contarse a partir de la expiración de dicho término de noventa (90) días, salvo que la Junta, por justa causa y dentro de esos noventa (90) días, prorrogue el término para resolver por un período que no excederá de treinta (30) días adicionales.

De no optarse por el procedimiento de Solicitud de Reconsideración antes expuesto, lo parte afectada podrá, dentro del término de treinta (30) días, contados a partir de la fecha del archivo en autos de esta Resolución, de así interesarlo, presentar Recurso de Revisión Judicial ante el Tribunal de Circuito de Apelaciones. Lo anterior, en virtud de los dispuesto en la Sección 3.15 de la Ley Número 170 del 12 de agosto de 1988, según enmendada.

José R. Caballero Mercado
JOSÉ R. CABALLERO MERCADO
Presidente

CERTIFICO: Que la anterior es copia fiel y exacta de la Resolución adoptada y emitida en la consulta de epígrafe por la Junta de Planificación de Puerto Rico, en su reunión celebrada el día **16 de diciembre de 1998** , y para uso general y para su conocimiento y acción pertinente archivo en autos y le notifico a las partes la presente copia bajo mi firma y sello oficial de esta Junta en San Juan, Puerto Rico, hoy 11 FEB 1999

MAX L. VIDAL VÁZQUEZ
Secretario

ESTADO LIBRE ASOCIADO DE PUERTO RICO
OFICINA DEL GOBERNADOR

ESTADO LIBRE ASOCIADO DE PUERTO RICO
Oficina de Gerencia de Permisos

Recibo de Pago

PERMISO: 2023-504197-PCD-300094

DESCRIPCIÓN	CANTIDAD	NÚM. RECIBO	FECHA DE ENVÍO
Costo Base del Trámite	$75.00		11-06-2024

Total: $75.00

GOBIERNO DE PUERTO RICO
DEPARTAMENTO DE DESARROLLO ECONÓMICO Y COMERCIO

CASO NÚM.:
2023-504197-PRR-013086

RESOLUCIÓN SOBRE REAPERTURA

DESCRIPCIÓN Y LOCALIZACIÓN:

Promised Land CDBG-MIT LLC, representada por el Agro. Elvelisse Figueroa Hernández y amparándose en las disposiciones de la reglamentación vigente, radicó el 9 de agosto de 2023 ante la consideración de esta Oficina de Gerencia de Permisos (OGPe) una solicitud de Reapertura para un proyecto ubicado en la siguiente dirección:

Dirección Física
Carr PR-3, Km. 60.0
Barrio Daguao

Municipio:
Naguabo, Puerto Rico

Número(s) de Catastro
231-000-006-36

Distrito de Calificación
NC (81%), VIAL (19%)

Dueño (s)
Promised Land CDBG-MIT LLC,.

Proponente
Agro. Elvelisse Figueroa Hernández

Clasificación:
Suelo Urbano (SU)

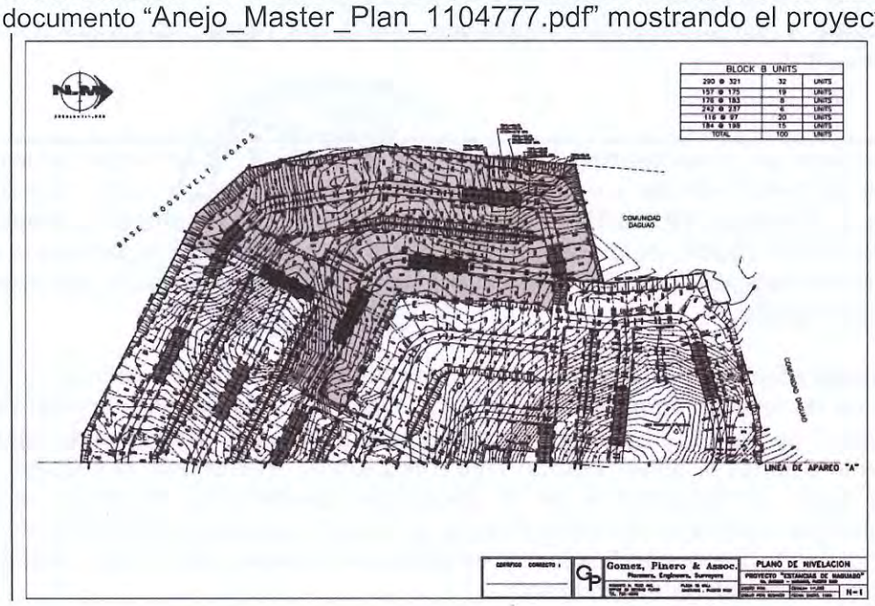
Referencia Anteriores
94-52-1026-JPUISV
98-52-B-233-CPCU (PC-99-C-0217)
OOCX2-00006-02107

DESCRIPCION DE LA SOLICITUD

Se propone una solicitud de Reapertura al Permiso de Urbanización autorizado mediante el Caso Núm. 98-52-B-233-CPCU (PC-99-C0217); esto para completar las obras de la Urbanización Promised Land localizada en el Barrio Daguao del Municipio de Naguabo y poder continuar con la construcción de las unidades bajo el Programa CDBGMIT.

DETERMINACIONES DE HECHO

1. La imagen aérea del Catastro 231-000-006-36 muestra el proyecto con un área parcial de solares, construida. El sistema muestra una calificación de NC (81%), VIAL (19%). La calificación Vial corresponde a las Calles del proyecto según propuesto
2. Se incluye documento "Fotos_Historicas_de_la_Propiedad_Promised_Land_1104777.pdf" mostrando los trabajos del movimiento de tierra de la totalidad del proyecto.
3. Se incluye documento "Anejo_Master_Plan_1104777.pdf" mostrando el proyecto:



4. En el Memorial explicativo del proyecto se indica:
   - Mediante el caso 98-52-B-233-CPCU (PC-99-C-0217)1. Este Permiso autorizó obras de urbanización para la construcción de 300 unidades residenciales unifamiliares de las cuales fueron construidas y construcción de unidades de las cuales fueron construidas y entregadas 152 unidades.
   - Para este Proyecto también se aprobó la Consulta de Ubicación: 94-52-1026-JPUISV2. La resolución de la consulta tiene un resumen de los comentarios de las agencias concernientes al Proyecto. Además, se han aprobado varios Permisos de Construcción, Aprobación de Inscripciones y Permisos de Usos.

- La construcción del Proyecto comenzó aproximadamente en el año 2002. Durante este año se comenzó el movimiento de tierra de la totalidad del Proyecto. No obstante, solo fueron construidas 152 unidades, debido a una contracción en la economía de Puerto Rico especialmente en la venta de nuevas unidades de vivienda durante aproximadamente los años 2006 al 2010.
- De las restantes 148 unidades que no fueron construidas, 100 unidades fueron seleccionadas en el primera fase del Programa "Community Development Block Grant – Mitigation" del Departamento de Vivienda (CDBG-MIT-RFP-2022-04).
- Para la construcción de estas unidades es necesario culminar el movimiento de corteza terrestre y las obras de urbanización.
- Para el Proyecto se actualizarán las Recomendaciones de Infraestructura de: AAA, LUMA y NET.

5. Se incluye carta del Departamento de la Vivienda adjudicando un RFP para entre otros, al proyecto a Promised Land CDBG MIT.

CONCLUSIONES DE DERECHO

1. La Ley Núm. 161-2009, conocida como la "*Ley para la Reforma del Proceso de Permisos de Puerto Rico*" se aprobó con el fin de establecer el marco legal y administrativo que regirá en la solicitud, evaluación, concesión y denegación de permisos que inciden en el desarrollo económico de Puerto Rico.

2. Mediante la Ley de Municipios Autónomos, Ley Núm. 81 de 30 de agosto de 1991, según enmendada conocida como la Ley de Municipios Autónomos, (Artículo 13.004), autorizó a los municipios a adoptar Planes de Ordenación de conformidad con lo dispuesto en el Capítulo XIII de la misma.

3. De un análisis de las disposiciones legales y reglamentarias pertinentes, concluimos que el Reglamento Conjunto para la Evaluación y Expedición de Permisos relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios, vigente el 16 de junio de 2023 (en adelante "Reglamento Conjunto") son los cuerpos reglamentarios de aplicación a la solicitud de lotificación presentada.

4. El Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos (Reglamento Conjunto), tiene el propósito de detallar el sistema integrado de permisos relacionado al desarrollo y uso de terrenos, conforme a la política pública esbozada en la Ley Núm. 161 a través de normas claras, objetivas y uniformes para el manejo ágil y eficaz de procesos, consolidando en un solo lugar, en un orden lógico y sin duplicación innecesaria, todas las reglas aplicables a los mismos, (Reglamento Conjunto).

ACUERDO

Por la presente, tomando en consideración lo anteriormente expuesto, y en virtud de las facultades conferidas mediante las leyes, normas y órdenes administrativas vigentes, la Junta Adjudicativa de la Oficina de Gerencia de Permisos, **AUTORIZA** la solicitud de reapertura presentada al amparo del caso número 2023-504197-PRR-013086, para completar las obras de la Urbanización localizada en el Barrio Daguao del Municipio de Naguabo, **condicionado a que se deberán actualizar las recomendaciones de las agencias concernidas.**

Una parte adversamente afectada por una actuación, determinación final o resolución de la OGPe podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) días contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, el Profesional Autorizado, o el Municipio Autónomo con Jerarquía de la I a la V, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

La parte recurrente utilizará el mecanismo que proveerá el Portal "Single Business Portal" al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, o al Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por reglamento, a las partes, incluyendo a la OGPe, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

RESOLUCIÓN SOBRE REAPERTURA

El Juez Administrativo de la División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un período de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.

La vigencia de la presente Resolución será de un (1) año a partir de su notificación, según dispuesto en el Reglamento Conjunto paras la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios, vigente del 16 de junio de 2023 (Reglamento Conjunto 2023

FIRMAS Y SELLOS

NOTIFÍQUESE: A las partes cuyos nombres y direcciones se mencionan a continuación: Promised Land CDBG-MIT LLC, p/c Agro. Elvelisse Figueroa Hernández, greenprojectpr@gmail.com

CERTIFICO: Que la Junta Adjudicativa de la OGPe en su reunión de 10 de octubre de 2023 acordó lo aquí expuesto.

En San Juan, Puerto Rico hoy 16 de octubre de 2023

Por:

LCDO. FELIX RIVERA TORRES
SECRETARIO AUXILIAR
OFICINA GERENCIA DE PERMISOS
DEPARTAMENTO DE DESARROLLO
ECONÓMICO Y COMERCIO

CERTIFICO: Que he notificado copia fiel y exacta de la presente Resolución, bajo mi firma, a todas las partes antes indicadas.

En Hatillo, Puerto Rico hoy 18/ Octubre /2023

SRA. CAROLINE CASTILLO DOMENA
ÁREA DE SECRETARIA

ESTADO LIBRE ASOCIADO DE PUERTO RICO
Oficina de Gerencia de Permisos

Recibo de Pago

PERMISO: 2023-504197-PCOC-310339

DESCRIPCIÓN	CANTIDAD	NÚM. RECIBO	FECHA DE ENVÍO
Costo de Radicación	$485.10		12-12-2024

Total: $485.10

GOBIERNO DE PUERTO RICO
AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS I INFRAESTRUCTURA I PROYECTOS PÚBLICOS Y PRIVADOS ESTE

6 de diciembre de 2024

Lcdo. Félix Rivera Torres
Secretario Auxiliar
Oficina de Gerencia de Permisos (OGPe)
PO BOX 41179
San Juan, Puerto Rico 00940-1179

Lcdo. Félix Rivera Torres:

El proyecto de epígrafe ha sometido a la consideración de esta Autoridad los planos para la construcción de los sistemas de distribución de acueducto y alcantarillado sanitario que servirán a un desarrollo de 299 unidades de vivienda unifamiliares a ser construidas en 2 fases. La fase 1 consiste en 100 unidades, y la fase 2 la cual consiste en 199 unidades., siendo éste una segunda fase de un desarrollo anterior (AAA-RE-05-53-0003), el cual contemplaba el desarrollo de 500 unidades de las cuales solo se desarrollaron 98 unidades de vivienda.

Deseamos informarle que los planos para los sistemas de agua y alcantarillado sanitario del proyecto sometidos por los Ing. Roberto Lopez Rosario (Licencia 11811 PE) han sido aprobados por esta Autoridad, sujeto a las siguientes condiciones:

1. La interconexión para el servicio de agua será de 4" de diámetro y se localizará según se indica en los planos aprobados. El punto de conexión será en la válvula de la tubería de 4" de diámetro localizada en la calle 1 y calle 8 perteneciente a terrenos del ante-proyecto.
2. La (s) interconexión (s) para el servicio de agua mencionada (s) en la condición número 1 se subdividirá (n) en 299 acometidas de ½" de diámetro.
3. El cargo por incorporación del proyecto al sistema de acueductos de esta Autoridad será de $5,914.20, o el costo vigente al momento de la inspección e incorporación del proyecto.
4. La Autoridad suplirá e instalará (los) contador(es) de ½" y los accesorios requeridos para la instalación de los contadores. El dueño o constructor del proyecto suplirá e instalará la(s) caja(s) de hierro fundido con marco y tapa de hierro fundido del tamaño "standard" para la protección de cada contador. Esta(s) caja(s) y demás accesorios de dicha(s) instalación(es) pasará a la propiedad de esta Autoridad.
5. Las de serán instaladas fuera del área de rodaje, estacionamiento o rampas de acceso. Además, las mismas deberán estar instaladas fuera del límite de la propiedad. No se permitirán la instalación de más de una acometida en una misma trinchera.
6. Las cajas de contadores serán instaladas a no menos de 5 pies de distancia de todo equipo eléctrico (seguridad). Cualquier situación que no permita el cumplimiento de esta distancia deberá ser consultada con esta oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

7. Las cajas para la protección de cada contador se instalarán en el espacio reservado para siempre entre el sardinel y la acera. En caso de que no existiera, dicha caja será instalada en la acera o en cualquier otro sitio accesible aceptado por la Autoridad.

8. Las cajas de contador deberán ser protegidas con una base de hormigón con dimensiones de 21" X 18" X 4". Las llaves de paso serán protegidas por su respectiva protección de hormigón de 12" X12"X4".

9. Resaltamos que todas las llaves de paso, válvulas tirafondo, válvulas auxiliares, hidrantes serán provistos de sus respectivas protecciones de hormigón.

10. Las nuevas instalaciones no podrán ser conectadas hasta tanto se realice la desinfección y se emitan los resultados de la misma.

11. La tubería para el servicio de acueductos será instalada a una profundidad mínima de 0.75 metros, medido desde la superficie del pavimento hasta la parte superior del tubo y a una distancia de 1.5 metros del sardinel.

12. La distancia entre las instalaciones de servicio de agua y las instalaciones eléctricas será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y abonados.

13. La distancia entre las instalaciones de servicio de agua y las instalaciones pluviales será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y nuestros abonados.

14. La distancia entre la acometida de alcantarillado sanitario y la acometida de servicio de agua será mayor o igual a 5 pies, no se permitirá la instalación de ambas acometidas en la misma excavación. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados y abonados.

15. Se instalarán ventosas de aire en todos los puntos altos de la tubería donde se creen picos por cambios de dirección, según sea necesario. La localización de las mismas se determinará en el terreno.

16. Deberá instalar bloque de acodalamiento ("TRHUST BLOCK") en hormigón en cada cambio de dirección de la tubería a ser instalada.

17. Deberán instalarse aditamentos anti-hurtos a las bocas de incendio propuestas dentro del proyecto.

18. Se dejara un espacio de al menos 3" entre la loza de protección de hormigón y la tornillería de la base del hidrante.

19. Las pieza de conexión a utilizarse para la instalación de acometidas, serán tipo "flare" o rosca en caso de ser cobre flexible tipo "K", o rosca en caso de construirse en bronce. No se permitirán conexiones realizadas con piezas soldadas.

20. **Todas las acometidas de ½" se instalarán con abrazadera y llave de incorporación**.

21. Todas las conexiones serán realizadas por un maestro plomero, o bajo la supervisión de este.

22. Se deberá instalar una cinta detectable sobre la tubería de agua, igual o similar a la manufacturada por la compañía "REEF INDUSTRIES INC". Dicha cinta deberá estar localizada sobre y paralela a la tubería, a una profundidad de 0.30 metros (12"), bajo la superficie del terreno.

23. Todas las piezas como "TEE", válvula, tapón, etc. serán de hierro fundido.

24. Las piezas de conexión de hierro fundido se ajustarán a las especificaciones AWWA-C-110-54 o AWWA-C100-54, excepto las curvas de 45° y codos de 90°, las cuales deberán ajustarse específicamente a los requisitos de las segundas de estas especificaciones. Además, en caso que dichas piezas se instalen de un diámetro igual o mayor de 8", las mismas serán con junta mecánica

("Mechanical Joint") y se ajustarán a las especificaciones del ASA-A-21.11 y ASA-A-21.10, según enmendadas y en vigor actualmente.

25. Las válvulas para las líneas de cañería serán de doble compuerta de hierro fundido con asientos de bronce ("cast iron body, bronze mounted") para 150 libras de presión, juntas de campana y tuerca cuadrada para su operación. Todas las válvulas se ajustarán a las especificaciones adoptadas por la "American Water Works Association", AWWA.

26. Las acometidas para el servicio de agua serán de diámetro y material indicado en los planos aprobados y se localizará según se indica en los planos. Sus extremos quedarán a 10" de profundidad de la superficie terminada de la acera y consistirán de llave de incorporación, tubería de material aceptable y aprobado por esta Autoridad, con sus uniones especiales ("adapters"), yugo ("meter yoke box") de un modelo y especificaciones aprobadas por la Autoridad. Las cajas de hierro fundido deberán estar provistas de cerradura de diseño previamente de bronce y de diseño aprobado, a una distancia aproximada de un (1) pie dentro del límite del solar. Esta(s) llave(s) de paso deberá(n) ser provista(s) de una protección de hormigón con dimensiones 8"x8"x4".

27. La tubería de polivynil (PVC) a instalarse tiene que cumplir con todos los requisitos de las especificaciones de la "American Society for Testing & Materials" (ASTM-D-2241) en vigor actualmente.

28. Será necesario realizar excavaciones exploratorias según lo solicite el inspector de la AAA., para poder verificar la profundidad y material de la tubería. Deberá dejar provista una excavación abierta para que personal de esta Autoridad verifique las instalaciones realizadas en el mismo.

29. La tubería de servicio de agua deberá instalarse al lado contrario de las utilidades eléctricas, telefonía o CATV.

30. El proponente o dueño deberá notificar por escrito a esta oficina cuando comience la construcción de las obras.

31. Cualquier cambio que sea necesario a lo indicado en este plano o en su carta de aprobación, relacionado al sistema de agua potable, deberá ser consultado y evaluado con esta oficina previa a su implementación.

32. Para la aceptación final del proyecto el mismo deberá estar pavimentado cuando se realice la validación final.

33. El contratista o desarrollador presentará evidencia del pago de conexión al sistema, previo al endoso final del proyecto.

34. Antes de proceder a la instalación de la tubería, el urbanizador suministrará a la Autoridad de Acueductos y Alcantarillado, un certificado del fabricante de la misma incluyendo las piezas de conexión, haciendo constar que la inspección y todas las pruebas requeridas en las antes mencionadas especificaciones han sido debidamente efectuadas en la fábrica habiéndose llenado todos los requisitos exigidos en dichas especificaciones.

35. La AAA se reserva el derecho de requerir cualquier cambio pertinente que por omisión o error involuntario no se haya incluido en el proyecto y a su juicio sea necesario para el buen funcionamiento del sistema de acueductos.

36. La Autoridad será responsable de la conservación de cada acometida hasta los contadores, incluyendo éstos. El dueño del proyecto será responsable de la operación y conservación de toda la instalación más allá de los contadores.

37. Se resalta el hecho que solo en los ramales en donde se prevé futuros desarrollos podrán dejarse tapones finales en las líneas. Aquellas líneas finales a puntos donde no se espera desarrollo adicional deberá considerarse la instalación de la última acometida de servicio al tapón final, para evitar puntos "muertos".

38. El punto de conexión para este proyecto será al sistema de alcantarillado sanitario existente en terrenos del ante-proyecto , según se indica en el set de planos aprobados.

39. El dueño se hace responsable de la operación mantenimiento y mantenimiento de las líneas internas de servicio más allá del punto de conexión antes mencionado hasta tanto se culmione el proceso se de cesion y traspaso de la infraestructura a las agencias pertinentes. Además el dueño del proyecto será responsable de cualquier penalidad y/o multa que pudiesen imponer las agencias federales y estatales correspondientes, en la eventualidad de que se causen daños por desbordes, como consecuencia de la operación y mantenimiento del mencionado sistema sanitario privado que servirá al complejo de viviendas.

40. Los registros de inspección a instalarse en el sistema de alcantarillado sanitario deberán ser cubiertos con un anticorrosivo (epoxy), igual o similar al denominado "Concresive 305".

41. El tope de los registros sanitarios a ser instalados fuera de la zona de rodaje deberán ser instalados al menos 0.30 metros sobre el nivel del terreno.

42. Toda tubería que no llene los requisitos de las pruebas, será reparada por el contratista y sometida a prueba hasta que sea aprobada definitivamente por el inspector de la Oficina de Proyectos Públicos y Privados.

43. La infiltración o exfiltración de agua en las tuberías no será mayor de 50 galones por pulgada de diámetro por milla de longitud en 24 horas. El contratista proveerá los medios según lo requiera el inspector de A.A.A., para llevar a cabo las pruebas de tuberías sanitarias.

44. El dueño o contratista deberá estar preparado con personal y equipo adecuado para realizar las pruebas de nivelación al sistema sanitario propuesto. La misma deberá cumplir en terreno con las pendientes profundidades de los registros adecuadas según Capítulo IV incisos 4.06 y 4.15.01 estipulado en el Manual de Normas de Diseño de esta autoridad.

45. Para aceptar finalmente el proyecto el mismo deberá estar pavimentado cuando se realice la validación final.

46. La distancia entre las instalaciones de servicio de alcantarillado sanitario y las instalaciones eléctricas (pedestales eléctricos, transformadores, postes, etc.) será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

47. La distancia entre las instalaciones de servicio de agua y las instalaciones de alcantarillado sanitario será mayor o igual a 5 pies. Cualquier situación que no permitiese el cumplimiento de esta distancia, deberá ser consultada con esta Oficina para aprobar alternativas que garanticen la seguridad de nuestros empleados.

48. Los registros de limpieza serán instalados fuera del área de rodaje o rampas de acceso vehicular.

49. La A.A.A. se reserva el derecho de requerir cualquier cambio pertinente que por omisión o error involuntario no se haya incluido en el proyecto y a su juicio, sea necesario para el buen funcionamiento del sistema de alcantarillado sanitario.

50. Cualquier cambio que sea necesario a lo indicado en este plano o en su carta de aprobación, relacionado al sistema de alcantarillado sanitario, deberá ser consultado y evaluado con esta oficina para aprobación, previo a su construcción y/o desarrollo.

51. El urbanizador tiene que notificar a la Oficina Regional de Caguas de Proyectos Públicos y Privados de esta Autoridad tan pronto se comiencen las obras de acueductos y/o alcantarillado sanitario en el referido proyecto.

52. Antes de proceder al traspaso de los sistemas de distribución de agua y/o alcantarillado sanitario a esta Agencia, el urbanizador tiene que suministrar un inventario completo de dichos sistemas, así como un plano de inscripción final del proyecto y también tiene que legalizar la cesión de servidumbre de paso y terrenos adquiridos, si las hubiese.

53. La A.A.A. se reserva el derecho de requerir cualquier cambio pertinente u obra de mejora que por omisión involuntaria no se haya incluido en el proyecto y a su juicio, sea necesario para el buen funcionamiento del (de los) sistema(s) de agua potable y alcantarillado sanitario. . Esto incluye obras construidas que no estén en acuerdo con las Normas de la Autoridad y que su efecto sea en detrimento de los sistemas a ser instalados.

54. Si existiera una cañería de la Autoridad de Acueductos y Alcantarillados en uso, a la cual por su situación lógicamente debería conectarse el sistema de distribución de agua y alcantarillado sanitario, según fuera el caso del referido proyecto y dicha cañería fuera inadecuada a los fines de proveer medios eficientes de servicio, o si la misma no existiera, la Autoridad no vendrá obligada en forma alguna a facilitar libre de costo el debido funcionamiento de dichos sistemas.

55. Las instalaciones para los servicios de agua y/o alcantarillado sanitario no podrán ponerse en uso hasta tanto sean terminadas y aprobadas por esta Autoridad.

56. El dueño del proyecto deberá instalar equipos de conservación de agua iguales o similares a los "AFC" (Salva-agua), "UFO" o "ECO". El aditamento cerrará instantáneamente el flujo cuando el usuario remueva la mano del agua. El aditamento tiene que detener el goteo causado por llaves y zapatillas defectuosas. La pérdida efectiva será de 0.0 GPM y el flujo del aditamento no será mayor de 1.5 GPM. Los inodoros deberán ser de no más de 1.6 galones por descarga.

57. Los pagos de los cargos por conexión, cargos especiales por agua de construcción y los cargos de desinfección de cañerías se harán en las Oficinas Comerciales correspondientes. La oficina de Proyectos Públicos y Privados determinará la cantidad de dinero a pagar mediante una notificación a la Agencia Comercial con copia para el desarrollador. Los pagos se harán con cheques certificados o giros a favor de la AAA. La Agencia Comercial será responsable de recibir el pago efectuado por el desarrollador, expedir un recibo al contratista según la "*Notificación de Cobro a la Agencia Comercial*". El desarrollador deberá presentar la evidencia de pago y entregar este formulario firmado por el Oficial Receptor en original junto con dos copias del cheque certificado o giro. La Agencia Comercial adjuntará el recibo del cajero electrónico.

58. Esta aprobación del referido proyecto será efectiva por un término de dos (2) años a partir de la fecha de esta comunicación: al cabo del cual, de no haberse comenzado la construcción de las obras de acueductos y/o alcantarillado sanitario, el proponente tiene que someter nuevamente el proyecto a la consideración de esta Autoridad, tan pronto esté en condiciones de ejecutar dichas obras, de todo lo cual queda apercibido del interesado.

59. Una vez se inactive este proyecto por más de dos años, la aprobación del mismo quedará sin efecto.

60. El dueño del proyecto, el ingeniero que certificó los planos para la instalación de los sistemas de acueducto y alcantarillado sanitario, el inspector designado por el dueño y el contratista deberán cumplir con el "*Reglamento de Certificación y Planos de Construcción*", adoptado por esta Autoridad de acuerdo con la Ley número 7 del 19 de julio de 1985.

61. Las cartas de recomendaciones vigentes y las condiciones indicadas en las mismas, serán parte de

la aprobación de este proyecto. Los dueños del proyecto serán responsables de cumplir con estas condiciones y cualquier omisión nuestra, en esta aprobación, no los releva de realizarlas. Para todos los efectos, se considerarán como incluidas en esta aprobación.

