

**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

**GENERAL NOTES**

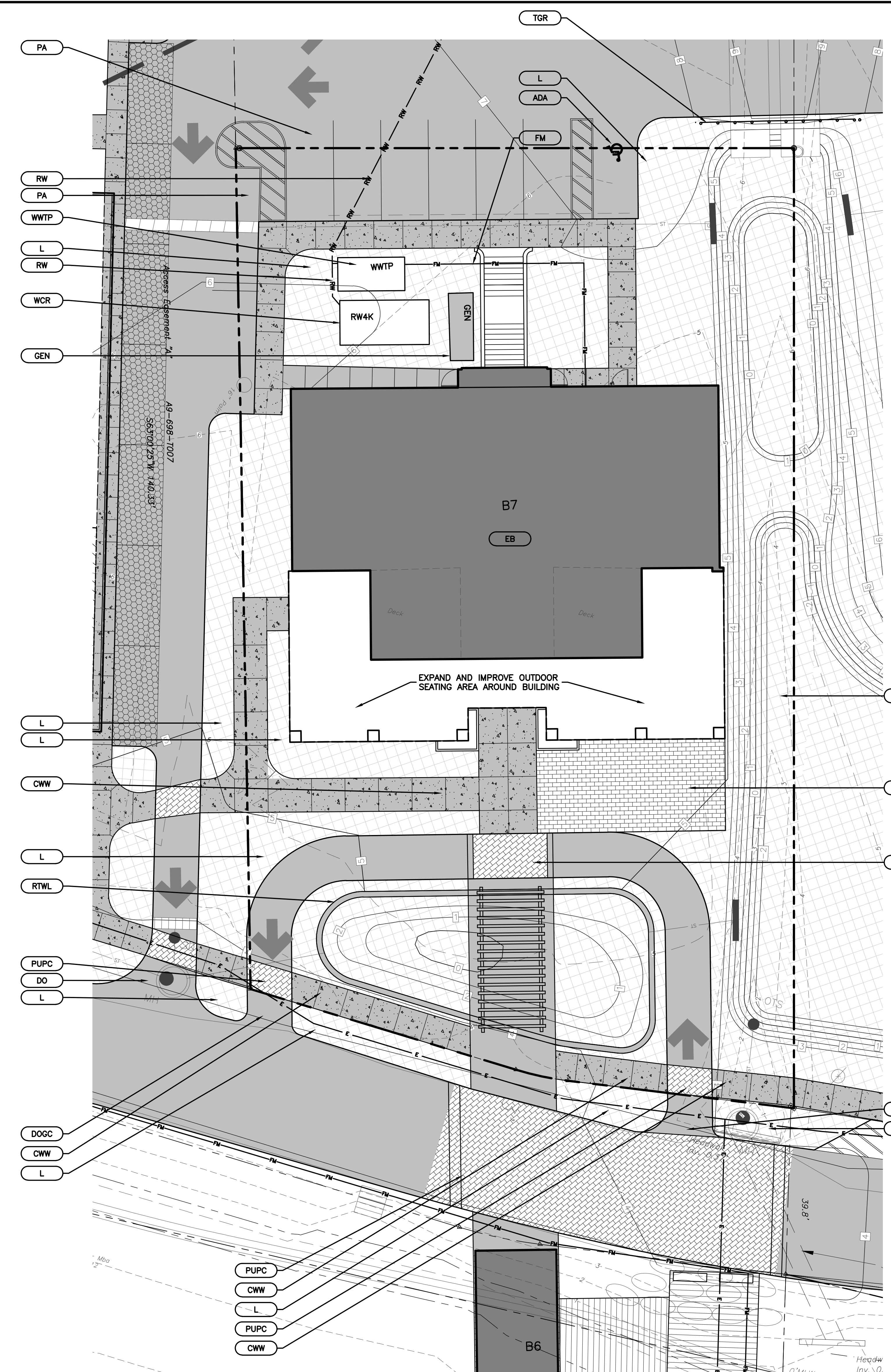
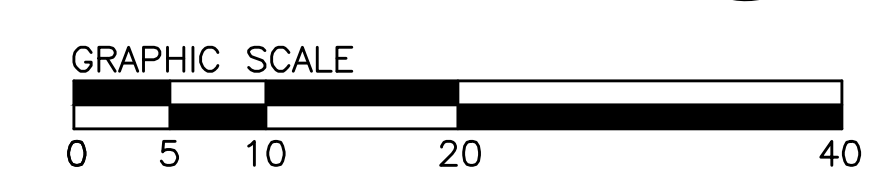
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- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**KEY**

- ADA PROVIDE ADA PARKING SPACES
- CWW PROVIDE CONCRETE PAVED WALKWAY
- CE PROVIDE COVERED ENTRANCE
- DO PROVIDE DRIVEWAY OPENING
- DOGC PROVIDE DRIVEWAY OPENING FOR GOLF CARTS
- E PROVIDE UNDERGROUND ELECTRIC LINE
- EB Existing Building To Remain
- GEN PROVIDE GENERATOR
- L PROVIDE LANDSCAPE AREA
- NB NEW BUILDING
- PA01 PROVIDE PARKING AREA 1
- PA02 PROVIDE PARKING AREA 2
- PUP PROVIDE PEDESTRIAN UNIT PAVER
- PUPC PROVIDE RAISED PEDESTRIAN UNIT PAVER CROSSWALK
- RTWL PROVIDE RETAINING WALL
- RW PROVIDE RECYCLED WATER LINE
- TD PROVIDE TIMBER DECKING
- TGR PROVIDE TIMBER GUIDE RAIL
- WWTP PROVIDE WASTEWATER TREATMENT PLANT
- WCR PROVIDE RECYCLED WATER CISTERN

**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



**ZONING SCHEDULE PARCEL 13A - 0.370 Ac. W-1 WATERFRONT PLEASURE DISTRICT**

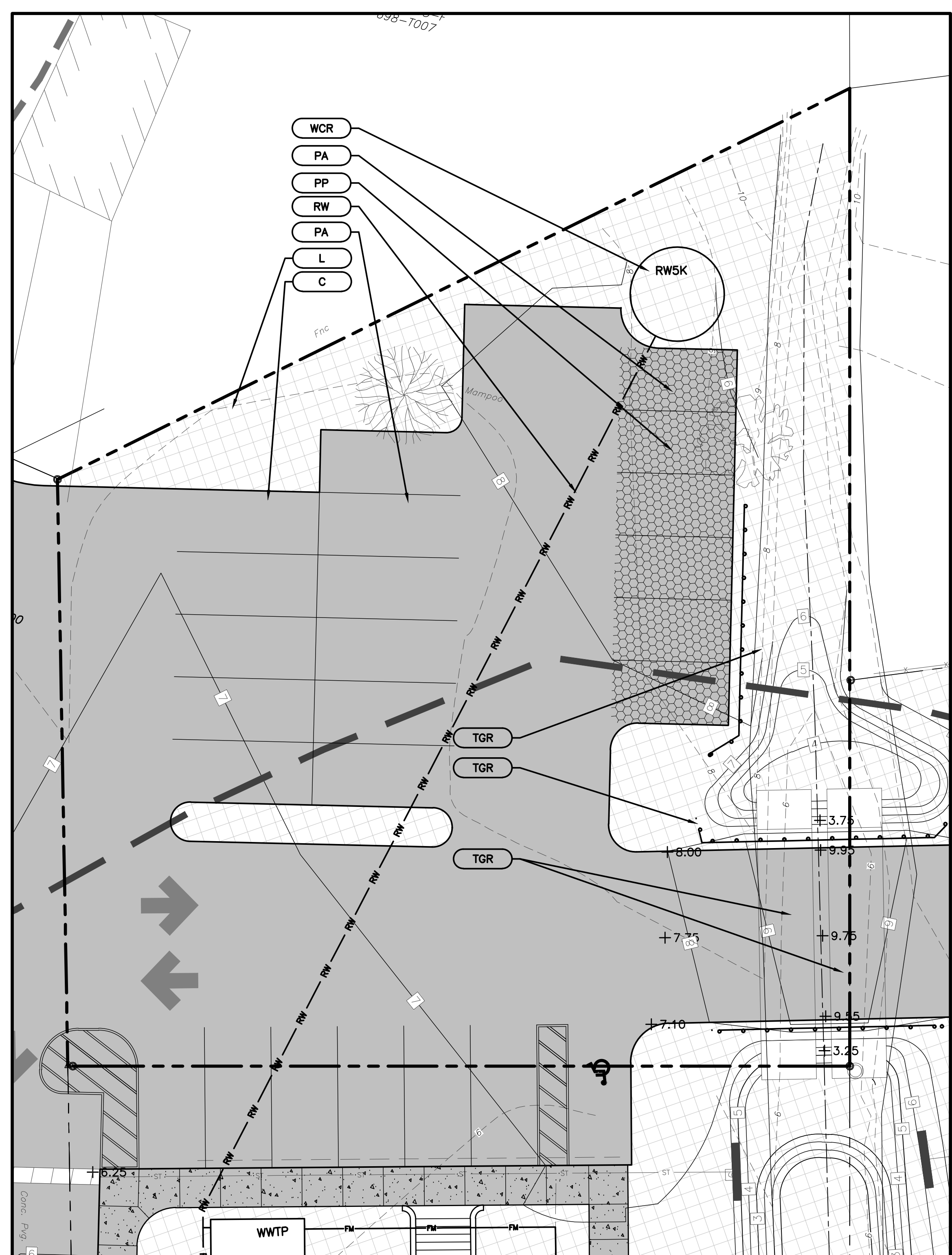
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	16,117 SF	16,117 SF
LOT OCCUPANCY (MAX)	40%	3,450 SF; 21%	3,450 SF; 21%
LOT OPEN SPACE (MIN)	30%	11,118 SF; 69%	9,513 SF; 59%
LOT DENSITY (MAX)	2 UNITS	2 UNITS	2 UNITS
LOT WIDTH (MIN)	100 FT	90.46 FT	90.46 FT
FRONT YARD SETBACK (MIN)	25 FT	46.5 FT	46.5 FT
SIDE YARD SETBACK (MIN)	10 FT	7.9 FT	7.9 FT
REAR YARD SETBACK (MIN)	20 FT	38.3 FT	38.3 FT
GUTT SETBACK (MIN)	25 FT (C/L)	8.4 FT	8.4 FT

