



Office of the Senate
President DEC 18 REC'D, 2019
449 p

THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE GOVERNOR
GOVERNMENT HOUSE
Charlotte Amalie, V.I. 00802
340-774-0001

December 18, 2019

VIA MESSENGER

The Honorable Novelle E. Francis
President
Thirty-Third Legislature of the Virgin Islands
Capitol Building
St. Thomas, VI 00802

RE: Consolidated Major Coastal Zone Management Permit No. CZJ-04-14(W) & CZJ-03-14(L) & B Modification; Summers End Group

Dear Senate President Francis:

Transmitted herewith in accordance with the provisions of Title 12, Section 911, Subsection (e) of the Virgin Islands Code is the Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14(W) & CZJ-03-14(L) ("the Permits") as approved by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014, and consolidated by Order of the Board of Land Use Appeal on June 6, 2016 (hereinafter "Consolidated Permit") and the Modification of the Consolidated Permit approved by me pursuant to Title 12, Section 911, Subsection (g) of the Virgin Islands Code (hereinafter the "Modification"). It is my opinion that as modified this permit both protects our environment and also allows critical economic development to occur in St. John where there is no marina. This administration strongly supports this project, which offers both economic growth opportunities for the Virgin Islands and an increased significance in the charter boat business.

As you are aware, this permit was originally approved by the St. John CZM Committee in 2014 as two separate, albeit jointly processed, permits. Those permits were appealed to the Board of Land Use Appeals, which ordered in 2016 that the permits be consolidated. That consolidation of the Permits has been effected by the attached Order of the Coastal Zone Commission ("Consolidated Permits"). The legal role of the Legislature is the ratification of the Water Permit and the Submerged Lands lease; however, with the consolidation of the Permits, we are presenting you with the administratively Consolidated Permits for further action.

We recognize that the Senate had numerous questions about the issues and changes which

have occurred with this project in the 62 months since those permits were approved. Based on the issues and concerns discussed at the Legislative hearing and pursuant to Title 12 V.I.C. Section 911(g), I have taken the opportunity to modify the permit to reflect the changes needed and address the concerns of the Legislature and community as a whole.

Despite the more than five years since this project received approval from the CZM Committee, the project's proponents and developers have both held together the majority of the properties and secured sufficient financing to move this project forward rapidly, if it is ratified now. However, the intervening years have caused the project to remove two, non-shoreline properties not essential for the marina, that became too expensive to retain without the final permits. The removal of the two properties, Parcels 13A and 13B is actually a reduction of project impacts.

All of these changes fall within the category of minor amendments, as they are either reductions in impact, or the provision of additional benefits to the public and the environment.

The changes contained in the consolidated permit are:

1. Consolidation of the Development Process From Two Stages to a Single Stage	Reduction of Impact
2. Removal of Parcels 13A & 13B	Reduction of Impact
3. Removal 56 Seat Restaurant ¹	Reduction of Impact
4. Reduction of Parking Spaces from 120 to 110	Reduction of Impact
5. Reduce Marina Slips from 145 to 144	Reduction of Impact
6. Consolidation of Parcels 10-17 and 10-18	No Impact
7. Inclusion of Shoreline Boardwalk	Community Benefit Funded by Developer

In support of these changes, attached are:

- 2017 August Final Civil Drawings (21 pages)
- 2018-09-21 Community Boardwalk (Artist Rendering, 1 page)
- 2019 Dock Plans Final – 4895 A Layout 13 (13 pages)
- Parcel 10-17 and Parcel 10-18 Consolidated (Now “Consolidated Parcel 10-17”; 1 page)
- St. John Marina At-A-Glance (2 pages)
- YCSE – Marina – Map (1 page)

The St. John Marina improves public health in part by providing both solid and wastewater collection, proper fueling using EPA approved methodology, and coordination with FEMA to provide receipt of emergency supplies and evacuation from Coral Bay in the event of natural disasters like hurricane and earthquake.

¹ The original permit called for a two-stage development, with a second restaurant a contingency in the second stage. That has now been consolidated into a single stage of full project development, including a restaurant.

The St. John Marina is critical to the restoration and health of Coral Harbor. In coordination with DPNR, the St. John Marina will significantly improve the water quality by organization, enforcement, and management of all boating activities in the harbor as well as the restoration and maintenance of 50 watershed projects that will significantly reduce the sediment run off into Coral Harbor.

Safety is improved through the development of the proposed marina in part by the construction of sidewalks and raised crosswalks. Additional safety benefits include a clearly marked navigational channel, signage protecting boaters from reefs, a Hurricane Preparedness Plan, 24 hour electronic and manned security, and free dockage to enforcement agencies including DPNR, Coast Guard, ICE, EPA, ATF and others.

The general welfare of both residents and visitors significantly improves through an improved economy by creating 362 jobs territory wide, 80+ long-term FTE jobs in Coral Bay, \$34 Million spent locally on construction and development, initial economic impact of \$45.8 Million and total labor income of \$29.8 Million.

This development will include a Customs and Border Protection office positioning Coral Bay and St. John to become the gateway for the yachting and charter industry into the USVI from the British Virgin Islands. With the increased interest of the Virgin Islands in regaining its position in the charter yacht business, this project holds unique opportunities that cannot be replicated anywhere else in the Territory.

The Legislature' expedited and favorable consideration of the Consolidated Major Coastal Zone Management Permit No. CZJ-04-14(W) & CZJ-03-14(L) and Modification for Summers End Group is urged. As always, I thank you for all that you do for our fellow Virgin Islanders.

Sincerely,

A handwritten signature in black ink, appearing to read 'Albert Bryan Jr.', with a stylized flourish at the end.

Albert Bryan Jr.
Governor

Enclosures
ec: *Honorable Senators of the Thirty-Third Legislature*



**THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE GOVERNOR
GOVERNMENT HOUSE
Charlotte Amalie, V.I. 00802
340-774-0001**

December 18, 2019

Ms. Chaliene Summers
Managing Member
The Summer's End Goup, LLC
5000 Estate Enighed, PMB 63
St. Thomas, VI 00802

**MODIFICATION of Consolidated Major Coastal Zone Management Permit
Nos. CZJ-04-14(W) & CZJ-03-14(L); The Summers End Group, LLC**

Dear Ms. Summers:

By letter dated December 3, 2019 you requested a modification of the Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14(W) & CZJ-03-14(L) for The Summers End Group, LLC ("Permittee"). After review of the request by The Summers End Group LLC, I find that the requested modifications is in the public interest, that it is necessary to prevent significant environmental damage to coastal zone resources, and to protect the general welfare by minimizing the impact to the environment as follows:

- Virtually eliminate the current common practice of noncompliant boaters dumping their untreated wastewater and solid waste into the waters of the harbor. This will be accomplished through the St. John Marina providing both dockside and remote wastewater pumpout.
- The utilization of improved water quality with EPA approved fueling.
- Funding of a grant by the marina for the employment of a full-time DPNR enforcement officer for St. John to ensure compliance by boaters of regulations specifically designed to protect public health.
- Coordination through the Federal Emergency Management Administration (FEMA) for the receipt of emergency supplies and evacuation of injured, infirmed or elderly during natural disasters like hurricanes and earthquakes that cut off Coral Bay from Coral Bay.

The following modifications were requested by the Permittee:

- Consolidation of the Development – As originally proposed the development would have occurred in two phases. The second phase included conditional development (such as a potential 2nd restaurant) and would have extended the period of construction. By consolidation, any uncertainty as to the scope of the development is removed, and the overall period of construction is reduced. The consolidation of the development both reduces the total impacts and the time period in which such impacts will occur. Subsections 903(1), (2), (3), (4) (5) & (10).
- Removal of Parcels 13A & 13B: the options on these parcels expired due to the length of time it has taken to receive permitting. It was determined by the Permittee that it was not economically feasible to retain these parcels without permitting in place. Consequently, the first restaurant, which was on that parcel, is no longer part of the project; however, the second restaurant is now a committed part of the project with the consolidation of the development into a single phase. With the removal of these parcels, additional cisterns have been located on Parcel 13 Remainder West, to maintain the necessary water supply. This is a reduction in project impacts. Comprehensively, the removal of the restaurant and two apartments on 13A is a reduction overall in the size of the project and constitutes a significant reduction in parking requirements. The generator previously located on Parcel 13A has been relocated to the Fish and Farmer's Market to be located on Parcel 10-41, of which the net effect is neutral. Subsections 903(2), (4) (9) & (10).
- Reduction of parking spaces from 120 to 110 is a result of the removal of Parcels 13A and 13B, and the overall reduction in the number of buildings within the project. The reduction in parking spaces reduces the amount of impermeable surface and will reduce the amount of runoff. Subsections 903(1), (5), (8), (9) & (10).
- Reduction of the Marina by one slip reduce the amount of seafloor that is disturbed. Removal of the one mega-yacht slip will reduce long-term effects from shading and decrease the total amount of space that the marina occupies. It also preserves any potential historical resources in the area. Subsections 903(1), (2), (3), (5), (7), (8), (9) & (10).
- Consolidation of Parcels 10-17 and 10-18 is a reflection of the ownership of those parcels. The effect of this change is net neutral. Subsections 903(2), (3), (4), (9) & (10).
- The inclusion of a community boardwalk referenced in on-going Federal permitting process.

Accordingly, pursuant to the authority granted to me by Title 12, Section 911, Subsection (g) of the Virgin Islands Code, the Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14(W) & CZJ-03-14(L) for The Summers End Group, LLC. is modified as follows:

Removal of Parcels 13A & 13B
Reduction of Parking Spaces from 120 to 110 Reduction of Impact
Removal 56 Seat Restaurant
Reduce Marina Slips from 145 to 144
Inclusion of Shoreline Boardwalk
Consolidation of Parcels 10-17 and 10-18
Completion of land development in a single phase.

I find that with the above listed modifications to the Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14(W) & CZJ-03-14(L) for The Summers End Group, LLC both protects our environment, but also allows critical economic development.

APPROVED

Governor of the Virgin Islands



The Honorable, Albert Bryan Jr.
Governor

12-18-19

Date

RATIFIED

Legislature of the Virgin Islands

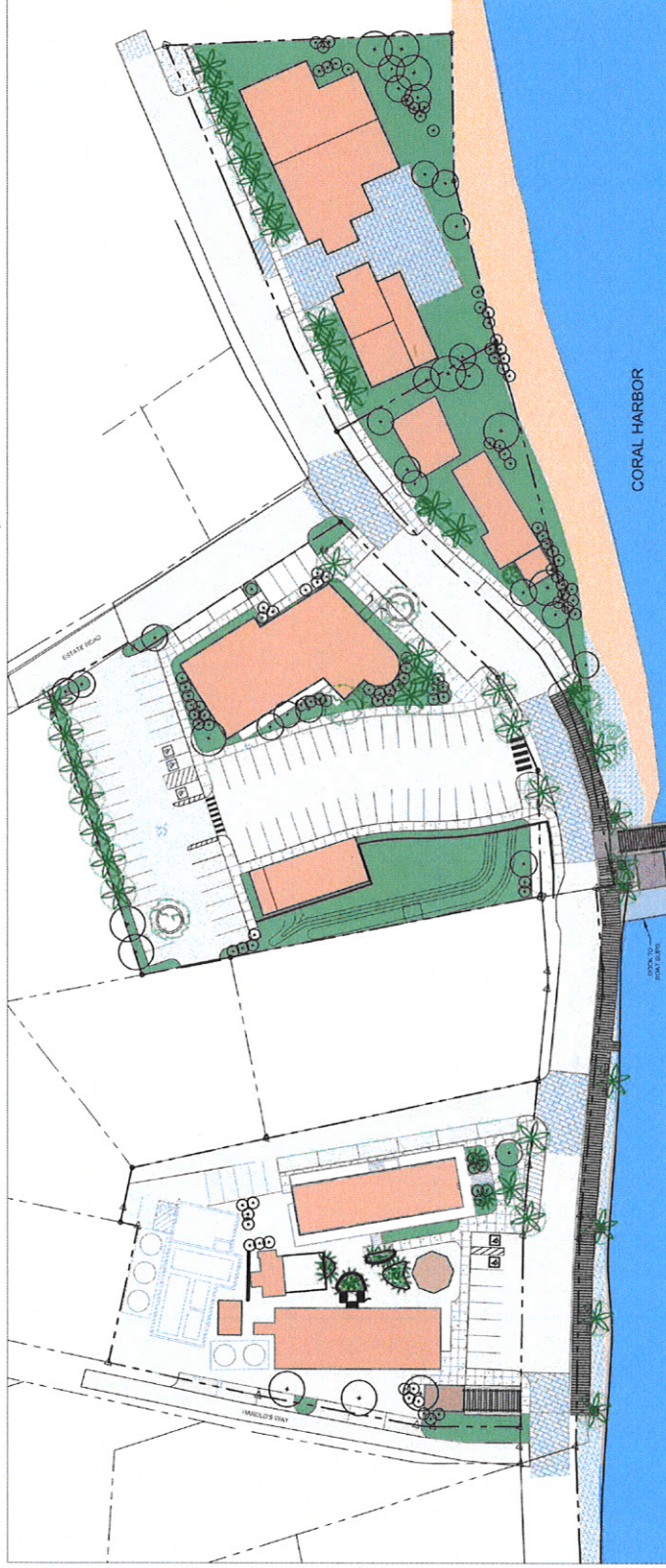
The Honorable
President, 33rd Legislature

Date

ST. JOHN MARINA

CORAL HARBOR, ST. JOHN, USVI

THE SUMMER'S END GROUP, LLC



C001	UTILITY PLAN (PARCEL 10-41 REM)
C002	UTILITY PLAN (PARCEL NO. 10-37 CONSOLIDATED)
C003	UTILITY PLAN (PARCEL NO. 10-38)
C004	STORM WATER MANAGEMENT PLAN
C005	LANDSCAPE & IRRIGATION PLAN
C006	EROSION & SEDIMENT CONTROL PLAN (OVERALL & STAGE 1)
C007	EROSION & SEDIMENT CONTROL PLAN (STAGE 2 & STAGE 3)
C008	EROSION & SEDIMENT CONTROL PLAN (STAGE 4)
C009	SITE PLAN DETAILS
C010	SITE PLAN DETAILS
C011	SITE PLAN DETAILS
C012	EROSION & SEDIMENT CONTROL DETAILS

DRAWING NO.	SHEET INDEX	TITLE
C001	COVER SHEET	
C002	EXISTING CONDITIONS AND DEMOLITION PLAN	
C003	SITE PLAN (OVERALL)	
C004	SITE PLAN (PARCEL 10-13 REM, WESTERN PORTION)	
C005	SECTION VIEW CISTERN (PARCEL 10-13 REM, WESTERN PORTION)	
C006	SECTION VIEW FUEL STORAGE AREA (PARCEL 10-13 REM, WESTERN PORTION)	
C007	SITE PLAN (PARCEL 10-41 REM)	
C008	SITE PLAN (PARCEL NO. 10-37 CONSOLIDATED)	
C009	SITE PLAN (PARCEL NO. 10-38)	
C010	UTILITY PLAN (WATER AND SEWER)	
C011	UTILITY PLAN (ELECTRICAL AND STORM DRAINAGE)	
C012	UTILITY PLAN (PARCEL 10-13 REM, EASTERN PORTION)	



ISLAND MAP
NOT TO SCALE

COVER SHEET

ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands



BCSC DOSPVA
Engineers • Surveyors • Planners
5001-12 Chandler's Wharf, Christiansted, St. John, VI 00820
WEBSITE: WWW.BATIMANOVASURVEY.COM PHONE: 1-877-733-7312



Drawn By	WMC
Checked By	WMC
Design By	JLL
Scale	1/8" = 1'-0"
Date	08/11/2017
Project Name	St. John Marina

C001

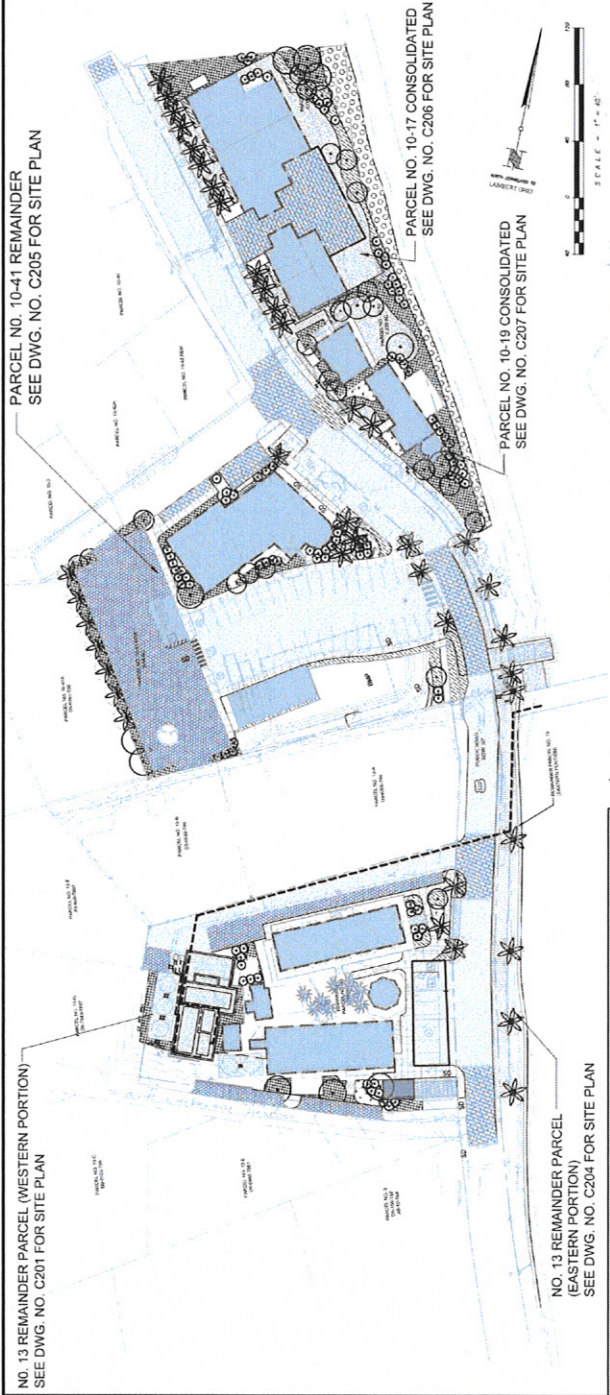
NO. 13 REMAINDER PARCEL (WESTERN PORTION)
SEE DWG. NO. C201 FOR SITE PLAN

PARCEL NO. 10-41 REMAINDER
SEE DWG. NO. C205 FOR SITE PLAN

LEGEND

- Right of Way Line
- Property Line
- Storm Sewer Pipe
- Sanitary Sewer Pipe
- Front Lot Line
- Building Footprint
- Roof Overhang
- Storm Sewer Inlet
- Storm Sewer Manhole
- Storm Sewer Catchment
- Storm Sewer Relieving Well
- Sign
- Tree

