

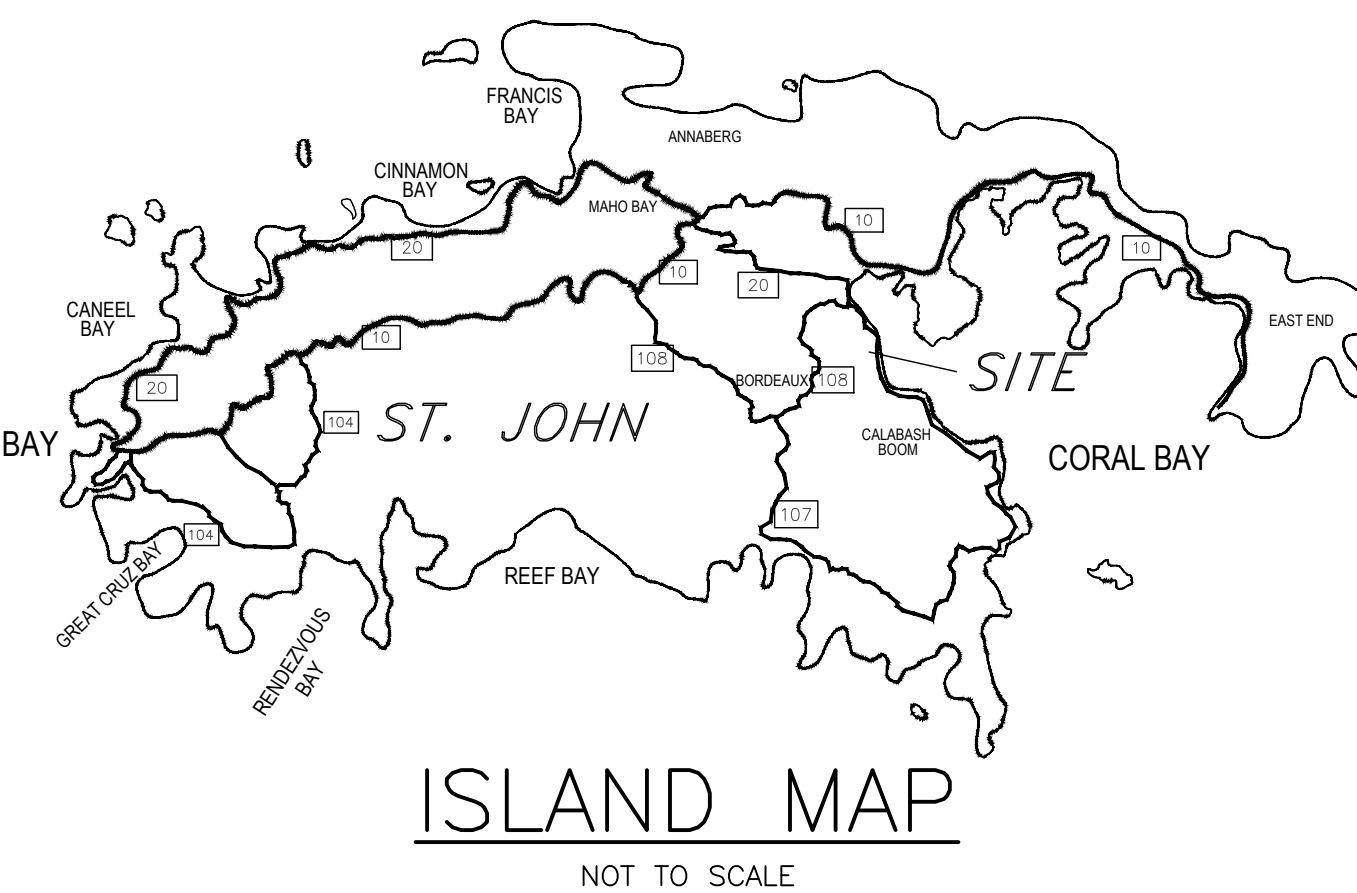
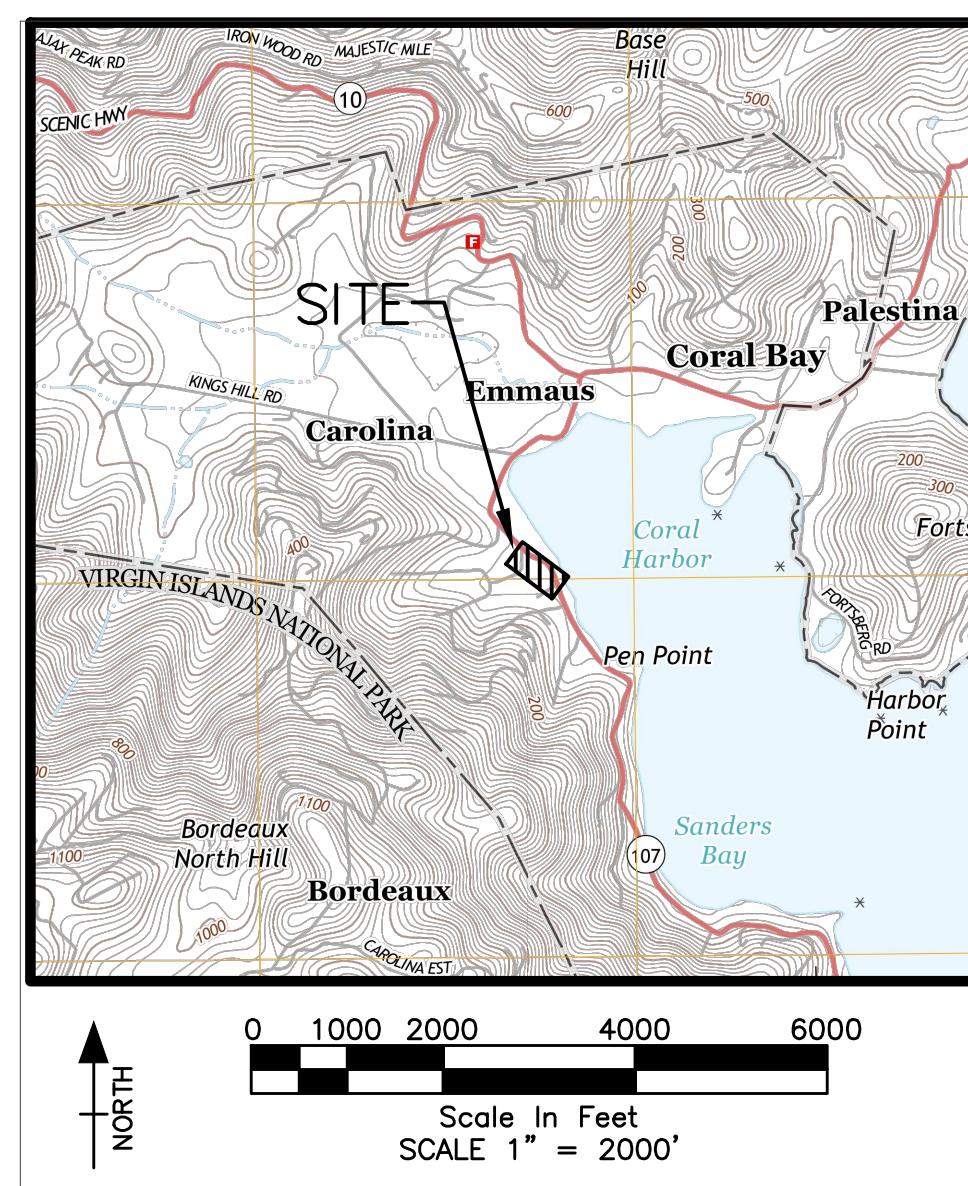