**ZONING BUILDING HEIGHT SCHEDULE**

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B7	2 STORIES	2 STORIES	3 STORIES

**ZONING SCHEDULE PARCEL 13A&B COMBINED - 0.601 Ac. W-1 WATERFRONT PLEASURE DISTRICT**

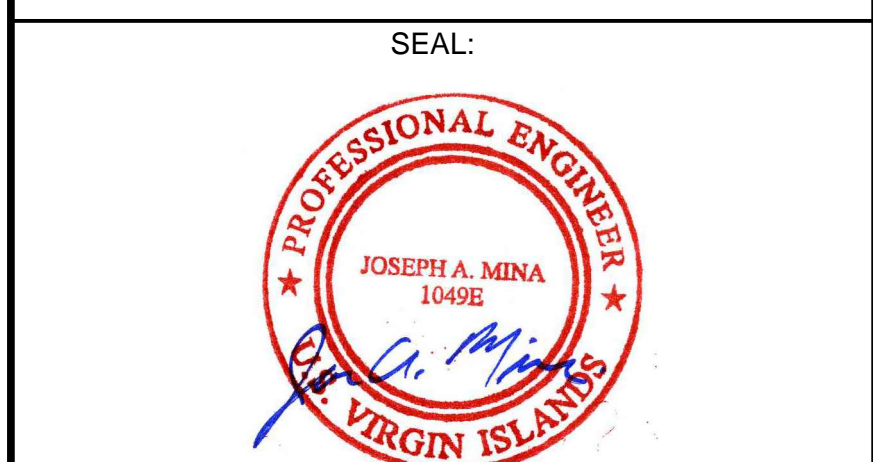
DESCRIPTION	PERMITTED	PROPOSED
LOT AREA (MIN)	10,000 SF	26,179 SF
LOT OCCUPANCY (MAX)	40%	3,450 SF; 13%
LOT OPEN SPACE (MIN)	30%	12,254 SF; 47%
LOT DENSITY (MAX)	2 UNITS	2 UNITS
LOT WIDTH (MIN)	100 FT	100.0 FT
FRONT YARD SETBACK (MIN)	25 FT	46.5 FT
SIDE YARD SETBACK (MIN)	10 FT	7.9 FT
REAR YARD SETBACK (MIN)	20 FT	127.7 FT
GUTT SETBACK (MIN)	25 FT (C/L)	8.4 FT



**ZONING SCHEDULE PARCEL 13B - 0.231 Ac. W-1 WATERFRONT PLEASURE DISTRICT**

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	10,062 SF	10,062 SF
LOT OCCUPANCY (MAX)	40%	0 SF; 0%	0 SF; 0%
LOT OPEN SPACE (MIN)	30%	9,310 SF; 98%	2,741 SF; 27%
LOT DENSITY (MAX); (1)	N/A	N/A	N/A
LOT WIDTH (MIN)	100 FT	99.4 FT	99.4 FT
FRONT YARD SETBACK (MIN)	25 FT	N/A FT	N/A FT
SIDE YARD SETBACK (MIN)	10 FT	N/A FT	N/A FT
REAR YARD SETBACK (MIN)	20 FT	N/A FT	N/A FT

(1) HOUSING NOT PROPOSED



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Date	No.	Revision	By
06-23-14	1	FINAL CZM SUBMISSION	JAM

**ENVIRONMENTAL:**  
 Bioimpact, Inc. P.O. Box 132 Kinghill  
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 bioimpact.usvi@gmail.com

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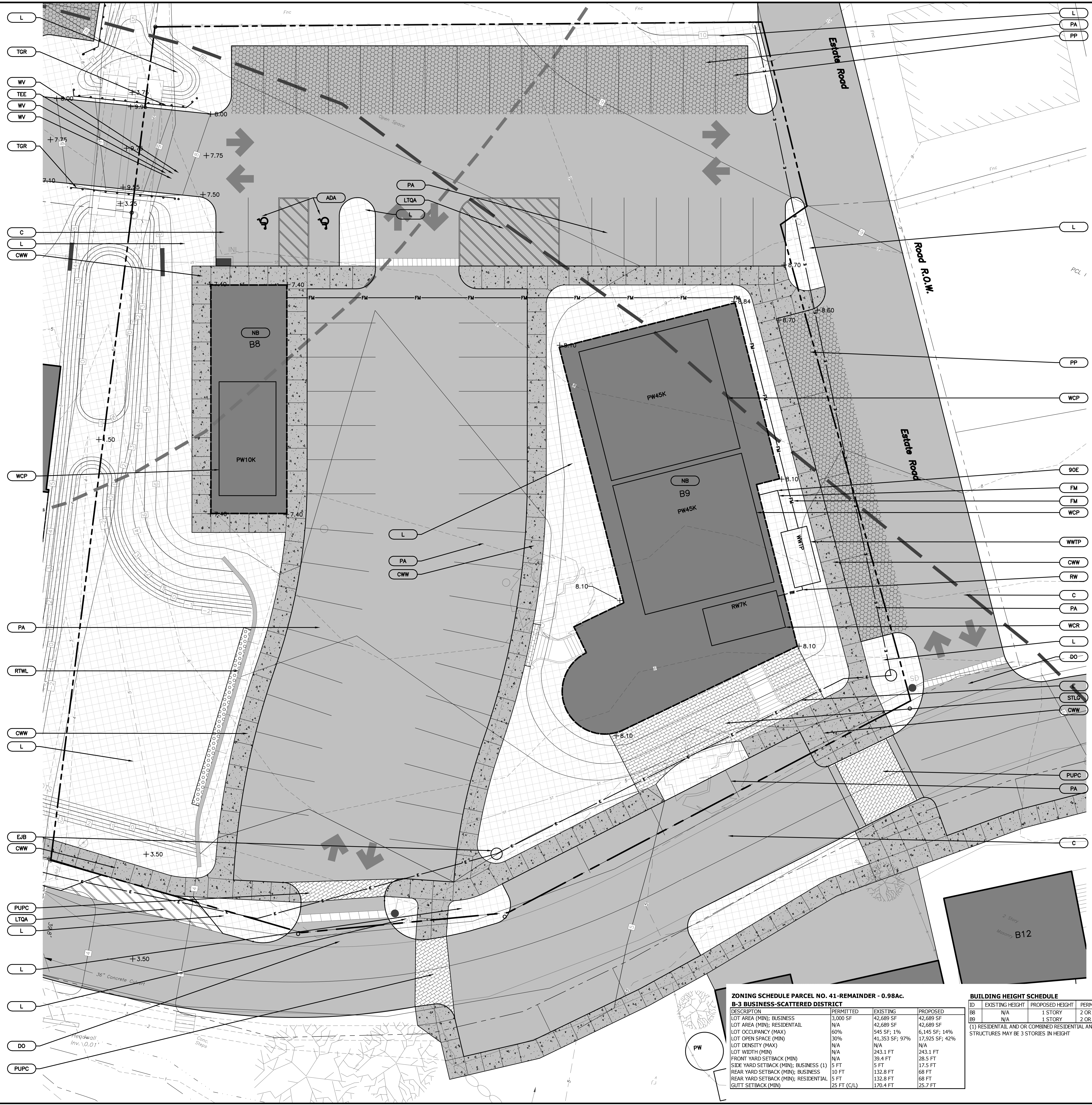
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 Fax: 215 291 2904  
 www.caironekaupp.com

**SITE PLAN**  
 PARCEL NO. 13-A  
 PARCEL NO. 13-B

Project No.:	1220	Drawing No.:	C203
Drawn By:	RMB	Scale:	
Approved By:	JAM	Date:	28MAR14
Sheet:	6 of 15		