- Herbaceous Ground Cover
- Ornamental Herbaceous Planting
- Succulent Planting
- Shoreline Mangrove Planting
- Leaves
- Herbaceous Stormwater Management Mat
- Proposed Canopy Tree
- Proposed Palm Tree
- Proposed Understory Tree
- Proposed Shade



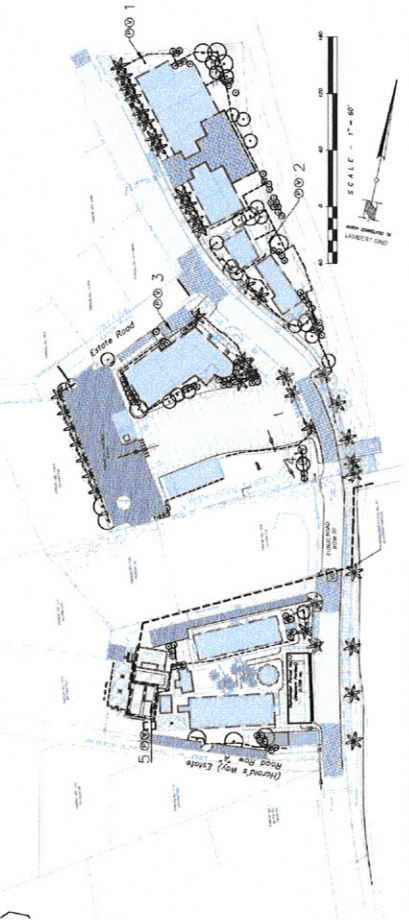
NO. 13 REMAINDER PARCEL
(EASTERN PORTION)
SEE DWG. NO. C204 FOR SITE PLAN

PLANT MATERIALS LIST			
QTY	SYMBOL	COMMON NAME	REMARKS
2	1	CANDY CANE ANDERSON TREES	
2	2	BLACK MANGROVE	
2	3	BLACK MANGROVE	
2	4	BLACK MANGROVE	
2	5	BLACK MANGROVE	
2	6	BLACK MANGROVE	
2	7	BLACK MANGROVE	
2	8	BLACK MANGROVE	
2	9	BLACK MANGROVE	
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2	97	BLACK MANGROVE	
2	98	BLACK MANGROVE	
2	99	BLACK MANGROVE	
2	100	BLACK MANGROVE	

GRAY WATER CONTINUITY			
IRIGATION SOURCE	IRIGATION AREA (SQ FT)	GRAY WATER VOLUME AVAILABLE (GAL)	GRAY WATER DURATION (DAYS)
1	1,113	2,226	3
2	1,113	2,226	3
3	1,113	2,226	3
4	1,113	2,226	3
5	1,113	2,226	3
TOTAL	5,565	11,130	15

IRRIGATION SCHEDULE			
IRIGATION SOURCE	IRIGATION AREA (SQ FT)	POP-UP SPRAY IRRIGATION AREA (SQ FT)	POP-UP SPRAY IRRIGATION AREA (SQ FT)
1	1,113	1,113	1,113
2	1,113	1,113	1,113
3	1,113	1,113	1,113
4	1,113	1,113	1,113
5	1,113	1,113	1,113
TOTAL	5,565	5,565	5,565

1 SCHEMATIC IRRIGATION PLAN
L-100 1"=60'



LANDSCAPING STAGING NOTES

- STAGE 1 SHALL CONSIST OF PARCELS 10-13 NEW (WESTERN PORTION) 10-41 REMAINDER (WESTERN PORTION), 10-19 REMAINDER (WESTERN PORTION), 10-17 REMAINDER (WESTERN PORTION), 10-15 REMAINDER (WESTERN PORTION), 10-14 REMAINDER (WESTERN PORTION), 10-13 REMAINDER (WESTERN PORTION), 10-12 REMAINDER (WESTERN PORTION), 10-11 REMAINDER (WESTERN PORTION), 10-10 REMAINDER (WESTERN PORTION), 10-9 REMAINDER (WESTERN PORTION), 10-8 REMAINDER (WESTERN PORTION), 10-7 REMAINDER (WESTERN PORTION), 10-6 REMAINDER (WESTERN PORTION), 10-5 REMAINDER (WESTERN PORTION), 10-4 REMAINDER (WESTERN PORTION), 10-3 REMAINDER (WESTERN PORTION), 10-2 REMAINDER (WESTERN PORTION), 10-1 REMAINDER (WESTERN PORTION).
- STAGE 2 SHALL CONSIST OF THE REMAINING PORTION OF PARCEL 10-13 REMAINDER (WESTERN PORTION), 10-41 REMAINDER (WESTERN PORTION), 10-19 REMAINDER (WESTERN PORTION), 10-17 REMAINDER (WESTERN PORTION), 10-15 REMAINDER (WESTERN PORTION), 10-14 REMAINDER (WESTERN PORTION), 10-13 REMAINDER (WESTERN PORTION), 10-12 REMAINDER (WESTERN PORTION), 10-11 REMAINDER (WESTERN PORTION), 10-10 REMAINDER (WESTERN PORTION), 10-9 REMAINDER (WESTERN PORTION), 10-8 REMAINDER (WESTERN PORTION), 10-7 REMAINDER (WESTERN PORTION), 10-6 REMAINDER (WESTERN PORTION), 10-5 REMAINDER (WESTERN PORTION), 10-4 REMAINDER (WESTERN PORTION), 10-3 REMAINDER (WESTERN PORTION), 10-2 REMAINDER (WESTERN PORTION), 10-1 REMAINDER (WESTERN PORTION).



BCSC DOSPVA
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001-12 CHARLES STREET, CHATELAIN, ST. JOHN, VI 00902
WWW.BCSCDOSPVA.COM PHONE: 340-773-1173



ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands

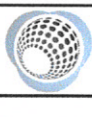
LANDSCAPE AND IRRIGATION PLAN

Project No.	100
Client	St. John Marina
Design By	BCSC DOSPVA
Check By	BCSC DOSPVA
Date	08/12/2022

L100



BCSC DOSPIVA
Engineers • Surveyors • Planners
5001-12 Chambers Mount, Charlottesville, VA 22902
WEBSITE: WWW.BATMANVIRGINIA.COM PHONE: 813-751-1234

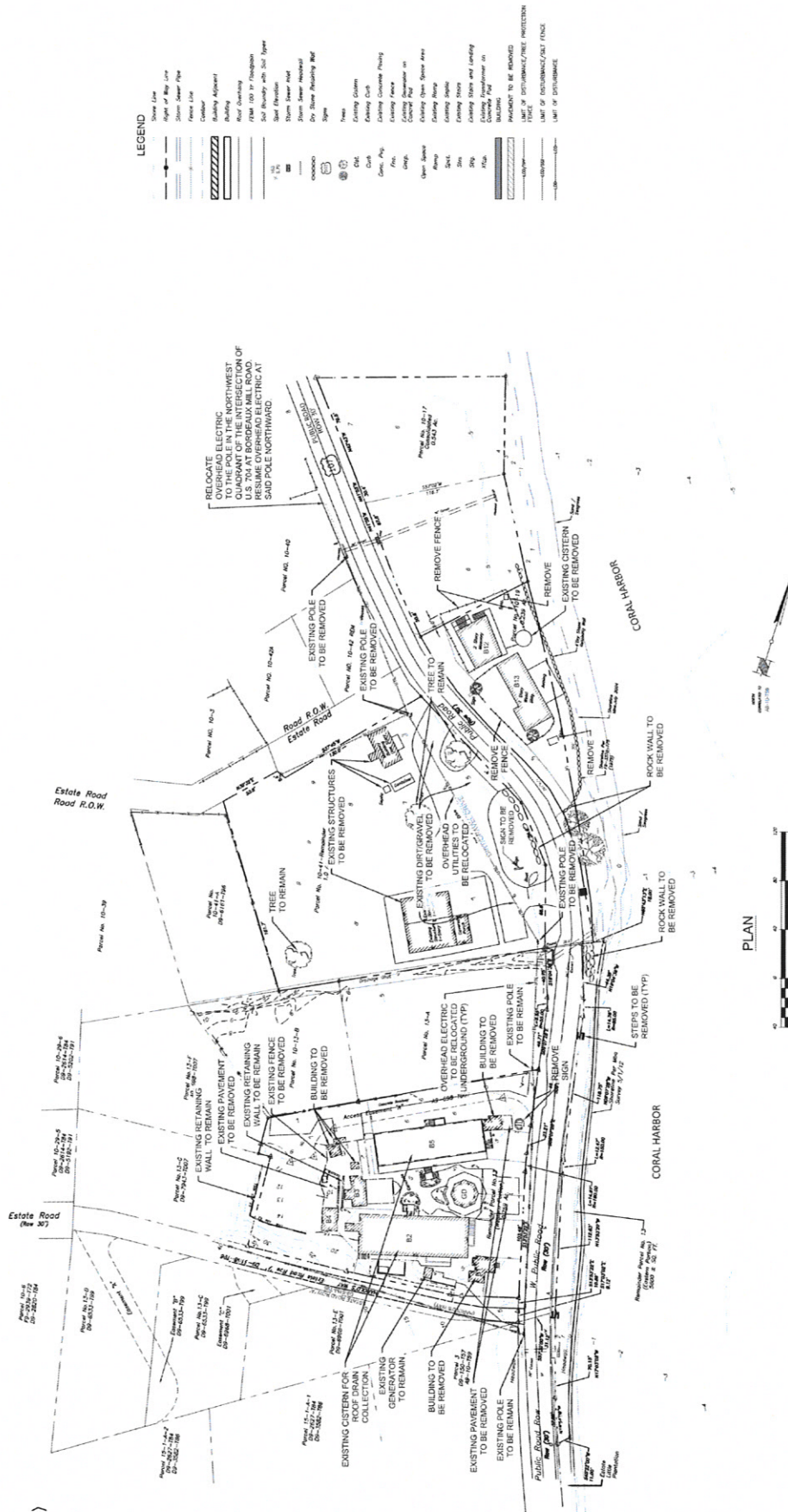


ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands

**EXISTING FEATURES
AND DEMOLITION PLAN**

Designed By:	MSD
Drawn By:	MSD
Checked By:	MSD
Date:	11-1-07
Project Number:	10000

C100



NOTES:

1. PLAN REFERENCE: EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE SURVEY DATA PROVIDED BY MARINA BERING & ASSOCIATES, 6601 RED ROCK PAVILION, SUITE 201, ST. JOHN, U.S. VIRGIN ISLANDS. BCSC DOSPIVA HAS VERIFIED THE SURVEY INFORMATION AND CONSTRUCTED THIS PLAN TO REFLECT THE ACTUAL CONDITIONS ON THE GROUND AT THE TIME OF CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WHICH MAY OCCUR DURING THE COURSE OF THE PROJECT.

GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD DIMENSIONS AND SITE CONDITIONS. ANY DISCREPANCIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WHICH MAY OCCUR DURING THE COURSE OF THE PROJECT.



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5001-12 CHANDLER WHARF DRIVE, ST. JOHN, VA 22020
WEBSITE: WWW.BATMANVA.COM PHONE: (434) 778-1811

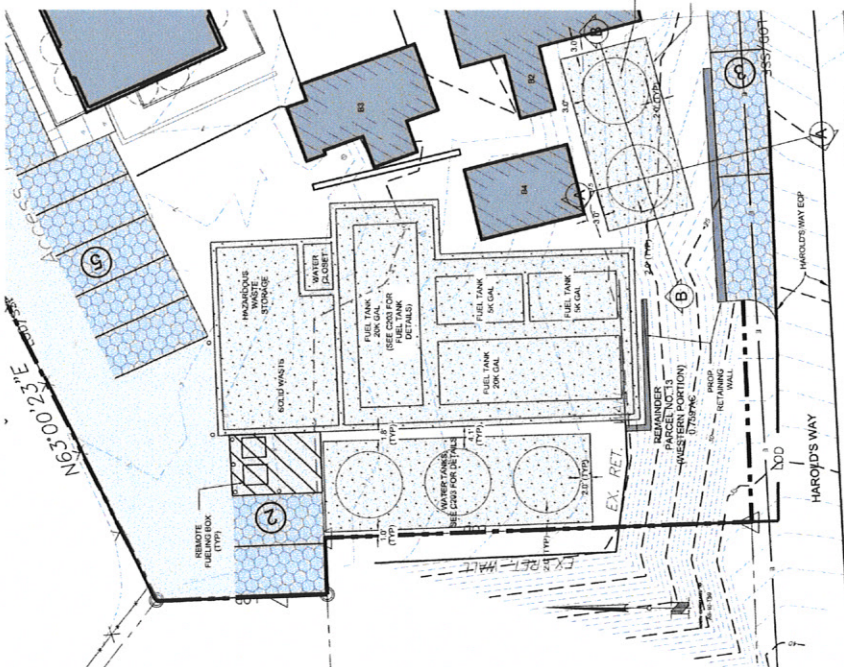


ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands

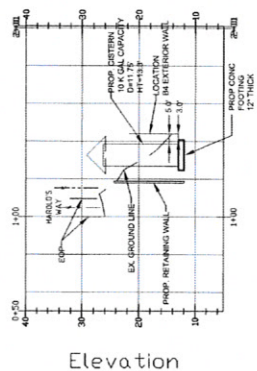
PLAN & SECTION VIEW
WATER CISTERN
PARCEL REM 13 (WESTERN PORTION)

Drawn By:	LM
Checked By:	JLB
Date:	08/11/2017
Project Number:	100001

C202

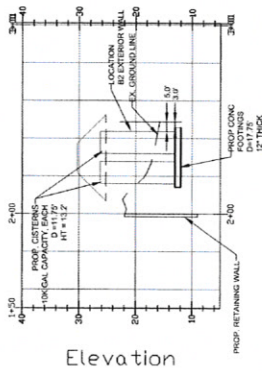


PROPOSED POTABLE WATER CISTERN
PLAN VIEW



Station

CISTERN
PROPOSED POTABLE WATER CISTERN
SECTION VIEW A-A



Station

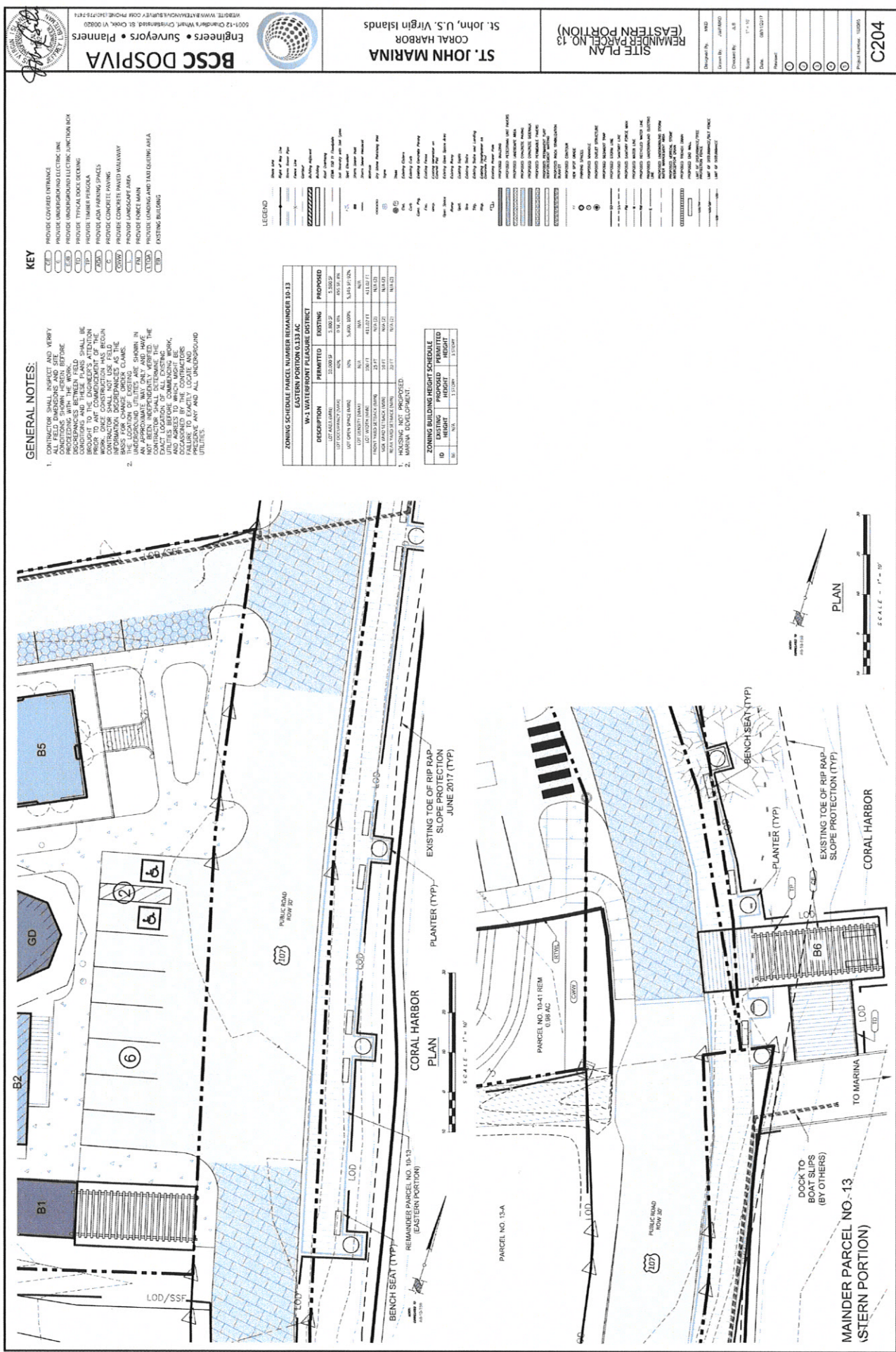
CISTERN
PROPOSED POTABLE WATER CISTERN
SECTION VIEW B-B

PROFILE SCALE:
H: 1" = 30'
V: 1" = 3'

NO	QTY	CODE	DESCRIPTION	MATERIALS	OBSERVATIONS
1	1	A-D-142	3/8" CAP ROTOPUR	PP	BLACK COLOR
2	1	A-D-235	3/8" CAP RING ROTOPUR	PP	BLACK COLOR
3	1	B-D-141	10,000 GAL VERTICAL TANK 2G	HDPE	BLACK COLOR
4	1	T1-475	3/4" BULKHEAD TANK FITTING BAND	PP	BLACK COLOR
5	2	T1-200	1/2" BULKHEAD TANK FITTING BAND	PP	BLACK COLOR

CISTERN DETAIL
10,000 GAL





GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY AND VERIFY CONDITIONS SHOWN HEREIN BEFORE BEGINNING WORK. THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
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KEY

- CE PROVIDE COVERED ENTRANCE
- EE PROVIDE UNDERGROUND ELECTRIC LINE
- FE PROVIDE FENCE
- GE PROVIDE GRAVEL DRIVE EXCESS
- HE PROVIDE HATCH
- IE PROVIDE IRON RAILING
- JE PROVIDE JOINT
- KE PROVIDE KITCHEN
- LE PROVIDE LANDSCAPE AREA
- ME PROVIDE MARINA
- NE PROVIDE NESTING AREA
- OE PROVIDE OCEAN
- PE PROVIDE POND
- SE PROVIDE SEWER
- TE PROVIDE TANK
- UE PROVIDE UTILITY
- VE PROVIDE VENT
- WE PROVIDE WALKWAY
- XE PROVIDE X-RAY
- YE PROVIDE YARD
- ZE PROVIDE ZONE