62. Todas las bocas de incendio del proyecto se les proveerá un sistema anti-hurto para evitar el uso clandestino de las mismas. Las bocas de incendio deberán ser protegidas contra accidentes o impactos mediante la instalación mínima de tubos de hierro dúctil de 4" de diámetro rellenos de cemento.

63. Todas las conexiones, (temporeras o permanentes) se solicitarán a la Oficina de Proyectos Públicos y Privados.

64. Los pagos de los cargos por conexión, cargos especiales por agua de construcción y los cargos de desinfección de cañerías se harán en las Oficinas Comerciales correspondientes. Las facturas relacionadas a dichos cargos serán emitidas por la oficina de Proyectos Públicos y Privados. La evidencia de pago será el recibo emitido por la Oficina Comercial.

Agua de Construcción

65. El método de provisión de agua de construcción deberá ser propuesto por el desarrollador y aprobado por la Oficina de Proyectos Públicos y Privados antes de iniciar la construcción del proyecto. Resaltamos que cualquier persona que hiciera uso del servicio de agua o alcantarillado sin que medie un servicio registrado con la Autoridad, será responsable del pago de los servicios utilizados, del cumplimiento con las normas o reglamentos aplicables y las disposiciones del *Código sobre Tomas o Descargas Clandestinas, Hurto de Agua, Manipulación de Contadores u otros Accesorios Propiedad de la Autoridad de Acueductos y Alcantarillados*.

66. Para la provisión de estos servicios, siempre prevalecerá el método de lectura sobre cualquier método donde el consumo tenga que ser estimado.

67. La(s) acometida(s) temporera(s) para agua durante el proceso de agua de construcción deberán ser solicitadas formalmente a la Oficina de Proyectos Públicos y Privados (PPP), antes de iniciar las obras de construcción del proyecto. La Oficina de PPP emitirá la factura relacionada al trabajo de conexión de dicha acometida, así como la autorización de conexión, y la autorización para registrar temporeramente el servicio solicitado.

68. Deberá solicitar un servicio aparte para las oficinas temporeras del proyecto.

69. Proyectos que por su configuración, no puedan suministrar el agua de construcción con un método de lectura, estarán sujetos al pago por unidad establecido para dichos fines al momento de que se emita el endoso final para permiso de uso. Destacamos que el método de provisión de agua de construcción deberá ser propuesto por el desarrollador y aprobado por la Oficina de Proyectos Públicos y Privados antes de iniciar la construcción del proyecto.

Inspección de Obra

70. Deberá someter a las Oficinas de Proyectos Públicos y Privados dos (2) copias del "set" de planos aprobados (sello de la AAA incluido) en tamaño 24" x 36", antes del inicio de construcción del proyecto.

71. Deberá solicitar una reunión pre-construcción antes de solicitar la primera inspección del proyecto. A la misma debe asistir el inspector designado por el dueño, y el representante del dueño.

72. El inspector designado en la forma de AAA-881 será responsable de cumplir con las disposiciones de la sección 4.0 del Reglamento para permisos de planos de la AAA.

73. El inspector designado, según indicado en la AAA-881, será responsable de someter ante esta Oficina reportes rutinarios de las obras realizadas y fotos de las tuberías instaladas. Estos reportes deberán ser sellados y firmados por el inspector.

74. Las solicitudes para inspección deberán realizarse por escrito a nuestras Oficinas y deberán ser

precedidas por el informe del inspector designado por el dueño. Los informes de inspección deben detallar los elementos o pruebas realizadas así como el resultado de las mismas. En el caso de pruebas se debe describir el método utilizado para realizar la misma. Asimismo, se deben incluir fotografías de los elementos inspeccionados.

75. El inspector designado deberá someter copia de los informes de inspección del proyecto que correspondan a la instalación de las líneas del sistema de distribución de agua o alcantarillado sanitario del proyecto, cuando se vaya a solicitar el endoso de las unidades individuales. Este informe debe tener el sello y la firma del inspector designado en original.

76. Deberá proveerse una excavación en todas las acometidas para verificar la profundidad de las tuberías y tipo de material antes de pavimentar la calle de acceso y del proyecto.

77. El inspector designado deberá estar presente en las inspecciones.

78. Se debe coordinar las excavaciones en todo el proyecto de construcción con la oficina de Coordinación de Excavaciones, teléfono 764-4900, adscrita a la Comisión de Servicio Público.

Requerimientos de Endoso

79. Se deberá presentar un plano revisado donde se indique cualquier cambio del sistema de agua y sanitario. Estos cambios al plano inicialmente aprobado, deberán ser aprobados antes de proceder con los mismos. Toda solicitud para enmienda de un plano aprobado deberá incluir: un memorial explicativo discutiendo los cambios, los formularios AAA-1294 (Certificación del Diseñador) y AAA-972 (Solicitud de aprobación de planos de construcción)

80. Cualquier cambio/enmienda al plano originalmente aprobado deberá ser presentado a través de una petición de servicio para tales fines a través de la Oficina de Gerencia de Permisos (OGPe). Esta Oficina no validara obras que no cumplan con las Normas de esta Autoridad y/o cuenten previamente con nuestra aprobación.

81. De surgir alguna diferencia entre lo indicado en el plano y este documento prevalecerá lo que indique este documento y/o lo que determine esta Oficina.

82. Cualquier sistema de recolección de aguas de lluvia propuesta, deberá ser presentado para evaluación de esta Autoridad. En relación a estos sistemas resaltamos que:

    a. Dichas aguas no podrán ser mezcladas con las aguas del sistema de agua potable, servida por la AAA.

    b. Se deberá proveer un mecanismo para que esta Autoridad pueda facturar por la porción de esta agua, que por su naturaleza, se proponga disponer al sistema de alcantarillado sanitario de la AAA.

Varios

83. El diseñador deberá someter una copia del plano digital en formado ArcView (.shp), Microstation (.dng) o Autocad (.dwg). Además deberá incluir las coordenadas State Plane NAD83.

84. Como parte del proceso de endoso y aceptación final del proyecto deberán ser remitidos a nuestra Oficina los siguientes formularios: Formulario AAA-177 (Informe de Terminación de Obra), Formulario AAA-1268 (Documento de Cesión y Traspaso), Formulario AAA-1351 (Declaración y Certificación), Formulario AAA-1294-A (Certificación del Contratista) y la Certificación Final del Inspector Designado.

85. El trámite para constituir las servidumbres de paso que sean necesarias deberá haber sido finalizado antes de solicitar el/los endoso(s) final(es) para permiso de uso relacionados al proyecto.

86. El desarrollador deberá entregar un desglose de los largos de tubería instalados en el proyecto para los sistemas de agua y/o alcantarillados. En adición proveerá un listado de todas las bocas de incendio dentro del proyecto con su localización exacta y un estimado de las obras hidráulicas. Esto será un requisito para poder emitir la carta de Aceptación Final.

87. El dueño del proyecto tendrá que obtener de la oficina de Proyectos Públicos y Privados, la carta de Aceptación Final una vez sea inspeccionado y completado el proyecto en su totalidad para poder obtener el servicio.

88. El desarrollador, urbanizador o dueño del proyecto será responsable de toda obra de infraestructura de acueductos y alcantarillado hasta tanto, no haya obtenido una aceptación final de parte de la AAA. Toda deficiencia encontrada en los sistemas de distribución de agua y alcantarillado sanitario será de entera responsabilidad de los mismos y deberá ser corregida.

1. La otorgación de endosos para permiso de uso estará condicionada, entre otras cosas, a lo siguiente:
    a. Que se complete, inspeccione y ponga en operación, la línea de fuerza sanitaria "off site" que servirá al proyecto.

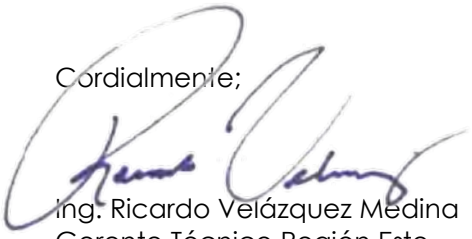
2. Deberá someter copia del borrador de la escritura matriz donde indique que la estación será de uso y mantenimiento privado, y la misma será responsabilidad de la asociación de residentes, hasta que no se culmine el proceso de

3. Deberá presentar para aprobación los planos de diseño de la EBAS y su correspondiente línea de fuerza, conforme a los estándares y normas de diseño de la AAA, incluyendo, pero sin limitarse, lo siguiente:
    a. erfil Hidráulico
    b. Curva de Selección de las Bombas (GPM vs. FT TDH)
    c. Diseño de índole civil de la caseta de control, poceto, parcela, camino de acceso, etc
    d. Cómputos hidráulicos para la selección de las bombas y curvas de las bombas propuestas
    e. Cómputo del Volumen Efectivo del Poceto
    f. Diseño mecánico ('sluice gate', 'bar screen', bombas sumergibles, extractor de gases, válvulas, ventosas, manómetros, etc) y diseño eléctrico (subestación, base de contador, alimentadores eléctricos, generador de emergencia y ATS, panel de control automático, desconectivos, etc.)

4. Se deberá presentar evidencia de la adquisición/titularidad de la parcela donde ubicará la EBAS, así como delas franjas de terreno/servidumbres por donde discurra la línea de fuerza, en caso de que no sea por uso público.

5. Se deberá cumplir con todos los requisitos estipulados en el estudio de suelo realizado por su consultor, del lugar donde estará ubicada la estación de bombas para aguas servidas, antes de proceder con la construcción de la misma.

Cordialmente;



Ing. Ricardo Velázquez Medina
Gerente Técnico Región Este
Proyectos Públicos y Privados

C: Dueño/Proponente, Expediente, Archivo de Lectura

5 de febrero de 2024

Sr. Pedro Ramos
Gerente División Infraestructura
PO Box 41118
Santurce PR 00940

Estimado señor Ramos:

OGPe: **2023-510024-SRI-074742**
M: **97-6-451 (23-2-0799 Ev2)**
Carga: **2,039 kVA**
Proyecto: **PROMISE LAND**
Dirección: **CARR ESTATAL PR3 KM 60.0 INT, BO DAGUAO**
Municipio: **NAGUABO**

LUMA como agente operador del Sistema de Transmisión y Distribución Eléctrica de la Autoridad de Energía Eléctrica presenta sus comentarios con relación a proyecto de referencia para **Urbanización.**

Incluimos en esta evaluación del Proyecto una representación gráfica con información sobre facilidades eléctricas relacionadas a mismo:

1. El Proyecto está localizado en:
   Número de Catastro: **231-000-006-36-000**

2. El Punto de Conexión (centroide de proyecto) está localizado en:
   Coordenadas proyección en metros (este, norte) **280152.36, 242839.49**
   Coordenadas Geográficas (latitud, longitud) **18.218885, -65.675558**
   M/PR PR Reference FID **11965165.**

3. Tras solicitud del Ing. Carlos Campa se realizó revisión de evaluación realizada por nuestra oficina el pasado 29 de septiembre de 2023. Tras dicha revaluación nos percatamos que existen postes primarios en el proyecto que no fueron completados según el plano endosado del proyecto (se encuentran radiales actualmente. Esta condición requiere completar el proyecto de manera soterrada según fue conceptualizado originalmente para dar continuidad a mismo.

4. El Proyecto se conectará al Punto de Conexión indicado en el plano que se incluye.

5. Deberá presentar **Plano de Diseño** para endoso para **Certificación de Planos de Construcción Eléctrica** para la distribución eléctrica correspondiente acompañados por la estampilla Digital especial firmados digitalmente. Estos deberán ser radicados mediante el Portal único de negocios SBP por ser sus siglas en inglés de la Oficina de Gerencia de Permisos OGPe. El Memorando Técnico 18-01 y 17-01 deberán cumplir con los siguientes reglamentos directrices comunicados e información técnica específica que se presenta a continuación:

   a. El Diseñador deberá leer y entender este informe en su totalidad. De haber dudas relacionadas a mismo debe aclararlas con el Superintendente de Ingeniería de la Región de Caguas antes de radicar el plano para endoso. Una adición debe incluir y conformar parte del plano las notas pertinentes que le [illegible] .

   b. A partir de la Resolución para expedición de permisos relacionados a desarrollo uso de terrenos y operación de negocios del 7 de

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f. □□dise□o□deber□□ser□□n□sistema□soterrado.

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h. Deber□□inc□□ir□en□os□p□anos□de□dise□o□as□coordenadas□□ambert□correspondientes□a□a□□bicaci□n□de□ Pro□ecto□en□□ersi□n□de□□□orth□□merican□Dat□m□□□□D□83□□□□a□□nidad□de□medidas□en□metros□Refi□rase a□inciso□1□de□este□informe□□estas□coordenadas□deber□n□aparecer□impresas□en□e□p□ano□de□oca□□aci□n a□ser□radicado□para□re□isi□n□□□e□ent□a□endoso□en□□na□esca□a□de□1:10□000□o□1:20□000.□Inc□□ir□p□anos en□formato□D□G□o□.DXF□□**el mismo deberá estar georeferenciado**.

i. Deberá presentar en los planos, cómputos de carga, tensión y flecha para los sistemas aéreos, y cómputos de caída de voltaje para diseños de sistema soterrados.

□. Deber□□someter□□na□pro□ecci□n□de□□itinerario□de□cargas□de□pro□ecto□con□e□mes□□a□o□□□e□deber□n conectarse□a□□sistema□e□□ctrico□de□□□M□□en□caso□de□□□e□e□pro□ecto□sea□por□etapas.

□. □n□Pro□ectos□de□Inter□s□Socia□□seg□n□definidos□por□□a□e□□□□m.□47□de□26□de□□nio□de□1987□seg□n enmendada□e□□desarro□ador□o□d□e□o□debe□presentar□a□□□M□□a□certificaci□n□de□Departamento□de□a □i□ienda□donde□indi□□e□e□n□mero□de□□nidades□inc□□idos□ba□o□dicha□categor□a.□□De□no□c□mp□ir□con□dicha certificaci□n□pagar□□e□□100□□de□aportaci□n□ca□□ada□para□me□oras□a□sistema□e□□ctrico.□□Para□m□s deta□es□podr□□referirse□a□a□Secci□n□5.2.1.2□de□Reg□amento□Con□nto.□Inc□□ir□nota□a□efecto□en□□os p□anos□de□dise□o.

□. Se□re□□iere□inc□□ir□como□parte□de□dise□o□a□insta□aci□n□de□dis□□ntores□con□protecci□n□de□f□sib□es□a□a entrada□de□pro□ecto□en□e□P□nto□de□Conexi□n.□Inc□□ir□e□deta□e□□□nota□a□efecto□en□os□p□anos□de dise□o.

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n. □menos□de□□na□mi□a□de□distancia□de□a□costa□tanto□os□e□□ipos□como□os□materia□es□deber□n□ser□en acero□inoxidable□□□e□cond□ctor□a□ti□i□ar□ser□□□C□R□□□□min□m□Cond□ctor□□□o□Reinforced□□□□□C □□□□□min□m□□□o□Cond□ctor□o□s□□e□□i□a□ente□en□cobre.□Inc□ir□nota□a□efecto□en□os□p□anos□de dise□o.

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p. □□d□e□o□de□p□o□ecto□o□s□□□representante□deber□□notificar□e□a□a□Oficina□de□Ingenier□a□de□Distrib□ci□n de□a□Regi□n□correspondiente□e□comien□o□de□a□obra□posterior□a□endoso□de□os□p□anos□□□pre□io□a□inicio de□□os□trabajos□e□□ctricos□de□□pro□ecto□para□a□re□□erida□inspecci□n□□aprobaci□n□□□coordinaci□n necesaria.□Inc□ir□nota□a□efecto□en□os□p□anos□de□dise□o.

6. Para servir el Proyecto, el proponente será responsable de lo siguiente. Incluir notas al efecto en los planos de diseño:

a. Aportará la cantidad de $ 44,858.00 para realizar mejoras al sistema eléctrico. Dicha Aportación está basada en los 2,039 kVA de transformación añadidos al sistema.

b. **Extender el alimentador primario, soterrado con aislamiento 15 kV, requerido desde el Punto de Conexión hasta el proyecto.**□D r d r d E r d d seg□n□e□Reg□amento□Comp□ementario□a□C□digo□□□ctrico□□aciona□□□e□Reg□amento□de□T□rminos□□ Condiciones□Gene□a□es□para□e□S□ministro□de□□nerg□a□□□ctrica.□**La extensión del alimentador primario soterrada deberá ser diseñado y construido para operación en lazo para resguardo.**

c. **El Dueño del Proyecto deberá confirmar con el Gerente de Distrito Técnico correspondiente el voltaje primario a ser utilizado, previo a la compra de los transformadores**.

d. Obtener□□gestionar□todos□os□endosos□de□as□agencias□reg□adoras□pertinentes□ta□es□como:
   i. Departamento□de□Rec□rsos□□at□ra□es□□□□mbienta□es□□DR□□□□□□Dec□araci□n□de□Impacto □mbienta□□DI□□□
   ii. Instit□to□de□C□t□ra□P□ertorri□□e□a□□Di□isi□n□de□Permisos□□r□□eo□gicos□
   iii. C□erpo□de□Ingenieros□de□□stados□□nidos□
   i□. Departamento□de□Transportaci□n□□□Obras□P□blicas□□stata□o□M□nicipa□□
   □. □□nta□de□P□anificaci□n□
   □i. Oficina□de□Gerencia□□Permisos□OGPe□□
   □ii. Otras□agencias□g□bernamenta□es□□federa□es□□□pri□adas□re□□eridos□para□e□□desarro□o□de□ pro□ecto.

7. □□Pro□ecto□debe□c□mpli□r□con□e□Reg□amento□Comp□ementario□a□C□digo□□□ctrico□□aciona□□Secci□n□I□.□□rt□c□o C D d d T d S r A r T d S r S rr d .

Se□permitir□□como□p□nto□de□entrega□□na□co□□mna□de□hormig□n□conteniendo□e□□contador□□□□ase□Man□a□de □ormas□de□Distrib□ci□n□□□rbana.□□□a□co□□mna□estar□□**ubicada dentro del terreno**□de□□so□icitante□en□a **colindancia frontal**□□□podr□□formar□parte□de□a□□er□a□si□□sta□c□mple□con□as□disposiciones□de□Man□a□de □ormas□de□Distrib□ci□n□□rbana.□**El frente del contador deberá quedar en dirección a la calle a no más de 3 pies de la colindancia con la calle**.□□□a□co□□mna□deber□□c□mpli□r□con□os□despe□os□m□nimos□re□□eridos□por e□□C□digo□□□ctrico□□aciona□de□Seg□ridad.

Para tomas aéreas: **La toma no excederá de un largo de cincuenta (50) pies** desde el poste a soporte de la Columna.

8. Incluimos como parte de esta evaluación información gráfica sobre facilidades eléctricas.

9. Cualquier duda sobre esta evaluación o su contenido puede comunicarse a nuestra oficina por el 787-521-7918 o a la email a Ingenieria.DistribucionCagnas@mapr.com

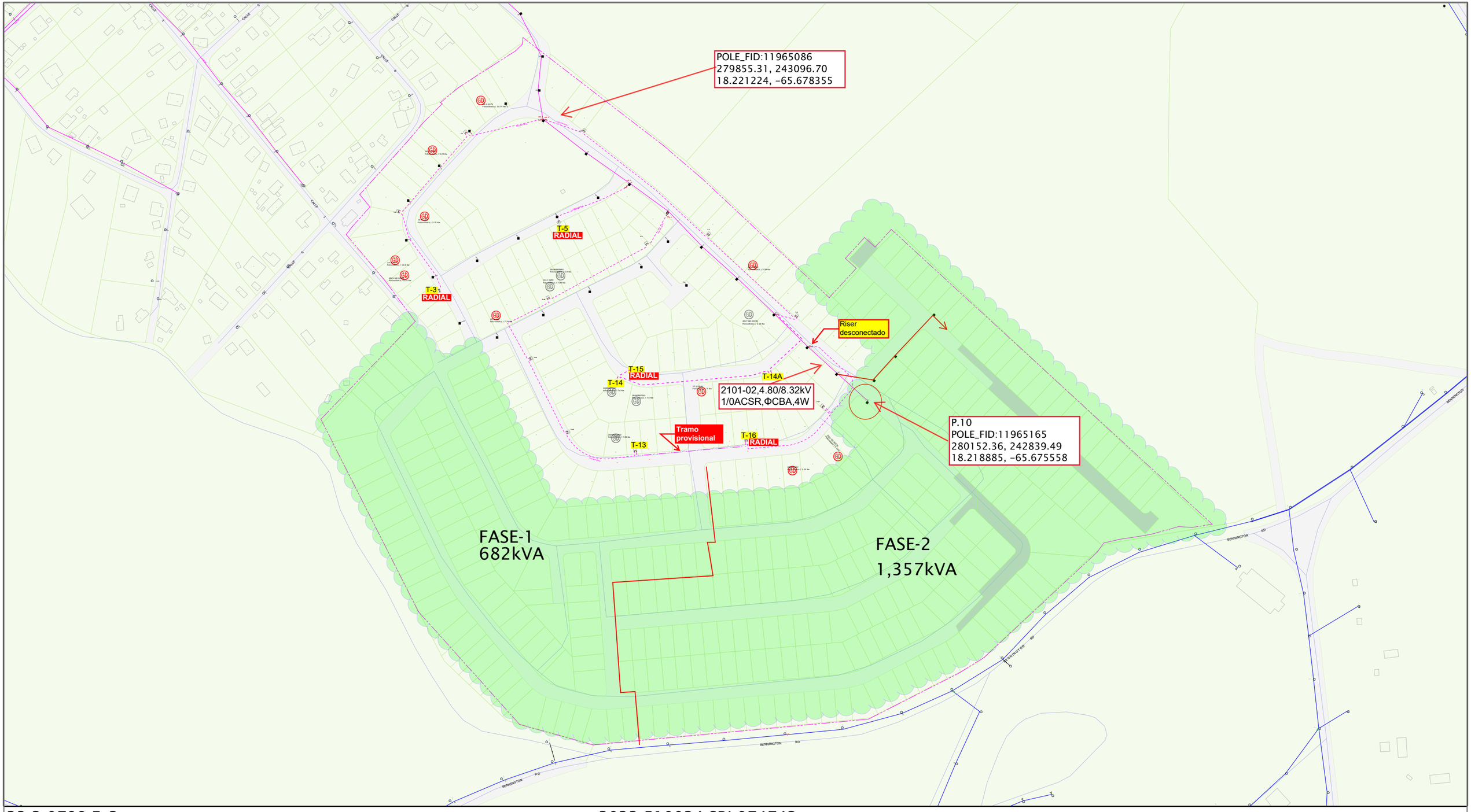
10. Esta evaluación caducará a los 180 días de la fecha de emisión a menos que sea sustituida o cualquier otra realizada previamente.

Cordialmente,

LUMA

Digitally signed by Rafael Machin Perez
Date: 2024.02.05 13:58:51 -04'00'

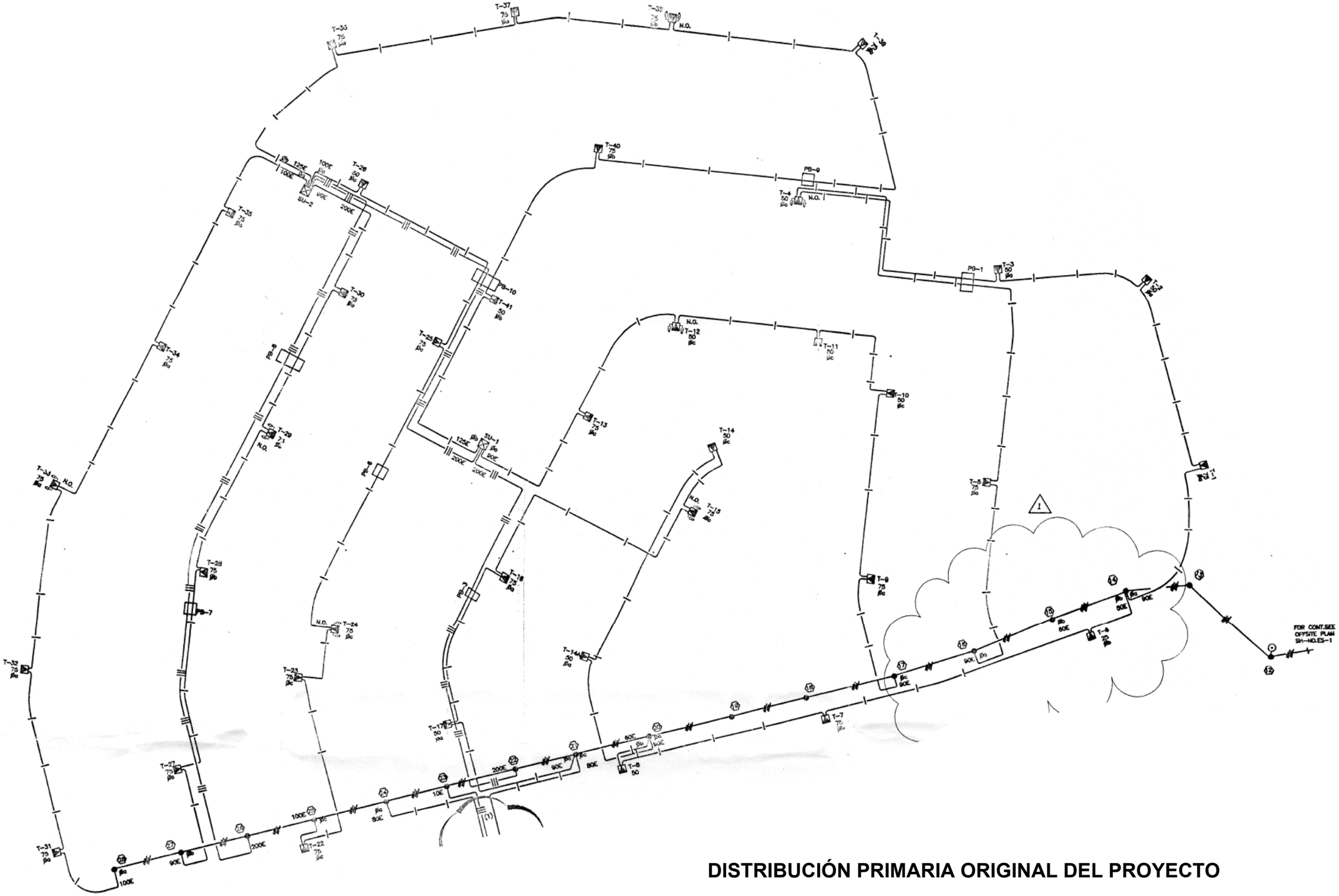
Rafael A. Machin Perez, PE
Supervisor
Ingeniería de Distribución Cagnas