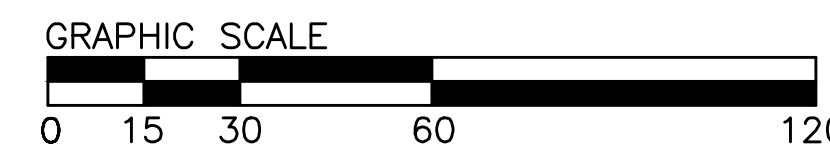
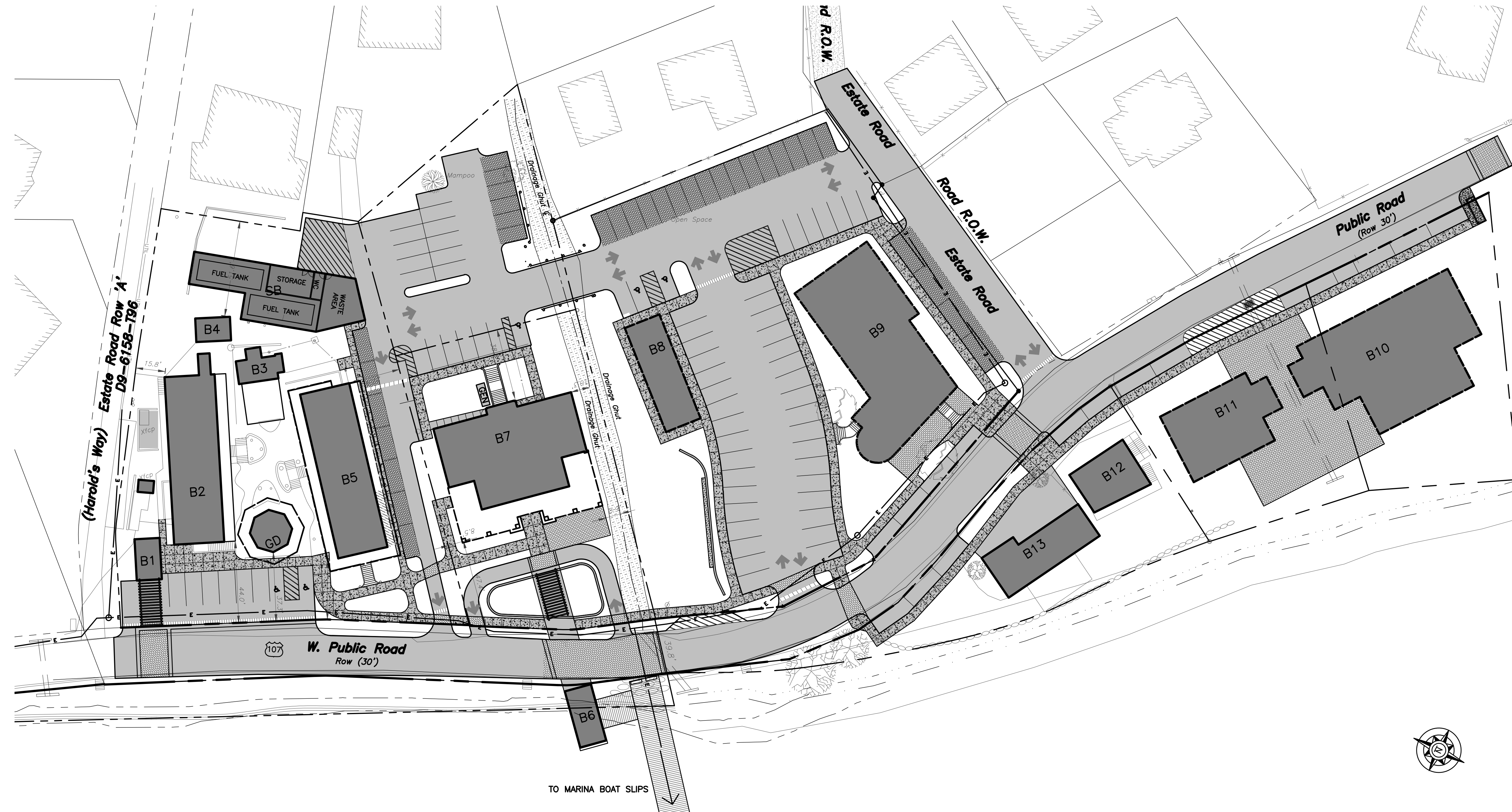
YACHT CLUB AT SUMMER'S END