LEGEND

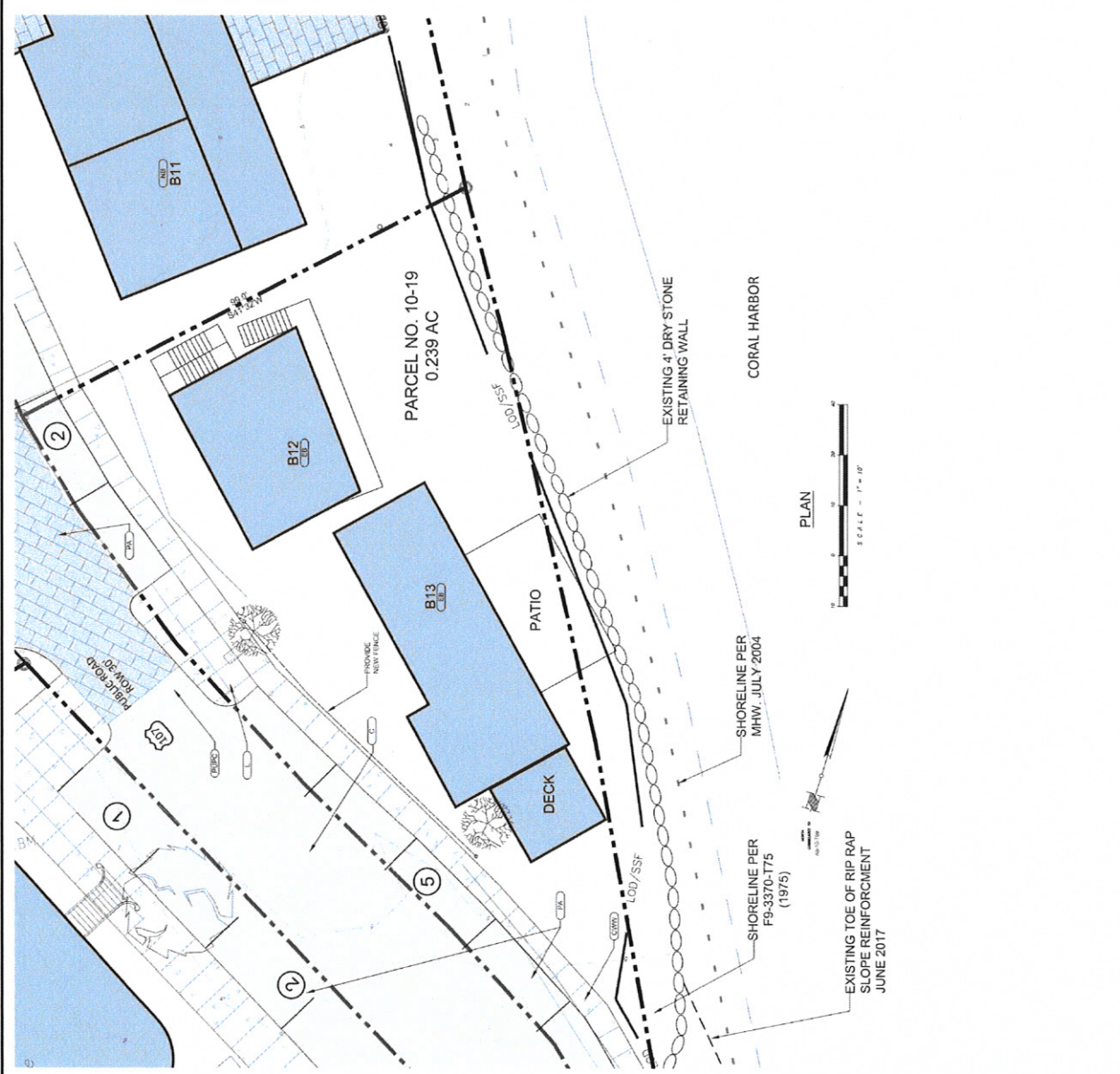
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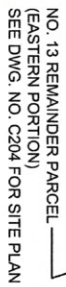
ZONING SCHEDULE PARCEL NUMBER REMAINDER 10-13			
EASTERN PORTION 0.133 AC			
W-1 WATERFRONT PLAZA DISTRICT			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	12,000 SF	5,000 SF	5,000 SF
LOT COVERAGE (%)	100%	100%	100%
LOT DEPTH (FEET)	100 FT	100 FT	100 FT
LOT WIDTH (FEET)	100 FT	100 FT	100 FT
LOT AREA (SQUARE FEET)	12,000 SF	5,000 SF	5,000 SF
LOT COVERAGE (%)	100%	100%	100%
LOT DEPTH (FEET)	100 FT	100 FT	100 FT
LOT WIDTH (FEET)	100 FT	100 FT	100 FT
LOT AREA (SQUARE FEET)	12,000 SF	5,000 SF	5,000 SF
LOT COVERAGE (%)	100%	100%	100%
LOT DEPTH (FEET)	100 FT	100 FT	100 FT
LOT WIDTH (FEET)	100 FT	100 FT	100 FT

1. HOUSING NOT PROPOSED

2. MARINE DEVELOPMENT

ZONING BUILDING HEIGHT SCHEDULE			
ID	MINIMUM HEIGHT	MAXIMUM HEIGHT	PROPOSED HEIGHT
10	10 FT	10 FT	10 FT
20	20 FT	20 FT	20 FT
30	30 FT	30 FT	30 FT
40	40 FT	40 FT	40 FT
50	50 FT	50 FT	50 FT
60	60 FT	60 FT	60 FT
70	70 FT	70 FT	70 FT
80	80 FT	80 FT	80 FT
90	90 FT	90 FT	90 FT
100	100 FT	100 FT	100 FT

[illegible]



PARCEL NO. 10-19 7
SEE DWG. NO. C207 FOR SITE PLAN

— PARCEL NO. 10-17 CONSOLIDATED
SEE DWG. NO. C206 FOR SITE PLAN

[illegible][illegible][illegible]

ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands

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5091-12 Chandler's Wharf, Christiansted, St. Croix, VI 00820
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ST. JOHN MARINA
CORAL HARBOR
U.S. VIRGIN ISLANDS

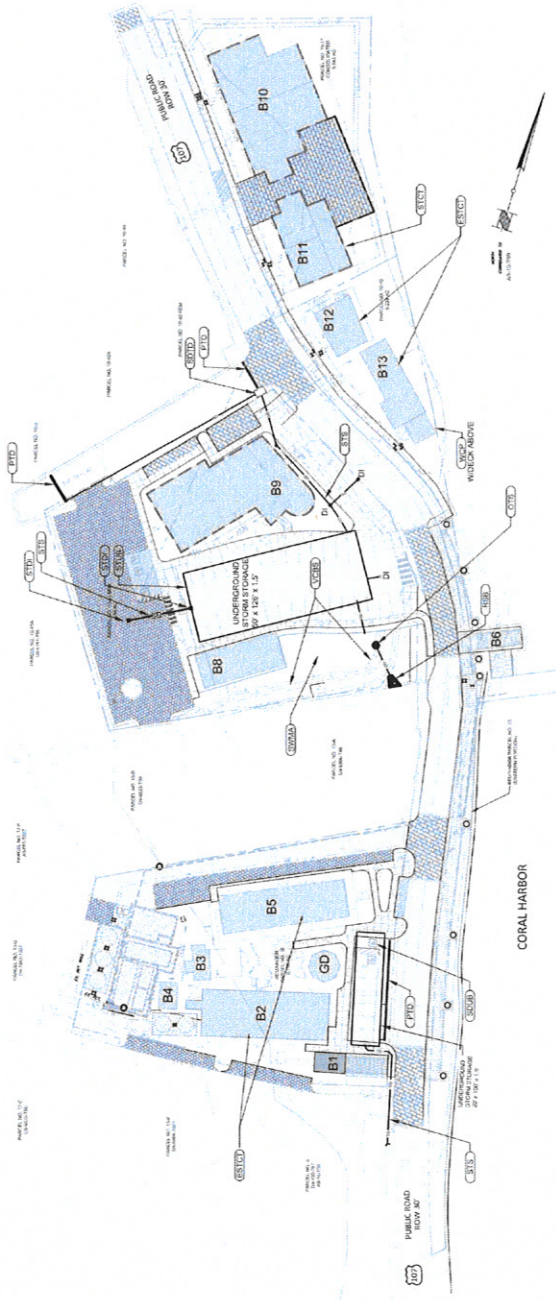
STORMWATER MANAGEMENT PLAN

Project No.	12005
Client No.	12005
Drawn By	12005
Check By	12005
Date	12/15/2017
Sheet	1 of 1
Project Name	C400

C400

LEGEND

- Shore Line
- Right of Way Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Footprint
- Roof Overhang
- FSM 100 ft Foundation
- Spot Elevation
- Storm Sewer Inlet
- Storm Sewer Manhole
- Manhole
- Dry Stone Retaining Wall
- Signs
- Trees
- 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
- PAVEMENT TO BE REMOVED
- FUTURE BUILDING
- NEW PEDESTRIAN UNIT PARKERS
- NEW LANDSCAPE AREA
- NEW CONCRETE PAVING
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PATHS
- NEW PERMANENT TURF
- NEW GRASS STABILIZATION
- NEW ROCK STABILIZATION
- NEW MARKS
- 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
- NEW UNDERGROUND STORM
- NEW VERTICAL STORM INTERCEPTOR BARR
- NEW TRENCH DRAIN
- NEW END WALL



KEY

- (C100) EXISTING OUTLET FOR RICH DRAIN COLLECTION
- (C101) PROVIDE OIL & TRASH INTERCEPTOR TRAP
- (C102) PROVIDE OUTLET STRUCTURE
- (C103) PROVIDE TRENCH DRAIN
- (C104) PROVIDE STORM DRAIN SEDIMENT TRAP
- (C105) PROVIDE STORM DRAIN SEDIMENT TRAP
- (C106) PROVIDE STORM DRAIN SEDIMENT TRAP
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- (C119) PROVIDE STORM DRAIN SEDIMENT TRAP
- (C120) PROVIDE STORM DRAIN SEDIMENT TRAP

MAINTENANCE NOTES:

1. THE STORMWATER DETENTION BASIN AND THEIR OUTLET STRUCTURES SHALL BE MAINTAINED AND INSPECTED ANNUALLY PRIOR TO HURRICANE SEASON. THE DETENTION BASIN SHALL BE MAINTAINED AND INSPECTED ANNUALLY PRIOR TO HURRICANE SEASON. THE DETENTION BASIN SHALL BE MAINTAINED AND INSPECTED ANNUALLY PRIOR TO HURRICANE SEASON.
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Storm Sewer Inlet	Storm Sewer Headwall	Manhole	Dry Stone Retaining Wall	Signs	Trees	Existing Culvert	Existing Curb	Existing Concrete Pavement	Existing Fence	Existing Compactor on Concrete Pad	Existing Open Space Area	Existing Ramp	Existing Stairs	Existing Stairs	Existing Storm and Land	Existing Transformer on Concrete Pad	PAVEMENT TO BE REMOVED	FUTURE BUILDING	NEW PEDESTAL UNIT	NEW LANDSCAPE AREA	NEW CONCRETE PAVING	NEW CONCRETE PAVING	NEW FORMABLE PAVEMENT	NEW PEDESTAL UNIT	NEW PEDESTAL UNIT	NEW BRICK STABILIZATION	NEW BRICK STABILIZATION

[illegible]

EROSION & SEDIMENT NOTES:

[illegible][illegible]

ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A
RESULT OF IMPROPER CONSTRUCTION AND/OR

MONITORING OF FACILITIES DURING CONSTRUCTION.

When a facility is under construction, the owner, whether an individual or the paid, should appoint a member from the board to monitor the progress of the construction. This person should be familiar with the construction process and the facility's design. The person should be able to identify the construction process and the facility's design. The person should be able to identify the construction process and the facility's design. The person should be able to identify the construction process and the facility's design.





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ST. JOHN MARINA
CORAL HARBOR
St. John, U.S. Virgin Islands

EROSION & SEDIMENT CONTROL PLAN STAGE 4

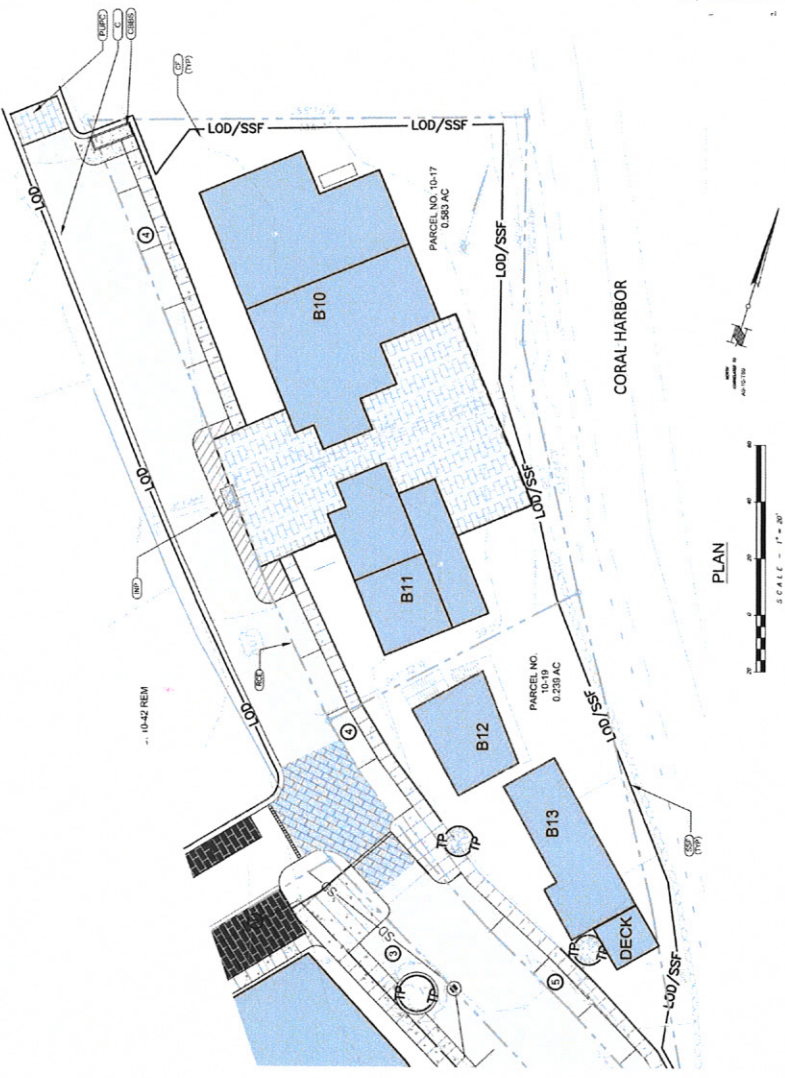
Drawn By:	MSD
Checked By:	MSD
Date:	08/11/2017
Project Name:	C502

LEGEND

- Shore Line
- Right of Way Line
- Storm Sewer Pipe
- Fence Line
- Contour
- Building Adjacent
- Building
- Road Overhang
- PM 100 Yr Floodplain
- Soil Boundary with Soil Types
- Spot Elevation
- Storm Sewer inlet
- Storm Sewer Headwall
- Manhole
- Dry Stone Retaining Wall
- Sign
- Tree
- Existing Culvert
- Existing Concrete Paving
- Existing Fence
- Existing Concrete on Concrete Pad
- Grass
- Open Space
- Ramp
- Spot
- Stair
- Step
- X-Top
- BUILDING
- PAVEMENT TO BE REMOVED
- FUTURE BUILDING
- NEW PEDESTRIAN WALK PAVEMENT
- NEW LANDSCAPE AREA
- NEW CONCRETE SIDEWALK
- NEW PERMANENT PAVING
- 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 LINE
- NEW UNDERGROUND WATER MAIN/SEWER AREA
- NEW VERTICAL STORM INTERCEPTOR DRAIN
- NEW TRENCH DRAIN
- NEW END WALL
- LIMIT OF DISTURBANCE/VEGETATION PROTECTION FENCE
- LIMIT OF DISTURBANCE/VEGETATION FENCE
- LIMIT OF DISTURBANCE/VEGETATION FENCE
- LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE

GENERAL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.