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**KEY**

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- C PROVIDE CONCRETE PAVING
- CWW PROVIDE CONCRETE PAVED WALKWAY
- DO PROVIDE DRIVEWAY OPENING
- DWBS PROVIDE DOMESTIC WATER BUILDING SERVICE
- E PROVIDE UNDERGROUND ELECTRIC LINE
- EJB PROVIDE UNDERGROUND ELECTRIC JUNCTION BOX
- L PROVIDE LANDSCAPE AREA
- LTQA PROVIDE LOADING AND TAXI QUEUING AREA
- NB NEW BUILDING
- PA PROVIDE PARKING
- PP PROVIDE PERMEABLE PAVERS
- PUPC PROVIDE RAISED PEDESTRIAN UNIT PAVEMENT CROSSWALK
- RTWL PROVIDE RETAINING WALL
- RW PROVIDE RECYCLED WATER LINE
- STLG PROVIDE STAIRS AND LANDING
- TEE PROVIDE TEE FITTING
- WCP PROVIDE POTABLE WATER CISTERN
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**LEGEND**

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Date	06-23-14	1	FINAL CZM SUBMISSION	JAM
By				

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**SITE PLAN**  
 PARCEL NO. 41-REMAINDER

Project No: 1220 Drawing No: C204  
 Drawn by: RMB  
 Approved by: JAM  
 Scale: 1" = 10'  
 Date: 28MAR14 Sheet: 7 of 15

**ZONING SCHEDULE PARCEL NO. 41-REMAINDER - 0.98AC.**  
**B-3 BUSINESS-SCATTERED DISTRICT**

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN); BUSINESS	3,000 SF	42,689 SF	42,689 SF
LOT AREA (MIN); RESIDENTIAL	N/A	42,689 SF	42,689 SF
LOT OPEN SPACE (MIN)	60%	545 SF; 1%	6,145 SF; 14%
LOT DENSITY (MAX)	30%	41,353 SF; 97%	17,925 SF; 42%
LOT DENSITY (MAX)	N/A	N/A	N/A
LOT WIDTH (MIN)	N/A	243.1 FT	243.1 FT
FRONT YARD SETBACK (MIN)	N/A	39.4 FT	28.5 FT
SIDE YARD SETBACK (MIN); BUSINESS (1)	5 FT	5 FT	17.5 FT
REAR YARD SETBACK (MIN); BUSINESS	10 FT	132.8 FT	68 FT
REAR YARD SETBACK (MIN); RESIDENTIAL	5 FT	132.8 FT	68 FT
GUTT SETBACK (MIN)	25 FT (C/L)	170.4 FT	25.7 FT

**BUILDING HEIGHT SCHEDULE**

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B8	N/A	1 STORY	2 OR 3 STORIES (1)
B9	N/A	1 STORY	2 OR 3 STORIES (1)

(1) RESIDENTIAL AND OR COMBINED RESIDENTIAL AND COMMERCIAL STRUCTURES MAY BE 3 STORIES IN HEIGHT

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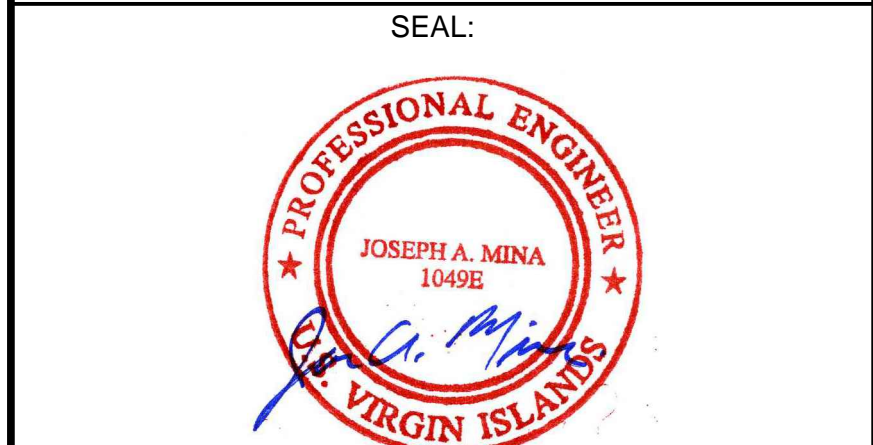
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**KEY**

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- C PROVIDE CONCRETE PAVING
- CBBS PROVIDE CONCRETE BLOCK BUS STOP
- CWW PROVIDE CONCRETE PAVED WALKWAY
- 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
- RW PROVIDE RECYCLED WATER LINE
- TEE PROVIDE TEE FITTING
- WCP PROVIDE POTABLE WATER CISTERN
- WCR PROVIDE RECYCLED WATER CISTERN
- WWTP PROVIDE WASTEWATER TREATMENT PLANT

**LEGEND**

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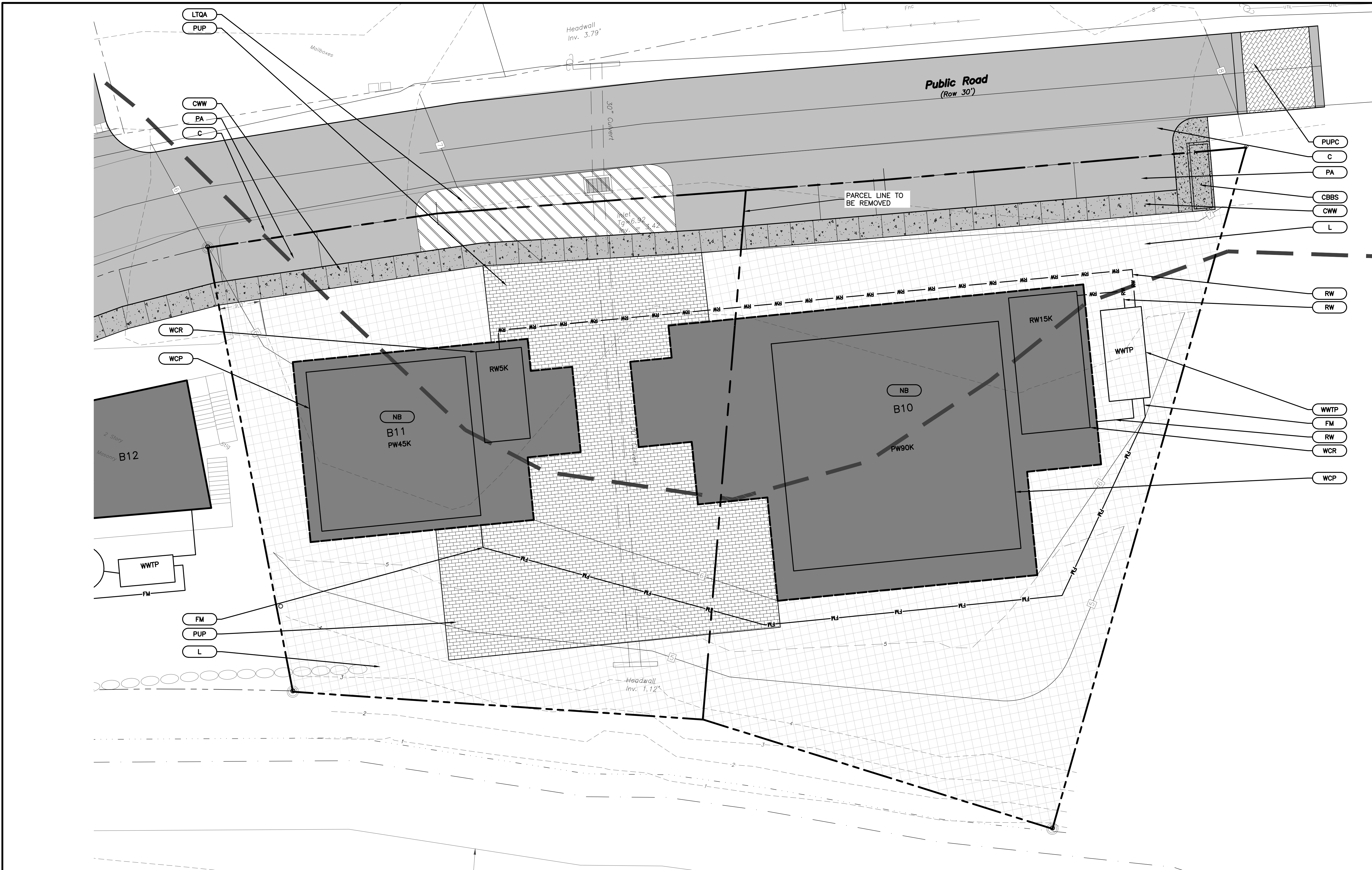
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**SITE PLAN**  
 PARCEL NO. 10-17  
 PARCEL NO. 10-18

Project No:	1220	Drawing No:	C205
Drawn By:	RMB	Scale:	
Approved By:	JAM	Date:	28MAR14
Sheet	8	of	15



ZONING SCHEDULE PARCEL 17 - 0.286 Ac.			
W-1 WATERFRONT PLEASURE DISTRICT			
DESCRIPTION	PERMITTED	EXISTING	
LOT AREA (MIN)	10,000 SF	12,458 SF	
LOT OCCUPANCY (MAX)	40%	0 SF; 0%	
LOT OPEN SPACE (MIN)	30%	12,458 SF; 100%	
LOT DENSITY (MAX)	2 UNITS	N/A	
LOT WIDTH (MIN)	100 FT	109.9 FT	
FRONT YARD SETBACK (MIN)	25 FT	N/A	
SIDE YARD SETBACK (MIN)	10 FT	N/A	
REAR YARD SETBACK (MIN)	20 FT	N/A	