CORAL BAY, ST. JOHN, USVI
The Summer's End Group, LLC

YACHT CLUB AT SUMMER'S END

CORAL BAY, ST. JOHN, USVI

Prepared for:
The Summer's End Group, LLC
5000 Estate Enighed, Suite 63
St. John, USVI 00830
340.777.9075



SHEET INDEX

SHEET	DRAWING NUMBER AND TITLE
1 of 15	C001 COVER SHEET
2 of 15	C100 EXISTING FEATURES AND DEMOLITION PLAN
3 of 15	C200 SITE PLAN - PROJECT AREA
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5 of 15	C202 SITE PLAN - REMAINDER PARCEL NO. 13 (EASTERN PORTION)
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15 of 15	C510 EROSION & SEDIMENT CONTROL PLAN DETAILS



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Date	06-23-14	No.	1	Revision	FINAL CZM SUBMISSION	By	JAM
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Bioimpact, Inc. P.O. Box 132 Kinghill
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340 690-8445 Fax 340 718-3600
bioimpact.islands.vi@gmail.com

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(508) 544-4500

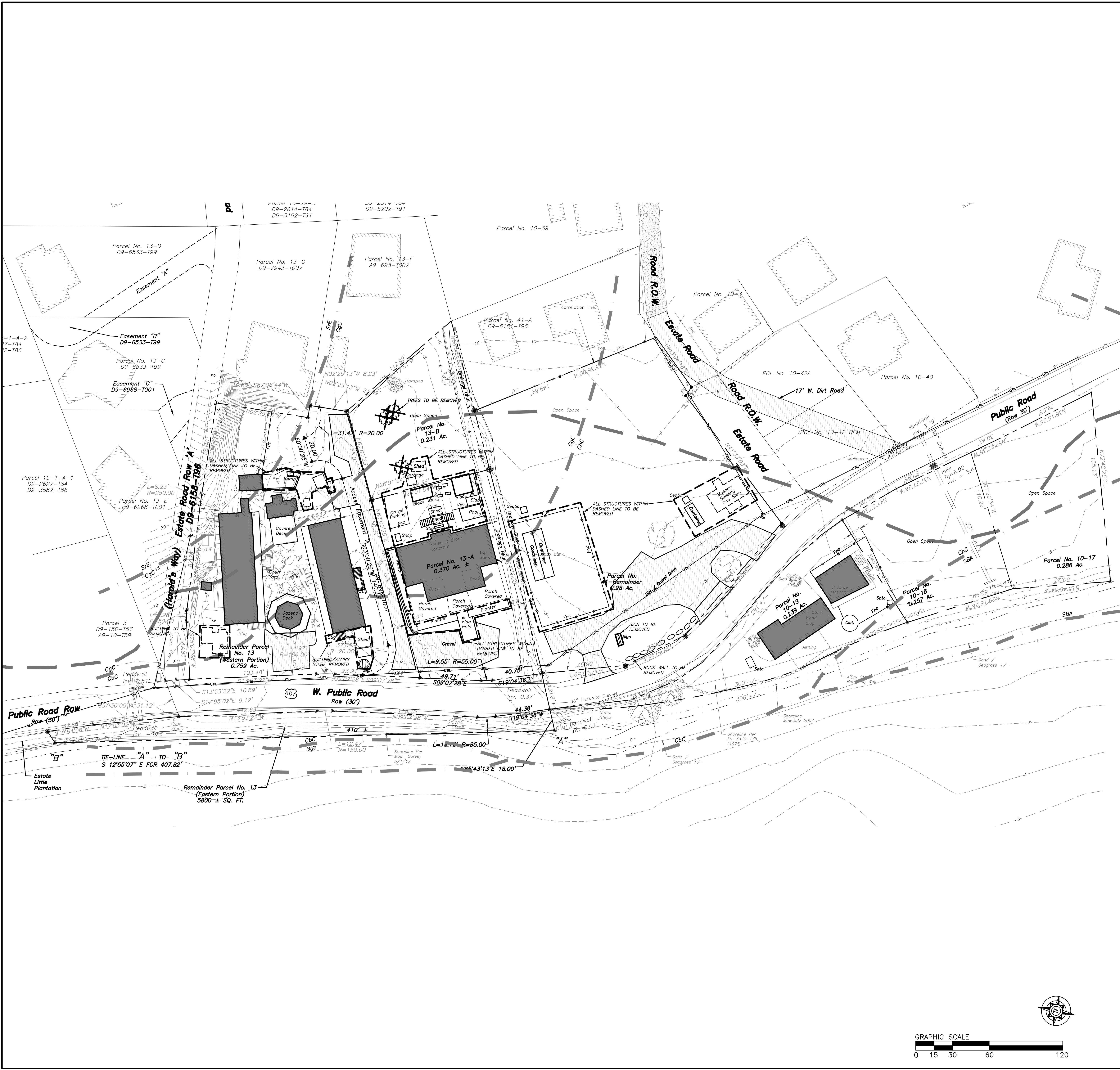
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Drawing Title:
COVER SHEET