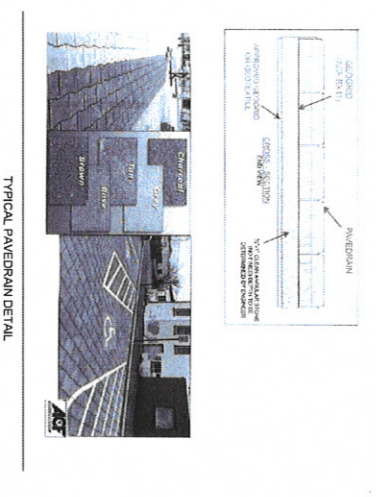
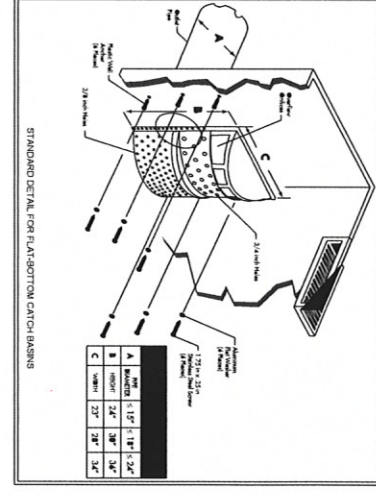
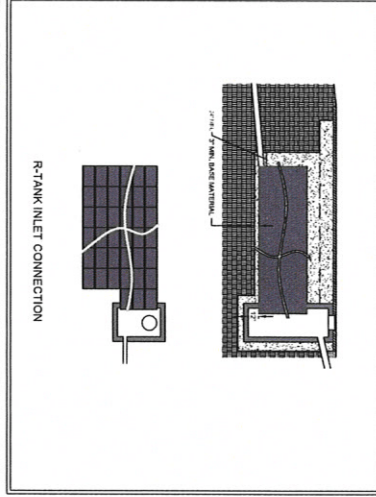


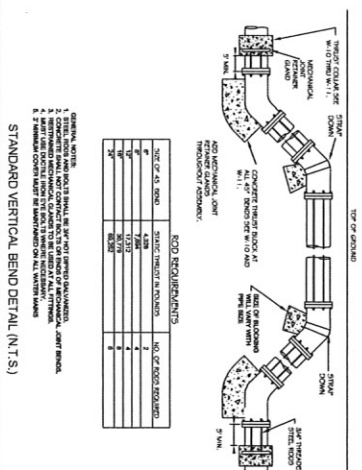
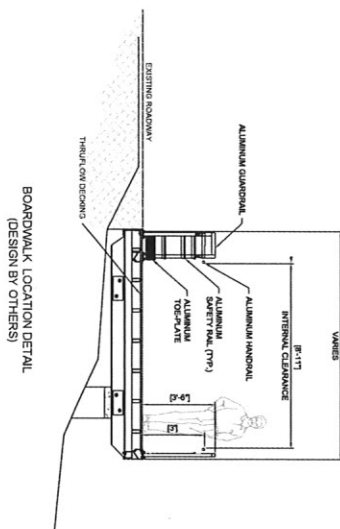
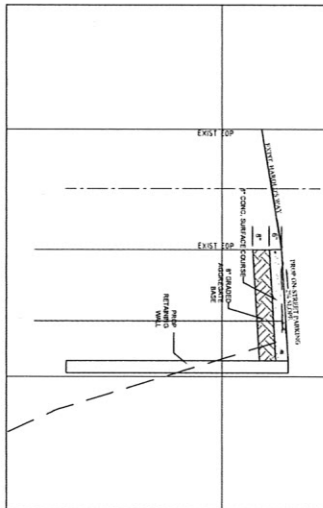
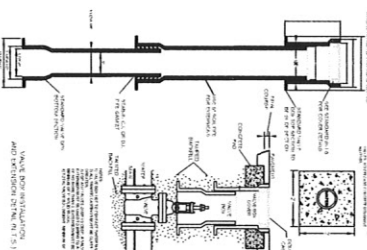
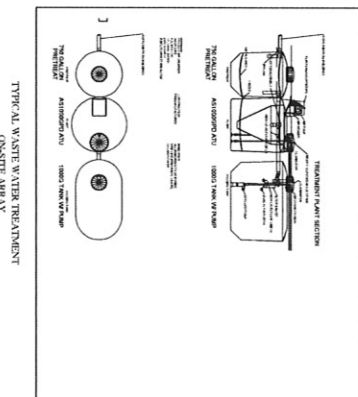
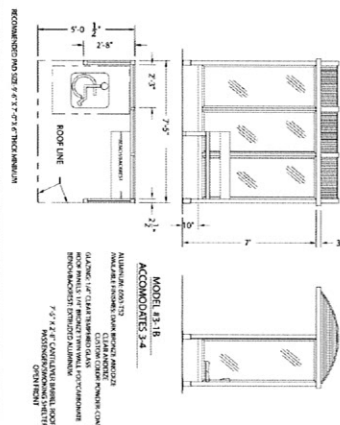
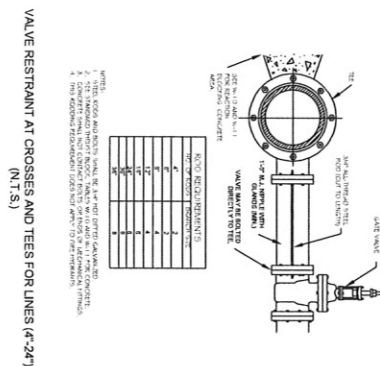
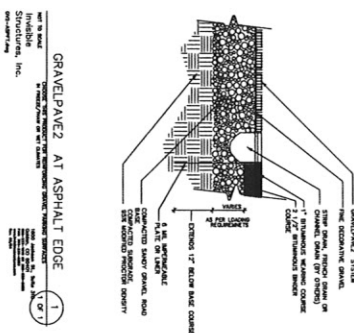
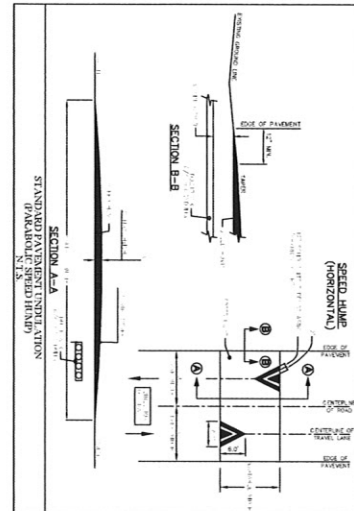
STAGE 5 - FUTURE BUILDING AREAS:

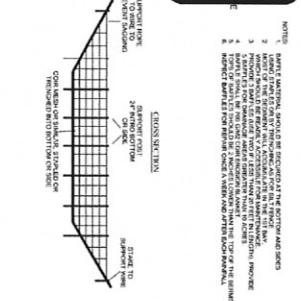
1. FUTURE BUILDING AREAS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
2. FUTURE BUILDING AREAS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
3. FUTURE BUILDING AREAS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
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5. FUTURE BUILDING AREAS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
6. FUTURE BUILDING AREAS SHALL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.

STAGE 4 - PARCEL 10-17 CONSOLIDATED & 10-19

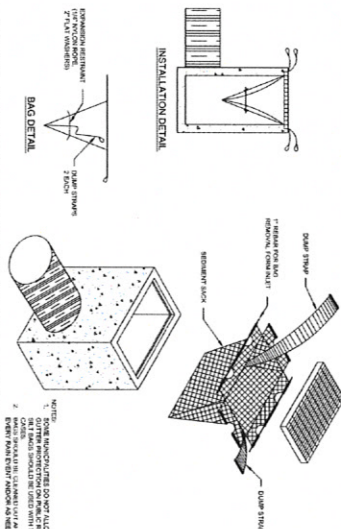
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES. IF ANY MEASURE FAILS, IT SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE COMPLETION OF CONSTRUCTION.
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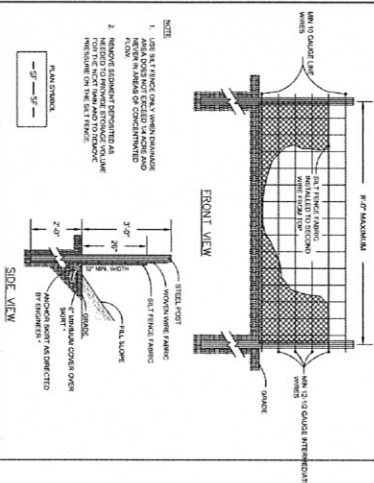




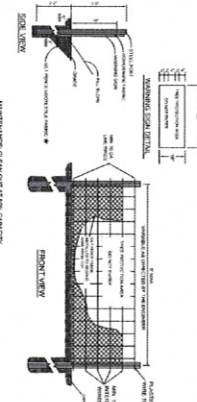
STANDARD BAFFLES DETAIL (N.T.S.)



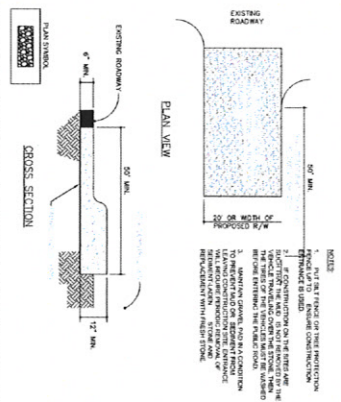
STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE (N.T.S.)



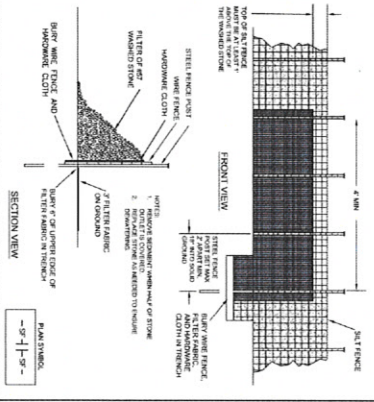
STANDARD TEMPORARY SILT FENCE (N.T.S.)



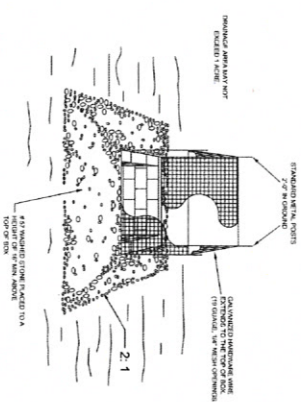
STANDARD TREE PROTECTION FENCE DETAIL (N.T.S.)



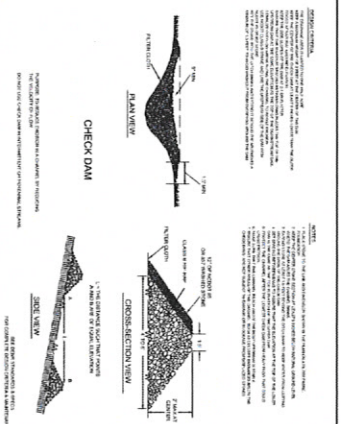
STANDARD CONSTRUCTION ENTRANCE (N.T.S.)



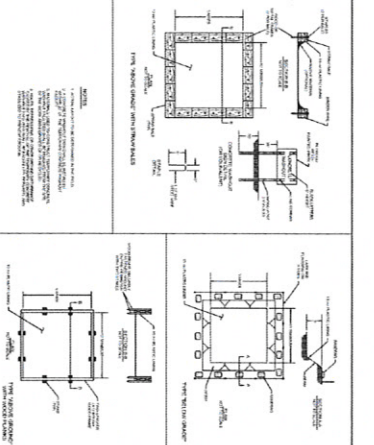
STANDARD SILT FENCE OUTLET (N.T.S.)



STANDARD CATCH BASIN / YARD INLET PROTECTION (N.T.S.)



CHECK DAM (N.T.S.)



CONCRETE WASH OUT (N.T.S.)

PRELIMINARY FOR REVIEW ONLY



Bird's Eye View Of Renovated Retail Area

THE ST. JOHN MARINA AT SUMMER'S END
St. John, United States Virgin Islands

September 21, 2018

CONCEPTUAL DRAWINGS

COLEMAN PARTNERS ARCHITECTS, LLC
Baton Rouge, Houston, New Orleans





FOR APPROVAL

BERTHING SUMMARY									
BOAT LENGTH	DISTRIBUTION					TOTAL	TOTAL	TOTAL	TOTAL
	A	B	C	D	E				
100'-0"	1	1	1	1	1	5	5	5	5
90'-0"	1	1	1	1	1	5	5	5	5
80'-0"	1	1	1	1	1	5	5	5	5
70'-0"	1	1	1	1	1	5	5	5	5
60'-0"	1	1	1	1	1	5	5	5	5
50'-0"	1	1	1	1	1	5	5	5	5
40'-0"	1	1	1	1	1	5	5	5	5
30'-0"	1	1	1	1	1	5	5	5	5
20'-0"	1	1	1	1	1	5	5	5	5
10'-0"	1	1	1	1	1	5	5	5	5
TOTAL	10	10	10	10	10	50	50	50	50

*NOTE: ALL REPRESENTED BOAT LENGTHS ARE INDICATIVE OF MAXIMUM BOAT SIZE FOR EACH BERTH.

BOAT DIMENSIONS		
LENGTH (ft)	BEAM (ft)	DEPTH (ft)
100'-0"	12'-0"	4'-0"
90'-0"	12'-0"	4'-0"
80'-0"	12'-0"	4'-0"
70'-0"	12'-0"	4'-0"
60'-0"	12'-0"	4'-0"
50'-0"	12'-0"	4'-0"
40'-0"	12'-0"	4'-0"
30'-0"	12'-0"	4'-0"
20'-0"	12'-0"	4'-0"
10'-0"	12'-0"	4'-0"

ANNUAL OCCUPANCY CHART		
SECTIONS	ANNUAL	OCCUPANCY
A	20	50%
B	20	50%
C	12	50%
D	12	50%
E	12	50%
F	12	50%
G	12	50%
H	12	50%
I	12	50%
J	12	50%
K	12	50%
L	12	50%
M	12	50%
N	12	50%
O	12	50%
P	12	50%
Q	12	50%
R	12	50%
S	12	50%
T	12	50%
U	12	50%
V	12	50%
W	12	50%
X	12	50%
Y	12	50%
Z	12	50%

ANNUAL OCCUPANCY CHART		
SECTIONS	ANNUAL	OCCUPANCY
A	20	50%
B	20	50%
C	12	50%
D	12	50%
E	12	50%
F	12	50%
G	12	50%
H	12	50%
I	12	50%
J	12	50%
K	12	50%
L	12	50%
M	12	50%
N	12	50%
O	12	50%
P	12	50%
Q	12	50%
R	12	50%
S	12	50%
T	12	50%
U	12	50%
V	12	50%
W	12	50%
X	12	50%
Y	12	50%
Z	12	50%

LEGEND

- ALUMINUM FIXED DOCKS
- ALUMINUM FIXED BOARDWALK

DESIGN CRITERIA

NOTES

SEE DATA BOOK AS THE SOURCE OF AUTHORITY. SHORE ELEVATION, SOIL STUDY, WIND SPEED AND WAVE HEIGHT SHALL BE CONFIRMED UPON FINAL DESIGN. ALL DIMENSIONS AND TONNAGE DO NOT TAKE INTO ACCOUNT THE ALUMINUM EXTENSIONS ONLY AND SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

TECHNO MARINE

Advanced Docking Solutions

Project: SUMMITT'S END MARINA, ST-JOHN'S, VIRGIN ISLAND

Site: SUMMITT'S END MARINA, ST-JOHN'S, VIRGIN ISLAND

BERTHING LAYOUT

Scale: 1" = 100'

North Arrow

PLAN VIEW

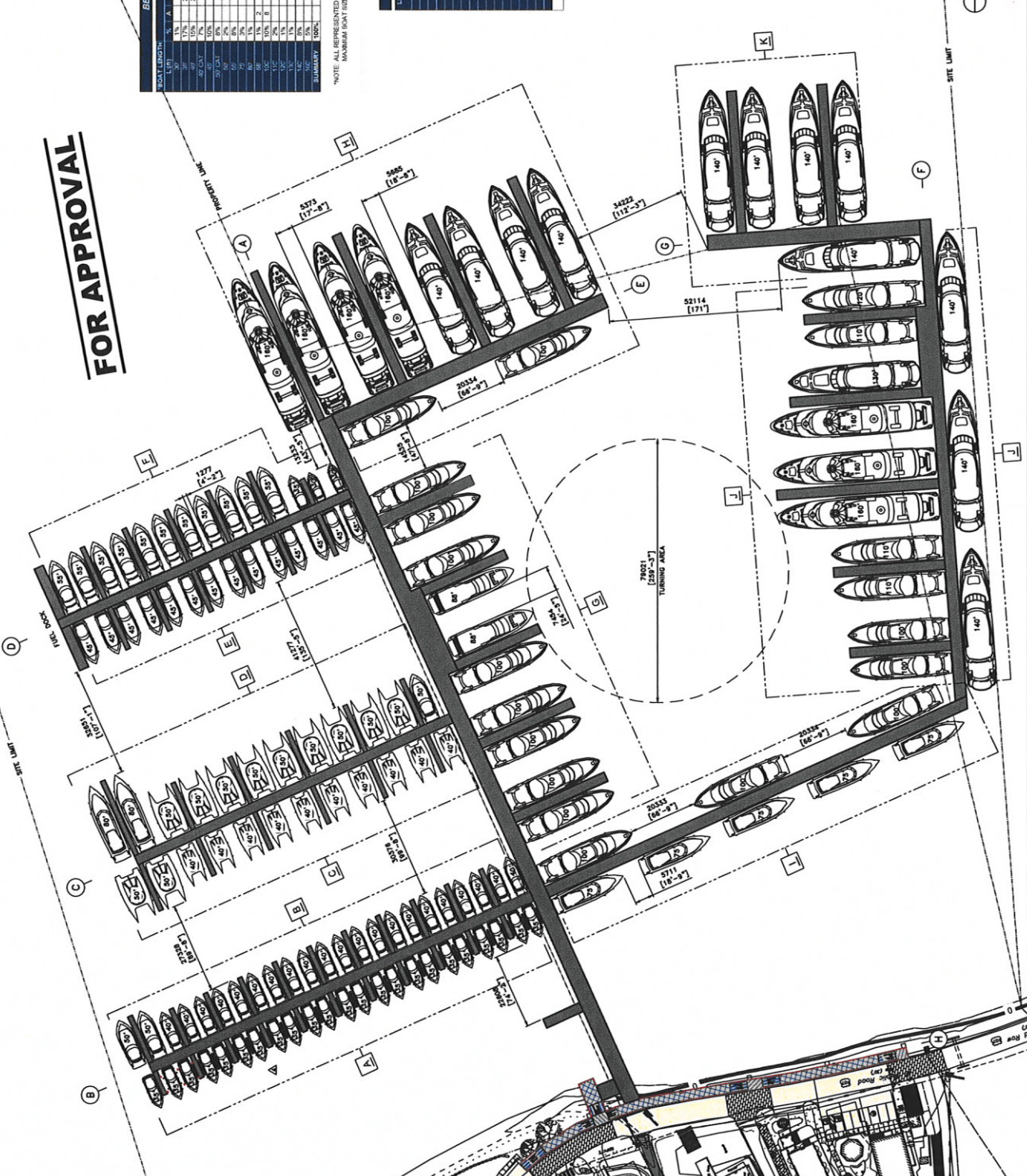
SECTION WITH BASES

Scale: 1" = 100'

North Arrow

PLAN VIEW

SECTION WITH BASES



DESIGN CRITERIA

DESIGN CRITERIA

WIND SPEED (25 mph) FULL OCCUPANCY: 83 mph
 WIND SPEED (50 mph) WITHOUT SEATS: 98 mph
 SEAT FACTOR (NEW LOAD): 1.5
 WIND SPEED (25 mph): 2.8 mm.
 COMFORT SPEED (25 mph): 1.75 knots (0.9m/h)
 BACKGROUND ELEV.: +42'
 SURFACE (25 mph)-STIMULATED ELEV.: +WAVE, +3.7 ft (1.1 m)
 WAVE HEIGHT (25 mph): 1.2 ft (0.4 m)
 SURGE (100 mph)-STIMULATED ELEV.: +WAVE, +5.2 ft (1.6 m)
 SURGE (100 mph)-STIMULATED ELEV.: +WAVE, +5.2 ft (1.6 m)

NOTES

SITE DATA SUCH AS TIDE LEVELS, BATHYMETRY, SHORE ELEVATION, SOIL STUDY, WIND SPEED AND WAVE HEIGHT TO BE CONFIRMED UPON FINAL DESIGN. DIMENSIONS ARE BETWEEN DOCK ALUMINUM EXTRUSIONS ONLY AND DO NOT TAKE INTO ACCOUNT THE FENDER WIDTHS UNLESS OTHERWISE NOTED.