ZONING SCHEDULE PARCEL 18 - 0.257 Ac.			
W-1 WATERFRONT PLEASURE DISTRICT			
DESCRIPTION	PERMITTED	EXISTING	
LOT AREA (MIN)	10,000 SF	11,195 SF	
LOT OCCUPANCY (MAX)	40%	0 SF; 0%	
LOT OPEN SPACE (MIN)	30%	11,195 SF; 100%	
LOT DENSITY (MAX)	2 UNITS	N/A	
LOT WIDTH (MIN)	100 FT	118.6 FT	
FRONT YARD SETBACK (MIN)	25 FT	N/A	
SIDE YARD SETBACK (MIN)	10 FT	N/A	
REAR YARD SETBACK (MIN)	20 FT	N/A	

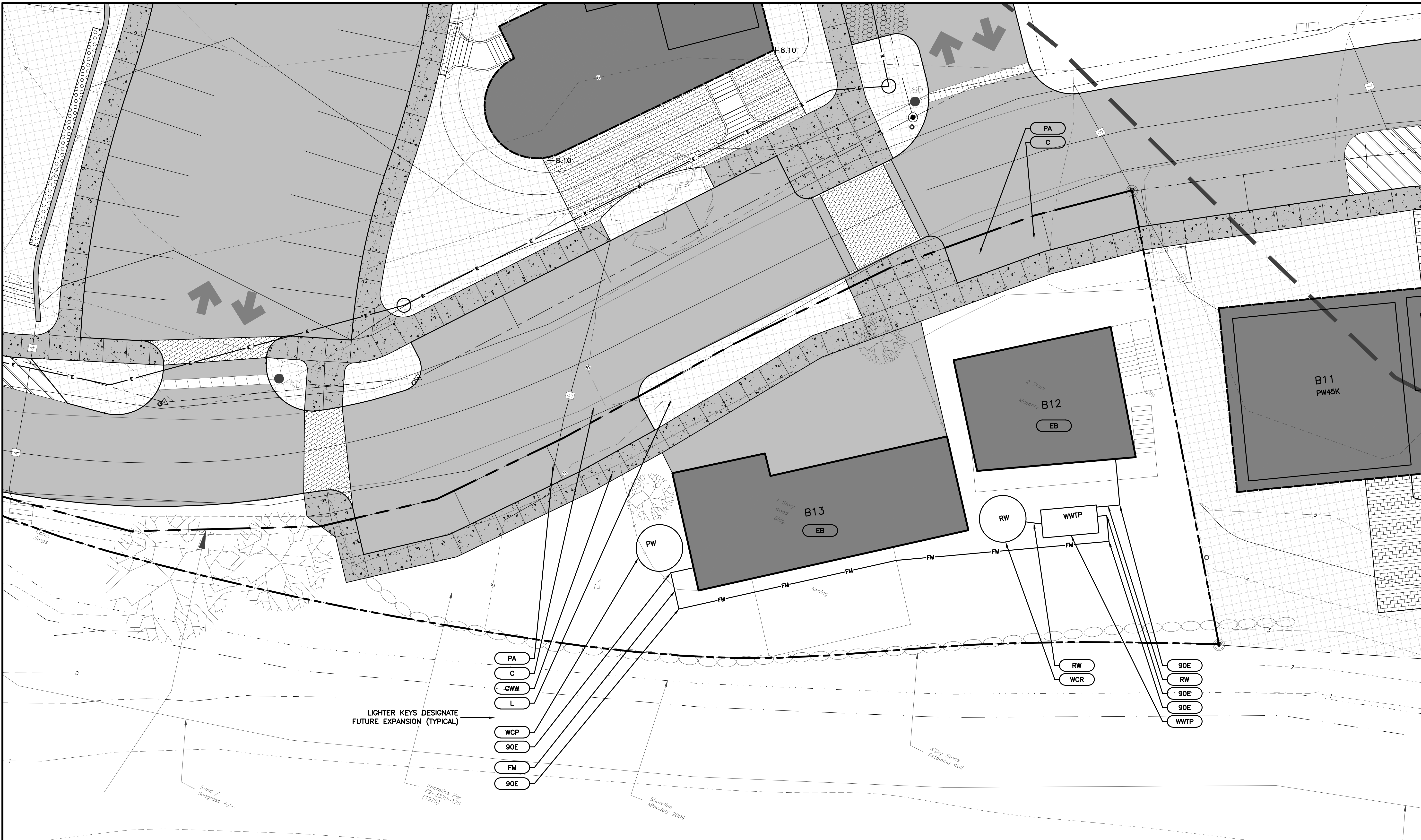
  

BUILDING HEIGHT SCHEDULE			
ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B10	N/A	3 STORY	3 STORIES

ZONING SCHEDULE PARCEL 17 AND 18 (COMBINED) - 0.543 Ac.			
W-1 WATERFRONT PLEASURE DISTRICT			
DESCRIPTION	PERMITTED	PROPOSED	
LOT AREA (MIN)	10,000 SF	23,663 SF	
LOT OCCUPANCY (MAX)	40%	7,240 SF; 31%	
LOT OPEN SPACE (MIN)	30%	16,413 SF; 69%	
LOT DENSITY (MAX)	2 UNITS	6 UNITS	
LOT WIDTH (MIN)	100 FT	228.5 FT	
FRONT YARD SETBACK (MIN)	25 FT	26.9 FT	
SIDE YARD SETBACK (MIN)	10 FT	10 FT	
REAR YARD SETBACK (MIN)	20 FT	29.5 FT	

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- 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.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**KEY**

- ADA PROVIDE ADA PARKING SPACES
- C PROVIDE CONCRETE PAVING
- CWW PROVIDE CONCRETE PAVED WALKWAY
- DWBS PROVIDE DOMESTIC WATER BUILDING SERVICE
- EB Existing Building To Remain
- 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
- RW PROVIDE RECYCLED WATER LINE
- TEE PROVIDE TEE FITTING
- W PROVIDE WATER MAIN
- WCP PROVIDE POTABLE WATER CISTERN
- WCR PROVIDE RECYCLED WATER CISTERN
- WWTP PROVIDE WASTEWATER TREATMENT PLANT
- WV PROVIDE WATER VALVE
- 90E PROVIDE 90° BEND
- 45E PROVIDE 45° BEND
- 22.5E PROVIDE 22.5° BEND
- 11.25E PROVIDE 11.25° BEND

**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 Transfer 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

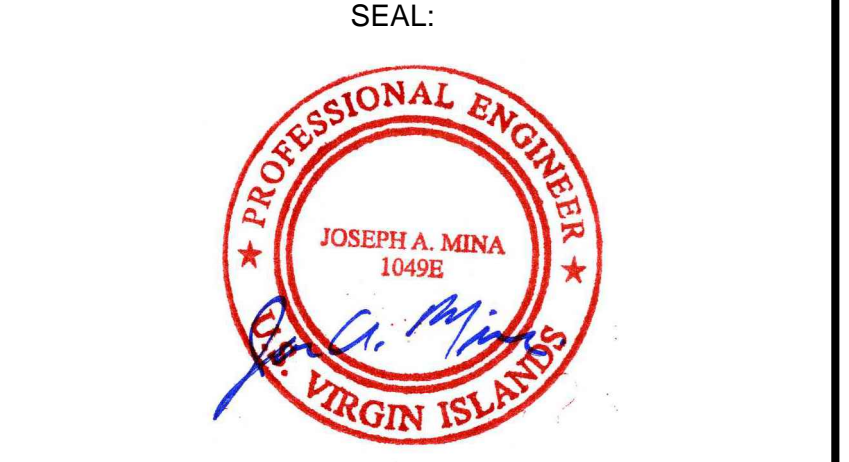
**ZONING SCHEDULE PARCEL 19 - 0.239 AC. W-1 WATERFRONT PLEASURE DISTRICT**

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	10,410 SF	10,410 SF
LOT OCCUPANCY (MAX)	40%	2,240 SF; 22%	2,240 SF; 22%
LOT OPEN SPACE (MIN)	30%	7,460 SF; 72%	7,460 SF; 72%
LOT DENSITY (MAX)	2 UNITS	N/A	2 UNITS
LOT WIDTH (MIN)	100 FT	291 FT	291 FT
FRONT YARD SETBACK (MIN)	25 FT	17.9 FT	17.9 FT
SIDE YARD SETBACK (MIN)	10 FT	9.2 FT	9.2 FT
REAR YARD SETBACK (MIN)	20 FT	19.9 FT	19.9 FT

**BUILDING HEIGHT SCHEDULE**

ID	EXISTING HEIGHT	PROPOSED HEIGHT	PERMITTED HEIGHT
B12	2 STORIES	2 STORIES	3 STORIES
B13	1 STORY	1 STORY	3 STORIES

**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



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Date	No.	Revisions	By
06-23-14	1	FINAL CZM SUBMISSION	JAM

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340 690-8445 Fax 340 718-3600  
bioimpact.islands.vi@gmail.com