Project No.:	1220	Drawing No.:	C001
Drawn By:	RMB		
Approved By:	JAM		
Scale:	1" = 30'		
Date:	28MAR14	Sheet	1 of 15

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GENERAL NOTES

- CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
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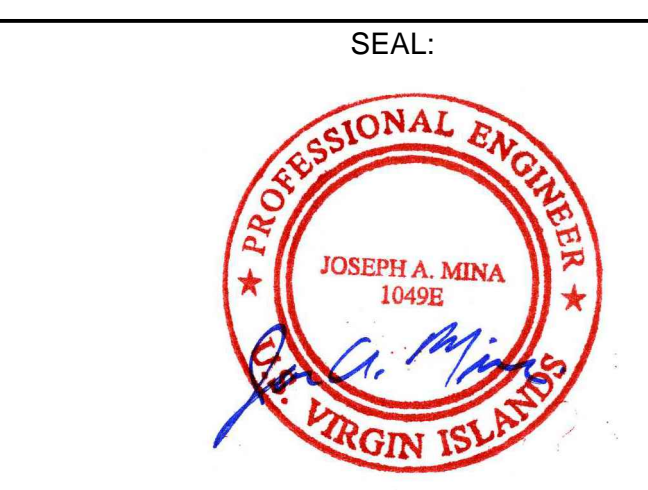
NOTES

- PLAN REFERENCE: EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN HEREON ARE TAKEN FROM INFORMATION PROVIDED BY THE CLIENT. SURVEY INFORMATION PROVIDED BY MARVIN BERNING & ASSOCIATES, 6051 RED HOOK PLAZA, SUITE 201, ST. THOMAS, VI 00802, PHONE: 340-775-6557; CAIRONE AND KAUPP, INC. DOES NOT GUARANTEE THE SURVEY INFORMATION. PRIOR TO CONSTRUCTION, ALL INFORMATION SHOULD BE FIELD VERIFIED TO ASSESS THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF CONSTRUCTION.
- FLOODPLAIN INFORMATION SHOWN HEREON TAKEN FROM FEMA FIRM MAP NUMBER 7800000350 DATED APRIL 16, 2007 AND ACCOMPANYING DIGITAL DATA FROM FEMA GIS INFORMATION. FLOODPLAIN ON THE SUBJECT PROPERTY IS AT ELEVATION 10 FEET.
- THE DETENTION BASINS (AS SHOWN ON THE PLAN) ARE PERMANENT FACILITIES AND SHALL NOT BE MODIFIED OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES (DPNR). THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRADES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER BASIN STRUCTURES AND DEVICES. THESE RESPONSIBILITIES SHALL INCLUDE ROUTINE LAWN CARE, REMOVAL OF ORDINARY INNOCUOUS DEBRIS THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BASINS, AND MAINTENANCE OF THE STRUCTURAL INTEGRITY AND REPAIR OF ALL OUTLET PIPES, WALL STRUCTURES AND OTHER PERMANENT STRUCTURAL DEVICES. THE DPNR SHALL HAVE PERPETUAL EASEMENTS ON AND OVER THE AREAS OF THE DETENTION BASINS FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES. THE AFORESAID RESPONSIBILITIES OF THE OWNER/PERMITEE SHALL BE SUBJECT TO ENFORCEMENT BY DPNR. IN THE EVENT THAT THE OWNER/PERMITEE FAILS TO HONOR THE RESPONSIBILITY SET FORTH HEREIN, IN ANY MANNER, DPNR SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE AREA OF THE BASINS TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS, THE COST OF SUCH, AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE PERMITEE, AS DETERMINED AND ASSESSED BY DPNR.