	DATE	BY
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FOR "HW"	12/2/71	
FOR "HX"	12/2/71	
FOR "HY"	12/2/71	
FOR "HZ"	12/2/71	
FOR "IA"	12/2/71	
FOR "IB"	12/2/71	
FOR "IC"	12/2/71	
FOR "ID"	12/2/71	
FOR "IE"	12/2/71	
FOR "IF"	12/2/71	
FOR "IG"	12/2/71	
FOR "IH"	12/2/71	
FOR "II"	12/2/71	
FOR "IJ"	12/2/71	
FOR "IK"	12/2/71	
FOR "IL"	12/2/71	
FOR "IM"	12/2/71	
FOR "IN"	12/2/71	
FOR "IO"	12/2/71	
FOR "IP"	12/2/71	
FOR "IQ"	12/2/71	
FOR "IR"	12/2/71	
FOR "IS"	12/2/71	
FOR "IT"	12/2/71	
FOR "IU"	12/2/71	
FOR "IV"	12/2/71	
FOR "IW"	12/2/71	
FOR "IX"	12/2/71	
FOR "IY"	12/2/71	
FOR "IZ"	12/2/71	
FOR "JA"	12/2/71	
FOR "JB"	12/2/71	
FOR "JC"	12/2/71	
FOR "JD"	12/2/71	
FOR "JE"	12/2/71	
FOR "JF"	12/2/71	
FOR "JG"	12/2/71	
FOR "JH"	12/2/71	
FOR "JI"	12/2/71	
FOR "JJ"	12/2/71	
FOR "JK"	12/2/71	
FOR "JL"	12/2/71	
FOR "JM"	12/2/71	
FOR "JN"	12/2/71	
FOR "JO"	12/2/71	
FOR "JP"	12/2/71	
FOR "JQ"	12/2/71	
FOR "JR"	12/2/71	
FOR "JS"	12/2/71	
FOR "JT"	12/2/71	
FOR "JU"	12/2/71	
FOR "JV"	12/2/71	
FOR "JW"	12/2/71	
FOR "JX"	12/2/71	
FOR "JY"	12/2/71	
FOR "JZ"	12/2/71	
FOR "KA"	12/2/71	
FOR "KB"	12/2/71	
FOR "KC"	12/2/71	
FOR "KD"	12/2/71	
FOR "KE"	12/2/71	
FOR "KF"	12/2/71	
FOR "KG"	12/2/71	
FOR "KH"	12/2/71	
FOR "KI"	12/2/71	
FOR "KJ"	12/2/71	
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FOR "KL"	12/2/71	
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FOR "KR"	12/2/71	
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FOR "KU"	12/2/71	
FOR "KV"	12/2/71	
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FOR "KX"	12/2/71	
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FOR "LB"	12/2/71	
FOR "LC"	12/2/71	
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FOR "LL"	12/2/71	
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FOR "LO"	12/2/71	
FOR "LP"	12/2/71	
FOR "LQ"	12/2/71	
FOR "LR"	12/2/71	
FOR "LS"	12/2/71	
FOR "LT"	12/2/71	
FOR "LU"	12/2/71	
FOR "LV"	12/2/71	
FOR "LW"	12/2/71	
FOR "LX"	12/2/71	
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FOR "MB"	12/2/71	
FOR "MC"	12/2/71	
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FOR "ME"	12/2/71	
FOR "MF"	12/2/71	
FOR "MG"	12/2/71	
FOR "MH"	12/2/71	
FOR "MI"	12/2/71	
FOR "MJ"	12/2/71	
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FOR "MN"	12/2/71	
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FOR "MZ"	12/2/71	
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FOR "NJ"	12/2/71	
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FOR "NN"	12/2/71	
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FOR "OA"	12/2/71	
FOR "OB"	12/2/71	
FOR "OC"	12/2/71	
FOR "OD"	12/2/71	
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FOR "OF"	12/2/71	
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FOR "OJ"	12/2/71	
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FOR "OL"	12/2/71	
FOR "OM"	12/2/71	
FOR "ON"	12/2/71	
FOR "OO"	12/2/71	
FOR "OP"	12/2/71	
FOR "OQ"	12/2/71	
FOR "OR"	12/2/71	
FOR "OS"	12/2/71	
FOR "OT"	12/2/71	
FOR "OU"	12/2/71	
FOR "OV"	12/2/71	
FOR "OW"	12/2/71	
FOR "OX"	12/2/71	
FOR "OY"	12/2/71	
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FOR "PG"	12/2/71	
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FOR "PJ"	12/2/71	
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FOR "PL"	12/2/71	
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FOR "PN"	12/2/71	
FOR "PO"	12/2/71	
FOR "PP"	12/2/71	
FOR "PQ"	12/2/71	
FOR "PR"	12/2/71	
FOR "PS"	12/2/71	
FOR "PT"	12/2/71	
FOR "PU"	12/2/71	
FOR "PV"	12/2/71	

TECHNOZMACHINE

SUMMER'S END MARINA,
ST-JOHN'S,
VIKING ISLAND

GENERAL LAYOUT

de Control 4895-B Contract no.	Gérant de projet S. HUDON Project manager	H
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assin de rlt.	No. deassin 48958-CL01	Rev. 10	Drawn by
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Ref. drawing	Drawing no.	Rev.
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12



FOR APPROVAL

LEGEND

[Pattern]	ALUMINUM FIXED DOCKS
[Pattern]	ALUMINUM FIXED BOARDWALK AT 3.0' ELEVATION
[Pattern]	ALUMINUM FIXED BOARDWALK SLOPING DOCK
[Pattern]	ALUMINUM FIXED BOARDWALK AT 4.2' ELEVATION
[Pattern]	BOARDWALK ALUMINUM GUARDRAIL
[Pattern]	PAVED ROAD (REFERENCE)
[Pattern]	PAVED WALKWAY (BY OTHERS)

DESIGN CRITERIA

NOTES
SEE DATA SHEET FOR LEVELS, BATHYMETRY, SHORE ELEVATION, SOIL STUDY, WIND SPEED AND WAVE DATA. ALL DATA TO BE CONFIRMED UPON FINAL DESIGN.

TECHNO MARINE
Advanced Docking Solutions

Project: SUMNER'S END MARINA, VIRGIN ISLAND

Client: ST-JOHN'S

Design: 12/4/19

Drawn by: R. ORFITT

Checked by: R. ORFITT

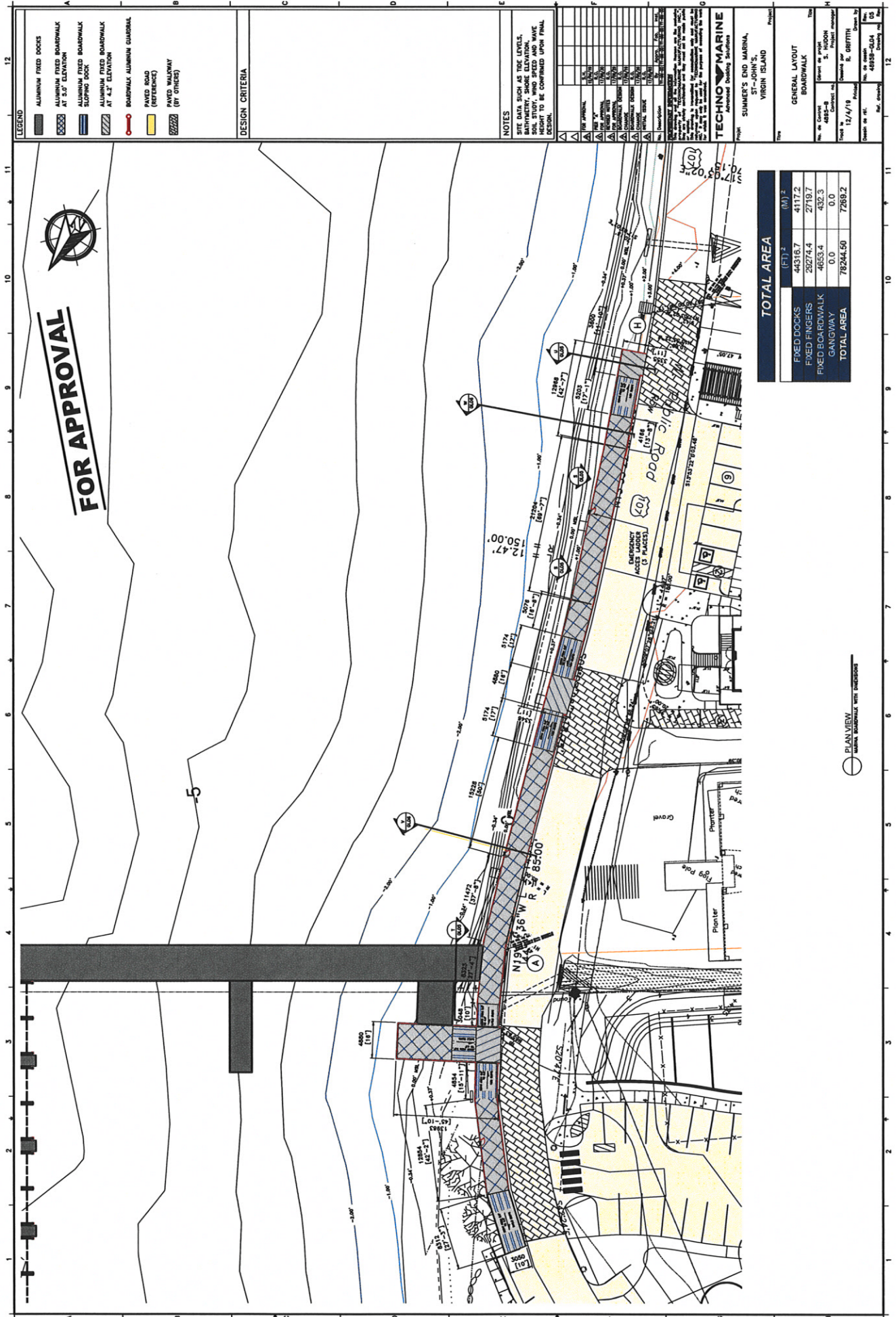
Scale: 1" = 100'

Sheet: 48335-01A

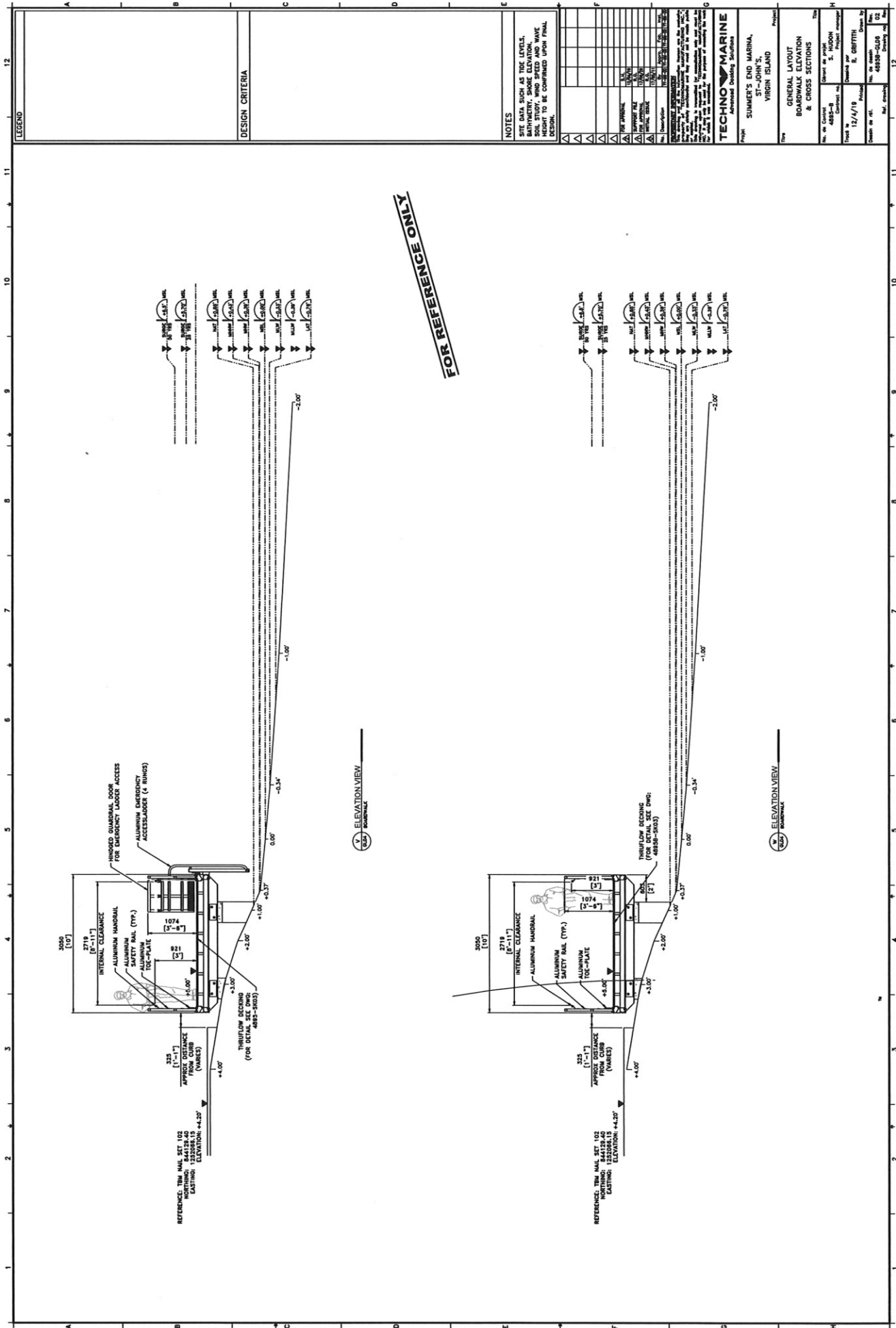
TOTAL AREA

	(FT) ²	(M) ²
FIXED DOCKS	44316.7	4117.2
FIXED FINGERS	29274.4	2719.7
FIXED BOARDWALK	4653.4	432.3
GANGWAY	0.0	0.0
TOTAL AREA	78244.50	7269.2

PLAN VIEW
MARINA SUBSTRUCTURE WITH DOCKINGS

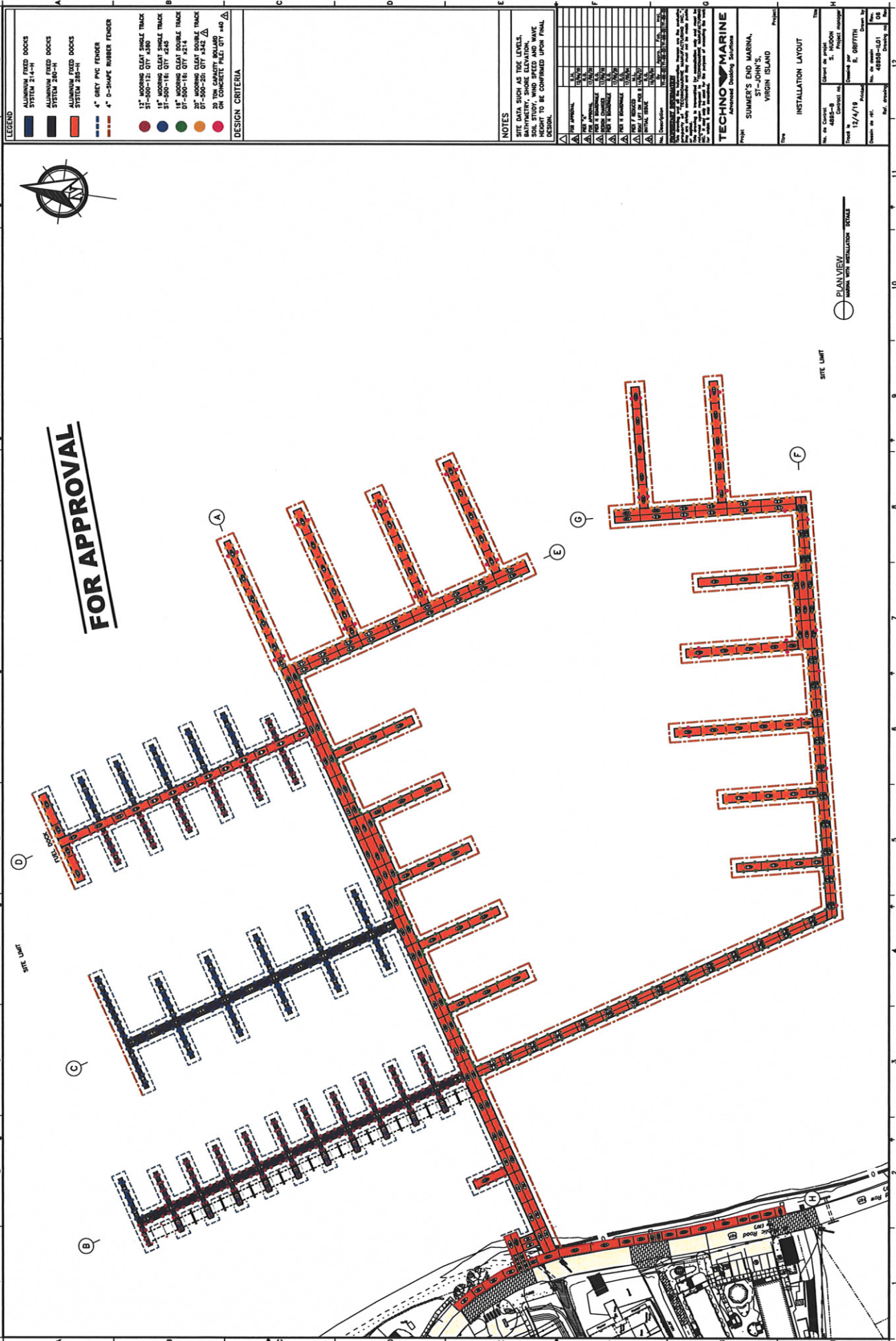








FOR APPROVAL



LEGEND

[Blue line]	ALUMINUM FIXED DOCKS SYSTEM 214-H
[Dark blue line]	ALUMINUM FIXED DOCKS SYSTEM 240-H
[Red line]	ALUMINUM FIXED DOCKS SYSTEM 280-H
[Blue line]	4" GREY PVC FENDER
[Red line]	4" D-SHAPE RUBBER FENDER

11" MOORING CLEAT SINGLE TRACK
51'-500'-12 QTY 4380

11" MOORING CLEAT SINGLE TRACK
51'-500'-16 QTY 2485

11" MOORING CLEAT DOUBLE TRACK
51'-500'-16 QTY 2485

11" MOORING CLEAT DOUBLE TRACK
51'-500'-20 QTY 2485

20 TON CAPACITY BOLLARD
ON CONCRETE PILE QTY 440

DESIGN CRITERIA

NOTES

1. SITE DATA SUCH AS THE LEVELS, BATHYMETRY, SHORE ELEVATION, SOIL STUDY, WIND SPEED AND WAVE HEIGHT TO BE CONFIRMED UPON FINAL DESIGN.