23-2-0799 Ev2
PROMISE LAND CDBG-MIT
CARR ESTATAL PR3
KM 60.0 INT, BO DAGUAO
NAGUABO, PUERTO RICO

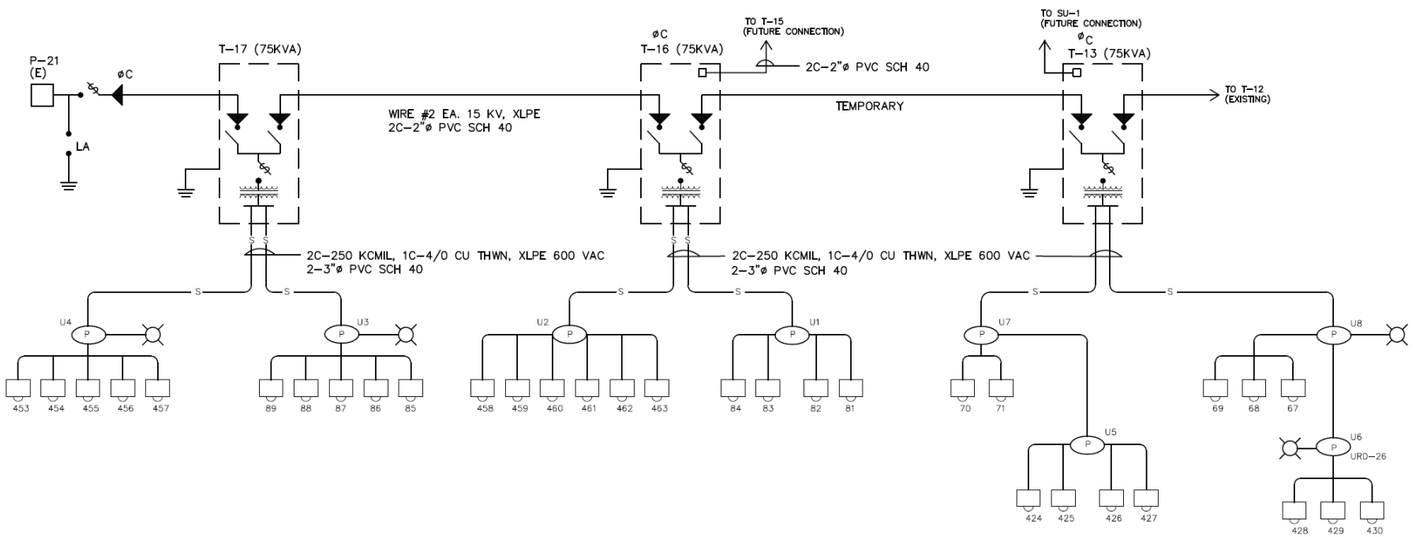
2023-510024-SRI-074742
ROBERTO LOPEZ, ING, LIC-11811
(787)287-7005
ingenierorobertolopez@g.mail.com
NUEVA CARGA PROPUESTA: 2,039kVA

BY:J.PABON
REV:ING.PAULINO
ING.MACHIN
ON:09.22.2023



DISTRIBUCIÓN PRIMARIA ORIGINAL DEL PROYECTO

REVISION #3 DISTRIBUCIÓN PRIMARIA DEL PROYECTO PARA CREAR AMARRE TEMPORAL ENTRE T-13 Y T-16



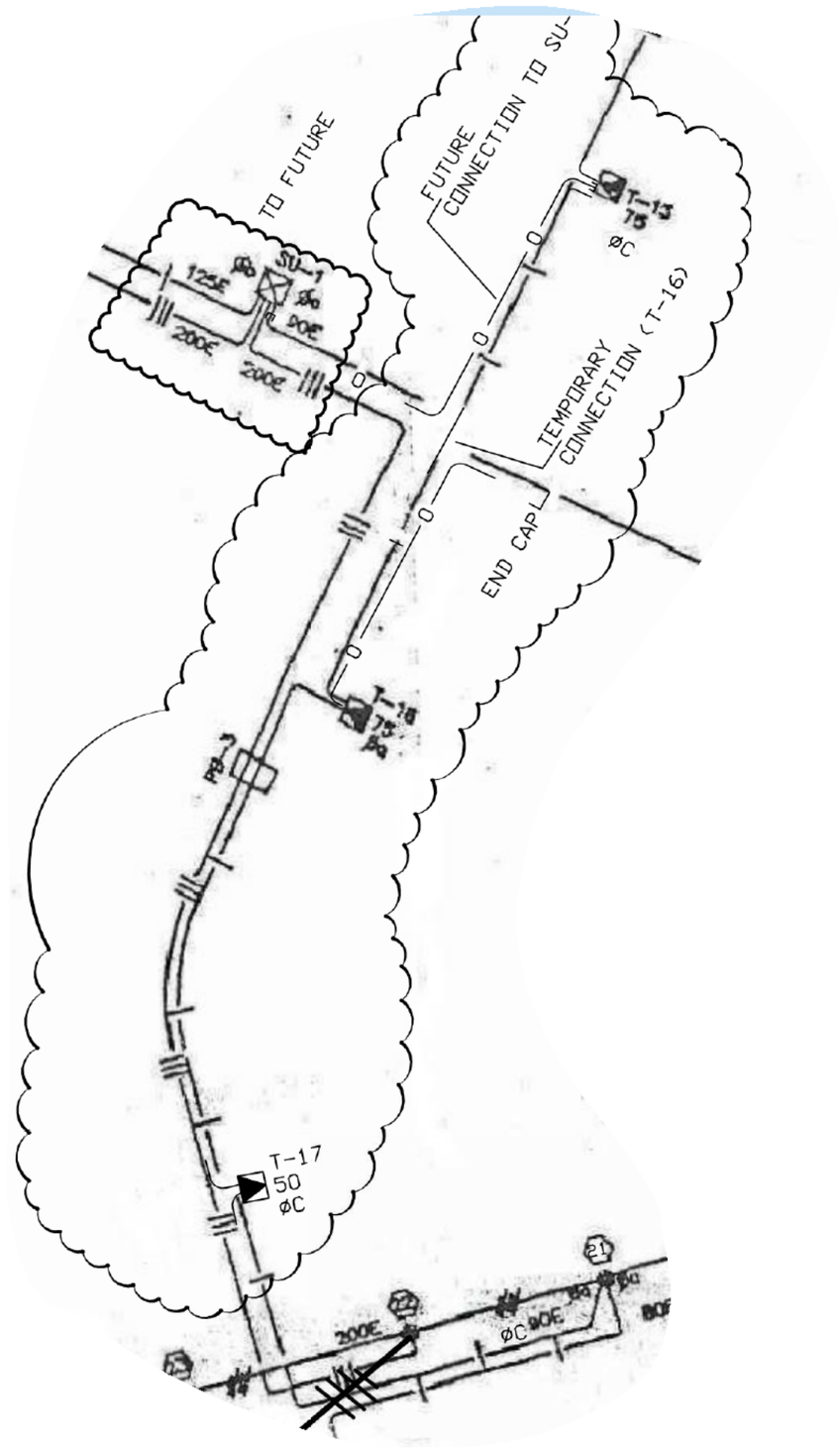
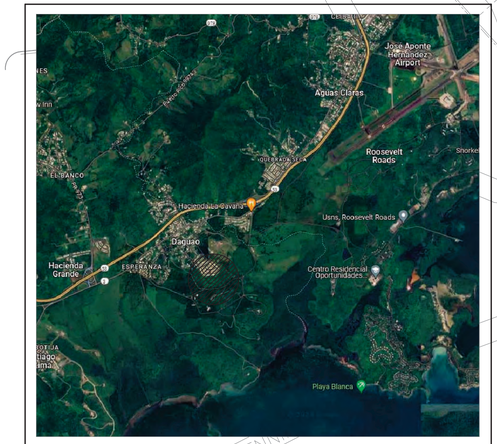


Exhibit 20f

TELEPHONE DISTRIBUTION SITE PLAN

SCALE = 1:1000



LOCATION MAP | X = 280,021 Y = 242,658 | NAD 83 | SCALE = 1:20,000 MTS.

TELEPHONE SITE PLAN LEGEND:

- UNDERGROUND TELEPHONE CONDUIT AS PER THE TELEPHONE/CATV CONDUITS TRENCH DETAIL. SIZE & QTY. AS REQUIRED ON PLAN. WHERE EXPOSED TO PHYSICAL DAMAGE (I.E. CONDUIT RISERS AT POLES), CONDUIT SHALL BE RIGID STEEL GALVANIZED. WHERE TERMINATED AT POLES, INSTALL AS PER THE TYPICAL TELEPHONE/CATV POLE CONDUIT RISER DETAIL. PVC SCH. 40. PROVIDE CONDUITS WITH 1/4ø FISH NYLON ROPE AS REQUIRED BY NETPR.
- DENOTES A 24" DIA. AREA, INSIDE THE 5'–0" RIGHT OF WAY, WHERE THE TELEPHONE CONDUITS SHALL BE TERMINATED, AND CAPPED. THE REQUIRED CONDUITS SHALL BE AT 24" B.F.G. TELEPHONE DISTRIBUTION POINT.
- 1 – 1" PVC SCH. 40, UNDERGROUND TELEPHONE CONDUIT RUN TO THE HOUSE/BUILDING MAIN TELEPHONE OUTLET BOX, AS PER THE TELEPHONE/CATV CONDUITS TRENCH DETAIL. PROVIDE CONDUITS W/ 1/8"ø FISH NYLON ROPE AS REQUIRED BY NETPR.
- DENOTES TELEPHONE CONDUIT TERMINATED WITH CAP.
- DENOTES NETPR RIGHT OF WAY FOR TELEPHONE AND CABLE TV CONDUITS. 5'–0" WIDE UNLESS OTHERWISE INDICATED ON PLANS.
- $\bullet_T$ 30' CREOSOTED WOOD POLE FOR TELECOMMUNICATIONS LINES (TELEPHONE AND/OR CATV). VERIFY EXACT LOCATION AND INSTALLATION REQUIREMENTS OF THIS POLES WITH SERVICE PROVIDERS. SEE THE COMMUNICATIONS POLE RISER DETAIL.
- CONCRETE SPLICE BOX, 7'–0" X 4'–6" X 4'–0" (INTERIOR DIMENSIONS), PRECAST, AS MANUFACTURED BY POWER POLES INC, PBTC–003, IN COMPLIANCE WITH THE NETPR REQUIREMENTS. NUMBER DENOTES IDENTIFICATION. WHEN INSTALLED IN SIDEWALK, ITS COVER TOP SHALL BE INSTALLED FLUSH, FREE OF DAMAGE AND SAFE TO PEDESTRIANS.

PROJECT NAME :

PROMISE LAND

LOCATED:

CARR. EST. NUM. 3,
KM. 60.0(INT.)
BARRIO DAGUAO
NAGUABO
PUERTO RICO

SHEET TITLE :

TELEPHONE DISTRIBUTION SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION

ledesigngroup PSC

1055 MARGINAL J.F. KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

IMPORTANT NOTE:

ALL SIGNAL DRAWINGS AND COPIES ISSUED BY LA DESIGN GROUP ARE PROPERTY OF THE COMPANY, AND CANNOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF LA DESIGN GROUP. BY THE ACCEPTANCE OF ANY OF THESE PLANS, IT IS NOT EXCEPTED THAT WE, OR LA DESIGN GROUP SHOULD IT CEASE WITHOUT CONSENT, TO THE PARTIES INVOLVED SHALL HAVE THE COMPANY RIGHTS AS INCLUDED IN THIS NOTE.

GENERAL CONSTRUCTION NOTE: WHERE ALL DIMENSIONS, SIZES AND CONDITIONS SHOWN ON THE SITE PLANS TO BE VERIFIED WITH THE ACTUAL CONDITIONS AT THE JOB SITE BEFORE THE START OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK IN QUESTION UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED. IF NOT SO REPORTED, IT IS SOLELY BECAUSE THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE. AT NO TIME SHALL THE GENERAL CONTRACTOR UTILIZE THE CONSTRUCTION ANY DRAWING ISSUED TO MAKE ANY CHANGES TO THE CONSTRUCTION DOCUMENTS AND ISSUED BY BOTH "APPS" (REGULATIONS AND PERMITS ADMINISTRATION) AND CHANGES PUBLISHED CLEAR.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el ingeniero responsable de los planos de telecomunicaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentarias o Corporaciones Públicas con jurisdicción. Certifico, además, que el diseño de telecomunicaciones de este proyecto se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 313 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada(según aplique). Reconozco que cualquier declaración falsa o información errónea que haya sido provista por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

NET NEGOCIADO de TELECOMUNICACIONES DE PUERTO RICO

Negociado de Telecomunicaciones de Puerto Rico

ENDOSO DE PLANOS DE FACILIDADES Y/O SERVIDUMBRE DE TELECOMUNICACIONES Y TELEVISIÓN POR CABLE

NÚMERO DE CASO JRTPR 2017-RI-0006

NÚMERO DE CASO OGPE 2024-589149-SRI-309963

Revisado por: _____ Fecha _____

Aprobado por: _____ Fecha _____

ESTE ENDOSO NO EXIME AL CONSTRUCTOR Y AL DESARROLLADOR DE CUMPLIR CON LOS REQUERIMIENTOS DE CONSTRUCCIÓN CONFORME A TODAS LAS DISPOSICIONES DE LOS REGLAMENTOS APLICABLES.

Carlos M. Campa Sanchez, Ingeniero Licenciado, Lic. 12846, Puerto Rico

Digitally signed by Carlos M. Campa Sanchez
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=12846 PE, cn=Carlos M. Campa Sanchez, email=cmcampas@bioesign.com

Fecha de Expiración: 2024-01-12

CAMPA, CERRATO, & ASSOC. ENGINEERS, P.S.C.
CONSULTING ELECTRICAL ENGINEERS
515 Hostos Ave. Suite 202
HATO REY P.R. 00918
TEL.: 787–810–9360

DRAWN BY :	SCALE :	DATE :
	AS SHOWN	OCT/2024

DRAWN NO.

ET-1

CABLE TV SITE PLAN LEGEND:

UNDERGROUND CABLE TV CONDUIT AS PER THE TELEPHONE/CATV CONDUITS TRENCH DETAIL. SIZE & QTY. AS REQUIRED ON PLAN. WHERE EXPOSED TO PHYSICAL DAMAGE (I.E. CONDUIT RISERS AT POLES), CONDUIT SHALL BE RIGID STEEL GALVANIZED. WHERE TERMINATED AT POLES, INSTALL AS PER THE TYPICAL TELEPHONE/CATV POLE CONDUIT RISER DETAIL. PVC SCH. 40. PROVIDE CONDUITS WITH 1/4"ø FISH NYLON ROPE AS REQUIRED BY NETPR.

DENOTES A 14" DIA. AREA, AT THE CENTER OF THE PLANTING AREA, WHERE THE CABLE TV CONDUITS SHALL BE TERMINATED, AND CAPPED. THE REQUIRED CONDUITS SHALL BE AT 24" B.F.G.

1 – 1" PVC SCH. 40, UNDERGROUND CABLE TV CONDUIT RUN TO THE HOUSE/BUILDING MAIN CABLE TV OUTLET BOX, AS PER THE TELEPHONE/CATV CONDUITS TRENCH DETAIL. PROVIDE CONDUITS W/ 1/8"ø FISH NYLON ROPE AS REQUIRED BY NETPR.

DENOTES CABLE TV CONDUIT TERMINATED WITH CAP.

DENOTES NETPR RIGHT OF WAY FOR TELEPHONE AND CABLE TV CONDUITS. 5'–0" WIDE UNLESS OTHERWISE INDICATED ON PLANS.

30' CREOSOTED WOOD POLE FOR TELECOMMUNICATIONS LINES (TELEPHONE AND/OR CATV). VERIFY EXACT LOCATION AND INSTALLATION REQUIREMENTS OF THIS POLES WITH SERVICE PROVIDERS. SEE THE COMMUNICATIONS POLE RISER DETAIL. THIS POLE IS COMMON TO TELEPHONE AND CABLE TV CONDUIT FACILITIES.

CONCRETE SPLICE BOX, 7'–0" X 4'–6" X 4'–0" (INTERIOR DIMENSIONS), PRECAST, AS MANUFACTURED BY POWER POLES INC, PBTC–003, IN COMPLIANCE WITH THE NETPR REQUIREMENTS. NUMBER DENOTES IDENTIFICATION. WHEN INSTALLED IN SIDEWALK, ITS COVER TOP SHALL BE INSTALLED FLUSH, FREE OF DAMAGE AND SAFE TO PEDESTRIANS. THIS BOX IS COMMON TO TELEPHONE AND CABLE TV CONDUIT FACILITIES.

CABLE TV DISTRIBUTION SITE PLAN

SCALE = 1:1000

PROJECT NAME :

PROMISE LAND

LOCATED:

CARR. EST. NUM. 3,
KM. 60.0(INT.)
BARRIO DAGUAO
NAGUABO
PUERTO RICO

SHEET TITLE :

REVISIONS

No.	DATE	DESCRIPTION

ledesigngroup llc

1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK, ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LA DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. IN CASE THE CONTRACTOR PROCEEDS WITH THE WORK IN ANY PART OR PARTS THAT ARE NOT NOTIFIED TO LA DESIGN GROUP, THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION IN A SAFE MANNER. DO NOT SCALE DRAWINGS FOR CONSTRUCTION. ANGLES SHOWN ARE SCALED BY EDITS "ARTIC" (INSTALLATIONS AND PERMITS ADMINISTRATION) AND CHANGER ROBERTO LOPEZ.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Código de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Municipios donde se ubica el proyecto. Además, certifico que, en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 318 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendadas según aplique. Asumo la responsabilidad profesional por la falsificación de los hechos que se hayo producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la CGPA.

NET NEGOCIADO de TELECOMUNICACIONES DE PUERTO RICO

Negociado de Telecomunicaciones de Puerto Rico

ENDOSO DE PLANOS DE FACILIDADES Y/O SERVIDUMBRE DE TELECOMUNICACIONES Y TELEVISIÓN POR CABLE

NÚMERO DE CASO JRTPR 2017-RI-0006

NÚMERO DE CASO OGPE 2024-589149-SRI-309963

Revisado por: _____ _____ Fecha

Aprobado por: _____ _____ Fecha

ESTE ENDOSO NO EXIME AL CONSTRUCTOR Y AL DESARROLLADOR DE CUMPLIR CON LOS REQUERIMIENTOS DE CONSTRUCCIÓN CONFORME A TODAS LAS DISPOSICIONES DE LOS REGLAMENTOS APLICABLES.

Carlos M. Campa Sanchez, Ingeniero, Agrimensor, Colegiado, Lic. 12846 PE, Puerto Rico

Fecha de Expiración: 2024-01-12

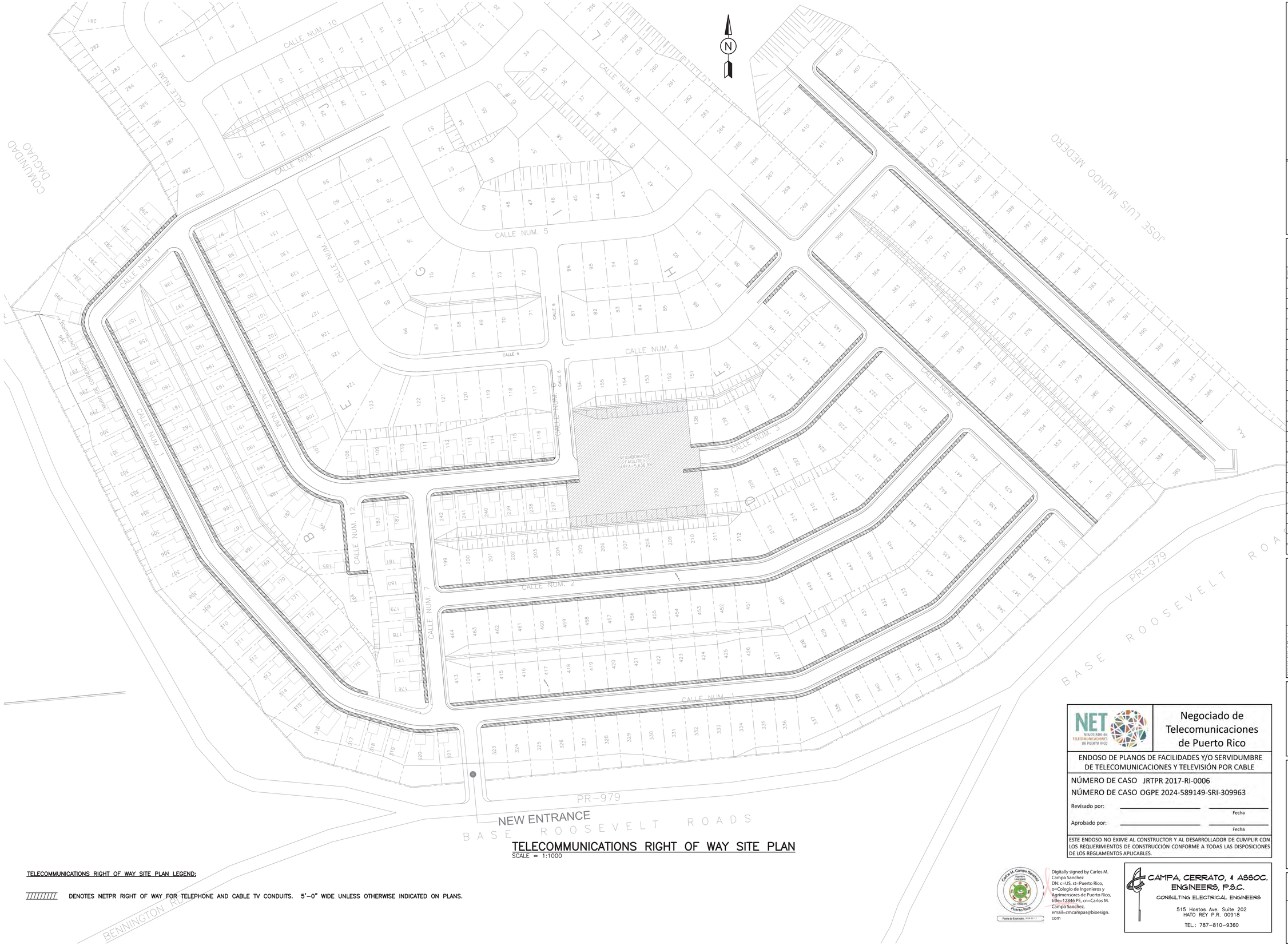
Digitally signed by Carlos M. Campa Sanchez
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=12846 PE, cn=Carlos M. Campa Sanchez, email=cmcampas@bioesign.com

CAMPA, CERRATO, & ASSOC. ENGINEERS, P.S.C.
CONSULTING ELECTRICAL ENGINEERS
515 Hostos Ave. Suite 202
HATO REY P.R. 00918
TEL.: 787–810–9360

DRAWN BY :	SCALE :	DATE :
	AS SHOWN	OCT/2024

DRAWN NO.

ET-2



TELECOMMUNICATIONS RIGHT OF WAY SITE PLAN

SCALE = 1:1000

TELECOMMUNICATIONS RIGHT OF WAY SITE PLAN LEGEND:

//////// DENOTES NETPR RIGHT OF WAY FOR TELEPHONE AND CABLE TV CONDUITS. 5'–0" WIDE UNLESS OTHERWISE INDICATED ON PLANS.

PROJECT NAME :

PROMISE LAND

LOCATED:

CARR. EST. NUM. 3,
KM. 60.0(INT.)
BARRIO DAGUAO
NAGUABO
PUERTO RICO

SHEET TITLE :

TELE-COMMUNICATIONS RIGHT OF WAY SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

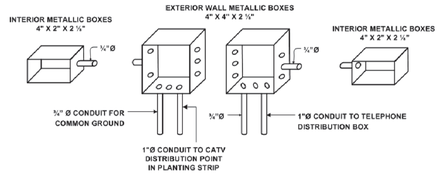
1. THE DEVELOPER OR ITS REPRESENTATIVES SHALL SUPPLY AND INSTALL ALL THE MATERIALS NECESSARY FOR THE TELECOMMUNICATIONS INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO THE 1", 2" AND 4" DIAMETER CONDUITS INDICATED ON THESE DRAWINGS.
2. 1" DIAMETER CONDUITS SHALL BE PVC SCHEDULE 40 WIRED WITH A 1/8" DIAMETER NYLON ROPE, AND A MINIMUM MINIMUM BREAKING STRENGHT OF 300LB.
3. THE 2"ø PVC CONDUITS (FOR THE DISTRIBUTION OF CATV FACILITIES) AND THE 4"ø PVC CONDUITS (FOR THE DISTRIBUTION OF THE TELEPHONE FACILITIES) SHALL BE INSTALLED ALONG THE TELECOMMUNICATIONS EASEMENT. THE 2"ø CONDUITS SHALL BE INSTALLED AT THE SIDEWALK SIDE OF THE TRENCH, ANT THE 4"ø CONDUITS AT THE FARTHERMOST SIDE OF THE TRENCH FROM THE SIDEWALK (SEE THE EASEMENT CONDUIT INSTALLATION TRENCH DETAIL).
4. THE 2" AND 4"ø CONDUITS SHALL BE PVC SCH. 40 (MINIMUM), AND WIRED WITH 1/4" ø NYLON ROPE WITH A MINIMUM BREAKING STRENGTH OF 500 LBS. THESE SHALL BE TESTED WITH 1 5/8" AND 3 5/8" MANDRELS RESPECTIVELY.
5. ALL CONDUIT ENDS SHALL BE CAPPED WITH PVC END CAPS.
6. THE MINIMUM DEPTH OF THE CONDUITS PLACED ALONG THE EASEMENT AND SERVICE CABLE CONDUITS TO EACH RESIDENCE SHALL BE AS FOLLOWING.
   a. 1"ø CONDUITS – 14" BELOW GROUND FINISHED LEVEL
   b. 2"ø CONDUITS – 24" BELOW FINISHED FINISHED LEVEL
   c. 4"ø CONDUITS – 24" BELOW FINISHED FINISHED LEVEL
7. WHERE CONDUITS ARE INSTALLED INSIDE A CONCRETE ENVELOPE, SPACERS SHALL BE PROVIDED AT EVERY 6'–0", OR AS PER MANUFACTURER REQUIREMENTS, TO MAINTAIN CONDUITS FORM AND SEPARATION.
8. WHERE EXPOSED TO VEHICULAR TRAFFIC (HIGHWAY, STREET AND CARPORT CROSSINGS) CONDUITS SHALL BE INSTALLED AT A DEPTH BETWEEN 30" AND 36" MEASURED FROM THE SURFACE OF THE PAVEMENT AND SHALL BE ENCASED IN CONCRETE WITH A MINIMUM RESISTANCE OF 3000 LBS PER SQUARE INCH (3000 PSI)
9. CONDUITS TRENCH SHALL BE BACKFILLED WITH SELECT MATERIAL, FREE OF LARGE STONES OR OTHER CONTAMINANTS AS SCRAP OF WOOD, ASPHALT, CONCRETE PAVEMENT, ETC... THIS BACKFILL SHALL BE COMPACTED AT 95%, IN 6" LAYERS BY MEANS OF TAMPER, COMPACTING THE FIRST 12" USING LIGHT–WEIGHT EQUIPMENT TOOLS.
10. PROVIDE 6" WIDE WARNING RIBBON (EQUAL OR SIMILAR TO TERRA TAPE 42–0007), ORANGE COLOR. INSTALL ALONG ALL THE UNDERGROUND TELECOMMUNICATIONS CONDUITS RUN AT 12" BELOW THE GROUND LEVEL.
11. THE DEVELOPER OR HIS REPRESENTATIVES SHALL CLEARLY IDENTIFY ALL CONDUIT ENDS (INCLUDING BUT NOT LIMITED TO DISTRIBUTION POINTS AND SERVICE CONDUITS) WHEN THE USE OF DISTRIBUTION OR SPLICE BOXES HAS NOT BEEN RECOMMENDED. SEE NETPR "WOODSTAKE" DETAIL.
12. THE 2" AND 4" DIAMETER CONDUITS BENDS SHALL NOT BE LESS THAN 90°, AND SHALL HAVE A MINIMUM RADIUS OF 36". ALL CONDUITS SHALL BE LIMITED TO TWO (2) 90° SWEEPING BENDS IN A CONDUIT SECTION.
13. GENERALLY, DISTRIBUTION BOXES WILL BE 3'X3'X3', 4'X4'X4', AS WELL AS 6'X4'X4' AND/OR 7'X4'6"X4' SPLICE BOXES, WILL BE INSTALLED FOR THE TELECOMMUNICATIONS SERVICES, AS INDICATED ON DRAWINGS. THESE BOXES SHALL BE INSTALLED AWAY FROM THE VEHICALES ROADWAY, AND BE DESIGNED TO RESIST INCIDENTAL VEHICLES TRAFFIC. IF BOXES WILL BE EXPOSED TO VEHICULAR TRAFFIC, A MANHOLE OR SPECIAL BOX DESIGNED FOR THAT APPLICATION SHOULD BE INSTALLED, WITH THE CAPACITY TO AVOID ANY DEFORMATION OR COLLAPSE OF ITS ENTRANCE COVER, SIMILAR OR EQUAL TO POWER POLES MH 6'X6'X7'.
14. THE DISTRIBUTION POINTS OR BOXES SHALL BE PLACED IN EASEMENTS LOCATED TWO FEET FROM THE PROPERTY LINE BETWEEN LOTS WITHOUT INTERFERING WITH ANY ENTRANCE (CARPORT OR SIDEWALK).
15. DISTRIBUTION AND SPLICE BOXES SHALL BE:
   a. PREFABRICATED WITH STEEL REINFORCED CONCRETE (EQUAL OR SIMILAR TO POWER POLES INC).
   b. CAST IN PLACE WITH STEEL REINFORCED CONCRETE (USING DESIGN FOR CORRESPONDING VEHICLE TRAFFIC TYPE)
   c. PREFABRICATED WITH POLYMER CONCRETE BOX EQUAL O SIMILAR TO QUAZITE 17"X30"X18" (MAXIMUM SIZE ALLOWED) ONLY WILL BE ACCEPTED FOR CABLE TV APPLICATION IN AREAS WITH SPACE PROBLEMS.