LEGEND

- Right of Way Line
- Property Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Adjacent
- Building
- Roof Overhang
- FEMA 100Y Floodplain
- Soil Boundary with Soil Types
- Spot Elevation
- Storm Sewer Inlet
- Storm Sewer Headwall
- Manhole
- Dry Stone Retaining Wall
- Signs
- Trees
- Existing Cistern
- Existing Curb
- Existing Concrete Paving
- Existing Fence
- Existing Generator on Concrete Pad
- Existing Open Space Area
- Existing Ramp
- Existing Septic
- Existing Stairs
- Existing Stairs and Landing
- Existing Transformer on Concrete Pad
- BUILDING
- PAVEMENT TO BE REMOVED
- FUTURE BUILDING
- NEW PEDESTRIAN UNIT PAVERS
- NEW LANDSCAPE AREA
- NEW CONCRETE PAVING
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PAVERS
- NEW PERMANENT TURF
- REINFORCEMENT MATTING
- NEW ROCK STABILIZATION BLANKET
- NEW CONTOUR
- +0.00
- NEW SPOT GRADE
- PARKING SPACES
- NEW MANHOLE
- MH
- NEW OUTLET STRUCTURE
- NEW SEDIMENT TRAP
- NEW STORM LINE
- NEW SANITARY LINE
- NEW SANITARY FORCE MAIN
- NEW WATER LINE
- NEW RECYCLED WATER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW UNDERGROUND STORM
- WATER MANAGEMENT AREA
- NEW VERTICAL STONE INTERCEPTOR DRAIN
- NEW TRENCH DRAIN
- NEW END WALL

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Date	No.	Revision	By

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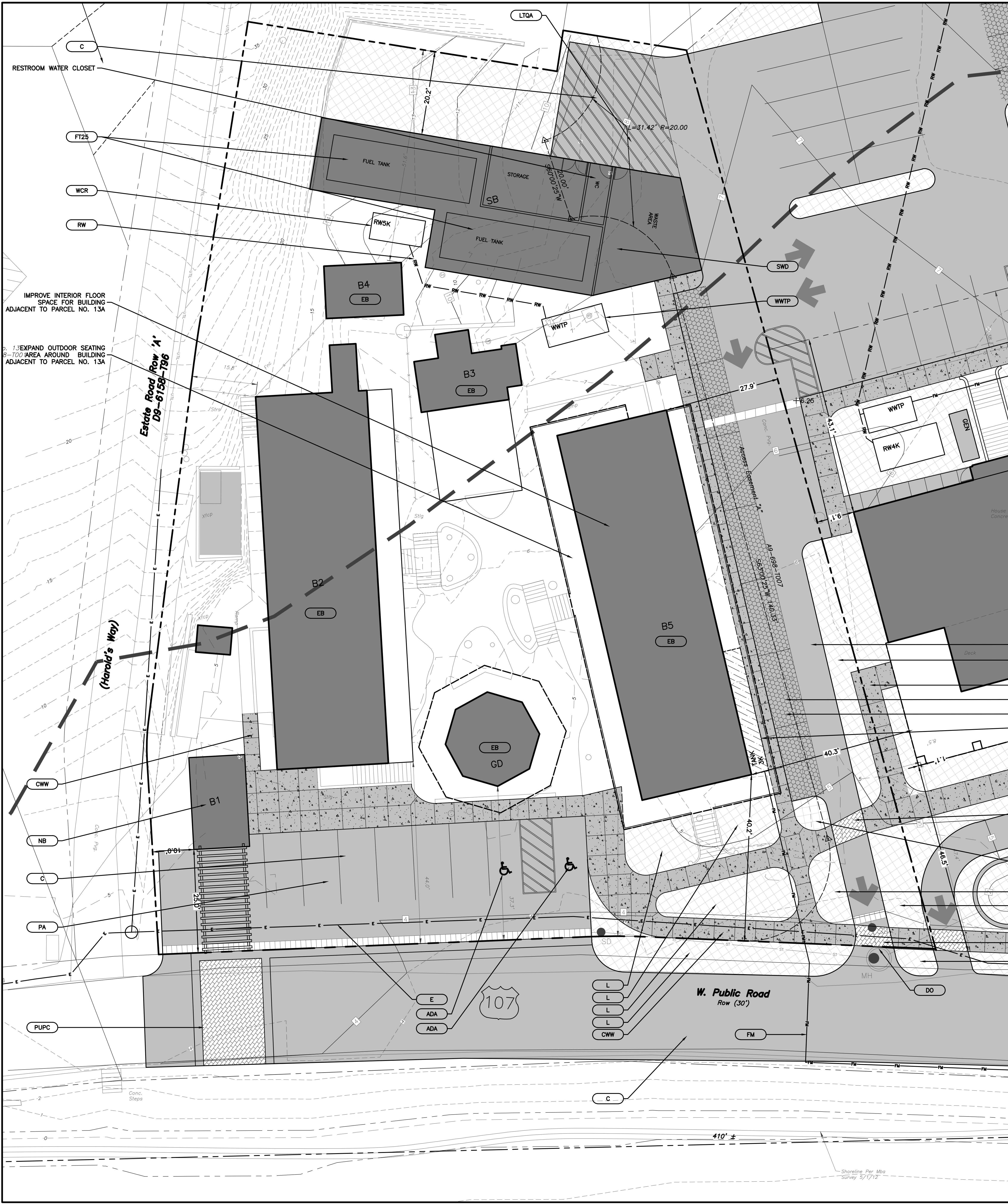
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EXISTING FEATURES AND DEMOLITION PLAN

Project No.:	1220	Drawing No.:	C100
Drawn By:	RMB	Approved By:	JAM
Scale:	1" = 30'	Date:	28MAR14
Sheet 2 of 15			

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ZONING SCHEDULE PARCEL NO. REMAINDER 13 (WESTERN PORTION) - 0.759 AC.