1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1	35.2	35.3	35.4	35.5	35.6	35.7	35.8	35.9	36.0	36.1	36.2	36.3	36.4	36.5	36.6	36.7	36.8	36.9	37.0	37.1	37.2	37.3	37.4	37.5	37.6	37.7	37.8	37.9	38.0	38.1	38.2	38.3	38.4	38.5	38.6	38.7	38.8	38.9	39.0	39.1	39.2	39.3	39.4	39.5	39.6	39.7	39.8	39.9	40.0	40.1	40.2	40.3	40.4	40.5	40.6	40.7	40.8	40.9	41.0	41.1	41.2	41.3	41.4	41.5	41.6	41.7	41.8	41.9	42.0	42.1	42.2	42.3	42.4	42.5	42.6	42.7	42.8	42.9	43.0	43.1	43.2	43.3	43.4	43.5	43.6	43.7	43.8	43.9	44.0	44.1	44.2	44.3	44.4	44.5	44.6	44.7	44.8	44.9	45.0	45.1	45.2	45.3	45.4	45.5	45.6	45.7	45.8	45.9	46.0	46.1	46.2	46.3	46.4	46.5	46.6	46.7	46.8	46.9	47.0	47.1	47.2	47.3	47.4	47.5	47.6	47.7	47.8	47.9	48.0	48.1	48.2	48.3	48.4	48.5	48.6	48.7	48.8	48.9	49.0	49.1	49.2	49.3	49.4	49.5	49.6	49.7	49.8	49.9	50.0	50.1	50.2	50.3	50.4	50.5	50.6	50.7	50.8	50.9	51.0	51.1	51.2	51.3	51.4	51.5	51.6	51.7	51.8	51.9	52.0	52.1	52.2	52.3	52.4	52.5	52.6	52.7	52.8	52.9	53.0	53.1	53.2	53.3	53.4	53.5	53.6	53.7	53.8	53.9	54.0	54.1	54.2	54.3	54.4	54.5	54.6	54.7	54.8	54.9	55.0	55.1	55.2	55.3	55.4	55.5	55.6	55.7	55.8	55.9	56.0	56.1	56.2	56.3	56.4	56.5	56.6	56.7	56.8	56.9	57.0	57.1	57.2	57.3	57.4	57.5	57.6	57.7	57.8	57.9	58.0	58.1	58.2	58.3	58.4	58.5	58.6	58.7	58.8	58.9	59.0	59.1	59.2	59.3	59.4	59.5	59.6	59.7	59.8	59.9	60.0	60.1	60.2	60.3	60.4	60.5	60.6	60.7	60.8	60.9	61.0	61.1	61.2	61.3	61.4	61.5	61.6	61.7	61.8	61.9	62.0	62.1	62.2	62.3	62.4	62.5	62.6	62.7	62.8	62.9	63.0	63.1	63.2	63.3	63.4	63.5	63.6	63.7	63.8	63.9	64.0	64.1	64.2	64.3	64.4	64.5	64.6	64.7	64.8	64.9	65.0	65.1	65.2	65.3	65.4	65.5	65.6	65.7	65.8	65.9	66.0	66.1	66.2	66.3	66.4	66.5	66.6	66.7	66.8	66.9	67.0	67.1	67.2	67.3	67.4	67.5	67.6	67.7	67.8	67.9	68.0	68.1	68.2	68.3	68.4	68.5	68.6	68.7	68.8	68.9	69.0	69.1	69.2	69.3	69.4	69.5	69.6	69.7	69.8	69.9	70.0	70.1	70.2	70.3	70.4	70.5	70.6	70.7	70.8	70.9	71.0	71.1	71.2	71.3	71.4	71.5	71.6	71.7	71.8	71.9	72.0	72.1	72.2	72.3	72.4	72.5	72.6	72.7	72.8	72.9	73.0	73.1	73.2	73.3	73.4	73.5	73.6	73.7	73.8	73.9	74.0	74.1	74.2	74.3	74.4	74.5	74.6	74.7	74.8	74.9	75.0	75.1	75.2	75.3	75.4	75.5	75.6	75.7	75.8	75.9	76.0	76.1	76.2	76.3	76.4	76.5	76.6	76.7	76.8	76.9	77.0	77.1	77.2	77.3	77.4	77.5	77.6	77.7	77.8	77.9	78.0	78.1	78.2	78.3	78.4	78.5	78.6	78.7	78.8	78.9	79.0	79.1	79.2	79.3	79.4	79.5	79.6	79.7	79.8	79.9	80.0	80.1	80.2	80.3	80.4	80.5	80.6	80.7	80.8	80.9	81.0	81.1	81.2	81.3	81.4	81.5	81.6	81.7	81.8	81.9	82.0	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9	83.0	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.9	84.0	84.1	84.2	84.3	84.4	84.5	84.6	84.7	84.8	84.9	85.0	85.1	85.2	85.3	85.4	85.5	85.6	85.7	85.8	85.9	86.0	86.1	86.2	86.3	86.4	86.5	86.6	86.7	86.8	86.9	87.0	87.1	87.2	87.3	87.4	87.5	87.6	87.7	87.8	87.9	88.0	88.1	88.2	88.3	88.4	88.5	88.6	88.7	88.8	88.9	89.0	89.1	89.2	89.3	89.4	89.5	89.6	89.7	89.8	89.9	90.0	90.1	90.2	90.3	90.4	90.5	90.6	90.7	90.8	90.9	91.0	91.1	91.2	91.3	91.4	91.5	91.6	91.7	91.8	91.9	92.0	92.1	92.2	92.3	92.4	92.5	92.6	92.7	92.8	92.9	93.0	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.8	93.9	94.0	94.1	94.2	94.3	94.4	94.5	94.6	94.7	94.8	94.9	95.0	95.1	95.2	95.3	95.4	95.5	95.6	95.7	95.8	95.9	96.0	96.1	96.2	96.3	96.4	96.5	96.6	96.7	96.8	96.9	97.0	97.1	97.2	97.3	97.4	97.5	97.6	97.7	97.8	97.9	98.0	98.1	98.2	98.3	98.4	98.5	98.6	98.7	98.8	98.9	99.0	99.1	99.2	99.3	99.4	99.5	99.6	99.7	99.8	99.9	100.0
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TECHNO MARINE
Advanced Docking Solutions

Project: SUMMER'S END MARINA,
ST. JOHN'S,
VIRGIN ISLAND

Date: 12/14/19

Client: S. HUDON

Contract No: 4830-B

Contractor: R. GREY

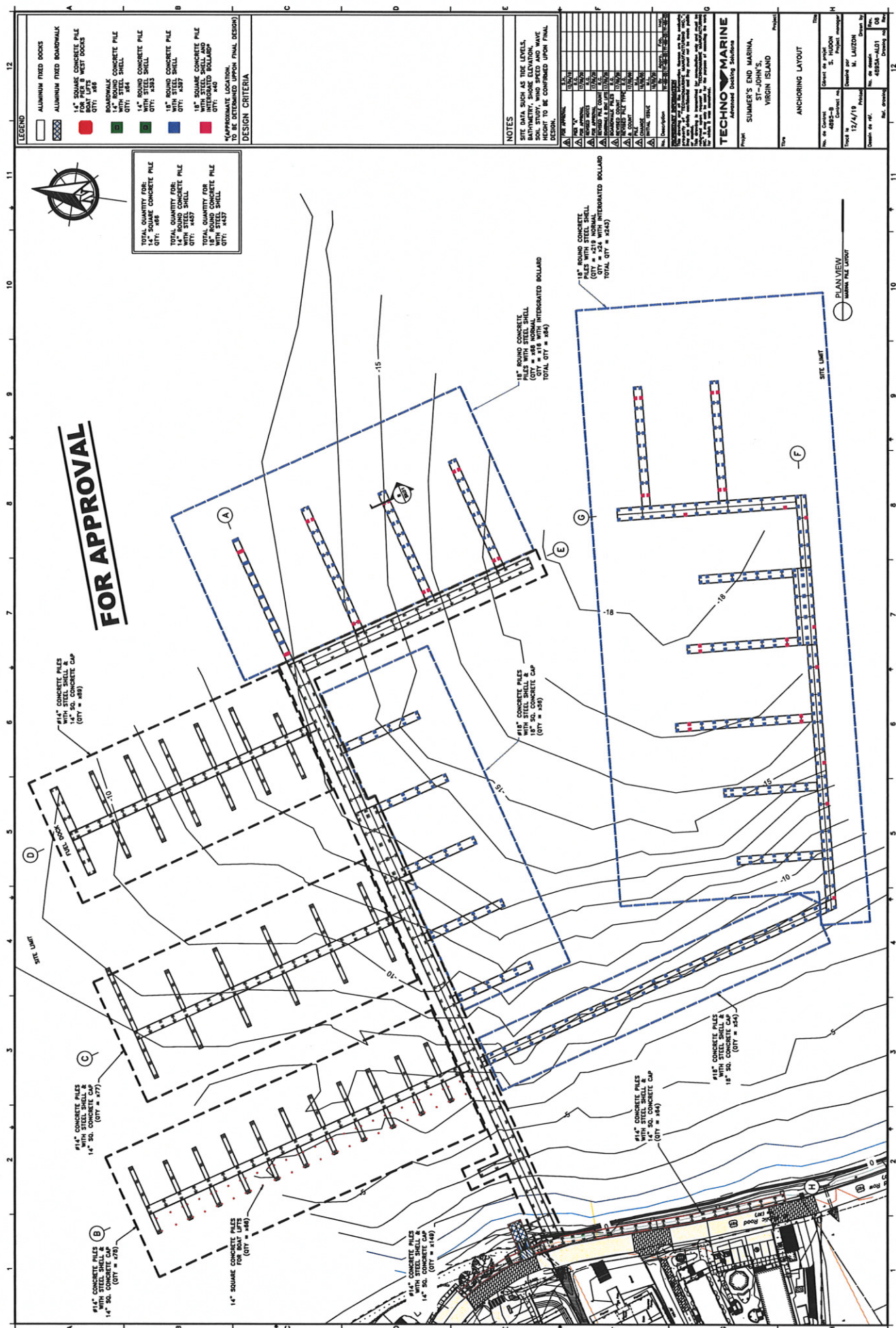
Drawn by: 4830-B-L01

Checked by: 4830-B-L01

Revised by: 4830-B-L01

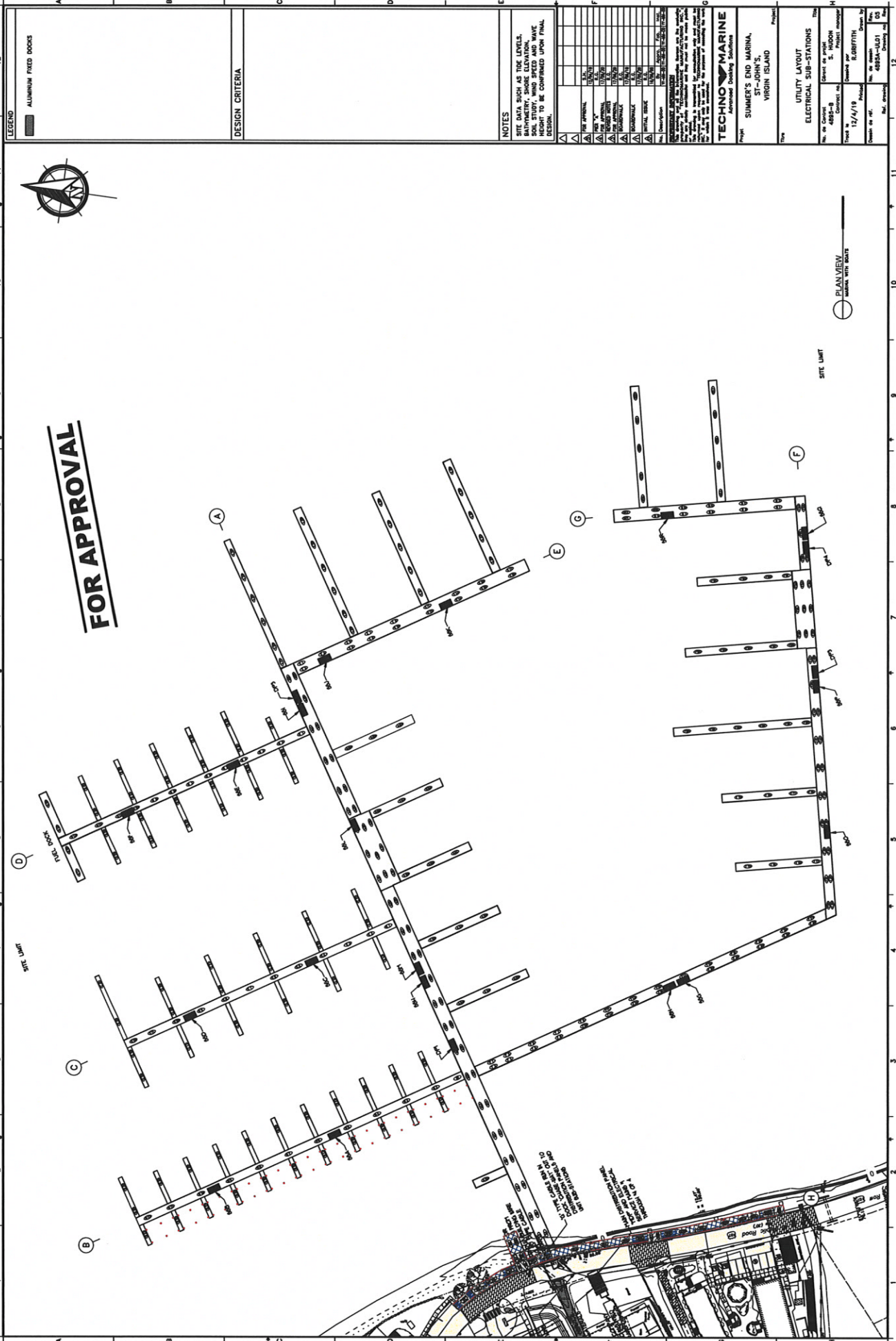
INSTALLATION LAYOUT

PLAN VIEW
MARINA WITH INSTALLATION DETAILS





FOR APPROVAL



LEGEND

ALUMINUM FIXED DOCKS

DESIGN CRITERIA

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

- A. AISC 360-10 STEEL STRUCTURAL DESIGN MANUAL
- B. AISC 358-10 STEEL JOINTS USING HIGH STRENGTH BOLTS
- C. AISC 341-10 SEISMIC PROVISIONS FOR STEEL MOMENT RESISTING FRAMES
- D. AISC 343-10 SEISMIC PROVISIONS FOR STEEL BRACED FRAMES
- E. AISC 344-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- F. AISC 345-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- G. AISC 346-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- H. AISC 347-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- I. AISC 348-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- J. AISC 349-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- K. AISC 350-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- L. AISC 351-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- M. AISC 352-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- N. AISC 353-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- O. AISC 354-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- P. AISC 355-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Q. AISC 356-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- R. AISC 357-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- S. AISC 358-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- T. AISC 359-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- U. AISC 360-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- V. AISC 361-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- W. AISC 362-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- X. AISC 363-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Y. AISC 364-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Z. AISC 365-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

- A. AISC 360-10 STEEL STRUCTURAL DESIGN MANUAL
- B. AISC 358-10 STEEL JOINTS USING HIGH STRENGTH BOLTS
- C. AISC 341-10 SEISMIC PROVISIONS FOR STEEL MOMENT RESISTING FRAMES
- D. AISC 343-10 SEISMIC PROVISIONS FOR STEEL BRACED FRAMES
- E. AISC 344-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- F. AISC 345-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- G. AISC 346-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- H. AISC 347-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- I. AISC 348-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- J. AISC 349-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- K. AISC 350-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- L. AISC 351-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- M. AISC 352-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- N. AISC 353-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- O. AISC 354-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- P. AISC 355-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Q. AISC 356-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- R. AISC 357-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- S. AISC 358-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- T. AISC 359-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- U. AISC 360-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- V. AISC 361-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- W. AISC 362-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- X. AISC 363-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Y. AISC 364-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Z. AISC 365-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS

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- C. AISC 341-10 SEISMIC PROVISIONS FOR STEEL MOMENT RESISTING FRAMES
- D. AISC 343-10 SEISMIC PROVISIONS FOR STEEL BRACED FRAMES
- E. AISC 344-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- F. AISC 345-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- G. AISC 346-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
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- M. AISC 352-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- N. AISC 353-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- O. AISC 354-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- P. AISC 355-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Q. AISC 356-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- R. AISC 357-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- S. AISC 358-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- T. AISC 359-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- U. AISC 360-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- V. AISC 361-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- W. AISC 362-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- X. AISC 363-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Y. AISC 364-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS
- Z. AISC 365-10 SEISMIC PROVISIONS FOR STEEL COMPOSITE DECK BEAMS

TECHNO MARINE

Advanced Docking Solutions

Project: SUMMER'S END MARINA, ST-JOHN'S, VIRGIN ISLAND

Client: S. HUDON

Drawn by: R. BRITTON

12/4/19

4283A-U-01

UTILITY LAYOUT

ELECTRICAL SUB-STATIONS

4283-B

12/4/19

4283A-U-01



FOR APPROVAL

LEGEND

ALUMINUM FIXED DOCKS

DESIGN CRITERIA

NOTES

SITE DATA, SUCH AS TIDE LEVELS, BATHYMETRY, SHORE ELEVATION, SOIL STUDY, WIND SPEED AND WAVE HEIGHT, TO BE CONTAINED UPON FINAL DESIGN.