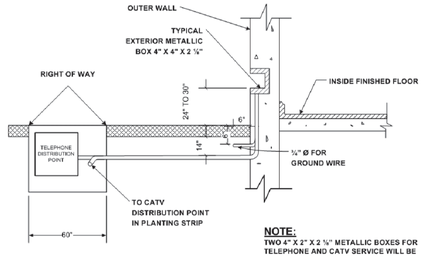
   NOTE: ANY CHANGE IN THE TYPE OF BOXES TO BE USED WILL REQUIRE THE APPROVAL OF NET BEFORE THEIR INSTALLATION.
16. ALL CONDUITS WHETHER OR NOT IN USE SHALL BE SEALED AT DISTRIBUTION BOXES, SPLICE BOXES, CABINETS, AND BOARDS USING A DUCT SEALER (EQUAL OR SIMILAR TO 3M 4414 DUCT SEALING KIT).
17. THE 2" CONDUITS FOR CABLE TV FACILITIES DISTRIBUTION IN RESIDENTIAL PROJECTS OR SINGLE FAMILY UNIT HOMES, ROW HOUSES, PATIO HOUSES, ETC. SHALL NOT BE TERMINATED AT TELECOMMUNICATIONS DISTRIBUTION BOXES. DISTRIBUTION BOXES. THESE CONDUITS, AS WELL AS THE 1" CONDUITS FOR CABLE TV SERVICE DROPS, SHALL BE END CAPPED AND LEFT AT CATV DISTRIBUTION POINTS LOCATED AT THE PLANTING STRIP, GENERALLY NEXT TO THE LIGHTING POLES, AS INDICATED ON DRAWINGS.
18. EXTERIOR METALLIC BOXES 4"X4"X2 1/8" (MINIMUM), FOR TELECOMMUNICATIONS SERVICE DROPS (TELEPHONE AND CABLE TV), SHALL BE INSTALLED ON ONE OF THE DWELLING UNITS WALLS, CONVENIENTLY LOCATED SO AS TO PROVIDE EASY, UNOBSTRUCTED ACCESS.
19. THE CONDUIT THROUGH WHICH THE GROUND WIRE FOR THE EXTERIOR SERVICE DROP METALLIC BOXES SHALL BE INSTALLED SHALL BE COME OUT FROM THE DWELLING UNIT WALL AT A DEPTH OF 6" BELOW GROUND LEVEL.
20. THE TELECOMMUNICATIONS SERVICE DROP ELECTRICAL GROUNDING WILL BE ACHIEVED WITH THE NECESSARY 5/8 X 8'–0" COPPER WELD GROUND ROD INSTALLED BY THE TELECOMMUNICATIONS SERVICE PROVIDER AND MUST COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE.
21. ALL TELECOMMUNICATION SYSTEM (TELEPHONE AND CATV) SHALL BE BONDED AND GROUNDED AT ALL POINTS, AND MUST COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE.
22. NOT MORE THAN TWO 90° BENDS SHALL BE ALLOWED IN THE CONDUITS CONNECTING THE EXTERIOR SERVICE DROP METALLIC BOXES AND THE INTERIOR SERVICE BOXES.
23. THE INTERIOR RESIDENTIAL TELECOMMUNICATIONS SERVICE DISTRIBUTION CONDUITS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 3/4" AND EACH LIVING UNIT SHALL BE PROVIDED WITH TELECOMMUNICATION SERVICES (TELEPHONE AND CATV) OUTLETS IN THE KITCHEN, LIVING ROOM AND EACH OF THE BEDROOMS.
24. AT WALKUPS AND MULTISTORY RESIDENTIAL BUILDINGS THE MINIMUM SIZE FOR TELECOMMUNICATIONS CABINETS SHALL BE 36"X24"X6" (FOR TELEPHONE) AND 36"X36"X8" (FOR CATV) AND SHALL SERVE NO MORE THAN 16 UNITS. THE CABINETS SHALL BE EQUIPPED WITH A 3/4" THICK TREATED PLYWOOD BACKBOARD, A HINGED DOOR WITH LATCH AND KEY, AND SHALL HAVE COMPLETE FRONTAL ACCESS. THE CABINETS SHALL ALSO PROVIDE FOR THE PROPER BONDING AND GROUNDING OF THE TELECOMMUNICATIONS FACILITIES AND MUST COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE.
25. WALKUP PROJECTS SHALL HAVE INDEPENDENT TELECOMMUNICATIONS CABINETS FOR TELEPHONE AND CATV SERVICES. THE TELEPHONE CABINET WILL BE CONNECTED TO THE NEAREST SPLICING BOX BY MEANS OF 2–2" PVC CONDUITS. THE CATV CABINET WILL BE CONNECTED TO THE NEAREST SPLICING BOX OR THE NEAREST CATV CABINET (IN THE NEXT BUILDING) DEPENDING ON THE LOOP DESIGN SPECIFIED ON THE DRAWINGS BY MEANS OF 2–2" PVC CONDUITS. THE MINIMUM SIZE OF THE SPLICE BOX SHALL BE 7'X4'–6"X4' AND MAY BE JOINTLY USED FOR TELEPHONE AND CATV SERVICES.
26. RESIDENTIAL BUILDINGS (MULTISTORY APARTMENT BUILDINGS OTHER THAN WALK UPS, HIGH RISE CONDOMINIUMS, ETC...) SHALL HAVE INDEPENDENT MAIN DISTRIBUTION CABINETS FOR TELEPHONE AND CATV SERVICES. THE MAIN DISTRIBUTION CABINETS, GENERALLY CONSISTING OF AN 8'X4'X3/4" FIRE RETARDANT PLYWOOD PANEL OR AN 8'X4'X3/4" TREATED PLYWOOD PANEL PAINTED WITH TWO COATS OF FIRE RETARDANT PAINT, WILL BE PLACED IN A TELECOMMUNICATIONS CLOSET OR ROOM. THE MAIN DISTRIBUTION PANELS FOR TELEPHONE AND CATV SERVICES SHALL BE CONNECTED VERTICALLY TO OTHERS DISTRIBUTION CABINETS (EACH SERVING A MAXIMUM OF 16 UNITS) BY MEANS OF 2–4" AND 2–2" PVC CONDUITS RESPECTIVELY.
27. EACH CABINET OR PANEL SHALL ALSO PROVIDE FOR THE PROPER BONDING AND GROUNDING OF THE TELECOMMUNICATIONS FACILITIES WITH A GROUND BAR, GROUND WIRE AND CONNECTED TO A 5/8"X8'–0" COPPER WELD GROUND ROD SYSTEM AND MUST COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE. THIS WILL BE A DEVELOPER/CONTRACTOR RESPONSIBILITY.
28. ALL APARTMENTS SHALL BE CONNECTED TO EACH OF THEIR CORRESPONDING DISTRIBUTION CABINETS (TELEPHONE AND CATV) BY MEANS OF 1–1" CONDUIT.
29. ENTRANCE FACILITIES FOR RESIDENTIAL BUILDINGS SHALL CONSIST OF A MINIMUM OF 2–4" PVC CONDUITS FOR TELEPHONE SERVICE AND 2–2" PVC CONDUITS FOR CATV SERVICE. THE CONDUITS SHALL CONNNECT THE MAIN DISTRIBUTION CABINETS AND THE DESIGNATED BUILDING TELECOMMUNICATIONS POINT OF CONNECTION. WHEN A BUILDINGS TELECOMMUNICATIONS POINT OF CONNECTION IS A SPLICE BOX IT SHALL HAVE A MINIMUM SIZE OF 7'X4'–6"X4' AND MAY BE JOINTLY USED FOR TELEPHONE AND CATV SERVICES.

SPECIAL NOTES

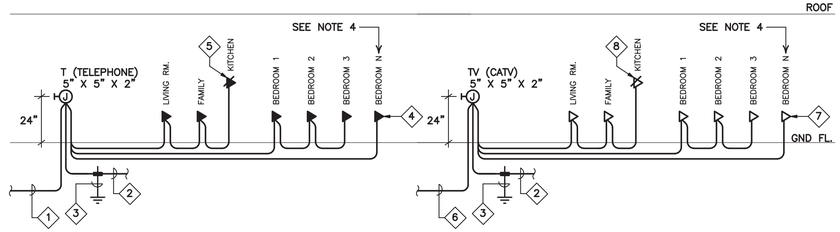
30. THE DEVELOPER IN COMPLIANCE WITH THE PUERTO RICO PLANNING BOARDS "REGLAMENTO CONJUTO PARA LA EVALUACION Y EXPEDICION DE PERMISOS RELACIONADOS AL DESARROLLO Y USO DE TERRENOS, REVISADO" SHALL TRANSFER TO THE TELECOMMUNICATIONS BUREAU OF PUERTO RICO (NET) THE RIGHT OF WAY DEPICTED ON THESE DRAWINGS REQUIRED TO PROVIDE TELECOMMUNICATIONS SERVICES(TELEPHONE AND CATV) TO THIS PROJECT BY MEANS OF A PUBLIC DEED.
31. THE NET MAY ISSUE PARTIAL ENDORSEMENTS FOR SINGLE FAMILY RESIDENTIAL PROJECTS (SINGLE FAMILY HOMES, ROW HOUSES, TOWNHOUSES, PATIO HOUSES, ETC.) SO THAT THE DEVELOPER CAN DELIVER PORTIONS OF THE PROJECT AS THEY ARE COMPLETED. ONCE THE PROJECT IS COMPLETED, THE DEVELOPER SHALL COMPLY WITH THE PROCEDURE SPECIFIED IN SECTION 5.02.6 OF THE NETS "REGLAMENTO PARA ENDOSOS DE SERVIDUMBRES E INFRAESTRUCTURA" RELATED TO OBTAIN THE FINAL ENDORSEMENTS.
32. THE DEVELOPER SHALL ALLOW TELECOMMUNICATIONS SERVICE PROVIDERS (TELEPHONE AND CATV), DULY AUTHORIZED BY THE JRTPR TO PROVIDE SAID SERVICES, TO INSTALL THEIR DISTRIBUTION FACILITIES IN A COORDINATED AND ORDERLY MANNER IN THOSE PORTIONS OF THE PROJECT FOR WHICH A PARTIAL ENDORSEMENT HAS BEEN ISSUED.
33. DEVELOPER/CONTRACTOR SHALL COORDINATE WITH TELECOMMUNICATIONS SERVICE PROVIDERS (TELEPHONE AND CATV) AND THE PUERTO RICO ELECTRICAL POWER AUTHORITY (PREPA), THE INSTALLATION OR CONNECTION OF RISERS, CONDUITS OR AN ACTION TO ACCESS TO THEIR FACILITIES.
34. DEVELOPER/CONTRACTROR SHALL COORDINATE WITH TELECOMMUNICATIONS SERVICE PROVIDERS (TELEPHONE AND CATV) AND WITH ANY OTHER PUBLIC OR PRIVATE ORGANIZATION, WHOSE FACILITIES ARE AFFECTED BY THE CONSTRUCTION OF THE PROJECT, THE REMOVALS, RELOCATIONS AND/OR MODIFICATIONS OF ANY EXISTING INFRASTRUCTURE.
35. THE DEVELOPER/CONTRACTOR SHALL ASSIGN AN ENGINEER OR ARCHITECT TO INSPECT AND CERTIFY THAT THE CONSTRUCTION JOBS WERE PERFORMED AND COMPLETED AS THE ENDORSED DRAWINGS BY THE NET. FOR THAT PROCESS WILL USED FORM NETPR F–102 AND SUBMIT TO NET AND OBTAIN THEIR APPROVAL BEFORE APPLY FOR THE PERMIT USE AT "OFICINA DE GERENCIA DE PERMISOS (OGPe).
36. COMMERCIAL BUILDINGS, WILL REQUIRE TWO (2) MAIN DISTRIBUTION CABINETS OR PANELS FOR TELEPHONE AND CATV SERVICES, RESPECTIVELY. A TELECOMMUNICATION ROOM OR AREA WILL BE DESIGNATED TO PLACE THEM, AND THEY MUST COMPLY WITH ONE OF THE SPECIFICATION DESCRIBED BELOW:
   A. TREATED WOOD PANEL, 4' X 8' X 3/4", (DOUBLE COATED WITH WHITE FIRE RETARDANT PAINT).
   B. TELEPHONE METAL CABINET 36"X24"X6"(MIN) AND CATV 36"X30"X6". BOTH CABINETS SHALL BE EQUIPPED WITH 3/4" THICK TREATED PLYWOOD BACKBOARD, A HINGED DOOR WITH LATCH AND KEY, AND SHALL HAVE COMPLETE FRONTAL ACCESS.

Caja de Metal Exterior:
Urbanización ó Casas en Hilera





NOTE:
TWO 4" X 2" X 2 ¼" METALLIC BOXES FOR TELEPHONE AND CATV SERVICE WILL BE INSTALLED IN EACH BEDROOM, KITCHEN, AND LIVING ROOM. CONNECTED TO THE CORRESPONDING SYSTEM WITH A ¼" Ø CONDUIT.



NOTES:
1. UNLESS OTHERWISE INDICATED, ALL CONDUITS SHALL BE 3/4" W/ A 1/8" NYLON FISH ROPE. THERE SHALL BE NOT MORE THAN 2 – 90° ELBOWS ALONG ANY CONDUIT RUN BETWEEN OUTLETS/PANELS BOXES.
2. THE MAXIMUM NO. OF OUTLETS TO BE CONNECTED TO A COMMON CONDUIT RUN TO THE SERVICE JUNCTION BOX (OR COMMUNICATIONS PANEL WHERE APPLICABLE), SHALL NOT EXCEED 5. CONDUITS SERVING 4 OR MORE OUTLETS SHALL BE 1".
3. REFER TO THE HOUSE INTERIOR DRAWINGS FOR THE EXACT QUANTITY AND INTERCONNECTION LAYOUT/REQUIREMENTS (INCLUDING AND NOT LIMITED TO A MAIN COMMUNICATIONS PANEL) OF THE TELEPHONE/CATV OUTLETS.
4. DENOTES OUTLETS FOR EVERY OTHER HOUSE BEDROOM TO BE INTERCONNECTED THE SAME WAY AS SHOWN FOR THE OTHER OUTLETS.

1 – 1" PVC SCH. 40 W/ 1/8" NYLON FISH ROPE TO NETPR TELEPHONE FACILITIES AT THE PROPERTY ENTRANCE. COORDINATE WORK AND POINT OF CONNECTION LOCATION W/ NETPR AND TELEPHONE DISTRIBUTION SITE PLANS. INSTALL UNDERGROUND AS PER THE TELEPHONE CONDUITS TRENCH DETAIL.

2 #6 AWG GROUND CONDUCTOR IN 3/4" C. TO THE GROUND ROD AND POWER SYSTEM GROUND

3 5/8" X 8'–0" COPPER CLAD GROUND ROD

4 TYPICAL TELEPHONE OUTLET BOX AT 18" A.F.F. 4" X 4" X 2".

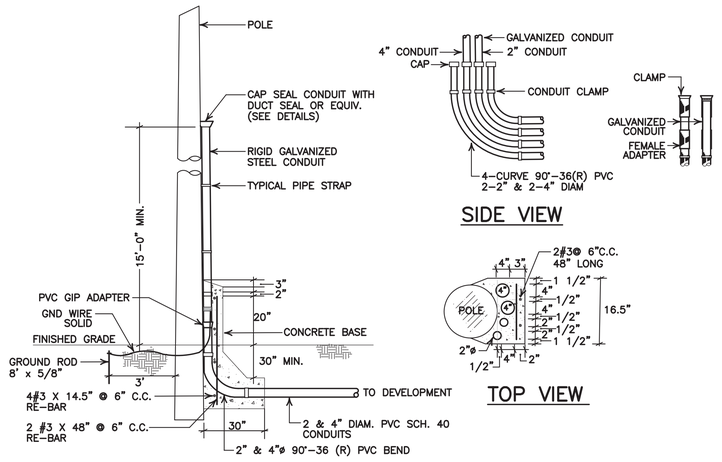
5 TYPICAL TELEPHONE OUTLET BOX AT 6" ABOVE COUNTERTOP. 4" X 4" X 2".

6 1 – 1" PVC SCH. 40 W/ 1/8" NYLON FISH ROPE TO THE CORRESPONDING JRT CABLE TV FACILITIES ADJACENT TO THE PROPERTY ENTRANCE. COORDINATE WORK AND POINT OF CONNECTION LOCATION W/ NETPR AND CABLE TV SITE PLANS. INSTALL UNDERGROUND AS PER THE CABLE TV CONDUITS TRENCH DETAIL.

7 TYPICAL CABLE TV OUTLET BOX AT 18" A.F.F. 4" X 4" X 2".

8 TYPICAL CABLE TV OUTLET BOX AT 6" ABOVE COUNTERTOP. 4" X 4" X 2".

TYPICAL DWELLING UNIT TELEPHONE/CATV SYSTEM RISER DIAGRAM



COMMUNICATIONS POLE RISER DETAIL

SCALE: N.T.S.

NET NEGOCIADO de TELECOMUNICACIONES DE PUERTO RICO

Negociado de Telecomunicaciones de Puerto Rico

ENDOSO DE PLANOS DE FACILIDADES Y/O SERVIDUMBRE DE TELECOMUNICACIONES Y TELEVISIÓN POR CABLE

NÚMERO DE CASO JRTPR 2017-RI-0006

NÚMERO DE CASO OGPE 2024-589149-SRI-309963

Revisado por: _____ Fecha _____

Aprobado por: _____ Fecha _____

ESTE ENDOSO NO EXIME AL CONSTRUCTOR Y AL DESARROLLADOR DE CUMPLIR CON LOS REQUERIMIENTOS DE CONSTRUCCIÓN CONFORME A TODAS LAS DISPOSICIONES DE LOS REGLAMENTOS APLICABLES.

Carlos M. Campa Sánchez, Ingeniero Industrial, Lic. 12846 PE, Puerto Rico, Fecha de Expiración: 2024-04-12

Digitally signed by Carlos M. Campa Sanchez
DN: c=US, st=Puerto Rico, o=Colegio de Ingenieros y Agrimensores de Puerto Rico, title=12846 PE, cn=Carlos M. Campa Sanchez, email=cmcampas@bioesign.com

CAMPA, CERRATO, & ASSOC. ENGINEERS, P.S.C.
CONSULTING ELECTRICAL ENGINEERS
515 Hostos Ave. Suite 202
HATO REY P.R. 00918
TEL.: 787–810–9360

PROJECT NAME :

PROMISE LAND

LOCATED:

CARR. EST. NUM. 3,
KM. 60.0(INT.)
BARRIO DAGUAO
NAGUABO
PUERTO RICO

SHEET TITLE :

TELECOMM. NOTES AND DETAILS

REVISIONS

No.	DATE	DESCRIPTION

ledesigngroup PSC

1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920–1705, TEL.(787)287–7005

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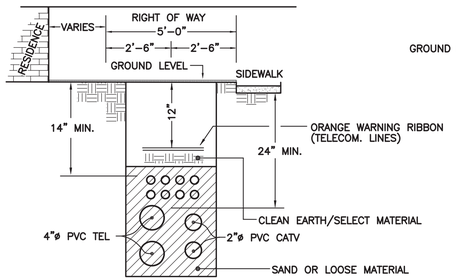
GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CLOSETS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IN WRITING. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES. SUBCONTRACTORS SHALL EXAMINE ALL DRAWINGS AND REPORTS AND SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED FOR THEIR TRADE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE GENERAL CONTRACTOR UTILIZE THE CONSTRUCTION AND DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY BOTH "APPR" (REGULATING and PERMIT ADMINISTRATION) AND APPROVED PLANTS COPY.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiones aplicables de los Reglamentos y Código de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con Jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14, de 9 de enero de 2004, según enmendada, conocida como la "Ley para Garantizar el Pago de la Deuda Pública", en la Ley Núm. 313 de 13 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi consentimiento, me hace responsable de cualquier acción judicial y declaratoria por la OGPe.

DRAWN BY :	SCALE :	DATE :
	AS SHOWN	OCT/2024

DRAWN NO.

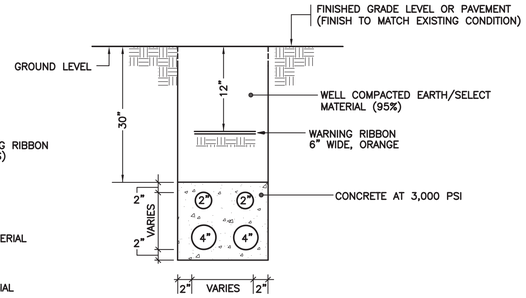
ET-4



NOTE: 1. PROVIDE APPROVED CONDUIT SPACERS (BOTTOM AND/OR INTERMEDIATE AS REQUIRED) AT EVERY 5 FT.
2. FOR THE EXACT AMOUNT OF REQUIRED CONDUITS, REFER TO THE CORRESPONDING TELEPHONE AND CABLE TV DISTRIBUTION SITE PLANS

CONDUITS TRENCH DETAIL ON RIGHT OF WAY

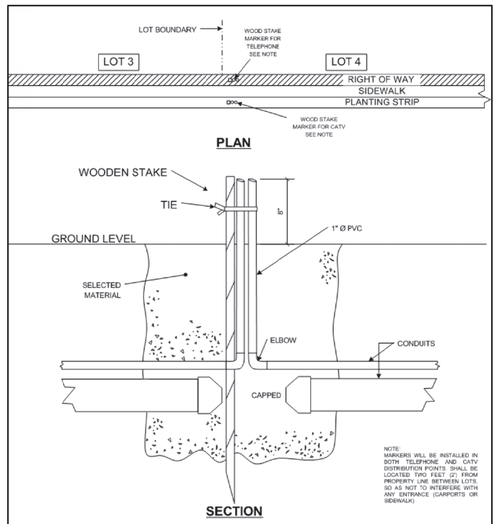
SCALE: N.T.S.



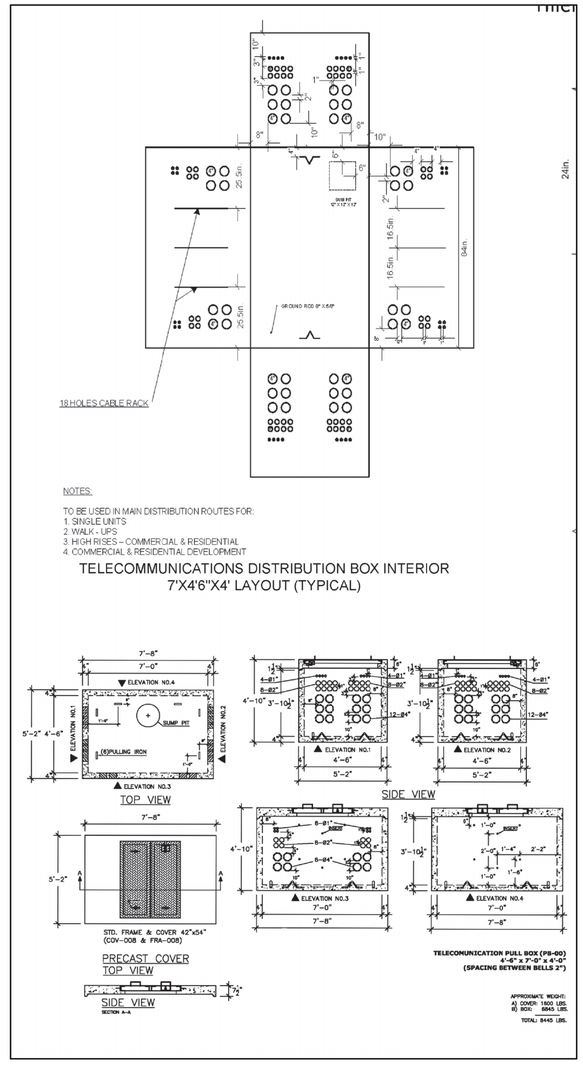
NOTE: 1. PROVIDE APPROVED CONDUIT SPACERS (BOTTOM AND/OR INTERMEDIATE AS REQUIRED) AT EVERY 5 FT.
2. FOR THE EXACT AMOUNT OF REQUIRED CONDUITS, REFER TO THE CORRESPONDING TELEPHONE AND CABLE TV DISTRIBUTION SITE PLANS

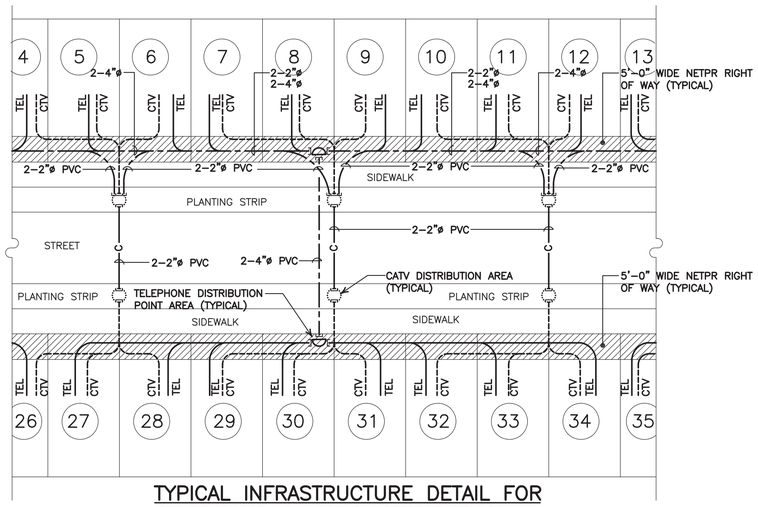
CONDUITS TRENCH DETAIL UNDER STREET CROSSING

SCALE: N.T.S.