W-1 WATERFRONT PLEASURE DISTRICT

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	33,062 SF	33,062 SF
LOT OCCUPANCY (MAX)	40%	6,664 SF; 20%	8,675 SF; 26%
LOT OPEN SPACE (MIN)	30%	21,220 SF; 64%	17,781 SF; 54%
LOT DENSITY (MAX); (1)	N/A	N/A	N/A
LOT WIDTH (MIN)	100 FT	187.9 FT	187.9 FT
FRONT YARD SETBACK (MIN)	25 FT	19.9 FT	25.0 FT
SIDE YARD SETBACK (MIN)	10 FT	11.2 FT	10.0 FT
REAR YARD SETBACK (MIN)	20 FT	51.6 FT	20.2 FT
(1) HOUSING NOT PROPOSED			

ZONING BUILDING HEIGHT SCHEDULE

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B1	N/A	1 STORY	3 STORES
B2	N/A	N/A	3 STORES
B3	1 STORY	N/A	3 STORES
B4	1 STORY	N/A	3 STORES
B5	1 STORY	N/A	3 STORES
CV1G	1 STORY	N/A	3 STORES

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- KEY**
- ADA PROVIDE ADA PARKING SPACES
 - C PROVIDE CONCRETE PAVING
 - CWW PROVIDE CONCRETE PAVED WALKWAY
 - DO PROVIDE DRIVEWAY OPENING
 - E PROVIDE UNDERGROUND ELECTRIC LINE
 - EB Existing Building To Remain
 - FT25 PROVIDE 25,000 GALLON AG FUEL OIL TANK
 - L PROVIDE LANDSCAPE AREA
 - LTQA PROVIDE LOADING AND TAXI QUEUING AREA
 - NB NEW BUILDING
 - PA PROVIDE PARKING
 - PP PROVIDE PERMEABLE PAVERS
 - PUP PROVIDE PEDESTRIAN UNIT PAVER
 - PUPC PROVIDE RAISED PEDESTRIAN UNIT PAVER CROSSWALK
 - RTWL PROVIDE RETAINING WALL
 - STLG PROVIDE STAIRS AND LANDING
 - STRS PROVIDE STAIRS
 - SWD PROVIDE SOLID WASTE DUMPSTER
 - RW PROVIDE RECYCLED WATER LINE
 - WCP PROVIDE POTABLE WATER CISTERN
 - WCR PROVIDE RECYCLED WATER CISTERN
 - WWT PROVIDE WASTEWATER TREATMENT PLANT
 - WWHT PROVIDE WASTEWATER HOLDING TANK

- LEGEND**
- Right of Way Line
 - Property Line
 - Storm Sewer Pipe
 - Fence Line
 - Contour
 - Building Adjacent
 - Building
 - Roof Overhang
 - FEMA 100Yr Floodplain
 - Soil Boundary with Soil Types
 - Spot Elevation
 - Storm Sewer Inlet
 - Storm Sewer Headwall
 - Manhole
 - Dry Stone Retaining Wall
 - Signs
 - Trees
 - Existing Cistern
 - Existing Curb
 - Existing Concrete Paving
 - Existing Fence
 - Existing Generator on Concrete Pad
 - Existing Open Space Area
 - Existing Ramp
 - Existing Septic
 - Existing Stairs
 - Existing Stairs and Landing
 - Existing Transformer on Concrete Pad
 - BUILDING
 - PAVEMENT TO BE REMOVED
 - FUTURE BUILDING
 - NEW PEDESTRIAN UNIT PAVERS
 - NEW LANDSCAPE AREA
 - NEW CONCRETE PAVING
 - NEW CONCRETE SIDEWALK
 - NEW PERMEABLE PAVERS
 - NEW PERMANENT TURF REINFORCEMENT MATTING
 - NEW ROCK STABILIZATION BLANKET
 - NEW CONTOUR
 - NEW SPOT GRADE
 - PARKING SPACES
 - NEW MANHOLE
 - NEW OUTLET STRUCTURE
 - NEW SEDIMENT TRAP
 - NEW STORM LINE
 - NEW SANITARY LINE
 - NEW SANITARY FORCE MAIN
 - NEW WATER LINE
 - NEW RECYCLED WATER LINE
 - NEW UNDERGROUND ELECTRIC LINE
 - NEW UNDERGROUND STORM WATER MANAGEMENT AREA
 - NEW VERTICAL STONE INTERCEPTOR DRAIN
 - NEW TRENCH DRAIN
 - NEW END WALL
- GRAPHIC SCALE**
- 0 5 10 20 40