NO.	DESCRIPTION	DATE
1	DESIGN	12/4/18
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	

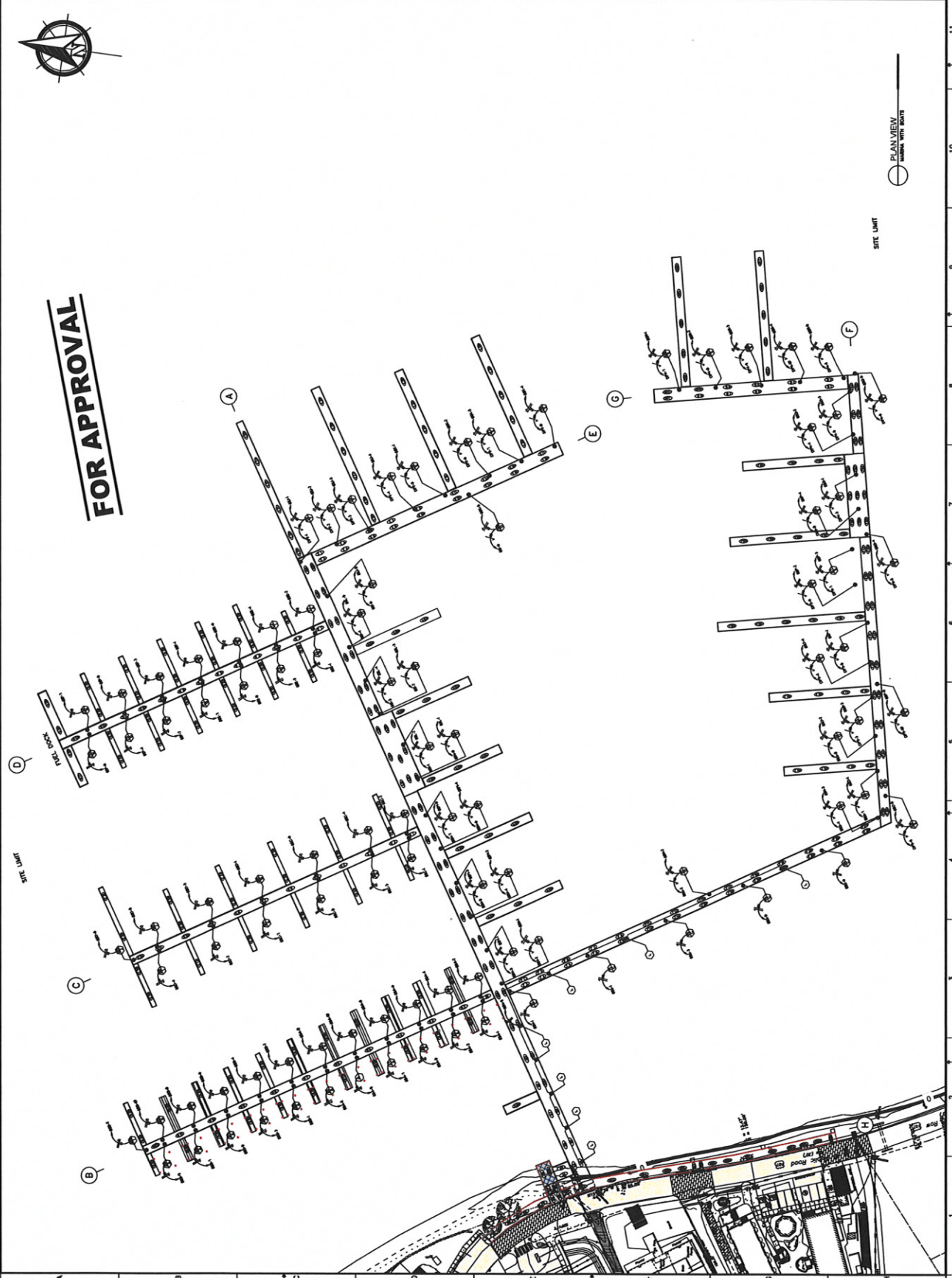
TECHNO MARINE
Advanced Docking Solutions

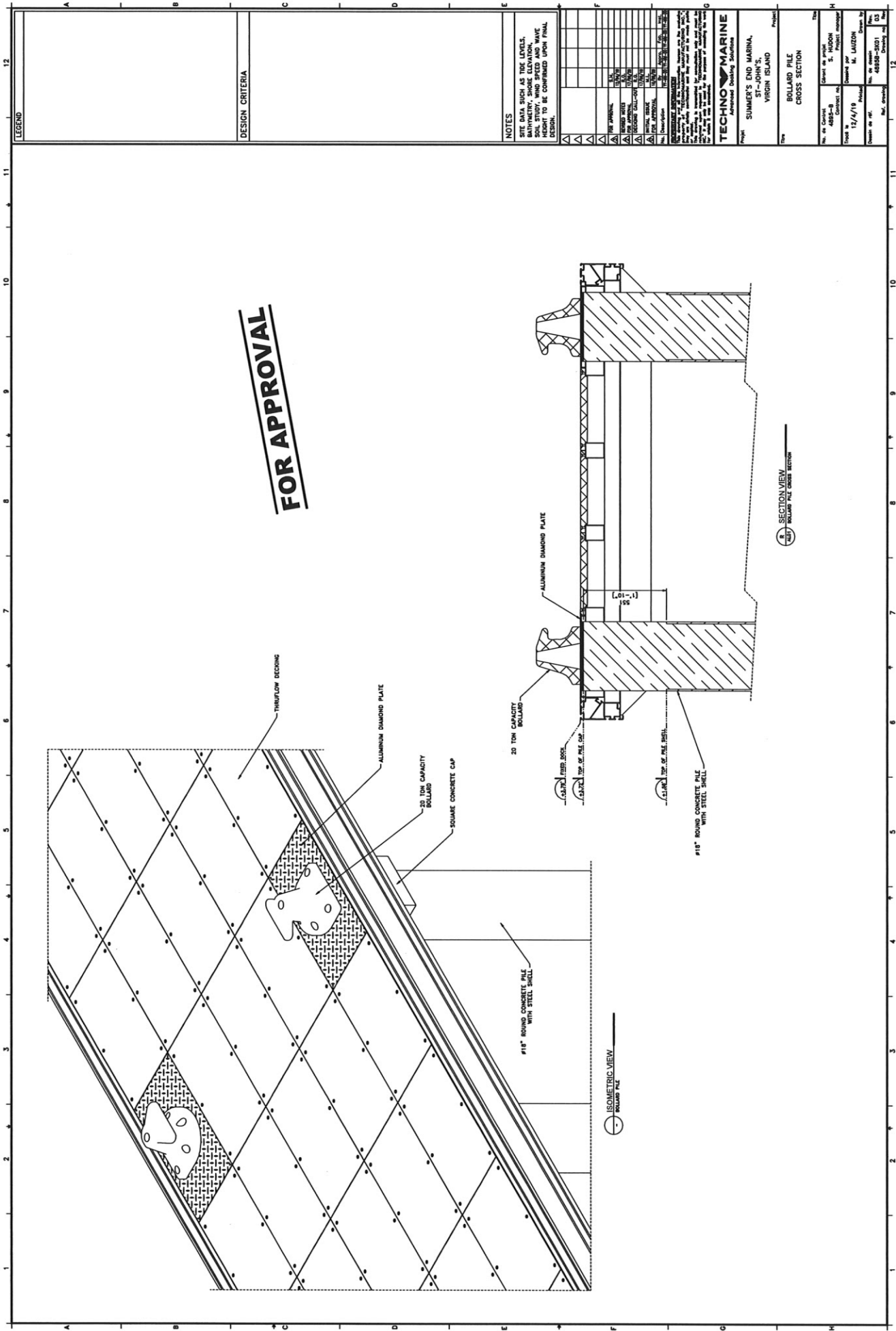
Project: SUMMER'S END MARINA,
ST-JOHN'S,
VIRGIN ISLAND

Type: Pedestal

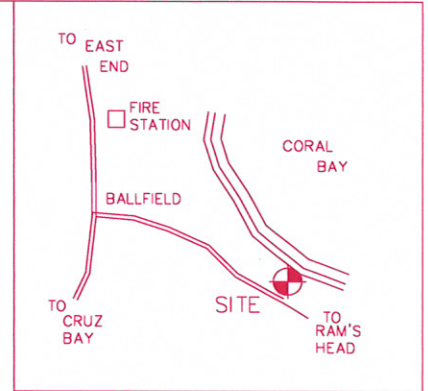
Utility Layout
ELECTRICAL PEDESTALS

Drawn by: J. P. JONES
Checked by: S. P. JONES
Date: 12/4/18
Scale: As shown
Sheet: 4855A-U02
Total: 4855A-U02

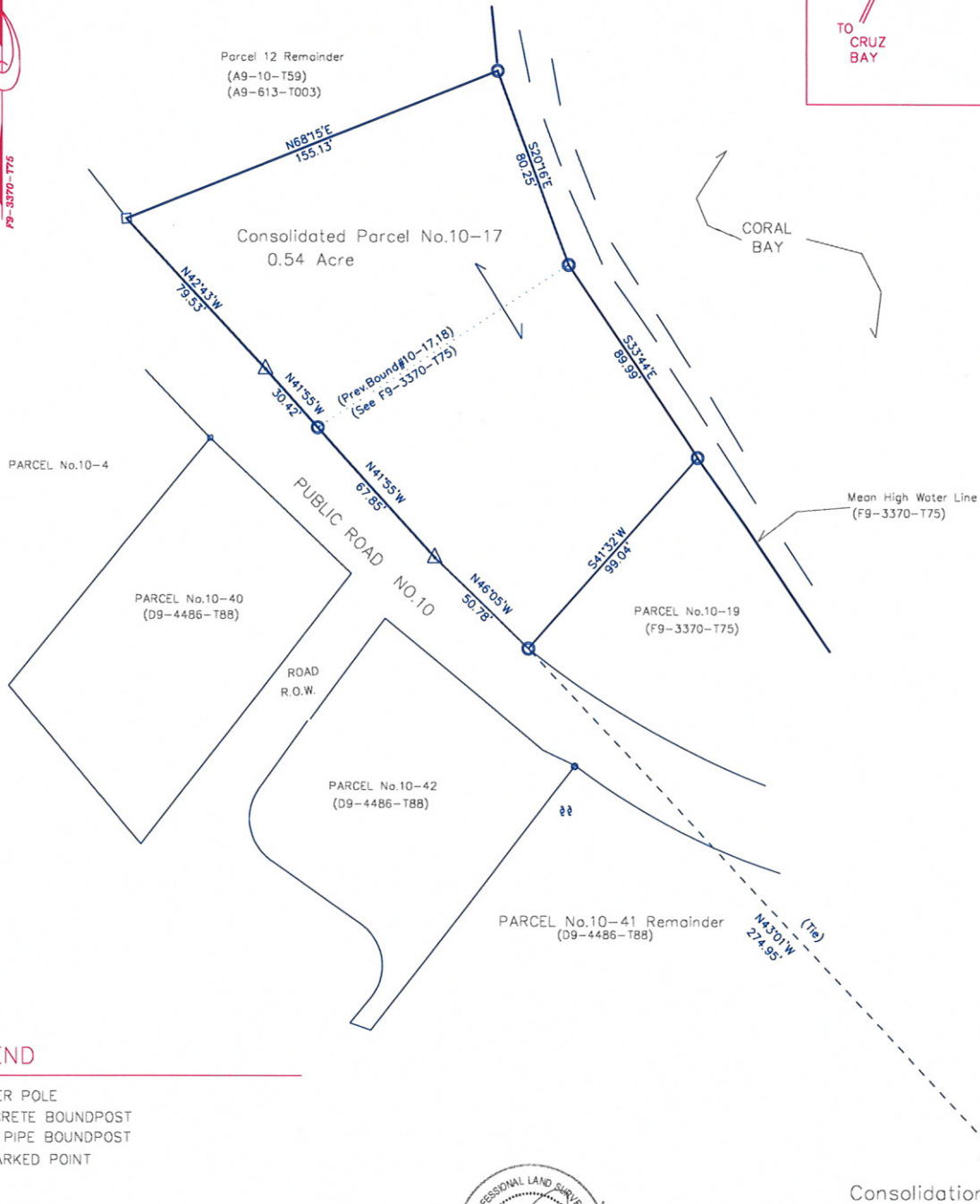




F9-3370-T75



VICINITY N.T.S.



LEGEND

- POWER POLE
- CONCRETE BOUNDPOST
- IRON PIPE BOUNDPOST
- △ UNMARKED POINT

REFERENCE

F9-3370-T75 A9-10-T59
D9-4486-T88 A9-613-T003

NOTE

* Base drawing for this survey is F9-3370-T75.

* The purpose of this survey is a graphical representation of the ownership of Parcels No. 10-17 and No. 10-18, Estate Carolina for application of CZM permit process.



Pdx 600176, St. Thomas, USVI 00801 (#340-690-0913)

STEVEN LAMPHEAR
REGISTERED LAND SURVEYOR #454

Consolidated Parcel No. 10-17

ESTATE CAROLINA
No. 1 CORAL BAY QUARTER
ST. JOHN USVI

FIELD: PAPER
CALC: SWL
SCALE: 1"=30'
DATE: 19 May 2014
JOB# 191_173Mrna_OLG2Lot

APPROVED:
OLG FILE No.
D9-8874-T014



The St. John Marina & The Yacht Club at Summer's End are the Caribbean's newest, premier yachting and sailing destinations

The Summer's End Group, LLC, is developing the first and only marina on the island of St. John, U.S. Virgin Islands (USVI). St. John is known as the jewel of the Caribbean with more than 2/3rd of the island designated as National Park. *St. John is the only major Virgin Island-US or British-that does not have a marina facility!*



St. John U. S. Virgin Islands - Coral Bay

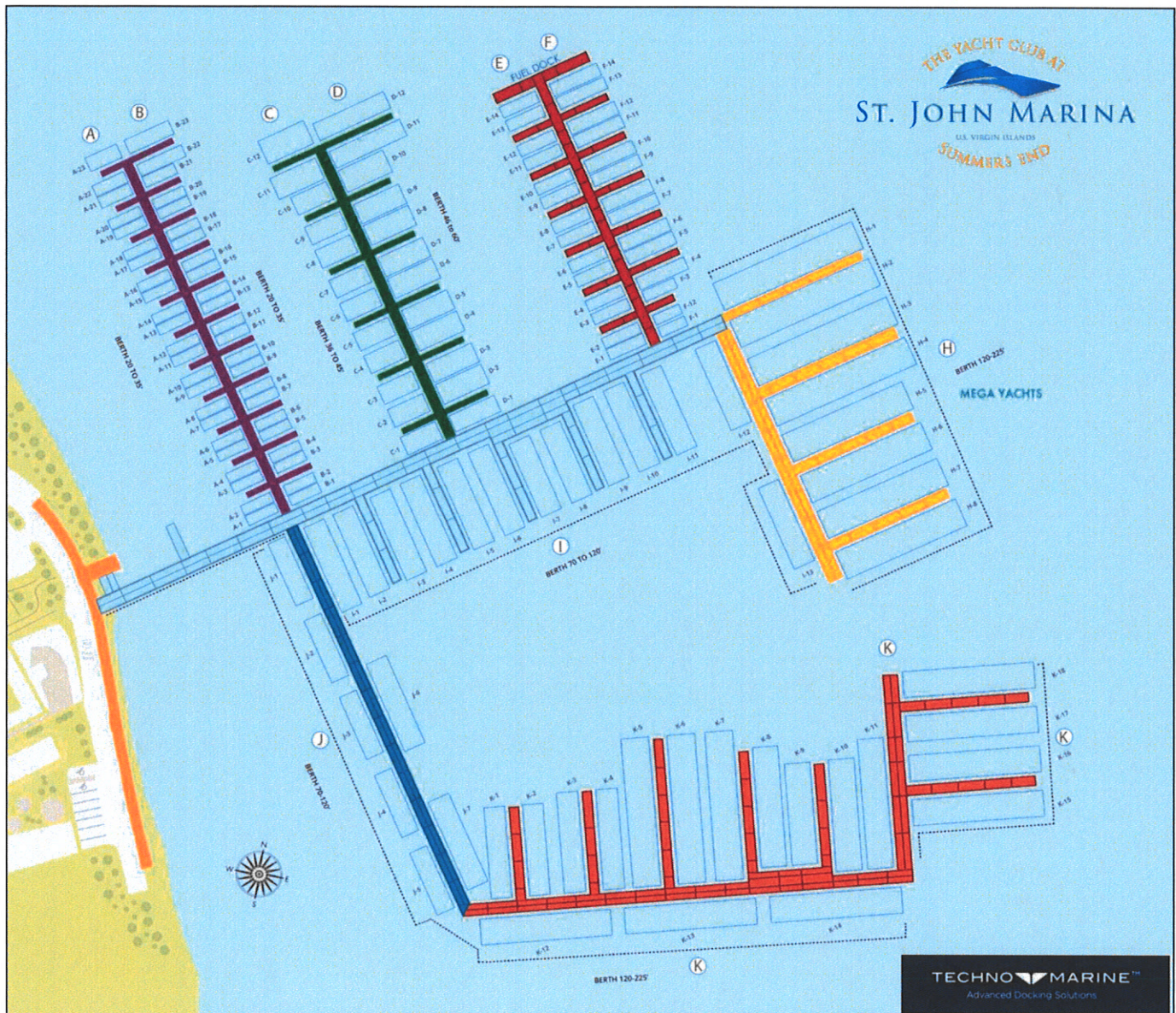
FEATURES & AMENITIES

- › 144 wet slips
- › Berthing for boats 30'-150'+
- › Serving superyachts, megayachts, mono & sail cats, cruisers, sportfishers & more
- › Customs and Border Protection Office
- › EPA approved fuel, including select in-slip
- › Shore power, potable water, waste water pump out, solid and hazardous waste disposal
- › Commissioning, restaurants, bars and retail
- › Slips for enforcement vessels: DPNR, Fish & Wildlife, National Park Service, Coast Guard, etc.
- › Local Fish and Farmer's Market
- › 24-hour manned and electronic security

ECONOMIC BENEFITS:

- › 80+ direct and indirect, long-term, local FTE jobs
- › 362 jobs territory-wide initial employment impact
- › \$34m spent locally on development and construction
- › \$45.8m total initial economic impact
- › \$29.8m total initial labor income
- › \$975k total initial territory tax revenue
- › \$9.6m annual operational economic impact locally
- › \$46.4m economic impact 1st year of operation territory wide
- › USVI share reclamation: \$100m annual BVI charter industry
- › Reduce local unemployment
- › \$73m total development cost





THE YACHT CLUB AT SUMMERS END (YCSE) - BERTH LAYOUT

ENVIRONMENTAL BENEFITS

- › Increased enforcement
- › No dredging
- › \$1.3m mitigation spending
- › Eliminate illegal wastewater dumping
- › Organize harbor, reduce non-compliant boating
- › Permanent water quality reporting
- › EPA approved fueling
- › Watershed improvements
- › Support for National Park preservation programs

For further details, please contact...

