

FACTS ABOUT PROJECT CONSTRUCTION

1. When will the project construction begin?

At this time, we cannot say with absolute certainty when the project construction will commence. There are several factors that could impact the starting date, such as turtle nesting season, hurricane season, and availability of dredging equipment. Our most likely window of time for project start is sometime from August 2007 to November of 2007. We will be able to give a more precise starting date once we begin going out for bids with the dredging company and the permit application approaches final approval.

2. How long will construction take?

The estimated length of construction at this time is four to six months.

3. What happens when construction begins?

The first steps to beginning a beach restoration project involve placement of pipe on the existing beach and "staging" of equipment such as bulldozers. The "construction mobilization phase," as it's called, generally takes about two to three weeks.

After mobilization is complete, the actual dredging will commence. Depending on the permit application parameters, dredging may be a 24/7 operation or there may be restricted operation times due to environmental concerns such as endangered species or water quality concerns resulting from increased turbidity (sedimentation in the water).

4. Is the entire project done all at once? Do the pipes run the full length of the beach?

Construction is usually accomplished in segments of about one mile at a time. That means that the pipes are laid for that one-mile segment, the dredging and pumping is done, and then those pipes are removed and the beach is ready to be dressed and graded. (See question 7)

5. Will you be able to use the beach during construction?

During the beach restoration, access to the beach is provided by placing sand walkovers over the 36-inch pipes at the top of the sand dunes about every 100 yards. Even while the actual sand pumping is in front of your property, you will still have access to the beach by walking a few hundred feet to the right or left. However, in a couple of days this will be a moot point, because the project would have moved down the beach, giving you access once again.

6. Will I be able to rent my house or condo during the project?

If you wish. Some vacationers find the restoration process fascinating and are actually glad to be able to experience it during their stay. Reports from other beach communities who have recently undergone restorations indicate their rentals continued without any adverse impact.

7. After the sand is pumped up, what happens next?

After the sand has been pumped up, the final beach contour and slope will be completed. There will be a dune created that will be approximately 14 feet high and about 10 feet wide at its crest. The dune will slope gradually downward from the crest. If you hear someone refer to "dressing" the beach, this is what they're referring to

When this is complete, walkovers will be installed at the beach access points and private walkovers will be able to be constructed. Information on the permitting process and when to construct will be made available well in advance so everyone is clear on when and how and what can be constructed.

Depending on when the project is finalized, the sea oats may be planted right away or they may be delayed until a proper planting time. Sea oats do not do well when planted in particularly hot weather, for example. The planting of the dunes is part of the construction process, however, and will not be the responsibility of the private landowners along the shoreline.