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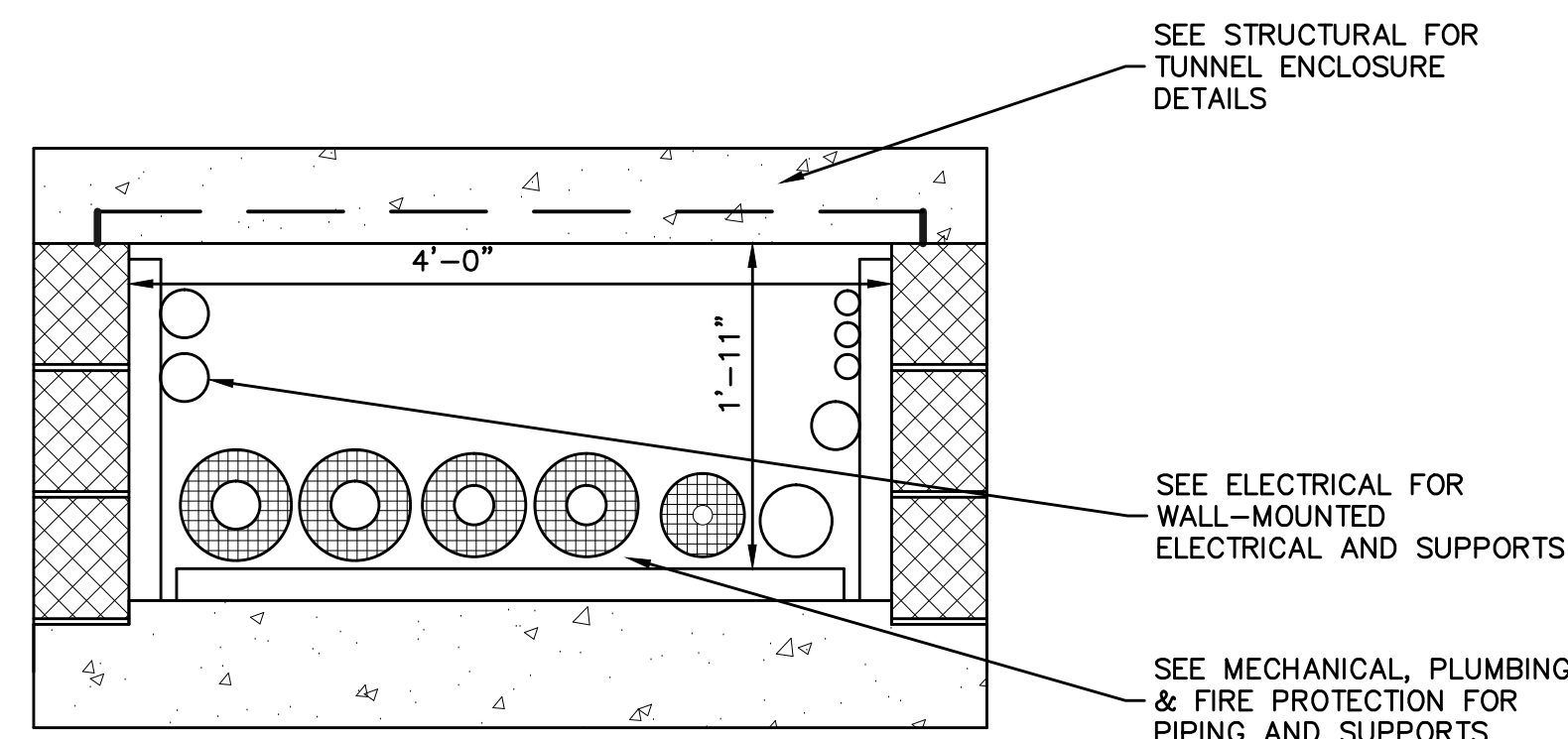
**TRAFFIC:**  
HCA TRANSPORTATION AND TRAFFIC ENGINEERING  
4950 York Road - Suite 2C  
Hollywood, Pennsylvania 18928-0311  
(610) 544-0208

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411 Public Avenue  
Jacksonville Beach, FL 32250  
904-249-8000  
www.atmfirm.com  
Coastal, Environmental, Marine, and Water Resource Engineering

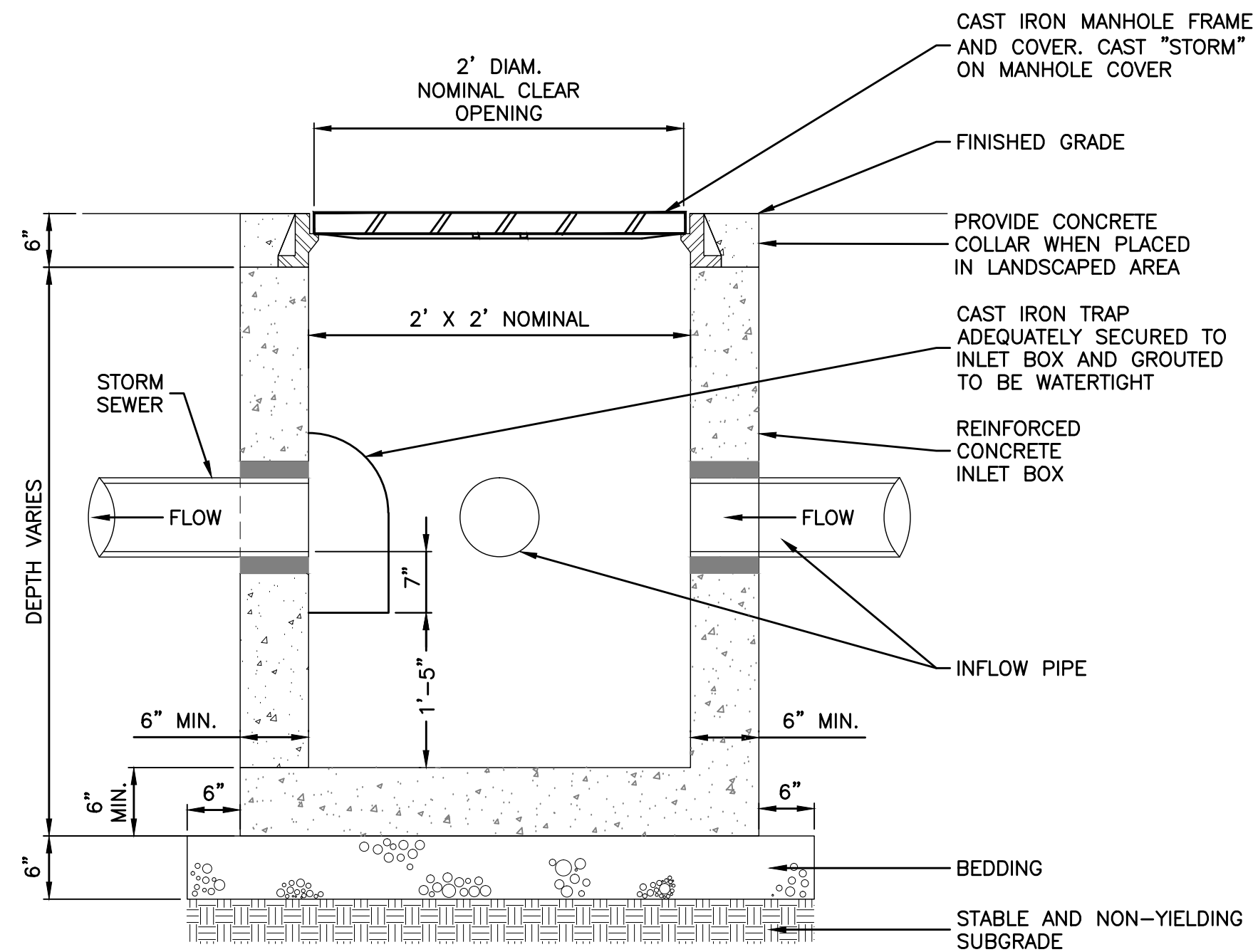
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**SITE PLAN**  
PARCEL NO. 10-19

Project No:	1220	Drawing No:	
Drawn By:	RMB	Approved By:	JAM
Scale:			<b>C206</b>
Date:	28MAR14	Sheet	9 of 15