DISTRIBUTION POINT WOOD STAKING DETAIL





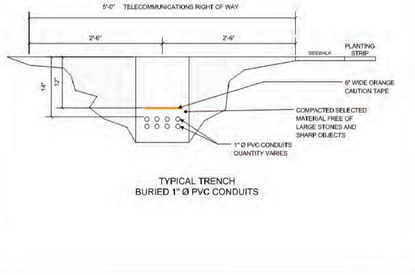
TYPICAL INFRASTRUCTURE DETAIL FOR TELEPHONE & CATV DISTRIBUTION

SCALE: N.T.S.

Localización de Caja de Empalmes: Instalación en Acera

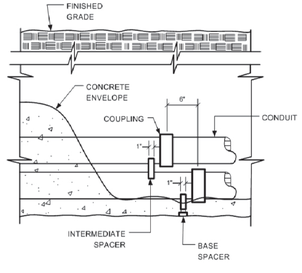
NOTE: TELECOMMUNICATIONS BOXES WILL COVER WILL BE FLUSHED MOUNTED WITH SIDEWALK FREE OF DAMAGE AND SECURE TO PEDESTRIAN

Sección de servidumbre: 8-1"Ø

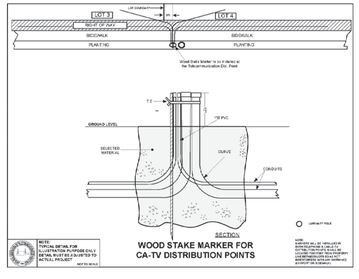


TYPICAL TRENCH
BURIED 1" Ø PVC CONDUITS

Elevación de típica de conductos



Detalle de Marcador "Wood Stak for CA-TV"



PROJECT NAME :

PROMISE LAND

LOCATED:

CARR. EST. NUM. 3,
KM. 60.0(INT.)
BARRIO DAGUAO
NAGUABO
PUERTO RICO

SHEET TITLE :

TELECOMM. DETAILS

REVISIONS

No.	DATE	DESCRIPTION

Exhibit 20g

FECHA: 25 de marzo de 2024
PROPONENTE: PROMISE LAND CDBG-MIT, LLC
DIRECCIÓN: 335 CALLE JUAN C. BORBON STE.
GUAYNABO, PR 00969

NOTIFICACIÓN DE ENDOSO

CRC-2024-001

NOMBRE DEL PROYECTO: **Promise Land CDBG-MIT Housing Development**

Estimado Ing. Roberto López:

Por este medio le notificamos que el Comité Revisión Conjunta ("Comité"), creado conforme disposiciones de la sección 2.1.13 del Reglamento de Ordenación de los Terrenos y la Forma Urbana de la Antigua Base Naval de Roosevelt Roads ("ROTFU"), endosó la solicitud de referencia propuesta por **PROMISE LAND CDBG-MIT, LLC** para que tenga acceso para su proyecto a través de la carretera Bennington (PR-979) en la Antigua Base Roosevelt Roads.

Este endoso es aplicable única y exclusivamente al proyecto **Promise Land CDBG-MIT Housing Development** según sometido ante este Comité. Cualquier alteración o cambio a lo sometido, deberá evaluarse nuevamente. Se le apercibe de la responsabilidad del dueño de someter y obtener todos aquellos permisos, endoso, licencias o autorizaciones requeridas por las leyes y reglamentos aplicables para el proyecto de referencia. Es deber apuntalar que cualquier solicitud de permiso, endoso o autorización expedida por el Gobierno Federal deberá ser tramitada ante el ente federal con jurisdicción sobre dicho asunto.

Este Comité se reserva el derecho de reevaluar, variar, modificar o cancelar el mismo en cualquier momento anterior a la emisión del permiso o requerir la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

LA DETERMINACIÓN DEL COMITÉ QUE AQUÍ SE INCLUYE NO CONSTITUYE UN PERMISO, AUTORIZACIÓN O CONCESIÓN, NI REPRESENTACIÓN O GARANTÍA ALGUNA DE OBTENCIÓN DE PERMISOS.

Ing. Gabriel Hernández Rodríguez, PE
Presidente Interino

Exhibit 21

Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Promised Land

SF-HDI-00010

CONSTRUCTION DRAWINGS FOR:
PROMISE LAND CDBG-MIT
HOUSING DEVELOPMENT

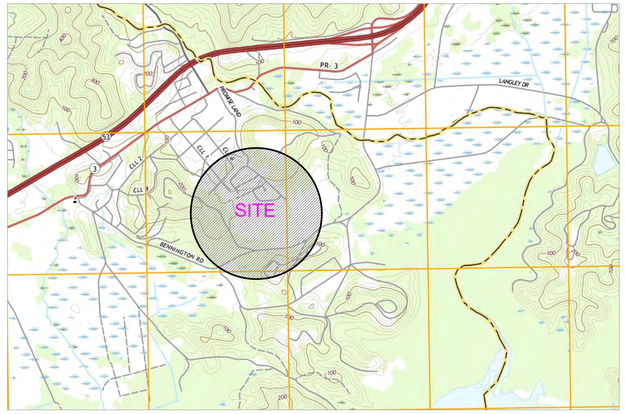
LOCATED CARR. EST. NUM. M. .
INT. BARRIO DA UAO
NA UABO UERTO RICO

OWNER ROMISE LAND CDB MIT LLC
CALLE UAN C. BORBON STE.
UA NABO R

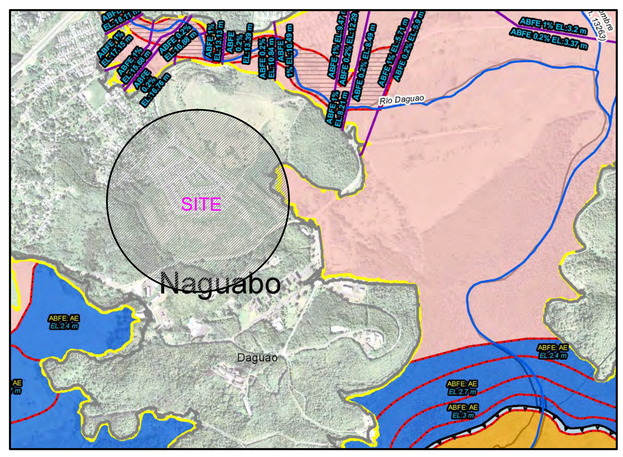
INDE

S T.	N .	DESCRI TION
1	T-1	TITLE & LOCATOIN PLAN
2	MP-1	MASTER PLAN
3	GEO-1	GEOMETRIC PLAN
4	GEO-2	GEOMETRIC PLAN
5	GEO-3	GEOMETRIC PLAN
6	GEO-4	GEOMETRIC PLAN
7	SD-1	STREET DETAILS
8	GP-1	GRADING PLAN
9	GP-2	GRADING PLAN
10	GP-3	GRADING PLAN
11	GP-4	GRADING PLAN
12	SAN-1	SANITARY DISTRIBUTION PLAN
13	SAN-2	SANITARY PROFILES
14	SAN-3	SANITARY PROFILES
15	SAN-4	SANITARY PROFILES
16	SAN-5	SANITARY DISTRIBUTION DETAILS
17	WD-1	WATER DISTRIBUTION PLAN
18	WD-2	WATER DISTRIBUTION DETAILS

LOTS DISTRIBUTION	
ASE I E IST. OUSIN DE ELO MENT	
ASE II CDB MIT OUSIN DE ELO MENT	
ASE III	
TOTAL	



LOCATION PLAN
TOPOGRAPHIC QUADRANGLE: NAGUABO
SCALE 1:20,000



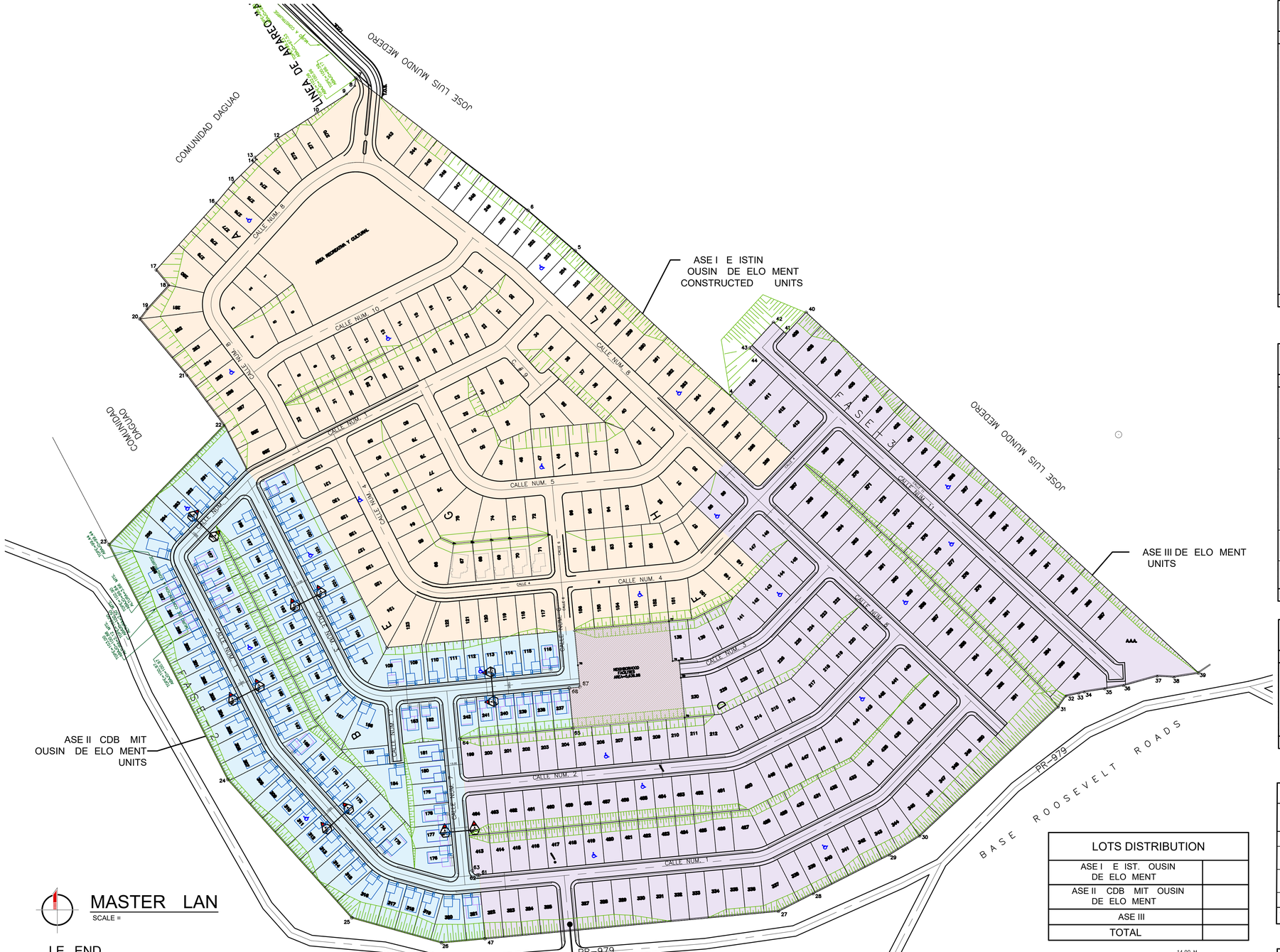
FLOOD MAP
DATE: APRIL 13, 2018
SHEETS: 720000C1285J
SCALE 1:10,000

lopezengineeringgroup

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

AEREAL PHOTO
NOT TO SCALE

SHEET NO.
1
2
TOTAL



MASTER LAN

SCALE =

LE END

A	BLOCKS IDENTIFICATION
29	LOTS IDENTIFICATION
SQ. M.	SQUARE METERS
	PROPERTY POINT
	CHAIN LINK FENCE
	STREETS CENTER LINE
	CURB AND GUTTER LINE
	PROPERTY LIMIT

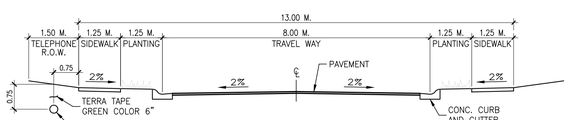
NOTES:

1- ALL DISTANCE IN METERS.

2- ALL AREAS IN SQUARE METERS.

3- LOT CORNER INTERIOR CURVES RADIUS TO BE 3.50 M. UNLESS OTHERWISE INDICATE.

4- COORDINATES INDICATED IN PLANS ARE IN LAMBERT SYSTEM.



A / MP-1 T ICAL SECTION O . M. STREET

NOT TO SCALE

MAIN PARCEL

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
4	---	242936. 5081	280117. 5051	---	---	to establish
5	4-5	243045. 3637	280001. 2528	159. 26	N 46°52' 55" W	to establish
6	5-6	243075. 6568	279965. 9345	46. 53	N 49°22' 47" W	to establish
7	6-7	243174. 2211	279837. 0661	162. 55	N 52°26' 53" W	to establish
8	7-8	243168. 8282	279836. 5292	5. 92	S 05° 12' 03" W	to establish
9	8-9	243162. 5133	279830. 2942	8. 87	S 44°38' 07" W	to establish
10	9-10	243148. 1455	279807. 8824	26. 62	S 57°20' 12" W	to establish
12	10-12	243128. 6653	279777. 4963	36. 09	S 57°20' 12" W	to establish
13	12-13	243115. 1934	279761. 6732	20. 78	S 49°35' 18" W	to establish
14	13-14	243113. 8823	279763. 0727	1. 92	S 46°53' 09" E	to establish
15	14-15	243096. 5623	279745. 5823	24. 62	S 45° 16' 45" W	to establish
16	15-16	243080. 7921	279732. 4618	20. 51	S 39°45' 35" W	to establish
17	16-17	243030. 9299	279687. 6478	67. 04	S 41°56' 52" W	to establish
18	17-18	243019. 5416	279697. 0161	14. 75	S 39°26' 29" E	to establish
19	18-19	243001. 6930	279680. 8180	24. 10	S 42°13' 29" W	to establish
20	19-20	242994. 2804	279675. 2371	9. 28	S 36°58' 32" W	to establish
21	20-21	242952. 1237	279710. 6460	55. 05	S 40°01' 41" E	to establish
22	21-22	242914. 7306	279738. 4282	46. 58	S 36°36' 41" E	to establish
23	22-23	242825. 1781	279652. 0640	124. 41	S 43°57' 42" W	to establish
24	23-24	242649. 0987	279741. 1955	197. 35	S 26°50' 55" E	to establish
25	24-25	242545. 4407	279834. 0533	139. 17	S 41°51' 15" E	to establish
26	25-26	242526. 7537	279901. 2213	69. 72	S 74°27' 10" E	to establish
27	26-27	242550. 4275	280153. 5642	253. 45	N 84°38' 25" E	to establish
28	27-28	242563. 6216	280179. 4800	29. 08	N 63°01' 08" E	to establish
29	28-29	242592. 6526	280236. 5030	63. 99	N 63°01' 08" E	to establish
30	29-30	242606. 9328	280259. 3829	26. 97	N 58°01' 49" E	to establish
31	30-31	242703. 4963	280362. 9907	141. 63	N 47°00' 56" E	to establish
32	31-32	242711. 8054	280368. 8486	10. 17	N 35°10' 59" E	to establish
33	32-33	242713. 8863	280378. 5081	9. 88	N 77°50' 36" E	to establish
34	33-34	242714. 9555	280382. 6865	4. 31	N 75°38' 47" E	to establish
35	34-35	242717. 2883	280397. 9451	15. 44	N 81°18' 27" E	to establish
36	35-36	242719. 7293	280412. 1576	14. 42	N 80°15' 16" E	to establish
37	36-37	242726. 7333	280437. 3388	26. 14	N 74°27' 25" E	to establish
38	37-38	242726. 0367	280449. 9130	12. 59	S 86°49' 49" E	to establish
39	38-39	242728. 9278	280468. 1687	18. 48	N 81°00' 03" E	to establish
40	39-40	242999. 0004	280174. 3436	399. 09	N 47°24' 43" W	to establish
41	40-41	242982. 8032	280159. 4358	22. 00	S 42° 35' 17" W	to establish
42	41-42	242991. 6006	280149. 8847	13. 00	N 47°24' 43" W	to establish
43	42-43	242972. 4579	280132. 2895	26. 00	S 42° 35' 17" W	to establish
44	43-44	242963. 3611	280142. 1873	13. 44	S 47°24' 58" E	to establish
45	44-4	242936. 5081	280117. 5051	36. 47	S 42° 35' 17" W	to establish

AREA = 301563. 9349 sq mt. =□= 76. 7261 cdas.

PHASE II

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
22	---	242914. 7306	279738. 4282	---	---	to establish
23	22-23	242825. 1781	279652. 0640	124. 41	S 43°57' 42" W	to establish
24	23-24	242649. 0987	279741. 1955	197. 35	S 26°50' 55" E	to establish
25	24-25	242545. 4407	279834. 0533	139. 17	S 41°51' 15" E	to establish
26	25-26	242526. 7537	279901. 2213	69. 72	S 74°27' 10" E	to establish
47	26-47	242529. 8073	279933. 7701	32. 69	N 84°38' 25" E	to establish
61	47-61	242577. 5974	279929. 2866	48. 00	N 05°21' 35" W	to establish
62	61-62	242577. 4914	279928. 1563	1. 14	S 84°38' 25" W	PC. to establish
Center		242580. 9761	279927. 8293	---	---	Center coord
CURVE DATA		ANGLE 90°00' 00"	RADIUS 3. 50	TANGENT 3. 50	EXTERNA 1. 45	ARC LENGHT 5. 50
63	62-63	242580. 6492	279924. 3446	4. 95	N 50°21' 35" W	PT. to establish
64	63-64	242679. 7142	279915. 0507	99. 50	N 05°21' 35" W	to establish
65	64-65	242687. 6537	279999. 6791	85. 00	N 84°38' 25" E	to establish
66	65-66	242717. 5265	279996. 8769	30. 00	N 05°21' 35" W	to establish
67	66-67	242718. 2771	280004. 9203	8. 08	N 84°38' 25" E	to establish
68	67-68	242761. 0891	280000. 9039	43. 00	N 05°21' 35" W	to establish
69	68-69	242747. 9096	279860. 4213	141. 10	S 84°38' 25" W	to establish
70	69-70	242885. 5505	279790. 7474	154. 27	N 26°50' 55" W	to establish
71	70-71	242873. 6111	279767. 1637	26. 43	S 63°08' 56" W	PC. to establish
Center		242852. 7536	279777. 9903	---	---	Center coord
CURVE DATA		ANGLE 10°57' 47"	RADIUS 23. 50	TANGENT 2. 26	EXTERNA 0. 11	ARC LENGHT 4. 50
72	71-72	242871. 1714	279763. 3946	4. 49	S 57°05' 08" W	PT. to establish
73	72-73	242881. 3600	279755. 3205	13. 00	N 38°23' 45" W	to establish
22	73-22	242914. 7306	279738. 4282	37. 40	N 26°50' 55" W	to establish
22	22-22	242914. 7306	279738. 4282	0. 00	E	to establish

AREA = 62444. 3067 sq mt. =□= 15. 8875 cdas.

PHASE II & III NEIGHBBORHOOD FACILITIES

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
74	---	242738. 3118	280079. 2954	---	---	to be established
75	74-75	242738. 2724	280078. 8760	0. 42	S 84°38' 25" W	to be established
76	75-76	242737. 8521	280074. 3956	4. 50	S 84°38' 25" W	to be established
77	76-77	242767. 7210	280071. 9035	30. 00	N 05°21' 35" W	to be established
68	77-68	242761. 0891	280000. 9039	71. 00	S 84°38' 25" W	to establish
78	68-78	242734. 7050	280003. 3791	26. 50	S 05°21' 35" E	to be established
67	78-67	242718. 2771	280004. 9203	16. 50	S 05°21' 35" E	to establish
66	67-66	242717. 5265	279996. 8769	8. 08	S 84°38' 25" W	to establish
65	66-65	242687. 6537	279999. 6791	30. 00	S 05°21' 35" E	to establish
79	65-79	242695. 4998	280083. 3119	84. 00	N 84°38' 25" E	to be established
80	79-80	242725. 3686	280080. 5097	30. 00	N 05°21' 35" W	to be established
74	80-74	242738. 3118	280079. 2954	13. 00	N 05°21' 35" W	to be established

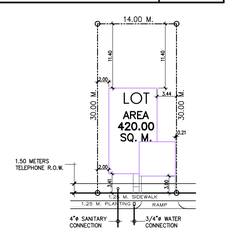
AREA = 5636. 9768 sq mt. =□= 1. 4342 cdas.

DISCLOSURE OF AREAS

DESCRI TION	AREA S .M.	AREA CDAS	
ASE I	.	.	
ASE II	.	.	
ASE III	.	.	
REEN AREA	.	.	
TOTAL	.	.	

LOTS DISTRIBUTION

ASE I E IST. OUSIN DE ELO MENT	
ASE II CDB MIT OUSIN DE ELO MENT	
ASE III	
TOTAL	



T ICAL LOT LAN

SCALE: 1:500

PHASE II DISCLOSURE OF AREAS

DESCRI TION	AREA S .M.	AREA CDAS	
LOTS AREA	.	.	
STREET AREA AND UBLIC USE	.	.	
TOTAL	.	.	

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

MASTER PLAN

REVISIONS

No.	DATE	DESCRIPTION

EOMETRIC LAN

SCALE =

VERTEX DATA STREET No.1 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 7										
PC/STA. 0+00. 00(13)						242876. 2653	279759. 3576	–	-------	LINE 7 BEGINS
V8 (R) (7	7° 38' 33"	30. 000	2. 004	0. 067	4. 002	242875. 0213	279757. 787	S 51° 36' 15" W	2. 004	VERTEX
PT-V8						242873. 5785	279756. 3962	–		STA. 0+04. 00(7)
PC-V9						242822. 7189	279707. 3470	–		STA. 0+74. 66(7)
V9 (R) (7	70° 48' 37"	10. 000	7. 108	2. 269	12. 359	242817. 6606	279702. 4108	S 43° 57' 42" W	79. 770	VERTEX
PT-V9						242811. 2608	279705. 6236	–		STA. 0+87. 02(7)
PC-V10						242677. 0072	279773. 5804	–		STA. 2+37. 49(7)
V10 (R) (7	15° 00' 21"	36. 500	4. 807	0. 315	9. 559	242672. 7180	279775. 7535	S 26° 50' 55" E	162. 390	VERTEX
PT-V10						242669. 1374	279778. 9610	–		STA. 2+47. 05(7)
PC-V11						242590. 1178	279849. 7466	–		STA. 3+53. 14(7)
V11 (R) (7	32° 35' 54"	36. 500	10. 673	1. 526	20. 767	242580. 1693	279856. 8675	S 41° 51' 15" E	121. 567	VERTEX
PT-V11						242579. 3090	279867. 1498	–		STA. 3+73. 91(7)
PC-V12						242570. 5924	279898. 4804	–		STA. 4+06. 43(7)
V12 (R) (7	20° 54' 25"	36. 500	6. 734	0. 616	13. 319	242568. 7874	279904. 9683	S 74° 27' 10" E	49. 927	VERTEX
PT-V12						242569. 4164	279911. 6778	–		STA. 4+19. 74(7)
STA. 4+26. 91(7)						242570. 0853	279918. 807	N 84° 38' 25" E	13. 900	LINE 7 ENDS

VERTEX DATA STREET No.3 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 8										
STA. 0+00. 00(8)						242873. 2396	279756. 069	–	-------	LINE 8 BEGINS
PC-V13						242867. 8555	279749. 5603	–		STA. 1+56. 95(8)
V13 (R) (8	68° 30' 40"	36. 500	24. 857	7. 660	43. 645	242709. 2474	279839. 0805	S 26° 50' 55" E	183. 806	VERTEX
PT-V13						242711. 5658	279863. 8306	–		STA. 2+02. 59(8)
STA. 3+43. 69(8)						242724. 7487	280004. 3136	N 84° 38' 25" E	165. 957	LINE 8 ENDS

VERTEX DATA STREET No.12 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 9										
STA. 0+00. 00(9)						242711. 5275	279863. 3535	–	-------	LINE 9 BEGINS
STA. 0+49. 00(9)						242662. 7386	279867. 9304	S 05° 21' 35" E	49. 003	LINE 9 ENDS

VERTEX DATA STREET No.7 PHASE 2

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 10										
STA. 0+00. 00(10)						242715. 4474	279905. 1696	–	-------	LINE 10 BEGINS
STA. 1+46. 00(10)						242570. 0853	279918. 807	S 05° 21' 35" E	146. 000	LINE 10 ENDS