YACHT CLUB AT SUMMER'S END
 CORAL BAY, ST. JOHN, USVI
 Prepared for:
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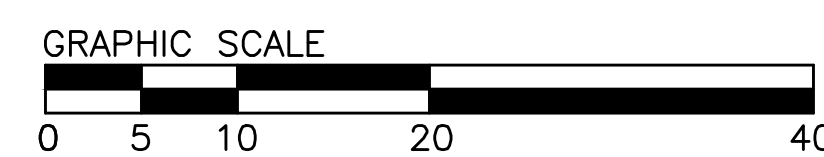
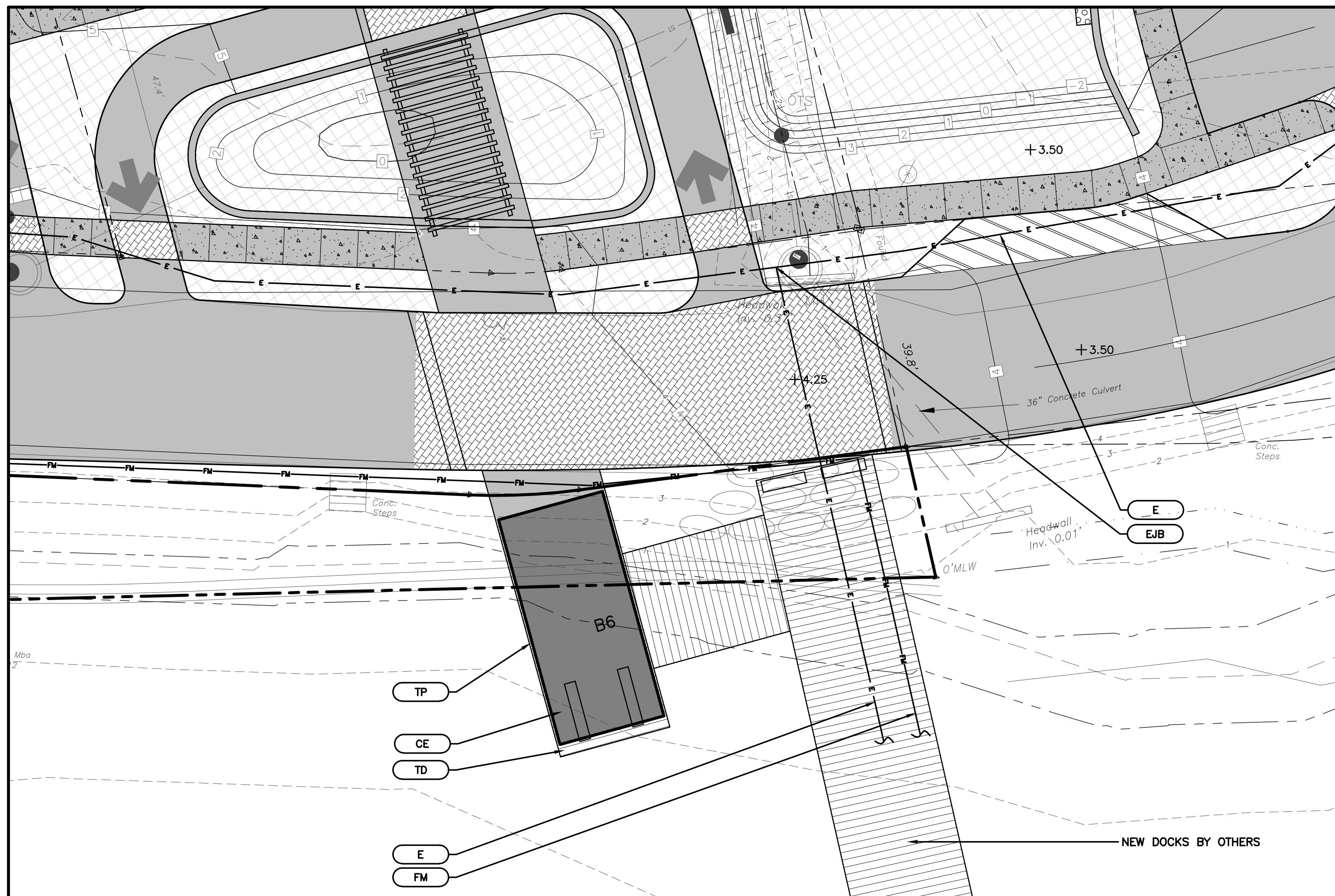
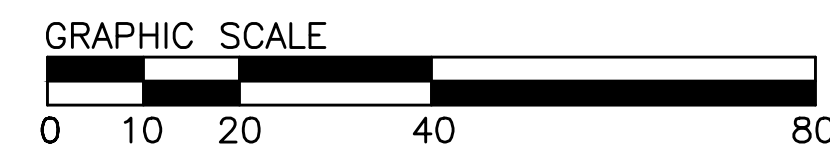
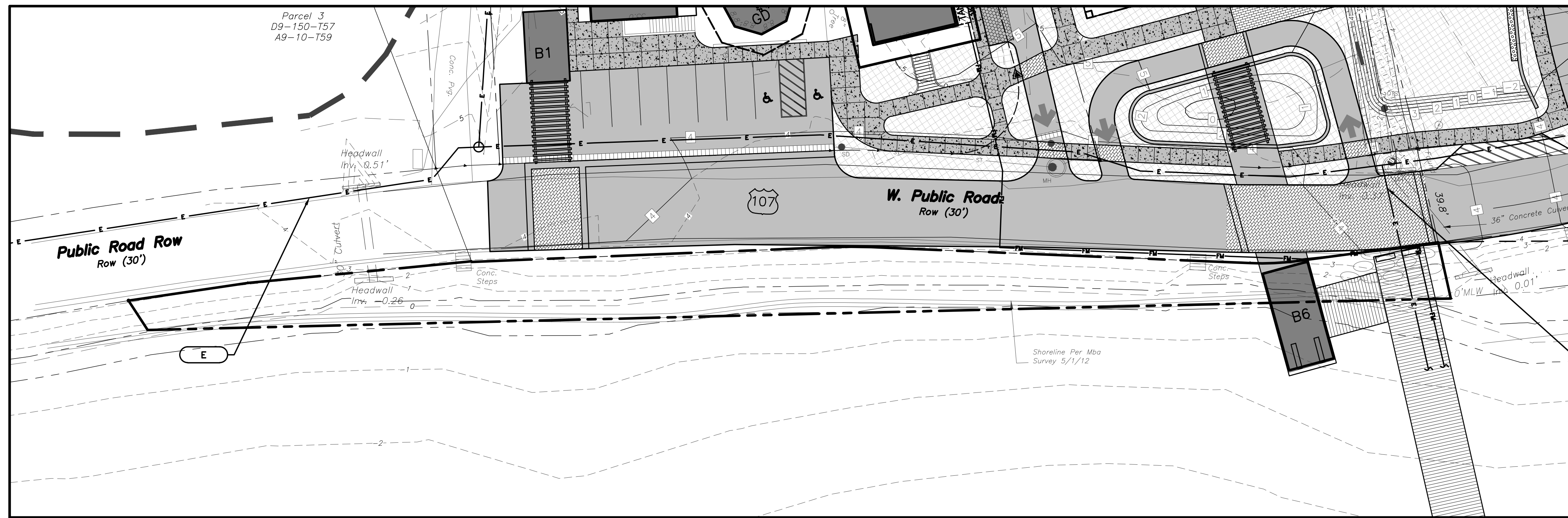
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SITE PLAN
 REMAINDER PARCEL NO. 13
 (WESTERN PORTION)