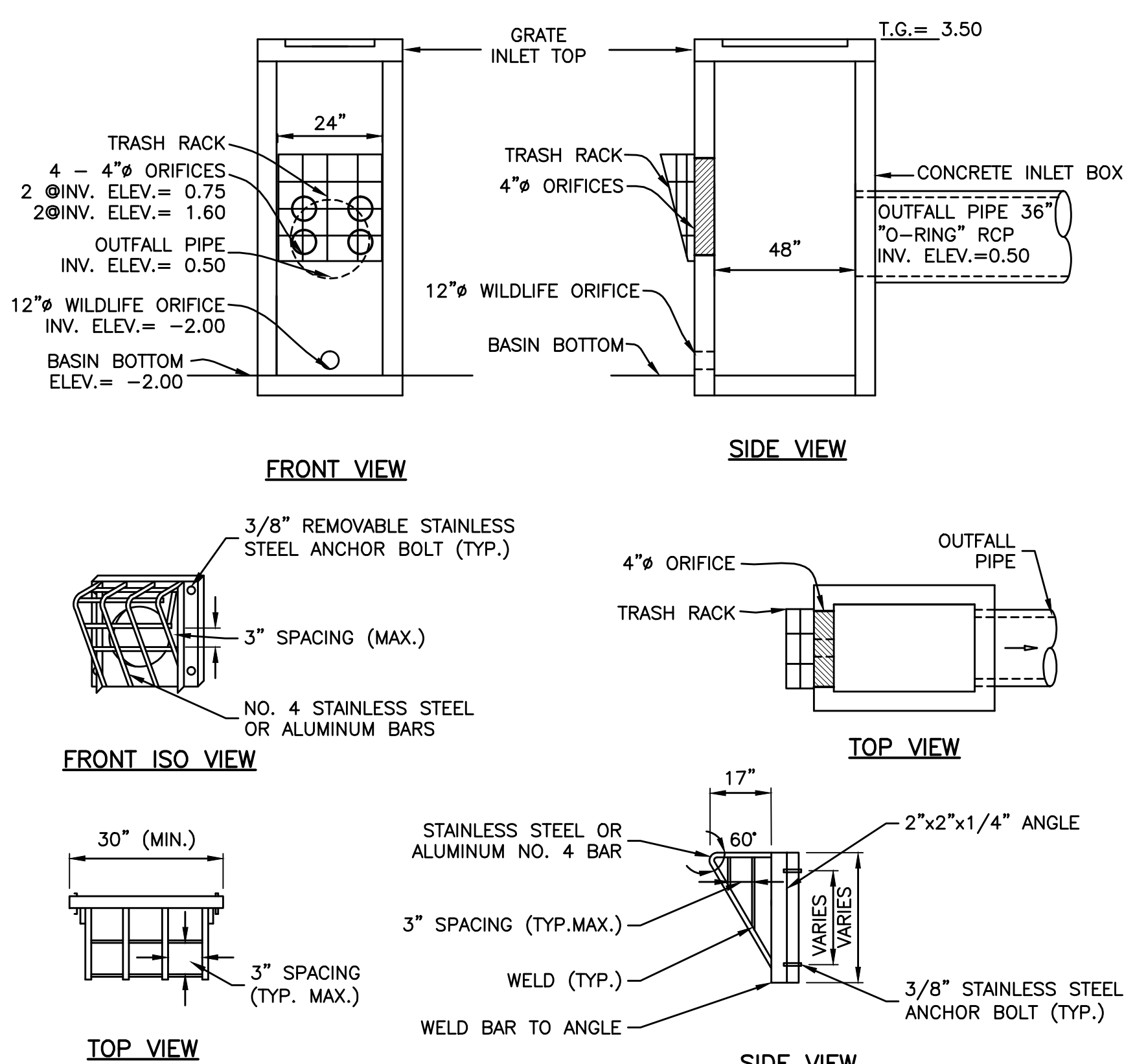


**6 UTILITY TUNNEL SECTION**  
C210 NOT TO SCALE

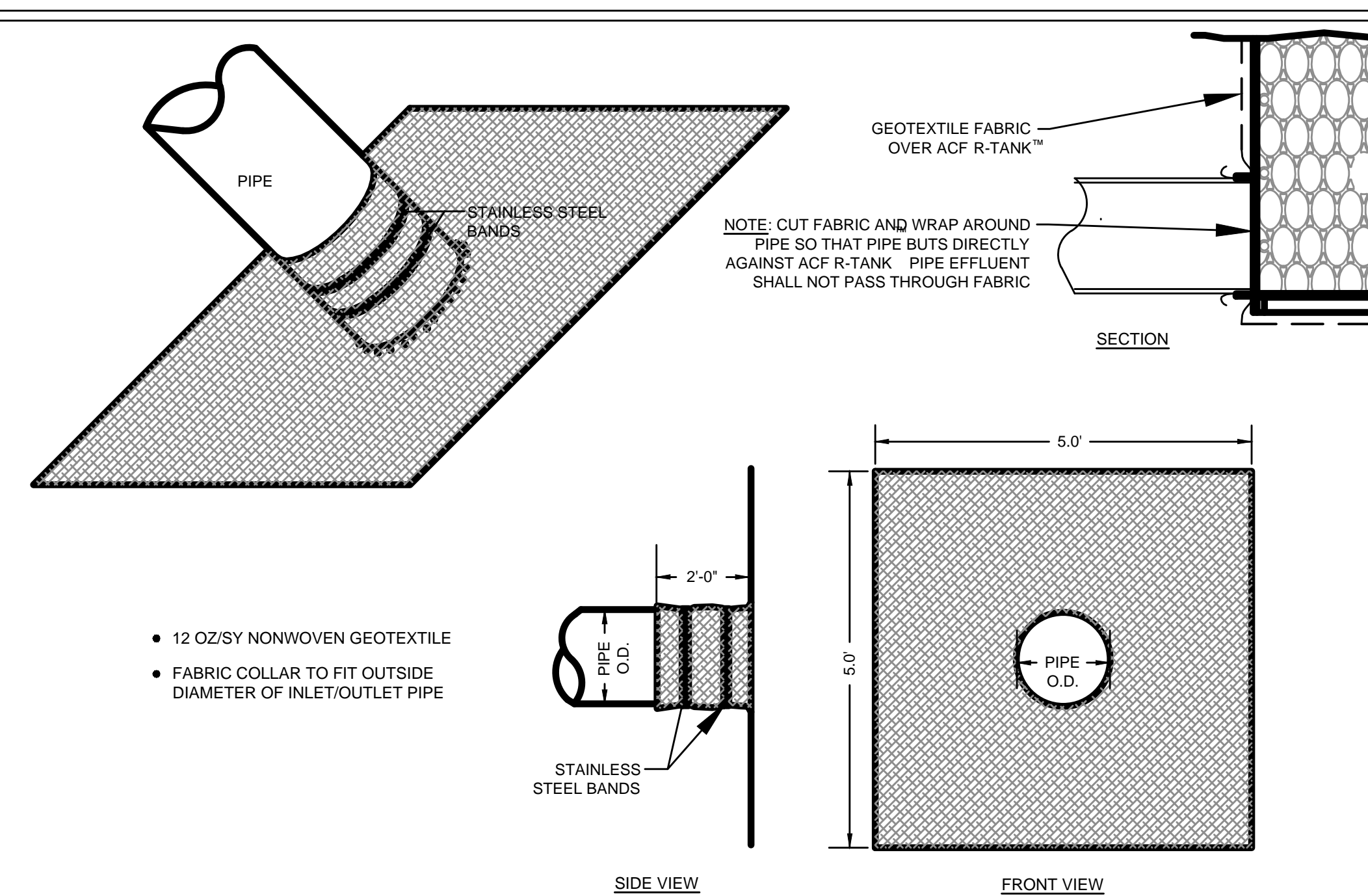


NOTES:  
1. TRAP TO BE ADEQUATELY SECURED TO INLET BOX AND GROUTED TO BE WATERTIGHT.