MAIN PARCEL

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
1	----	242506. 5081	280115. 5051	----	----	METAL ROD
2	1-2	242045. 3637	280001. 2528	159. 26	N 46° 52' 55" W	METAL ROD
3	2-3	242075. 6968	279865. 9345	84. 53	N 26° 50' 55" W	METAL ROD
4	3-4	242174. 7271	279837. 0661	162. 55	N 26° 16' 59" W	METAL ROD
5	4-5	242327. 5180	279792. 7642	81. 77	N 26° 50' 55" W	METAL ROD
6	5-6	242442. 5133	279830. 2942	8. 87	S 84° 38' 25" E	METAL ROD
7	6-7	242128. 6653	279777. 4961	82. 72	S 33° 50' 19" W	METAL ROD
8	7-8	242115. 7504	279761. 6730	20. 78	S 41° 51' 15" E	METAL ROD
9	8-9	242113. 9831	279763. 0727	1. 98	S 44° 53' 09" E	METAL ROD
10	9-10	242096. 5603	279747. 5883	23. 38	S 41° 51' 15" E	METAL ROD
11	10-11	242080. 7821	279730. 4618	20. 51	S 39° 45' 35" W	METAL ROD
12	11-12	242030. 5099	279687. 6478	65. 73	S 41° 51' 15" E	METAL ROD
13	12-13	242015. 5416	279697. 0161	14. 75	S 39° 06' 29" E	METAL ROD
14	13-14	242001. 6900	279680. 9180	21. 52	S 52° 13' 46" E	METAL ROD
15	14-15	241992. 1257	279710. 4460	55. 05	S 40° 01' 41" E	METAL ROD
16	15-16	241954. 1306	279738. 4282	46. 58	S 36° 54' 41" E	METAL ROD
17	16-17	241865. 1781	279650. 0640	124. 41	S 45° 57' 46" W	METAL ROD
18	17-18	241849. 0987	279741. 1955	197. 35	S 86° 50' 55" W	METAL ROD
19	18-19	241645. 0987	279741. 1955	197. 35	S 86° 50' 55" W	METAL ROD
20	19-20	241545. 4407	279834. 0533	139. 12	S 41° 51' 15" E	METAL ROD
21	20-21	241526. 7537	279901. 0313	69. 58	S 74° 27' 10" E	METAL ROD
22	21-22	241550. 4075	280153. 5642	253. 45	N 84° 38' 25" E	METAL ROD
23	22-23	241563. 6215	280179. 4800	29. 08	N 63° 01' 08" E	METAL ROD
24	23-24	241592. 6526	280256. 5030	83. 99	N 63° 01' 08" E	METAL ROD
25	24-25	241703. 5765	280362. 9857	153. 27	N 43° 57' 42" E	METAL ROD
26	25-26	241703. 6765	280363. 9857	1. 00	N 89° 59' 59" E	METAL ROD
27	26-27	242711. 8054	280368. 8496	10. 13	N 39° 10' 59" E	METAL ROD
28	27-28	242713. 8863	280378. 5081	9. 88	N 77° 50' 30" E	METAL ROD
29	28-29	242714. 9555	280380. 6865	4. 31	N 75° 39' 47" E	METAL ROD
30	29-30	242717. 2983	280397. 9451	15. 44	N 81° 18' 37" E	METAL ROD
31	30-31	242719. 7293	280412. 1576	14. 42	N 80° 15' 16" E	METAL ROD
32	31-32	242726. 7351	280437. 3388	26. 14	N 74° 27' 25" E	METAL ROD
33	32-33	242726. 0367	280449. 9130	12. 59	S 86° 49' 49" E	METAL ROD
34	33-34	242708. 9278	280468. 1687	18. 48	N 81° 00' 03" E	METAL ROD
35	34-35	242995. 0004	280174. 3436	399. 09	N 47° 04' 49" W	METAL ROD
36	35-36	242991. 6006	280149. 8847	24. 75	N 47° 04' 49" W	METAL ROD
37	36-37	242991. 6006	280149. 8847	13. 00	N 47° 04' 49" W	METAL ROD
38	37-38	242972. 4579	280130. 2895	26. 00	S 48° 05' 11" W	METAL ROD
39	38-39	242963. 3611	280142. 1973	13. 44	S 48° 05' 11" W	METAL ROD
1	39-1	242506. 5081	280115. 5051	36. 47	S 48° 05' 11" W	METAL ROD

AREA = 301563. 9349 sq mt. =Ø= 76. 7261 cdgs.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup

1065 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL GENERAL DRAWINGS AND SPECS ISSUED BY LE DESIGN GROUP ARE PROPERTY OF THE COMPANY, AND CANNOT BE USED OR REPRODUCED IN ANY OTHER MANNER BY ANY PLACE, EXCEPT FOR THE PURPOSE OF ITS DESIGN INTENT. IF THE ANY REVISION PART OF ALL OF LE DESIGN GROUP DESIGN IS USED WITHOUT CONSENT, THE PARTIES INVOLVED SHALL BE HELD LIABLE FOR ANY DAMAGES INCURRED.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LE DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB BY THE CONTRACTOR BEFORE ANY WORK IS STARTED OR MATERIALS ORDERED. ANY NOT THIS DRAWING SHALL BE REPORTED TO LE DESIGN GROUP IMMEDIATELY. ALL WORK SHALL CONFORM TO THE CONSTRUCTION SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE AUTHORITIES BEFORE BEGINNING WORK AND SHALL OBTAIN AND PAY FOR PERMITS AND INSPECTIONS AND SHALL COMPLY WITH THEIR REGULATIONS AND PAYMENTS.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseño estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción aplicables a las Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se he cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada, conocida como la "Ley de Arquitectura y Profesiones Afines" (según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-1

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF PUERTO RICO AND THE UNITED STATES OF AMERICA.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. DRAWINGS SHALL NOT BE SCALED. IF ANY DIMENSIONS ARE MISSING OR UNCLEAR, THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ENGINEER. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY ERRORS OR OMISSIONS RESULTING FROM NOT FOLLOWING THIS PROCEDURE. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS, DAMAGES, OR LIABILITIES ARISING FROM CONSTRUCTION DEFECTS CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE OR FAILURE TO FOLLOW THESE INSTRUCTIONS.

Yo, ing. Roberto Lopez Rosario, lo 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de las Reglas y Reglamentos de Construcción vigentes de las Agencias, Juntas Reglamentadoras y/o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 45 de 18 de abril de 1935, según enmendada. Ley Núm. 95 de 6 de julio de 1978, según enmendada, según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

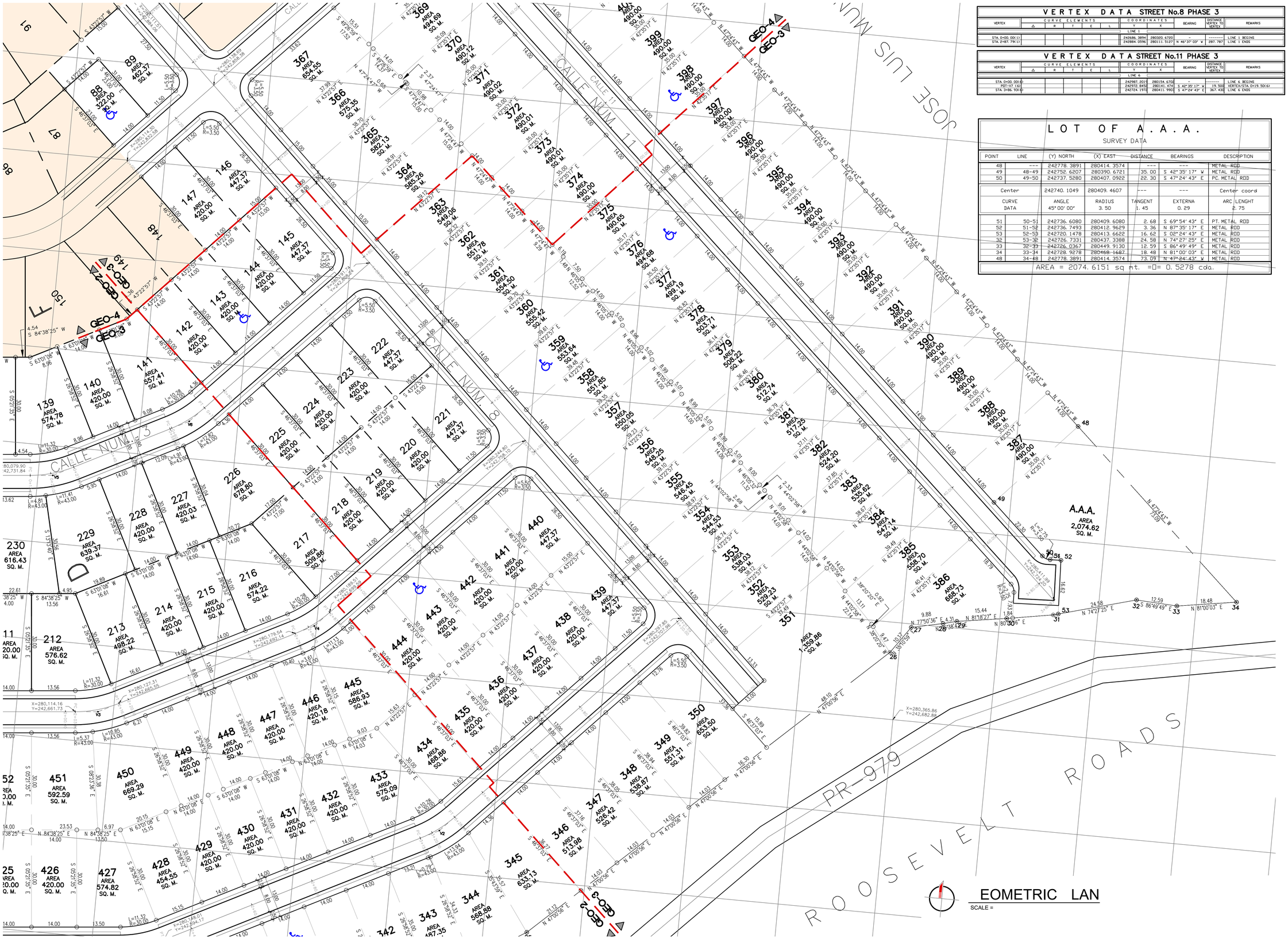
DRAWN BY :	SCALE :	DATE :
G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-2

EOMETRIC LAN

SCALE =



VERTEX DATA STREET No.8 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 1										
STA. 0+00. 00(1)						242686. 3894	280320. 6720	-	-------	LINE 1 BEGINS
STA. 2+87. 79(1)						242884. 0596	280111. 5127	N 46° 37' 09" W	287. 787	LINE 1 ENDS

VERTEX DATA STREET No.11 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 6										
STA. 0+00. 00(4)						242987. 2015	280154. 4705	-	-------	LINE 6 BEGINS
POT-97 (6)						242972. 8452	280141. 4743	S 42° 35' 17" W	19. 500	VERTEX/STA. 0+19. 50(6)
STA. 3+86. 93(6)						242724. 1972	280411. 9962	S 47° 24' 43" E	367. 436	LINE 6 ENDS

LOT OF A.A.A.

SURVEY DATA

POINT	LINE	(Y) NORTH	(X) EAST	DISTANCE	BEARINGS	DESCRIPTION
48	---	242778. 3891	280414. 3574	---	---	METAL ROD
49	48-49	242752. 6207	280390. 6721	35. 00	S 42° 35' 17" W	METAL ROD
50	49-50	242737. 5280	280407. 0922	22. 30	S 47° 24' 43" E	PC. METAL ROD
Center		242740. 1049	280409. 4607	---	---	Center coord
CURVE DATA		ANGLE 45° 00' 00"	RADIUS 3. 50	TANGENT 1. 45	EXTERNA 0. 29	ARC LENGHT 2. 75
51	50-51	242736. 6080	280409. 6080	2. 68	S 69° 54' 43" E	PT. METAL ROD
52	51-52	242736. 7493	280412. 9629	3. 36	N 87° 35' 17" E	METAL ROD
53	52-53	242720. 1478	280413. 6622	16. 62	S 02° 24' 43" E	METAL ROD
32	53-32	242726. 7331	280437. 3388	24. 58	N 74° 27' 25" E	METAL ROD
33	32-33	242726. 0367	280449. 9130	12. 59	S 86° 49' 49" E	METAL ROD
34	33-34	242728. 9278	280468. 1687	18. 48	N 81° 00' 03" E	METAL ROD
48	34-48	242778. 3891	280414. 3574	73. 09	N 47° 24' 43" W	METAL ROD

AREA = 2074. 6151 sq mt. =0= 0. 5278 cda.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

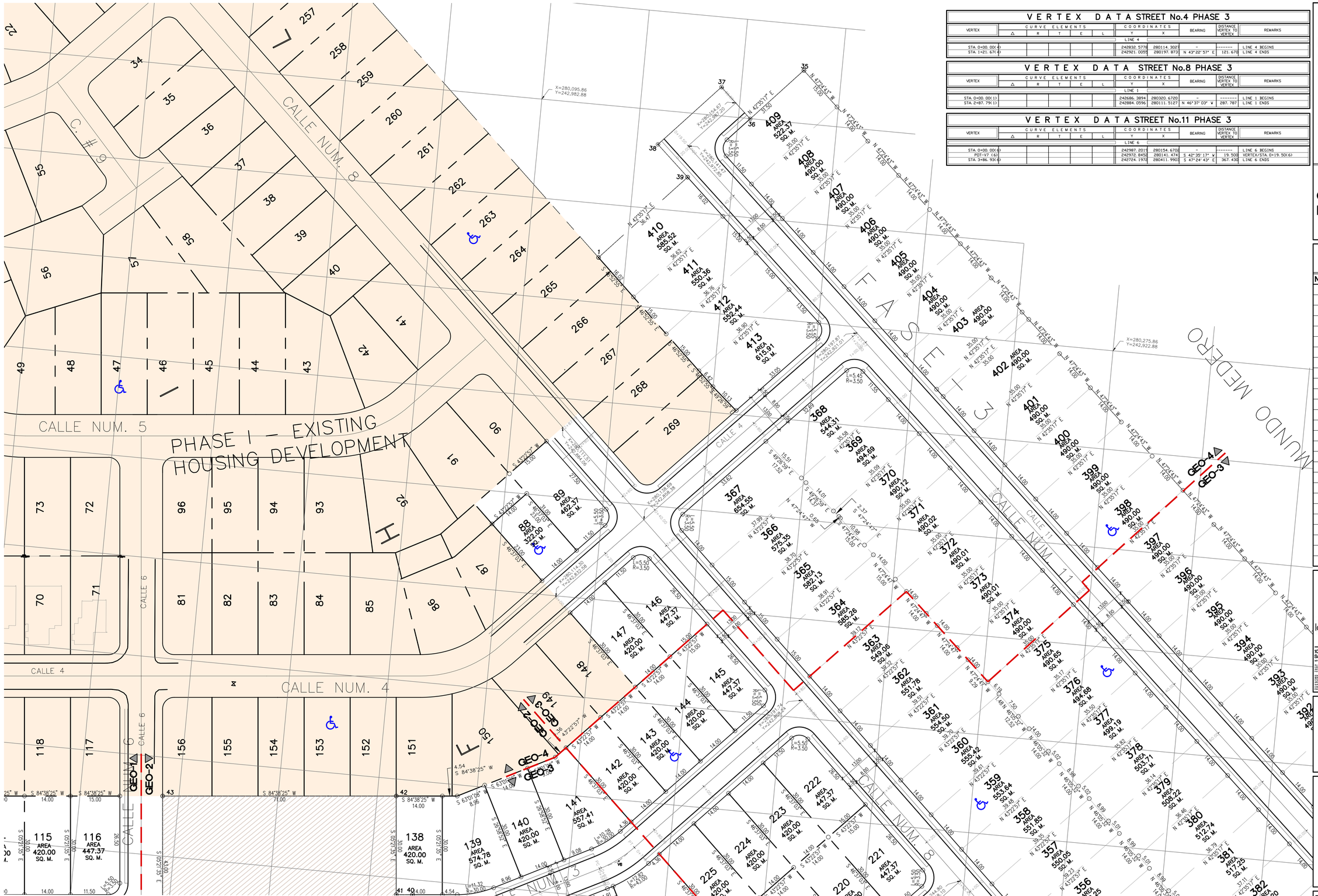
REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL DESIGNS, DRAWINGS AND SPECS ISSUED BY LA DESIGN GROUP ARE PROPERTY OF THE CORPORA. AND CANNOT BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION OF LA DESIGN GROUP. IF THE PRINT RECEIVED DOES NOT BEAR ALL OF LA DESIGN GROUP SEALS IT DOES NOT CONSTITUTE THE OFFICIAL RELEASED DRAWING AND SPECIFICATIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LA DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE TO BE VERIFIED ON THE JOB BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY. IT IS NOT THE INTENT TO INCLUDE OR SPECIFY EVERY DETAIL OF CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOOD CONSTRUCTION. UNLESS DONE WELL AS SHOWN ON THE DRAWINGS AND PERMITS. CONSTRUCTION AND MATERIALS SHALL BE EQUAL BY BOTH "WORK" (INCLUDING)



VERTEX DATA STREET No.4 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 4										
STA. 0+00. 00(4)						242832. 5776	280114. 3082	–	-------	LINE 4 BEGINS
STA. 1+21. 67(4)						242921. 0052	280197. 8734	N 43° 22' 57" E	121. 670	LINE 4 ENDS

VERTEX DATA STREET No.8 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 1										
STA. 0+00. 00(13)						242686. 3894	280320. 6720	–	-------	LINE 1 BEGINS
STA. 2+87. 79(13)						242884. 0596	280111. 5127	N 46° 37' 03" W	287. 787	LINE 1 ENDS

VERTEX DATA STREET No.11 PHASE 3

VERTEX	CURVE ELEMENTS Δ	R	T	E	L	COORDINATES Y	X	BEARING	DISTANCE VERTEX TO VERTEX	REMARKS
LINE 6										
STA. 0+00. 00(4)						242987. 2015	280154. 6705	–	-------	LINE 6 BEGINS
POT-VT (6)						242972. 8453	280141. 4743	S 42° 35' 17" W	19. 500	VERTEX/STA. 0+19. 50(6)
STA. 3+86. 93(6)						242724. 1972	280411. 9903	S 47° 24' 43" E	367. 430	LINE 6 ENDS

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GEOMETRIC PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL J.F. KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL DRAWINGS, DESIGNS AND SPECIFICATIONS ARE PROPERTY OF THE ORIGINAL AND SHALL BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PREPARED. THEY SHALL NOT BE COPIED OR REPRODUCED IN ANY OTHER MANNER OR PLACED, EXCEPT FOR THE PURPOSE OF THE DESIGN INTENT, IN THE PUBLIC DOMAIN WITHOUT THE WRITTEN PERMISSION OF LOPEZ ENGINEERING GROUP. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS FOR ANY OTHER PROJECT OR ADDITIONS TO THIS PROJECT OR THE COMPLETION OF ADDITIONS TO THIS PROJECT BY OTHERS WITHOUT THE WRITTEN PERMISSION OF LOPEZ ENGINEERING GROUP WILL RELIEVE LOPEZ ENGINEERING GROUP FROM ALL LIABILITY AND RISK ASSOCIATED WITH SUCH USE.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO LOPEZ ENGINEERING GROUP BEFORE ANY WORK IS PERFORMED. DO NOT SCALE DRAWINGS. ANY WORK DONE WITHOUT THIS INFORMATION MAY RESULT IN REJECTION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE. IF THEY FAIL TO VERIFY THE DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY LOPEZ ENGINEERING GROUP OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. LOPEZ ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS THAT COULD HAVE BEEN DISCOVERED BY PROPER CONSTRUCTION REVIEW AND COORDINATION.

Yo, Ing. Roberto Lopez Rosario, lo 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de cualquier otra ley o reglamentación adoptada vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 45 de 18 de abril de 1935, según enmendada, según la Ley Núm. 96 de 6 de julio de 1978, según enmendada, según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que en haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	1:500	JUL/2024

DRAWN NO.

GEO-4

EOMETRIC LAN

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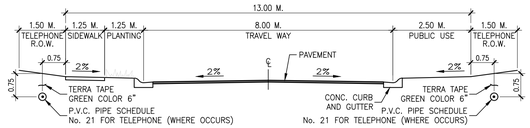
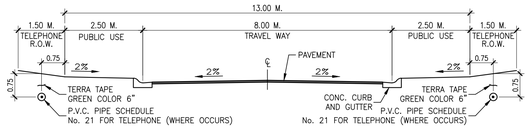


A MP-1 **TYPICAL SECTION OF 13.00 M. STREET**
NOT TO SCALE



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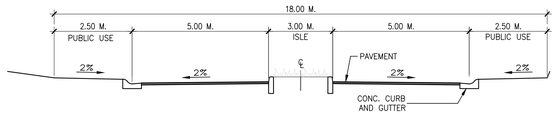
NOT TO SCALE



C MP-1 **TYPICAL SECTION OF 18.00 M. STREET**
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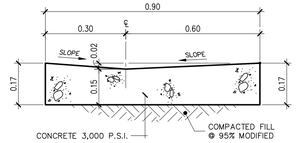
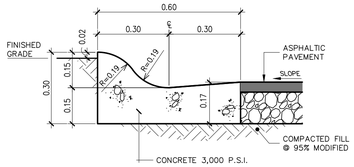
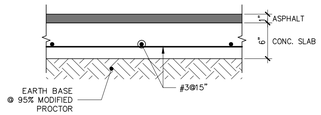


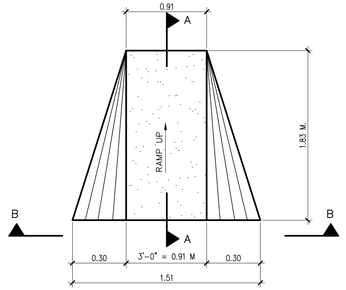
2 SD-1 **TYP. CONC. CROSS GUTTER DETAIL**
NOT TO SCALE

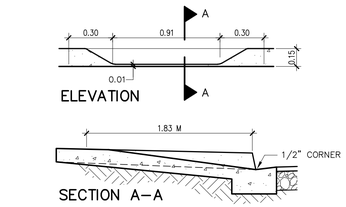


3 SD-1 **TYP. CONC. CURB AND GUTTER DETAIL**
NOT TO SCALE
(MOUNTABLE TYPE)

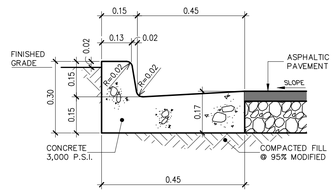


4 SD-1 **TYPICAL ASPHALTIC PAVEMENT DETAIL**
NOT TO SCALE

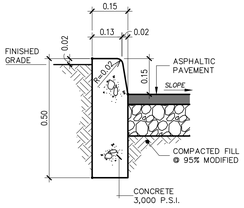




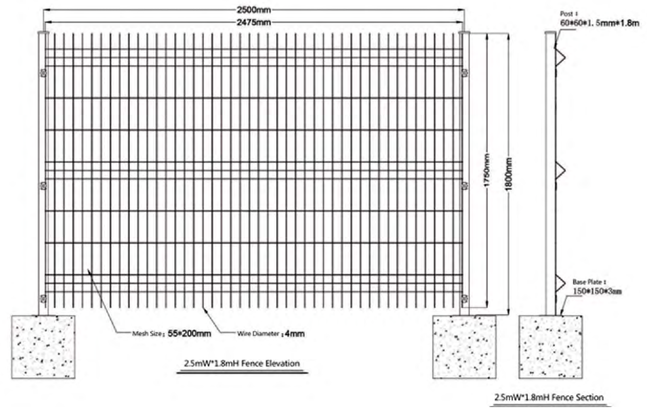
TYPICAL HANDICAP RAMP
NOT TO SCALE



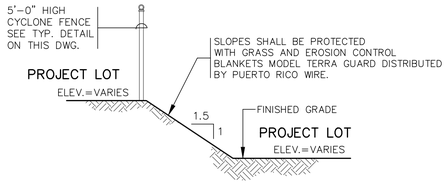
6 SD-1 **TYP. CONCRETE CURB AND GUTTER DETAIL**
NOT TO SCALE
NOTE: USE ONLY AT MONTEHIEDRA BOULEVARD



8 SD-1 **TYP. CONCRETE CURB DETAIL**
NOT TO SCALE



9 SD-1 **DURO PROTECTION FENCE**
NOT TO SCALE



1 SD-1 **TYPICAL EMBANKMENT PROTECTION DETAIL**
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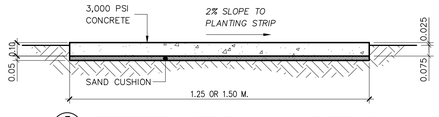
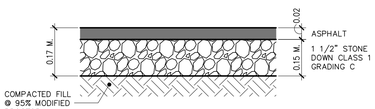
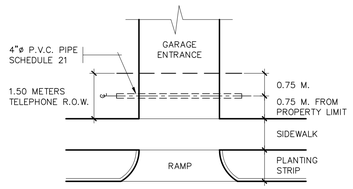


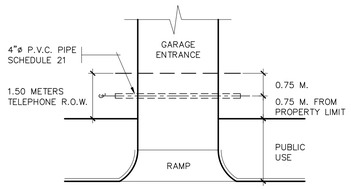
5 SD-1 **STREET SIDEWALK DETAIL**
NOT TO SCALE



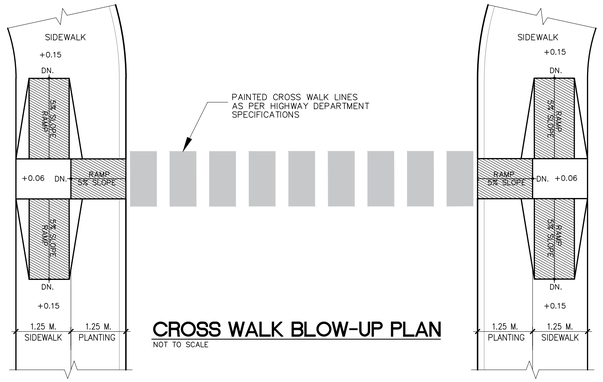
7 SD-1 **TYPICAL ASPHALTIC PAVEMENT DETAIL**
NOT TO SCALE
NOTE: USE ONLY AT INTERIOR STREETS.