Project No: 1220 Drawing No:
 Drawn By: RMB
 Approved By: JAM
 Scale:
 Date: 28MAR14 Sheet 4 of 15

C201

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KEY

- CE** PROVIDE COVERED ENTRANCE
- E** PROVIDE UNDERGROUND ELECTRIC LINE
- EJB** PROVIDE UNDERGROUND ELECTRIC JUNCTION BOX
- TD** PROVIDE TYPICAL DOCK DECKING
- TP** PROVIDE TYPICAL DOCK DECKING

LEGEND

- Right of Way Line
- Property Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Adjacent
- Building
- Roof Overhang
- FEMA 100Yr Floodplain
- Soil Boundary with Soil Types
- Spot Elevation
- Storm Sewer Inlet
- Storm Sewer Headwall
- Manhole
- Dry Stone Retaining Wall
- Signs
- Trees
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- Existing Concrete Paving
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- Existing Ramp
- Existing Septic
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- NEW PERMANENT TURF
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- NEW ROCK STABILIZATION BLANKET
- NEW CONTOUR
- NEW SPOT GRADE
- PARKING SPACES
- NEW MANHOLE
- NEW OUTLET STRUCTURE
- NEW SEDIMENT TRAP
- NEW STORM LINE
- NEW SANITARY LINE
- NEW SANITARY FORCE MAIN
- NEW WATER LINE
- NEW RECYCLED WATER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW UNDERGROUND STORM WATER MANAGEMENT AREA
- NEW VERTICAL STONE INTERCEPTOR DRAIN
- NEW TRENCH DRAIN
- NEW END WALL

ZONING SCHEDULE PARCEL NO. REMAINDER 13 (EASTERN PORTION) - 0.133 AC.

W-1 WATERFRONT PLEASURE DISTRICT

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	5,800 SF	5,800 SF
LOT OCCUPANCY (MAX)	40%	0 SF; 0%	455 SF; 8%
LOT OPEN SPACE (MIN)	30%	5,800 SF; 100%	5,345 SF; 92%
LOT DENSITY (MAX); (1)	N/A	N/A	N/A
LOT WIDTH (MIN)	100 FT	411.02 FT	411.02 FT
FRONT YARD SETBACK (MIN)	25 FT	N/A (2)	N/A (2)
SIDE YARD SETBACK (MIN)	10 FT	N/A (2)	N/A (2)
REAR YARD SETBACK (MIN)	20 FT	N/A (2)	N/A (2)

- (1) HOUSING NOT PROPOSED
- (2) MARINA DEVELOPMENT

BUILDING HEIGHT SCHEDULE

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B6	N/A	1 STORY	3 STORIES

YACHT CLUB AT SUMMER'S END

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Drawing Title:

SITE PLAN
 REMAINDER PARCEL NO. 13
 (EASTERN PORTION)

Project No:	1220	Drawing No:	
Drawn By:	RMB		
Approved By:	JAM		C202
Scale:			
Date:	28MAR14	Sheet	5 of 15