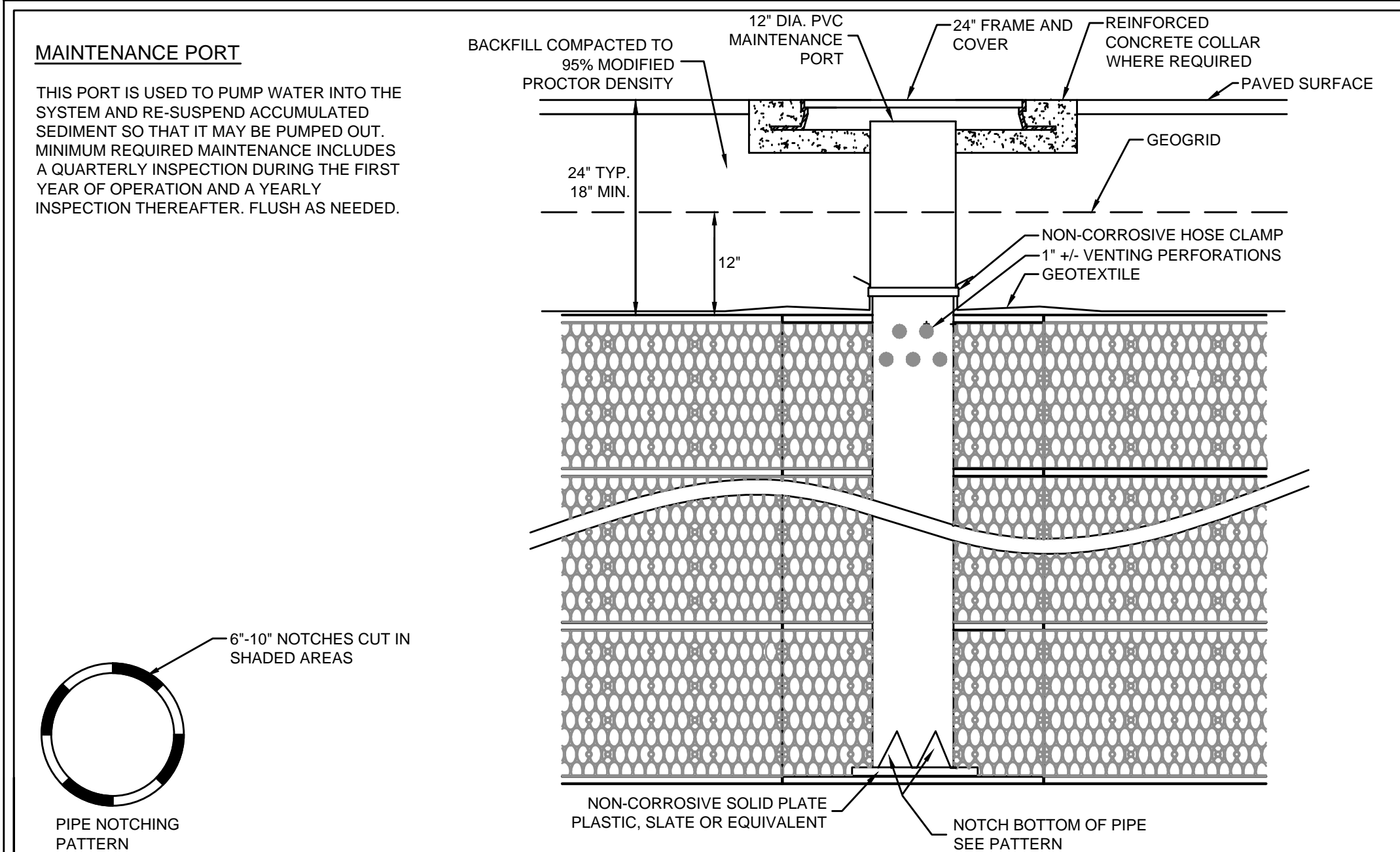
**4 SEDIMENT TRAP**  
C210 NOT TO SCALE



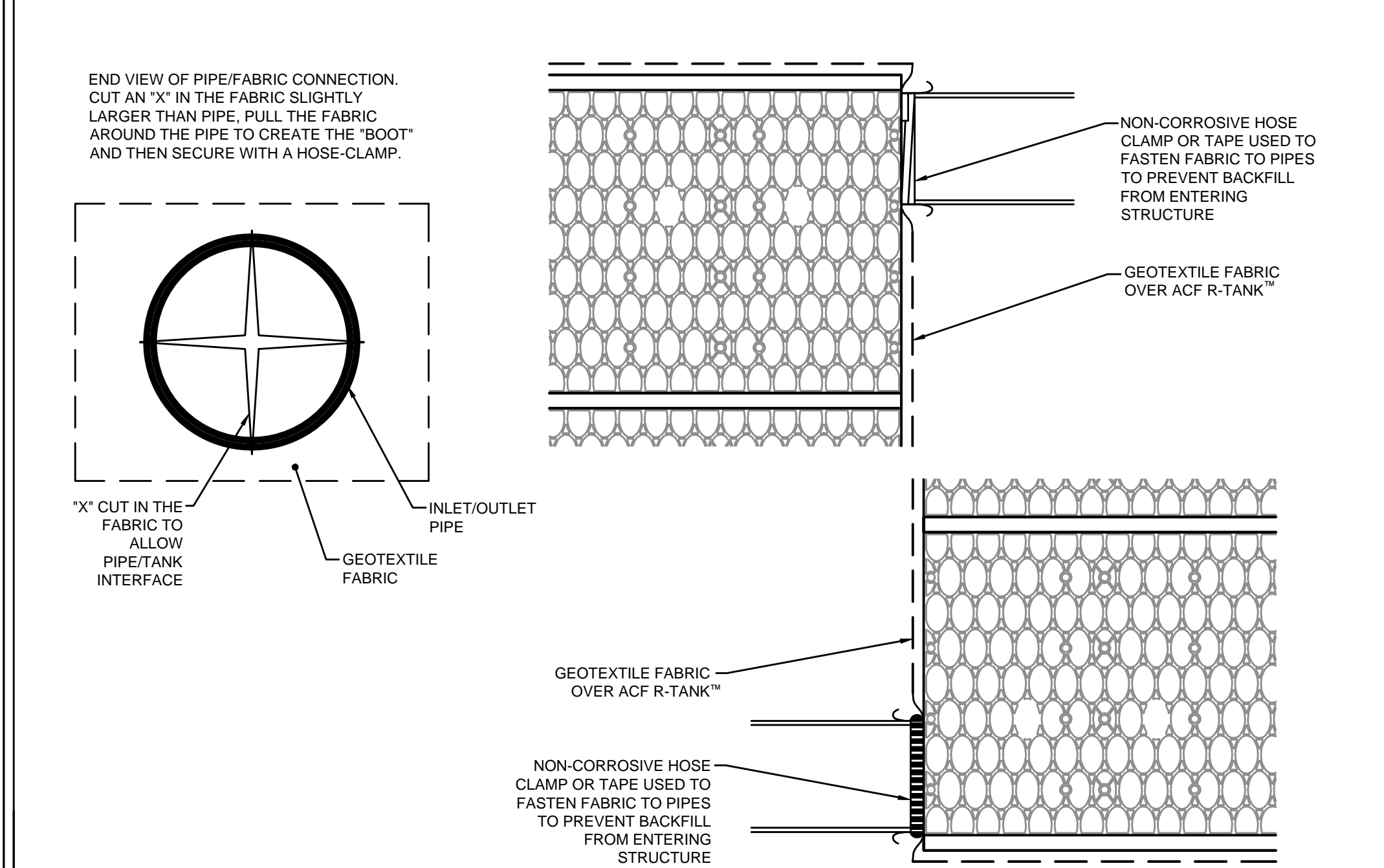
**7 OUTLET STRUCTURE W/ TRASH RACK**  
C410 NOT TO SCALE



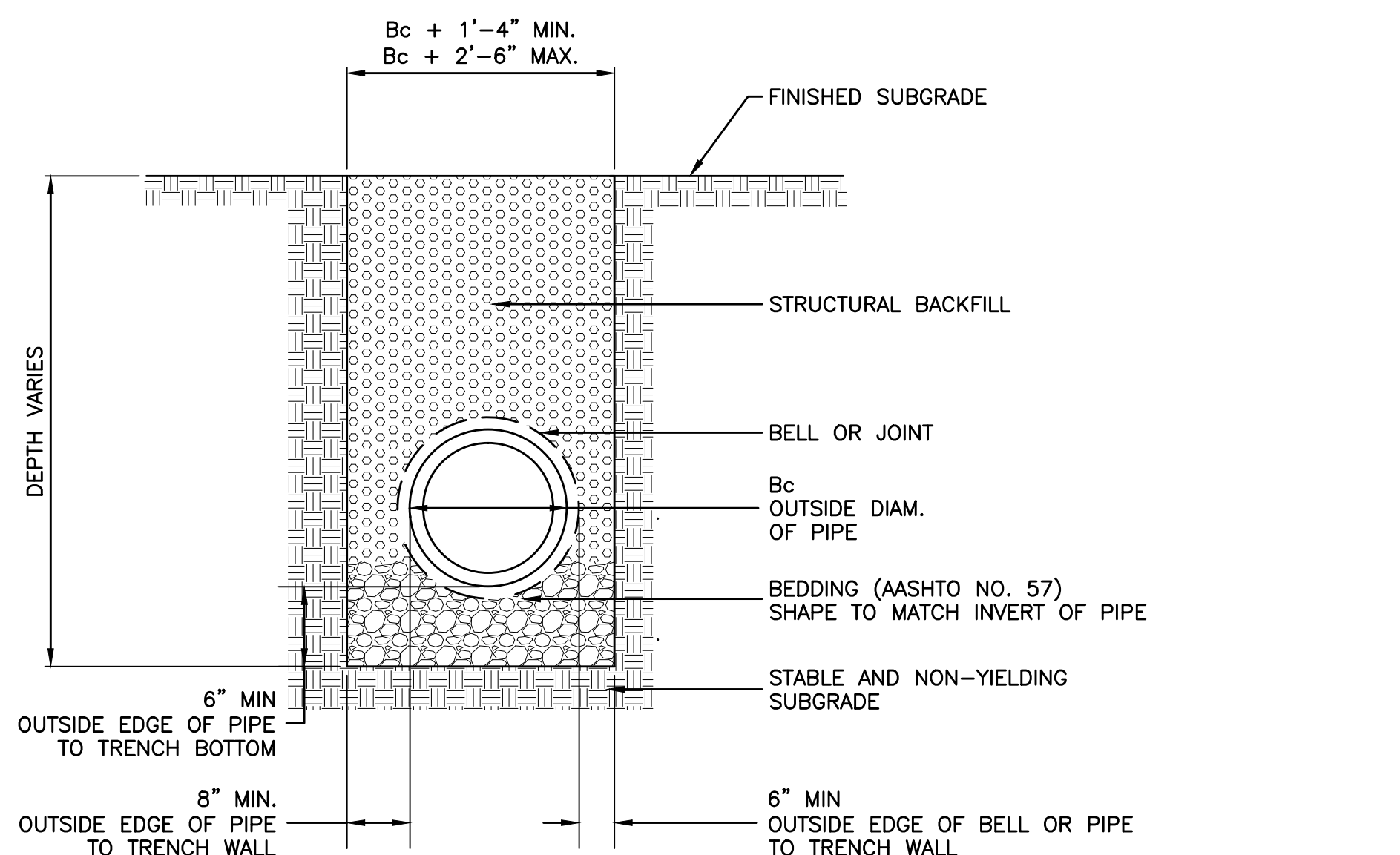
**ACF ENVIRONMENTAL**  
FABRIC PIPE BOOT FOR R-TANK™  
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