TYP. GARAGE ENTRANCE
NOT TO SCALE



TYP. GARAGE ENTRANCE
NOT TO SCALE



CROSS WALK BLOW-UP PLAN
NOT TO SCALE

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

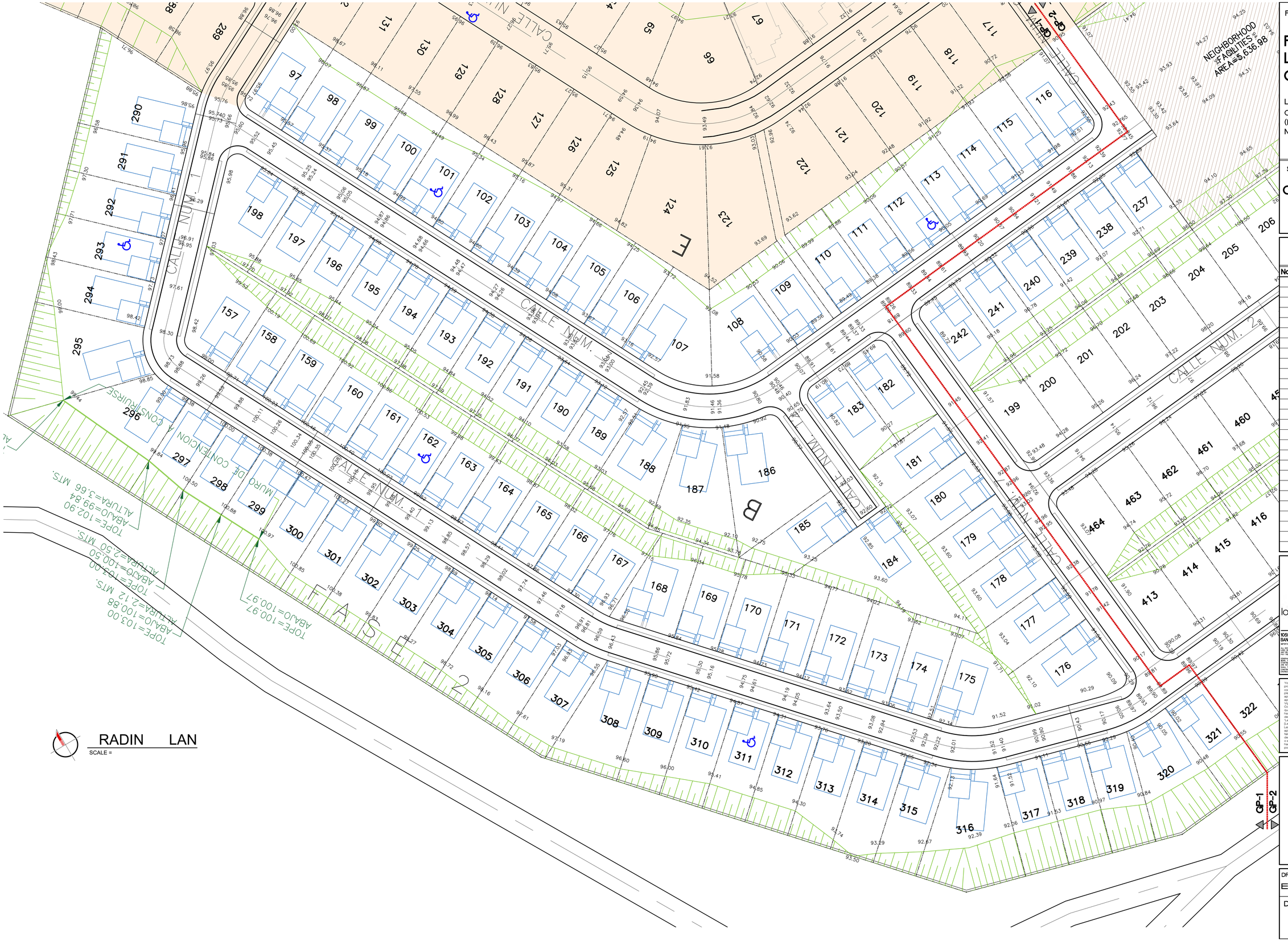
CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

STREET DETAILS

REVISIONS

No.	DATE	DESCRIPTION


CALLE NUM. 1
CALLE NUM. 2
CALLE NUM. 3
CALLE NUM. 4
CALLE NUM. 5
CALLE NUM. 6
CALLE NUM. 7
CALLE NUM. 8
CALLE NUM. 9
CALLE NUM. 10
CALLE NUM. 11
CALLE NUM. 12
CALLE NUM. 13
CALLE NUM.

NEIGHBORHOOD FACILITIES AREA=5,636.98

CALLE NUM. 6

CALLE NUM. 5

CALLE NUM. 4

CALLE NUM. 3

CALLE NUM. 2

CALLE NUM. 1

PR-979

NEW ENTRANCE

RADIN LAN

SCALE =

GP-1 GP-2 GP-3 GP-4 GP-5

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GRADING PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL DESIGNS, DRAWINGS AND SPECS MADE BY A DESIGN GROUP ARE PROPERTY OF THE COMPANY AND CANNOT BE COPYRIGHTED OR REPRODUCED WITHOUT PERMISSION. ALL DRAWINGS, DESIGNS AND SPECS ARE NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE COMPANY'S INTEREST AND ARE NOT TO BE LOANED, COPIED OR USED WITHOUT CONSENT. THE PARTIES INVOLVED SHALL NOT DISCLOSE ANY CONFIDENTIAL INFORMATION.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE. ALL WORK SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND NOT AS INDICATED IN THE DESIGN DRAWINGS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE. IT'S NOT THE RESPONSIBILITY OF THE ARCHITECT TO SUPERVISE, DIRECT OR CONTROL THE WORK OF THE CONTRACTOR OR ANY OF THE CONTRACTOR'S EMPLOYEES OR AGENTS IN ANY WAY. REGULATIONS AND PERMITS ADMINISTRATION AND PRIVACY ACT (1974).

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras y Corporaciones Públicas concernientes a esta obra. Además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según sea el caso. Asumo la responsabilidad por la fiel telefotación de las hechas que se haya producido por desconocimiento o por negligencia ya sea por mi, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:500	JUL/2024

DRAWN NO.

GP-2

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

GRADING PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

IMPORTANT NOTE:
ALL PLANS, DRAWINGS AND SPECS ISSUED BY LE DESIGN GROUP ARE PROPERTY OF THE COMPANY, AND COPYRIGHT LAWS OF REPRODUCED IN ANY STATE MANNER OR PLACE, EXCEPT FOR THE PURPOSE OF THE DESIGN WORK. IF THE CONTRACTOR FINDS ANY ERROR OR OMISSION IN THE DRAWINGS, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE PARTIES INVOLVED SHALL PAY THE COMPANY FEES AS REQUIRED BY LAW.
GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONAL LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS PERFORMED. DO NOT SCALE DRAWINGS. ALL FIELD CORRECTIONS SHALL BE MADE AT THE OPTION OF THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER TRADES AND SHALL SUPERVISE AND DIRECT THE WORK PERFORMED UNDER THEM. THE GENERAL CONTRACTOR IS LIABLE FOR CONSTRUCTION AND DRAWING ISSUED TO HIS/HER PRIOR TO CONSTRUCTION. ALL DRAWINGS AND DETAILS BY ENTITY "OTHER" DECLARATIONS AND PERMITS SUBMITTED PRIOR AND CONSTRUCTION.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entendí que dichos planos cumplen con todas las leyes y reglamentos aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de junio de 1956, según enmendada, conocida como la Ley para la Inversión por la Industria Puertorriqueña y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:500	JUL/2024

DRAWN NO.

GP-3

CALLE NUM. 6

CALLE NUM. 4

CALLE NUM. E

CALLE NUM. 5

CALLE NUM. 11

CALLE NUM. 3

CALLE NUM. 1

CALLE NUM. 9

CALLE NUM. 7

CALLE NUM. 8

CALLE NUM. 10

CALLE NUM. 12

CALLE NUM. 13

CALLE NUM. 14

CALLE NUM. 15

CALLE NUM. 16

CALLE NUM. 17

CALLE NUM. 18

CALLE NUM. 19

CALLE NUM. 20

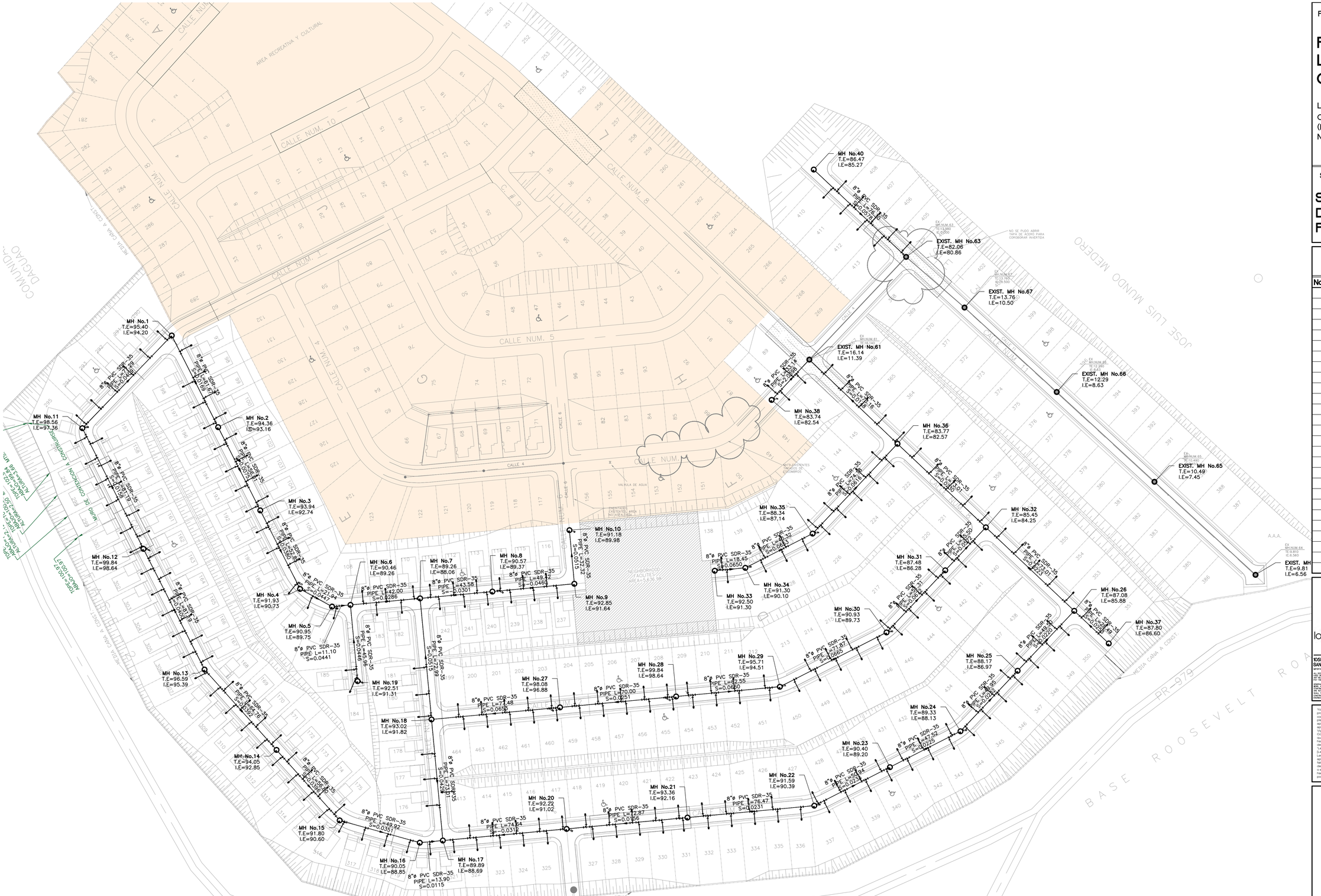
CALLE NUM. 21

CALLE NUM. 22

CALLE NUM. 23

CALLE NUM. 24

CALLE NUM.



SANITAR DISTRIBUTION LAN

SCALE =

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

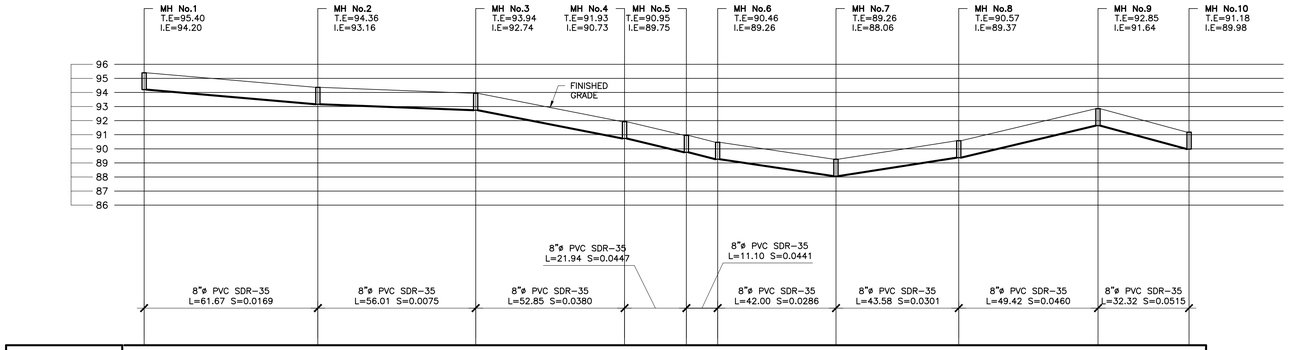
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY DISTRIBUTION PLAN

REVISIONS

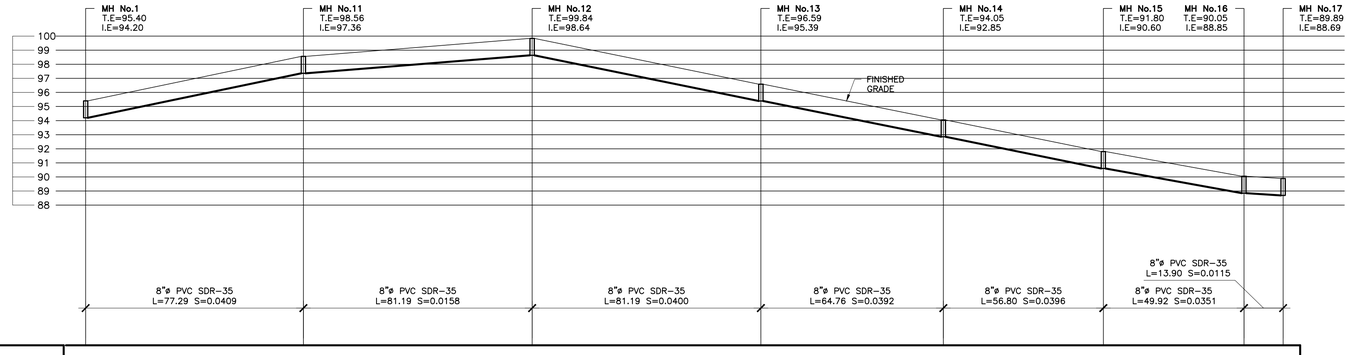
No.	DATE	DESCRIPTION



FROM MH No. 1 TO MH No. 10

SCALE:X=1:1,000
Y=1:500

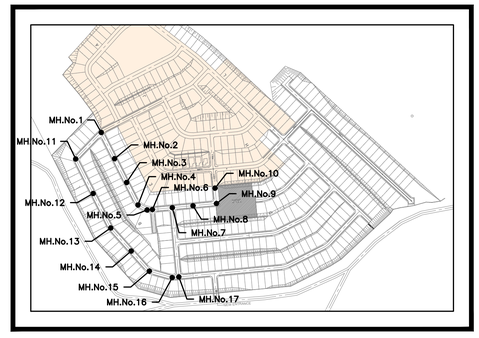
MANHOLES DATA										
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .										
T.E.	.	.	.	.	.	.	.	.	.	.
I.E. DRO										
I.E.	.	.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	.	.	.
ENDIENTE	.	.	.	.	.	.	.	.	.	.



FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA								
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .								
T.E.	.	.	.	.	.	.	.	.
I.E. DRO								
I.E.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

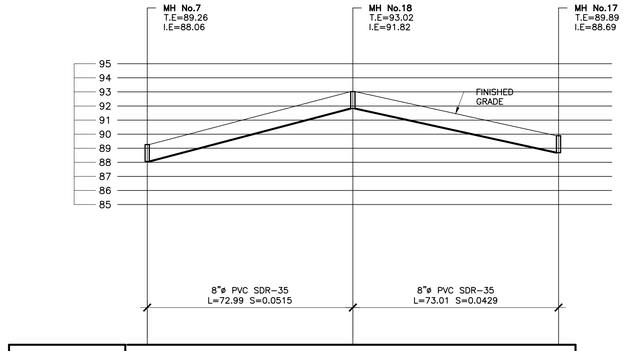
ALL DESIGNS, DRAWINGS AND SPECIFICATIONS PREPARED BY LOPEZ ENGINEERING GROUP ARE PROPERTY OF THE COMPANY, AND COPYRIGHT BY THE SAME. NO REPRODUCTION IN ANY FORM WHATSOEVER OF SUCH DESIGNS, DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF LOPEZ ENGINEERING GROUP. ANY REVISION MADE BY ANY PERSON OTHER THAN LOPEZ ENGINEERING GROUP SHALL RELIEVE LOPEZ ENGINEERING GROUP OF ANY RESPONSIBILITY FOR THE SAME. ANY REUSE OF THE DESIGNS, DRAWINGS AND SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LOPEZ ENGINEERING GROUP SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO LOPEZ ENGINEERING GROUP. THE PARTIES AGREE THAT THE USER SHALL INDEMNIFY AND HOLD HARMLESS LOPEZ ENGINEERING GROUP FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LA DESIGN GROUP BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY LOPEZ ENGINEERING GROUP SHALL RELIEVE LOPEZ ENGINEERING GROUP OF ANY RESPONSIBILITY. IN THE EVENT THAT CONTRACTOR SHALL BE SELECT RESPONSIBLE, AT THE DISCRETION OF LOPEZ ENGINEERING GROUP, FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS ON THE PLANS, CONTRACTOR SHALL NOTIFY LOPEZ ENGINEERING GROUP AND SHALL BE PAID AT RATES NEGOTIATED AND PREVIOUSLY AGREED UPON BY BOTH "WRITTEN" AUTHORIZATIONS AND PROJECT MODIFICATIONS.

Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción promulgados por las Agencias Gubernamentales y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 319 de 15 de mayo de 1938, según enmendada, conocida como la "Ley de Profesiones de Ingeniería" (según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
E.A.R.	1:1000	JUL/2024

DRAWN NO.

SAN-2

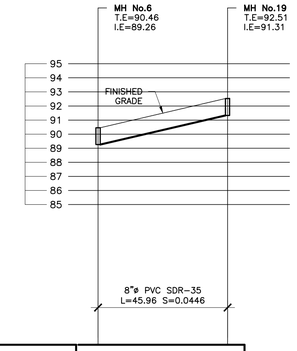


TOP ELEV.	89.26	93.02	89.89
INVERT ELEV.	88.06	91.82	88.69
STATIONS	0+00.00	0+72.99	1+46.00

FROM MH No. 7 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA			
RO ILE	M INT	M INT	M INT
N .			
T.E.	.	.	.
I.E. DRO			
I.E.	.	.	.
DISTANCIA	.	.	
ENDIENTE	.	.	

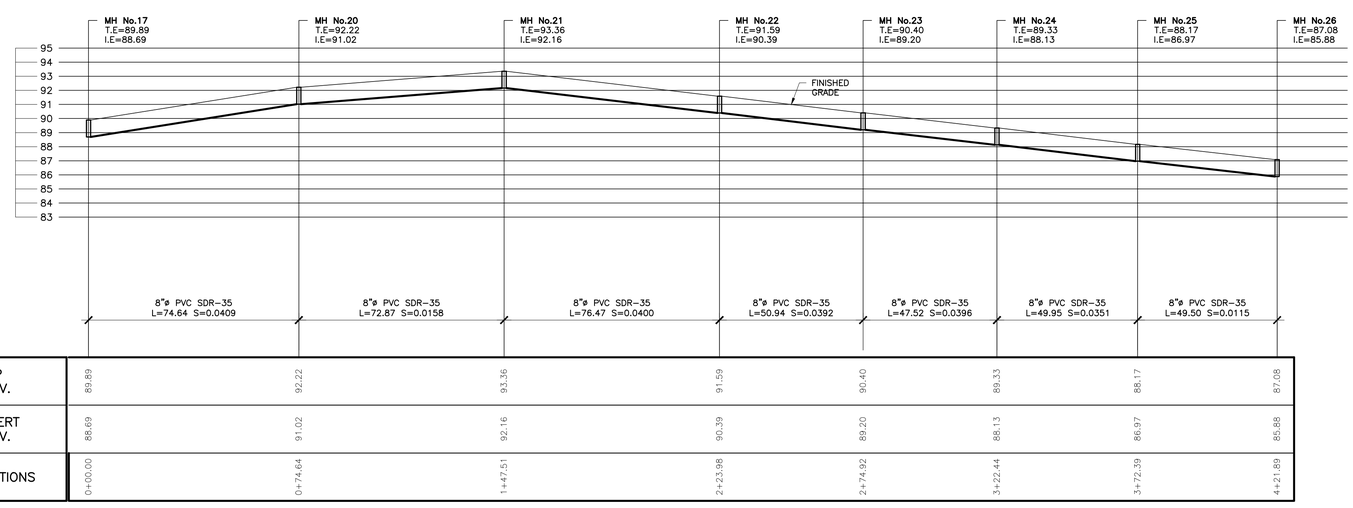


TOP ELEV.	90.46	92.51
INVERT ELEV.	89.26	91.31
STATIONS	0+00.00	1+45.96

FROM MH No. 6 TO MH No. 19

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	M INT
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	

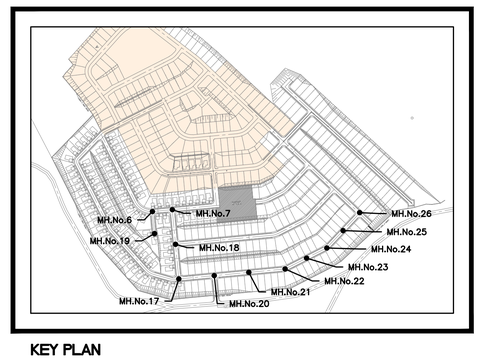


TOP ELEV.	89.89	92.22	93.36	91.59	90.40	89.33	88.17	87.08
INVERT ELEV.	88.69	91.02	92.16	90.39	89.20	88.13	86.97	85.88
STATIONS	0+00.00	0+74.64	1+47.51	2+23.98	2+74.92	3+22.44	3+72.39	4+21.89

FROM MH No. 17 TO MH No. 26

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA								
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .								
T.E.	.	.	.	.	.	.	.	.
I.E. DRO								
I.E.	.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

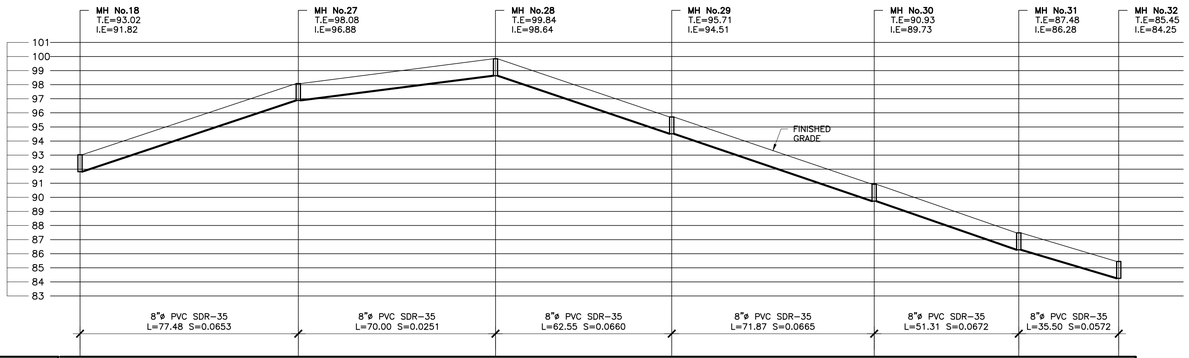
LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

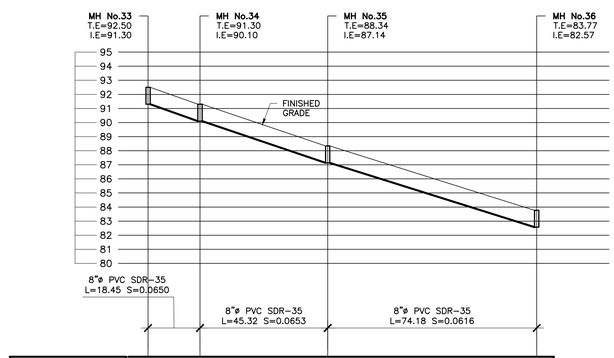


TOP ELEV.	93.02	98.08	99.84	95.71	90.93	87.48	85.45
INVERT ELEV.	91.82	96.88	98.64	94.51	89.73	86.28	84.25
STATIONS	0+00.00	0+77.48	1+47.48	2+10.03	2+81.90	3+33.21	3+68.71

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA							
RO ILE	M INT	M INT	M INT	M INT	M INT	M INT	M INT
N .							
T.E.	.	.	.	.	.	.	.
I.E. DRO							
I.E.	.	.	.	.	.	.	.
DISTANCIA	.	.	.	.	.	.	
ENDIENTE	.	.	.	.	.	.	

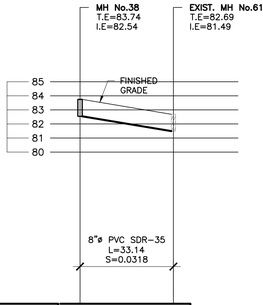


TOP ELEV.	92.50	91.30	88.34		83.77
INVERT ELEV.	91.30	90.10	87.14		82.57
STATIONS	0+00.00	0+18.45	0+63.77		1+37.95

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA				
RO ILE	M INT	M INT	M INT	M INT
N .				
T.E.	.	.	.	.
I.E. DRO				
I.E.	.	.	.	.
DISTANCIA	.	.	.	
ENDIENTE	.	.	.	

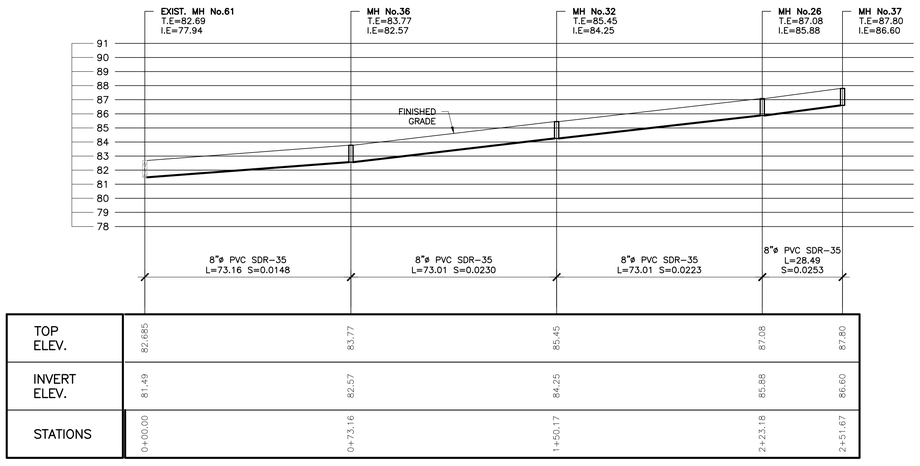


TOP ELEV.	83.74	82.69
INVERT ELEV.	82.54	81.49
STATIONS	0+00.00	0+33.14

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	E IST M
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	

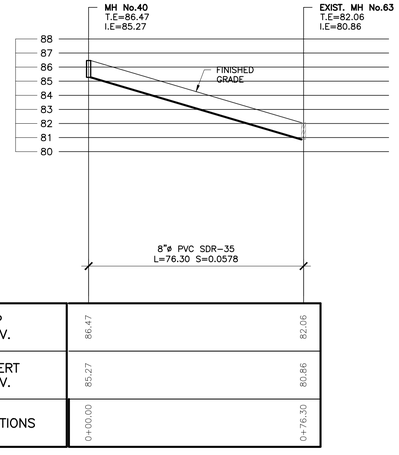


TOP ELEV.	82.685	83.77	85.45	87.08	87.80
INVERT ELEV.	81.49	82.57	84.25	85.88	86.60
STATIONS	0+00.00	0+73.16	1+50.17	2+23.18	2+51.67

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA					
RO ILE	E IST. M	M INT	M INT	M INT	M INT
N .					
T.E.	.	.	.	.	.
I.E. DRO					
I.E.	.	.	.	.	.
DISTANCIA	.	.	.	.	
ENDIENTE	.	.	.	.	