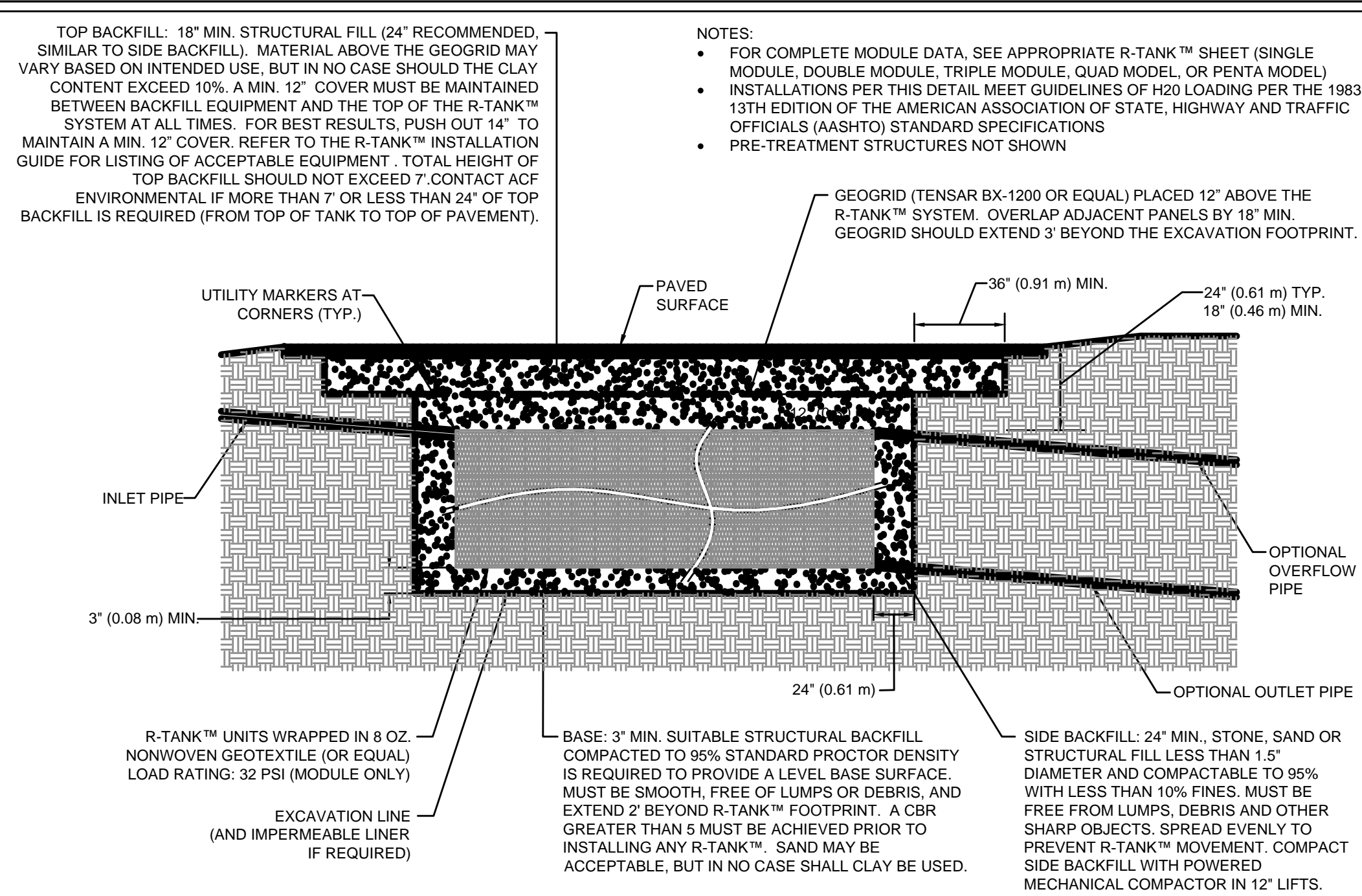
**ACF ENVIRONMENTAL**  
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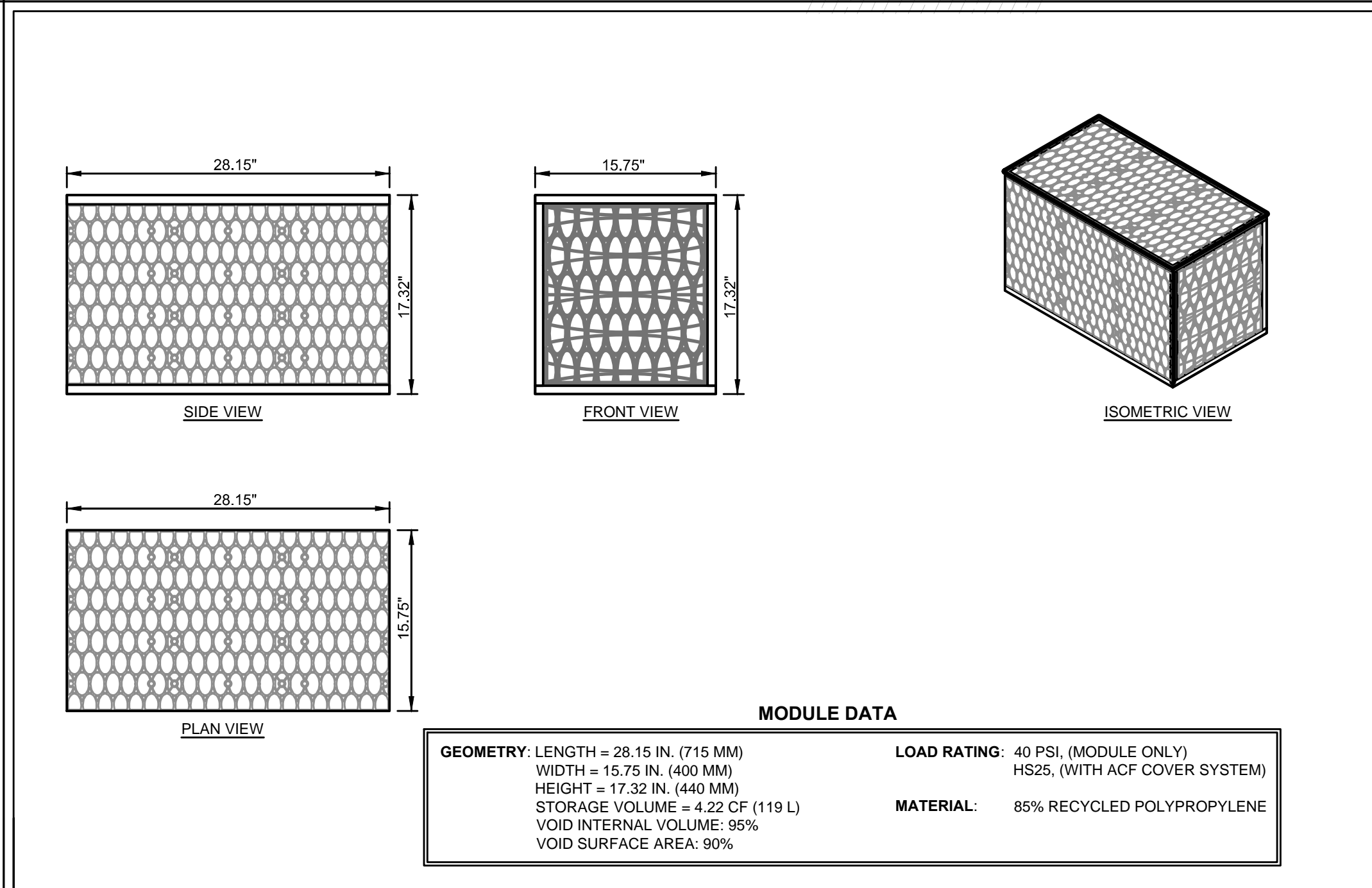
**ACF ENVIRONMENTAL**  
R-TANK™ TYPICAL TANK INLET/OUTLET DETAIL  
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**5 PIPE TRENCH/BEDDING**  
C210 NOT TO SCALE

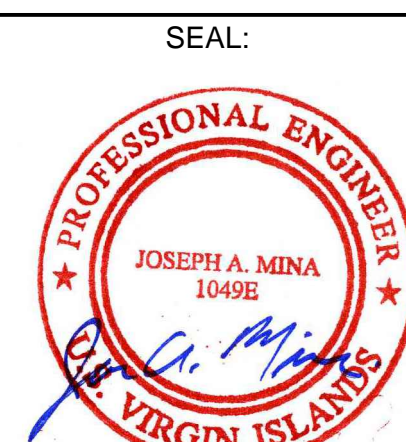


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www.caironekaupp.com

Drawing Title: **SITE PLAN DETAILS**

Project No.:	1220	Drawing No.:	C210
Drawn By:	RMB	Scale:	
Approved By:	JAM	Date:	28MAR14
Sheet:	10 of 15		