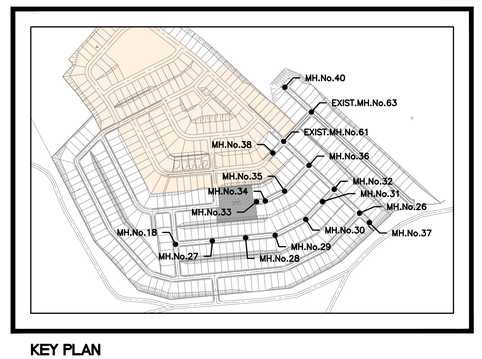


TOP ELEV.	86.47		82.06
INVERT ELEV.	85.27		80.86
STATIONS	0+00.00		0+76.30

FROM MH No. 1 TO MH No. 17

SCALE:X=1:1,000
Y=1:500

MANHOLES DATA		
RO ILE	M INT	E IST M
N .		
T.E.	.	.
I.E. DRO		
I.E.	.	.
DISTANCIA	.	
ENDIENTE	.	



KEY PLAN

AAA-
OGPE:

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY PROFILES

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

ALL DESIGNS, DRAWINGS AND SPECIFICATIONS NOTED BY A SEVEN GROUP ARE PROPERTY OF THE COMPANY AND CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE COMPANY AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE COMPANY. ANY PUBLICATION OF THE PLANS BY THE COMPANY DUE TO ITS RELEASE BY PREPA' SHOWS IT DOES NOT WAIVE ANY RIGHTS. THE PUERTO RICO ELECTRIC POWER AUTHORITY (PREPA') IS RELEASED OF PREPA' SHOWS IT DOES NOT WAIVE ANY RIGHTS.

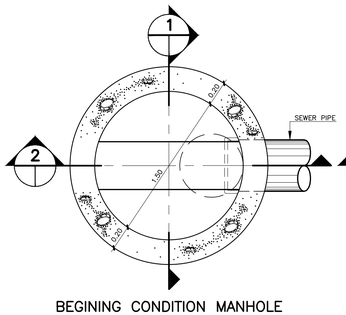
GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS ARE NOT SHOWN OR ARE INCORRECT, CONTACT THE ENGINEER FOR CORRECTIONS OR DETAILS. IF YOU ARE BELIEVE THESE LACK DETAILS, INFORMATION, ETC., DO NOT REFERRED TO IN CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE, IF NOT THE ENGINEER, FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AS WELL AS FOR COORDINATING ALL PORTIONS OF THE WORK. CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND RULES IN EFFECT "WHO" REGULATIONS AND PUERTO RICO/PREPA AND PUERTO RICO/PREPA LAWS.

Yo, Ing. Roberto Lopez Rosario, lic.11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de todos los Reglamentos de Planificación y Construcción Vigentes de las Agencias, Juntas Reglamentadoras, y Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 76 de 5 de junio de 2000, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

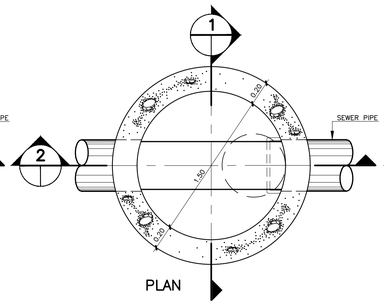
DRAWN BY :	SCALE :	DATE :
E.A.R.	1:1000	JUL/2024

DRAWN NO.

SAN-4



BEGINING CONDITION MANHOLE
PLAN



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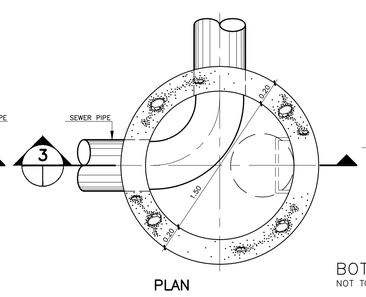

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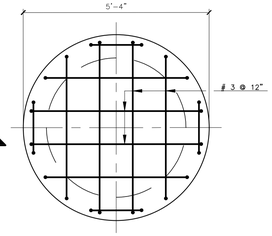
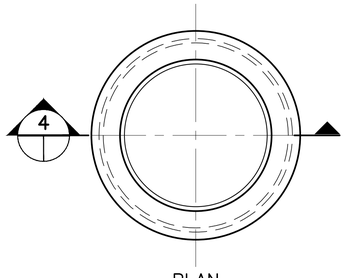


BOTTOM SLAB REINFORCEMENT
NOT TO SCALE



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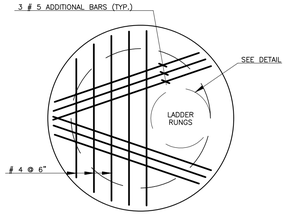

TOP SLAB REINFORCEMENT
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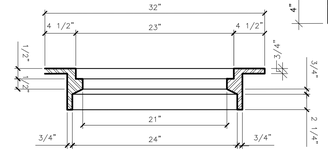

4 SAN-3 SECTION
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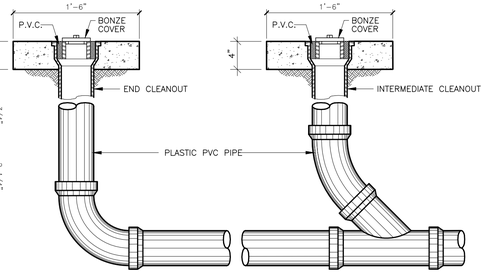

CLEANOUT DETAIL
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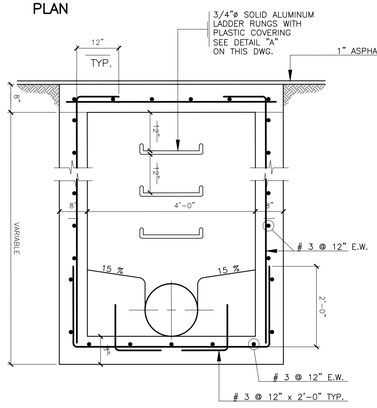

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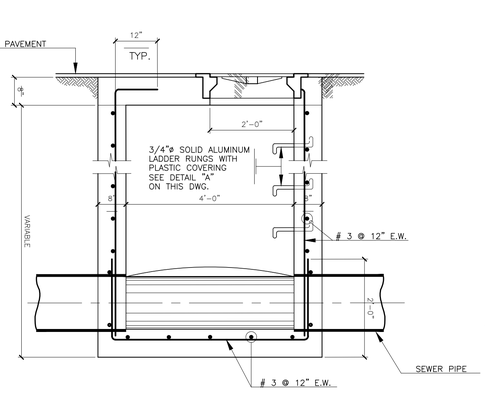

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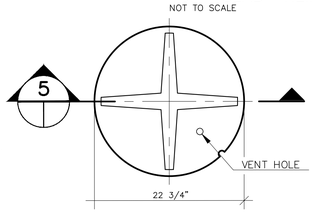

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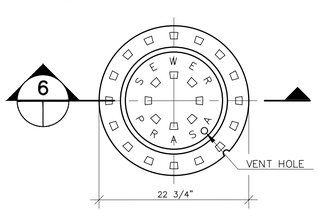

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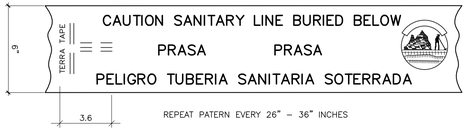
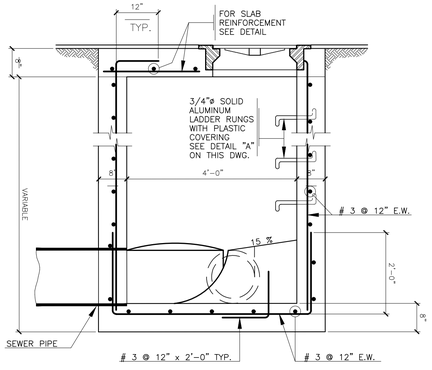


WARNING SIGN
NOT TO SCALE



3 SAN-3 SECTION
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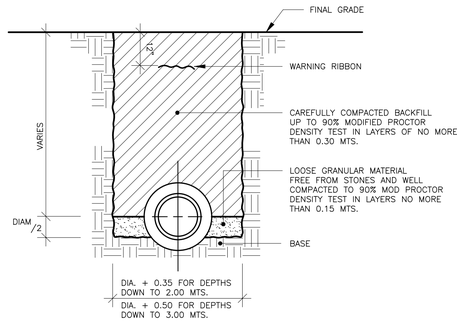
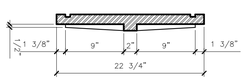
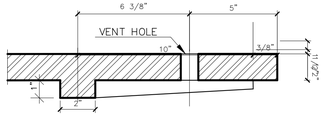


TRENCH DETAIL FOR SANITARY SEWER PIPE
NOT TO SCALE



5 SAN-3 SECTION
N.T.S.

WATER TIGHT COVER
NOT TO SCALE



6 SAN-3 SECTION
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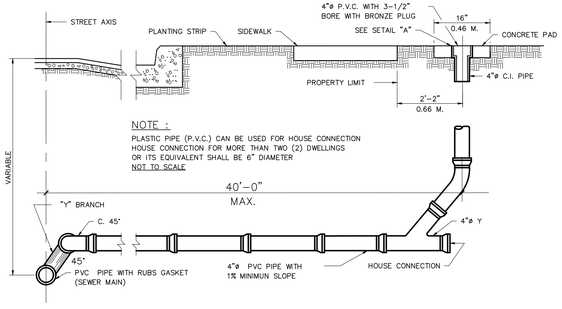
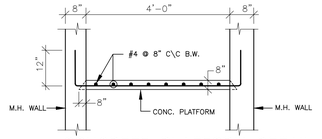
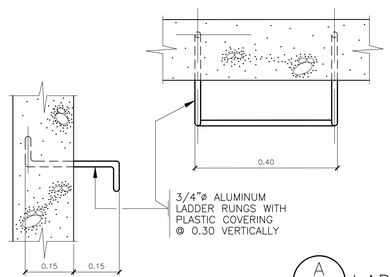
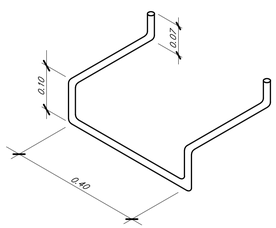
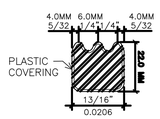




CONCRETE PLATFORM DETAIL IN SPECIAL MH.
NOT TO SCALE

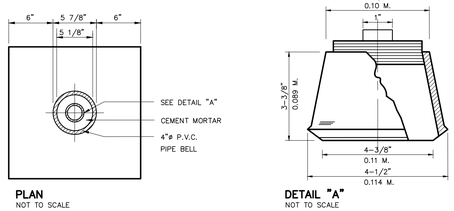






SECTION OF ALUMINUM LADDER RUNG

A SAN-3 LADDER RUNG'S DETAIL
SC.: N.T.S.



PLAN
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

SANITARY CONNECTION DETAIL
NOT TO SCALE

AAA-
OGPE-

AAA SEAL

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:

CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

SANITARY DISTRIBUTION DETAILS

REVISIONS

No.	DATE	DESCRIPTION

LOTS DISTRIBUTION	
LOTS	91
NEIGHBORHOOD FACILITIES	2
GUARD HOUSE	1
TOTAL	94

LENGTH OF PIPES IN METER	
4"ø P.V.C. SDR-14 CLASS 200 PIPE	850.12
TOTAL	850.12

LEGEND :

- PLASTIC PIPE PVC CLASS 200 SRD-14 TO BE INSTALED (DIA. AS INDICATED).
- PROPOSED 1/2"ø COPPER TUBBING TIPE "K" ASTM B-88 WITH SERVICE CLAMP & WATER METER
- GATE VALVE (DIA. AS INDICATED) OR GLOVE VALVE.
- PIPE CLOSE CAP
- F.H. FIRE HIDRANT
- THRUST BLOCK

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0 (INT.) BARRIO DAGUAO NAGUABO, PUERTO RICO

SHEET TITLE :

WATER DISTRIBUTION PLAN

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup

1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

IMPORTANT NOTE:

ALL ORIGINAL DRAWINGS ARE STRICTLY RESERVED AS PROPERTY OF THE ENGINEER, AND CANNOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THEY ARE NOT TO BE LOANED, COPIED OR USED WITHOUT CREDIT, OR PARTLY REVISED, AND ARE NOT TO BE USED FOR ANY OTHER WORK.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS AT THE SITE PRIOR TO BEGIN ANY WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE PLANS SHALL BE NOTIFIED TO LOPEZ ENGINEERING GROUP BEFORE STARTING ANY WORK. DO THAT CORRECTIONS CAN BE MADE. IF FOR ANY REASON THESE CAN'T BE DONE, THE ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 24 HOURS BEFORE THE WORK IS TO BE DONE. IN ANY CASE, THE GENERAL CONTRACTOR HOLDS THE ENGINEER AND HIS EMPLOYEES FREE FROM ANY RESPONSIBILITY FOR CONSTRUCTION NOT MEETING THESE PLANS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. THE ENGINEER PRINTS THE DRAWINGS TO BE SCALED BY HIS/HER CONTRACTORS AND SUBCONTRACTORS, AND VENDORS INTERESTED (GROUP).

Yo, ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseño estos planos y las especificaciones correspondientes, y que, según mi conocimiento, estos dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones no he incurrido en conducta constitutiva de delito bajo la Ley Núm. 84 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la Ley Núm. 379 de 15 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada, según aplicad. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por cualquiera de mis empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

AAA-
OGPE:

AAA SEAL

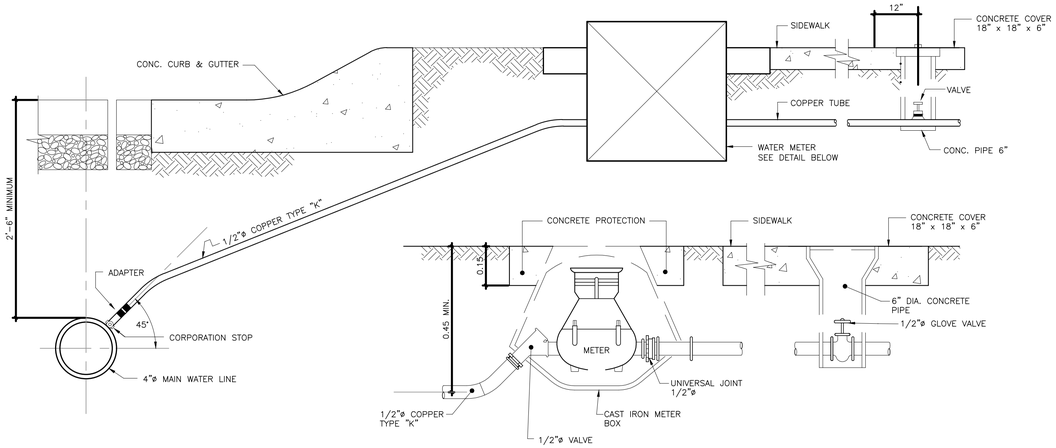
DRAWN BY :	SCALE :	DATE :
G.D.R.	1:1000	JUL/2024

DRAWN NO.

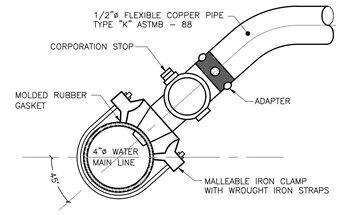
WD-1

WATER DISTRIBUTION LAN

SCALE =

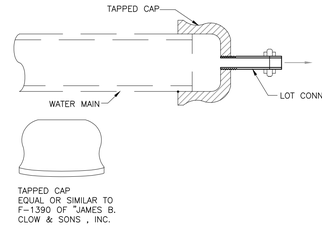


METER AND PIPE CONNECTION DETAIL
NOT TO SCALE

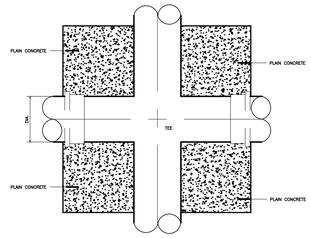


SERVICE STRAP CONNECTION
WITH CORPPORATION STOP

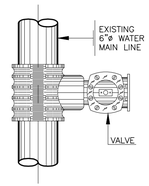
DETAIL OF TYPICAL CONNECTION
NOT TO SCALE



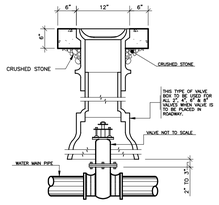
CLOSE CAP DETAIL
NOT TO SCALE



THRUST BLOCK FOR CROSS TEE'S
NOT TO SCALE

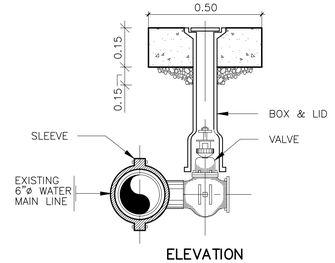


PLAN



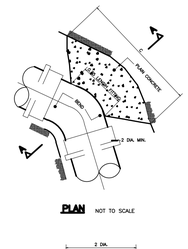
SIZES
6" x 6" FOR CONNECTIONS TO WATER MAIN AND FOR FIRE HYDRANTS
6" x 2" FOR SERVICE CONNECTIONS
4" x 2" FOR SERVICE CONNECTIONS

1 / WD-2 CAST IRON VALVE BOX DETAIL
NOT TO SCALE

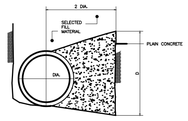


ELEVATION

TAPPING SLEEVE AND GATE VALVE DETAIL
NOT TO SCALE

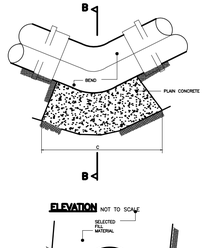


PLAN NOT TO SCALE

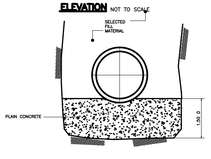


SECTION "A"-"A"

THRUST BLOCK (TYPE "A") (HORIZONTAL)
NOT TO SCALE

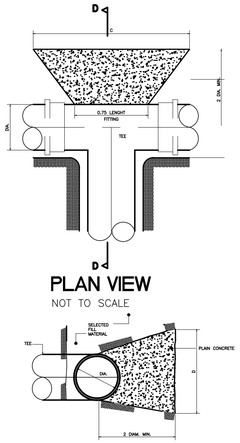


ELEVATION NOT TO SCALE



SECTION "B"-"B"

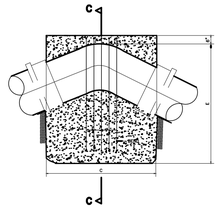
THRUST BLOCK (TYPE "B") (VERTICAL)
NOT TO SCALE



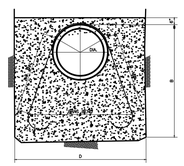
PLAN VIEW
NOT TO SCALE

SECTION "D"-"D"

THRUST BLOCK FOR TEE'S AND WYES
NOT TO SCALE



ELEVATION
NOT TO SCALE



SECTION "C"-"C"

THRUST BLOCK (TYPE "A")
NOT TO SCALE

TEE

DIA.	C	D
6"	2'-0"	2'-0"
16"	5'-0"	5'-0"
20"	6'-0"	6'-0"
24"	7'-6"	7'-0"
4"	1'-9"	1'-8"
8"	3'-0"	3'-0"
12"	4'-6"	4'-6"

DATA USED FOR DESIGN OF THRUST BLOCK

1. STRESSES
   F'c=3,000 P.S.I. Fs=1,350 p.s.i. Fs=20,000 P.S.I.
2. DESIGN PRESSURE= TEST PRESSURE + WATER HAMMER=150 + 100=250 P.S.I.
   F'c=3,000 P.S.I. Fs=1,350 p.s.i. Fs=20,000 P.S.I.
3. ASSUME SOIL PRESSURE=2,000 #/FT

IMPORTANT NOTE:

THE CONTRACTOR WILL BE RESPONSIBLE OF VERIFYING THE COMPLIANCE WITH THE ASSUMED 2,000 P.S.F. BEARING CAPACITY OF THE SOIL IN ALL LOCATIONS OF THRUST BLOCK IN ANY CASE THAT THE SOIL BEARING CAPACITY FOUND IS LESS THAN THE 2,000 P.S.F. ASSUMED THE ENGINEER WILL BE NOTIFIED FOR PROPER STRUCTURAL ADJUSTMENT DESIGN.

FOR TYPES "A" AND "B" THRUST BLOCK

90ºBEND		
DIA.	C	D
6"	2'-6"	2'-6"
16"	5'-0"	5'-0"
20"	6'-0"	6'-0"
24"	7'-6"	7'-0"
4"	2'-0"	2'-0"
8"	4'-0"	4'-0"
12"	4'-6"	4'-6"

22 1/2ºBEND		
DIA.	C	D
6"	1'-6"	1'-6"
16"	3'-0"	2'-9"
20"	3'-9"	3'-6"
24"	4'-0"	4'-0"
4"	1'-0"	1'-0"
8"	2'-0"	2'-0"
12"	3'-6"	3'-6"

45ºBEND		
DIA.	C	D
6"	2'-0"	2'-0"
16"	3'-9"	3'-9"
20"	4'-6"	4'-6"
24"	5'-6"	5'-6"
4"	1'-6"	1'-6"
8"	3'-0"	3'-0"
12"	4'-0"	4'-0"

11 1/4ºBEND		
DIA.	C	D
6"	1'-6"	1'-6"
16"	2'-0"	2'-0"
20"	2'-6"	2'-6"
24"	3'-0"	3'-0"
4"	1'-0"	1'-0"
8"	2'-0"	2'-0"
12"	3'-6"	3'-6"

FOR TYPES "C" THRUST BLOCK

11 1/4º BEND

DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	2'-0"	2'-2"	2'-2"	2 # 3	12"
16"	4'-1"	4'-1"	4'-1"	2 # 4	16"
20"	4'-9"	4'-9"	4'-9"	2 # 4	24"
24"	5'-6"	5'-6"	5'-6"	3 # 4	24"
4"	2'-0"	2'-0"	2'-0"	2 # 3	24"
8"	2'-6"	2'-6"	4'-6"	2 # 4	24"
12"	3'-9"	3'-9"	3'-9"	2 # 4	12"

45ºBEND

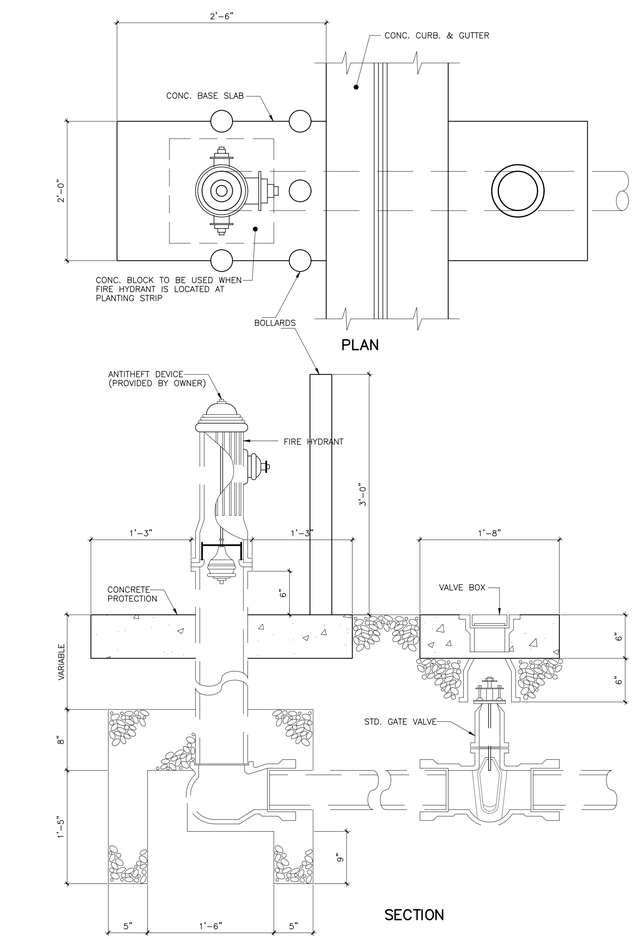
DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	3'-6"	3'-6"	5'-6"	2 # 4	12"
16"	6'-6"	6'-6"	6'-6"	5 # 4	24"
20"	7'-6"	7'-6"	7'-6"	8 # 4	30"
24"	8'-6"	8'-6"	8'-6"	3 # 5	30"
4"	3'-0"	2'-6"	4'-6"	2 # 5	24"
8"	4'-0"	4'-0"	6'-6"	2 # 4	24"
12"	4'-0"	4'-0"	5'-0"	3 # 4	12"

22 1/2ºBEND

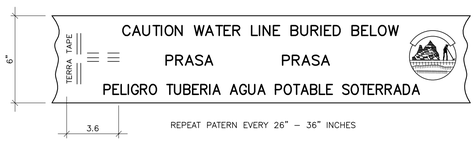
DIA.	C	D	E	NO. BEND AND SIZE	Lø MIN.
6"	2'-9"	2'-9"	2'-9"	2 # 3	12"
16"	5'-2"	5'-2"	5'-2"	2 # 4	16"
20"	6'-0"	6'-0"	6'-0"	2 # 4	24"
24"	7'-0"	7'-0"	7'-0"	3 # 4	24"
4"	2'-6"	2'-6"	3'-6"	2 # 3	24"
8"	3'-0"	3'-0"	4'-6"	2 # 4	24"
12"	4'-0"	4'-0"	5'-0"	2 # 4	12"

AAA-OGPE:

AAA SEAL



FIRE HYDRANT DETAILS PR-TYPE
2 / WD-2
NOT TO SCALE



WARNING SIGN
NOT TO SCALE

# WATER DISTRIBUTION DETAILS
SCALE = N.T.S.

PROJECT NAME :

PROMISE LAND CDBG-MIT

LOCATED:
CARR. EST. NUM. 3, KM. 60.0
(INT.) BARRIO DAGUAO
NAGUABO, PUERTO RICO

SHEET TITLE :

WATER DISTRIBUTION DETAILS

REVISIONS

No.	DATE	DESCRIPTION

lopezengineeringgroup
1055 MARGINAL JF KENNEDY, STE. 902,
SAN JUAN, PUERTO RICO, 00920-1705, TEL.(787)287-7005

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Yo, Ing. Roberto Lopez Rosario, lic 11811, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entendí que dichos planos y especificaciones cumplen con las disposiciones aplicables de la Ley Núm. 96 de 6 de julio de 1978, según aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Administración y Transformación de los RCC", Ley Núm. 319 de 15 de mayo de 1938, según enmendada, Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

DRAWN BY :	SCALE :	DATE :
G.D.R.	N.T.S.	JUL/2024

DRAWN NO.

WD-2