COMMUNITY BENEFITS

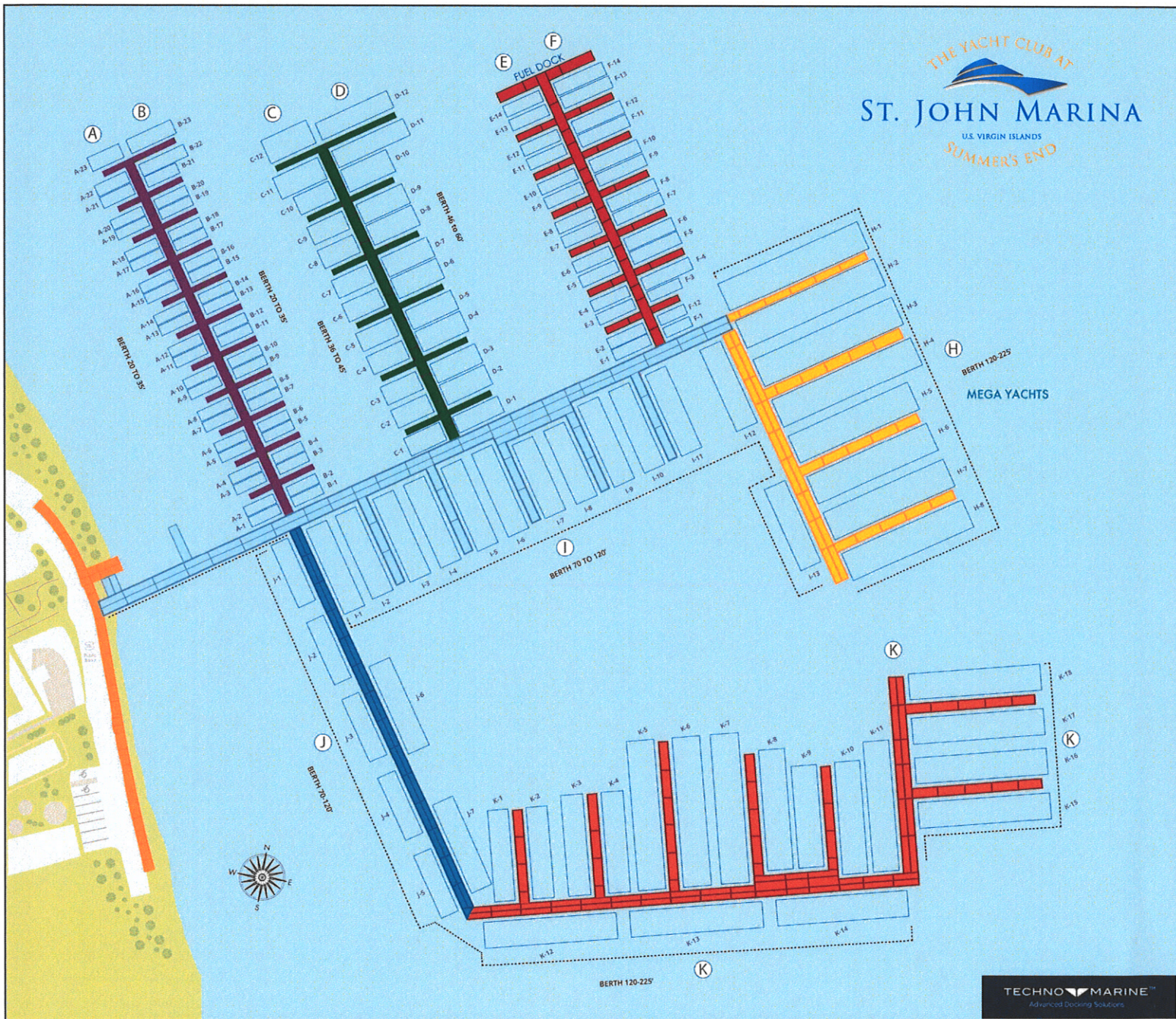
- › Improved standard of living
- › More attractive streetscape – improved roadway, utilities, landscape and hardscape
- › Mentorship, internship and scholarship opportunities
- › New career paths
- › Increased public safety
- › Stop youth flight and brain drain
- › Reverse local economic strangulation
- › Preserve local culture
- › Restore hope



Chaliese N. Summers

THE SUMMERS END GROUP, LLC

5000 Estate Enighed, Suite #63 St.
John, U.S. Virgin Islands 00830
Mob.: +1 (340) 626-9646
csummers@summersendvi.com



**THIS CONSOLIDATION OF MAJOR COASTAL ZONE MANAGEMENT
PERMIT NO. CZJ-04-14(W) AND MAJOR LAND PERMIT CZJ-03-14(L) IS BEING
ISSUED PURSUANT TO AN ORDER BY THE BOARD OF LAND USE APPEALS IN
CASE 005-6/2014; 008/2014**

1. **AUTHORITY** This consolidation of Major Coastal Zone Management Permit No. CZJ-04-14(W) and Major Land Permit CZJ-03-14(L) (hereinafter collectively referred to as the "Original Permits") is being issued pursuant to an Order by the Board Of Land Use Appeals (hereinafter "BOLUA") in Case No. 005-6/2014; 008/2014 in accordance with Virgin Islands Code, Title 12, Section 914 and any other provisions of THE CZM Act. As herein, "Permitter" remains the original Permitter from the Original Permits, the **ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS COASTAL ZONE MANAGEMENT COMMISSION** and "Permittee" remains the original Permittee from the Original Permits, **THE SUMMER'S END GROUP, LLC**.

2. **CONSOLIDATED SCOPE**

(a) **MAJOR WATER PERMIT CZJ-04-14(W)** as approved by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014, (See Permit attached as *Exhibit I*); This permit allows the construction of a 145 slip marina, a designated mooring field of up to 75 moorings, a pump-out station and a fuel station at and seaward of Plot Nos. 10-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U. S. Virgin Islands.

(b) This permit also allows the use and occupancy of the structures described in Section 2 (a) of this permit including 27.5 acres of submerged land areas surrounding the structures described in Section 2, (a) of this permit.

(c) **MAJOR LAND PERMIT CZJ-03-14(L)** as approved by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014 (See Permit attached as *Exhibit II*); This permit allows the redevelopment of seven contiguous properties in Estate Carolina, Coral Bay, St. John (in two phases) for the construction of various supporting facilities for the Coral Bay Marina. Phase 1 will enhance the existing commercial business sites at CoCo Loba, Shoreline Inn and Island Blues and renovate the "Voyages" restaurant building. Phase 1 redevelopment will include the following:

- 120 off street parking spaces
- A new 56 seat restaurant
- Customs and Border Protection office
- A Marina Office
- Marina Engineering
- Marina Security
- Fish and Farmers Market

CONSOLIDATED Permit Nos. CZJ-04-14(W); CZJ-03-14(L)
By Order of BOLUA
The Summer's End Group
St. John, Virgin Islands

- Crew shower and locker facilities
- Apartments to support marina management
- Proper solid, hazardous and liquid waste management
- Proper storm water management , and
- Proper fueling.

Phase 2 of the development (implemented strictly on demand) will include:

- Additional retail
- Restaurant
- Office space
- Commercial space and
- Six short-term rental units

The project is located on Parcel Nos. 10-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U.S. Virgin Islands.

3. **TERM** This Consolidated Permit is effective upon approval by the Governor of the Virgin Islands, and approval by the Legislature of the Virgin Islands of this Consolidated Permit which incorporates the Original Permits as signed by the Chairman of the St. John Committee of the Virgin Islands CZM Commission as ordered by the BOLUA. As used herein, the "Effective Date" or "the date hereof" means the date of such ratification as defined by the Virgin Islands Code. This permit will expire twenty (20) years after the Effective Date. This permit is issued for a definite term of 20 years and shall not constitute a property. This Permit shall be renewed only if the requirements of Title 12 of the Virgin Islands Code, Section 911, are met.

4. **DOCUMENTS INCORPORATED BY REFERENCE**

Exhibit I: MAJOR WATER PERMIT CZJ-04-14(W) including original exhibits attached:

- Exhibit A: CZM Permit Application dated June 7, 2012 and amended on March 21, 2014.
- Exhibit B: Site Plan and Drawings dated June 7, 2012 and amended on March 21, 2014.
- Exhibit C: Environmental Assessment Report dated June 7, 2012 and amended on March 21, 2014.
- Exhibit D: Water Quality Certificate dated October 16, 2014

Exhibit II: MAJOR LAND PERMIT CZJ-03-14(L) including original exhibits attached:

- Exhibit A: CZM Permit Application dated April 4, 2014.
- Exhibit B: Site Plan and Drawings dated June 11, 2014
- Exhibit C: Environmental Assessment Report dated April 4, 2014

5. **CONSOLIDATED GENERAL CONDITIONS**

The following conditions, as approved in the Original Permits by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014 shall apply:

- A. **Liability** The Permittee agrees to assume full and complete responsibility for all liability to any person or persons, including employees, as a result of its control of the area described in Paragraph 2 of this permit, and all improvements thereon (which area and improvements are hereinafter referred to as "the premises"), and to hold the Permitter free and harmless for civil or other liabilities of any kind during the time the Permittee is in control of the premises pursuant to this permit.
- B. **Personal Property and Damage** All personal property of any kind or description whatsoever located on the premises shall be there at the Permittee's sole risk.
- C. **Assignment or Transfer** This permit may not be transferred or assigned except as provided in Section 910-15 of the Virgin Islands Rules and regulations.
- D. **Permit to be Displayed** A placard evidencing the permit shall be posted in a conspicuous place at the project site during the entire work period.
- E. **Reliance on Information and Data** The Permittee affirms that the information and data which it provided in connection with its permit application are true and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data prove to be false or inaccurate, the permit may be modified, suspended or revoked in whole or in part, and that the Commissioner or the Committee may, in addition, institute appropriate legal action.
- F. **Development to be Commenced** Any and all development approved by this Coastal Zone Permit shall begin within twelve (12) months from the date this permit becomes effective and shall be continuous until completion. Failure to perform at least fifty (50%) percent of the work within such period and continuously construct thereafter until the completion of construction shall cause the permit to terminate automatically and render it null and void, unless the Permittee requests an extension in writing and demonstrates to the satisfaction of the Committee that good cause exists for granting such extension.
- G. **Notification of Completion** Upon completion of any activity authorized or

required by this CZM Permit, the Permittee shall promptly so notify the Director of the Division of CZM and where the services of a professional engineer were required in undertaking the activity, a certification of compliance provided by the project engineer that the plans and specifications of the project and all applicable Virgin Islands Code requirements have been met, shall be filed with said Director.

- H. Inspection The Commission, its Committee, the Commissioner or their authorized agents or representatives shall have the power to enter at reasonable times during project working hours upon any lands or waters in the coastal zone for which this Coastal Zone Permit has been issued. The Permittee shall permit such entry for the purpose of inspection and ascertaining compliance with the terms and conditions of said Coastal Zone Permit. The Permittee shall provide access to such records as the Commission, its Committee, or the Commissioner in the performance of it or his duties under the CZM Act may require the Permittee to maintain. Such records may be examined and copies shall be submitted to the Commission, its Committee or the Commissioner upon request.
- I. Conditions of Premises The Development authorized by this permit shall be maintained in a safe condition and in accordance with the description, plans, or drawings approved by the Commissioner or by the Committee, and all applicable Virgin Islands Laws.
- J. Public Access to Shoreline The development shall be operated so as to assure optimum public access to the shoreline.
- K. Restoration of Area The Permittee, upon renovation or expiration of the permit, shall upon order of the Committee, or the Commissioner, and in their sole discretion, remove all structures authorized by the permit and restore the area to its original condition, and/or modify such structures or site, and/or comply with any directive of the Committee, or the Commissioner in satisfying the original permit conditions in such time and manner as the Committee, or the Commissioner may direct.
- L. Notices All notices sent or required to be sent hereunder must be by certified mail, return receipt requested. If addressed to the Permitter, same shall be sent to the Commissioner of the Department of Planning and Natural Resources, 4607 Tutu Park Mall, Charles W. Turnbull Regional Public Library Virgin Islands 00802, or to such other place as the Permitter may hereinafter designate. If addressed to the Permittee, same shall be sent to Chaliess Summers, Managing Member, The Yacht Club at Summer's End, LLC, 5000 Estate Enighed, Suite 63, St. John, Virgin Islands, 00803, or to such place as the Permittee may hereinafter designate by certified mail, return receipt requested.

- M. Non Waiver One or more waivers by the Permittor of any covenant or condition of this permit shall not be construed as a waiver of a further breach of the covenant or condition. The consent or approval of the Permittor to or of any acts by either the Permittee requiring the Permittor's consent or approval shall not be construed as approval of any subsequent similar act by the Permittee.
- N. Revocation It is specifically understood that all the foregoing covenants and agreements, as well as other terms and special conditions hereby agreed to by the Permittee, are to be well and faithfully kept by Permittee and that any failure by the Permittee to keep same will result in revocation of this permit.
- O. Other Approval If the development covered under this permit requires separate and distinct approval from the United States Government or the Government of the Virgin Islands, or any agency, department, commission or bureau thereof, then no development or occupancy is allowed under this permit until such permits or approvals have been obtained.
- P. Abandonment If the Permittee abandon, deserts or vacates the premises or discontinues its operation at the premises for a period totaling six (6) consecutive months, the permit will terminate automatically and be rendered null or void.
- Q. Signatures on the Permit Document The Permittee shall sign and return the permit document to the Department within sixty (60) days of receipt thereof. Failure to return the signed permit within the time period specified herein will be considered a rejection of the terms and conditions of the permit and will render the offer of the permit null and void, unless the Permittee requests a written extension and the Department grants the written extension.
- R. Damage and Repair of Premises Described in Paragraph 2 In the event of damage to or destruction of the premises, described in paragraph 2 hereof, repair work may be done only after a request to do so has been submitted in writing to the Department and written permission has been granted by the Department.

6. **CONSOLIDATED FEES- CZJ-04-14(W)**

The following fees, as approved in the Original Permits by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014 shall apply:

- 1. A rental fee of **One Hundred Ninety-Four Thousand, Twenty Six Dollars and Forty Six Cents (\$194,026.46)**, per year shall be charged for the use and

occupancy of the submerged land area occupied under this permit. Prior to the completion of construction of the permitted marina described in Section "2" of this permit, the Permittee shall pay an annual rental fee of **Sixty Four Thousand Twenty Seven Dollars and Eight Cents (\$64,027.08)**, per year for the use and occupancy of the submerged lands as described in Section "2" of this permit. The fees are assessed pursuant to 12 VIC §911(f) and have been negotiated with the Permittee pursuant to 12 VIRR §910-5(e). The initial payment under this permit is due upon receipt of the effective permit, and subsequent payments are due on the anniversary of the effective date. Payments are to be made to the Department of Planning and Natural Resources.

- A. The rental fees payable under this permit shall be adjusted at the commencement of the fifth (5th) year of the permit term, in accordance with the increase of the Consumer Price Index as established by the United States Department of Labor, Bureau of Labor Statistics, For "All Items, All urban Consumers (1984-100 percent)" (the "CPI"), as follows:
- i. The CPI as of the month of the initial term (5th year), and as of the first month of each subsequent year, shall be the base price index and CPI as of the month immediately preceding the first of any year after the initial term shall be the current price index.
 - ii. The current price index shall be divided by the base price index and the quotient thereof shall be multiplied by the sum of the annual rent of the prior year.
 - iii. The resulting product shall be the annual base rent for the current year.

7. CONSOLIDATED SPECIAL CONDITIONS

The following special conditions, as approved in the Original Permits by the St. John Committee of the Virgin Islands Coastal Zone Management (CZM) Commission on October 24, 2014 shall apply:

Special Conditions relating to Consolidated Scope (a) & (b) or original Permit - CZJ-04-14(W):

1. All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.
2. The Permittee shall notify the Division of Coastal Zone Management (CZM) 72 hours prior to the commencement of development activities.

CONSOLIDATED Permit Nos. CZJ-04-14(W); CZJ-03-14(L)
By Order of BOLUA
The Summer's End Group
St. John, Virgin Islands

3. Turbidity curtains shall be installed at an adequate depth in order to prevent suspended sediment from migrating outside the work area.
4. This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.
5. Water quality monitoring shall be as outlined in the Water Quality Monitoring Plan and as approved by the Division of Environmental Protection.
6. Permittee shall include language in slip lease agreement mandating the use of pump-out facilities.
7. Automatic shut-off nozzles must be used when fueling vessels.
8. The Permittee must install signage to inform boaters of the availability and proper usage of pump-out facilities.
9. The Permittee shall maintain on site, a log for pump-out activities. The log must be available for inspection by DPNR at all times.
10. During construction of the permitted development, temporary restroom facilities must be located onsite and available to workers employed for the development.
11. Prior to start of work, Permittee shall submit to CZM, a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.
12. Following the completion of the development, the Permittee shall be required to maintain a bond in the amount of \$2M such that in the event of a default, the Permittee may return the area to its original state.
13. During installation of the pilings, construction activities associated with this phase is limited to the hours between 8:00 am to 4:00 pm daily except that on Sundays, construction activities are not permitted.

Special Conditions relating to Consolidated Scope (a) & (b) or original Permit - CZJ-03-14(L):

1. All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.
2. The Permittee shall notify the Division of Coastal Zone Management (CZM) two (2) days prior to the commencement of development activities.

CONSOLIDATED Permit Nos. CZJ-04-14(W); CZJ-03-14(L)

By Order of BOLCA

The Summer's End Group

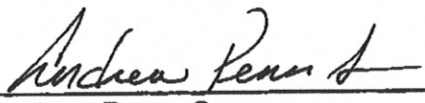
St. John, Virgin Islands

3. All erosion and sedimentation measures shall be installed prior to the start of construction and fully maintained during all construction activities on the site until completion of this project.
4. This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.
5. This permit does not allow any work within territorial waters.
6. Debris located along the shoreline of the project site must be removed during and upon completion of the project.
7. Construction activities associated with this permit is limited to the hours between 7:00 am to 5:00 pm daily except that on Sundays, construction activities are not permitted.
8. Prior to start of work, Permittee shall submit to CZM a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.
9. To reduce vehicular traffic at the project site, and the area required for employee parking during construction, the Permittee shall provide offsite shuttle services for construction workers.

CONSOLIDATED Permit Nos. CZJ-04-14(W); CZJ-03-14(L)
By Order of BOLUA
The Summer's End Group
St. John, Virgin Islands

IN TESTIMONY WHEREOF, the parties herein have hereunto set their hands and seals
on the days and years appearing herein below.

ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS CZM COMMISSION
Original Permittor, as ordered by the Board of Land Use Appeals

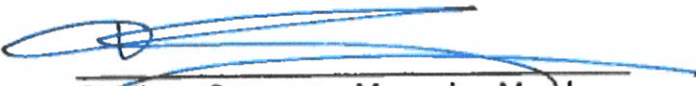


Andrew Penn, Sr.
Chairman

12/16/2019

Date

THE SUMMER'S END GROUP, LLC
Permittee



Chariese Summers, Managing Member
The Summer's End Group, LLC

12/17/2019

Date

CONSOLIDATED Permit Nos. CZJ-04-14(W); CZJ-03-14(L)
By Order of BOLUA
The Summer's End Group
St. John, Virgin Islands

APPROVED
Governor of the Virgin Islands


The Honorable Albert Bryan Jr.
Governor

12-18-19
Date

RATIFIED
Legislature of the Virgin Islands

The Honorable
President, 33rd Legislature

Date

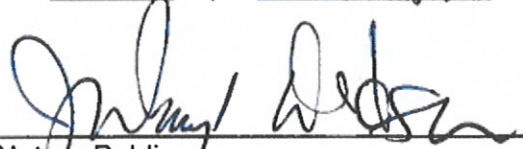
I, Chaliene Summers, do hereby certify that as Managing Member, The Summer's End Group, LLC, I am duly authorized and empowered to sign this Permit on behalf of the The Summer's End Group, LLC.


Chaliene Summers
Managing Member

12/17/19
Date

SWORN AND SUBSCRIBED before me

this 17 day of December 2019


Notary Public

J. DARYL DODSON
Notary Public
St. Thomas/St. John, U.S. Virgin Islands
LNP-51-19
My Commission Expires January 16, 2023

THE VIRGIN ISLANDS BOARD OF LAND USE APPEALS

In the matter of:	)	
	)	
VIRGIN ISLANDS CONSERVATION	)	
SOCIETY,	)	
	)	
AND MORAVIAN CHURCH CONFERENCE	)	
OF THE VIRGIN ISLANDS,	)	
	)	
AND T-REX ST. JOHN LLC AND SIRIUS	)	
DEVELOPMENT, LLC,	)	
	)	
Appellants,	)	Appeal Nos. 005-6/2014; 008/2014
	)	
v.	)	
	)	Permit Nos. CZJ-03-14 (L); CZJ-03-14(W)
ST. JOHN COMMITTEE OF THE VIRGIN	)	
ISLANDS COASTAL MANAGEMENT	)	
COMMISSION,	)	
	)	
Appellee.	)	

DECISION AND ORDER

The Virgin Islands Board of Land Use Appeals ("BLUA") by and through its Acting Chairman, Aloy Nielsen hereby renders its Decision and Order in the above-captioned appeal, pursuant to 12 V.I.R.R. § 914-11(a). For the following reasons, the BLUA finds that the land and water permits are to be consolidated as one permit, and affirms the decision of the St. John Committee of the Virgin Islands Coastal Zone Management Commission ("CZM").

FINDINGS OF FACT

- 1) On April 4, 2014, Summer's End Group, LLC ("SEG") submitted to the Division of Coastal Zone Management of the Department of Planning and Natural Resources ("CZM") two (2) Major Coastal Zone Permit Applications for a Marina Project in Coral Bay, St. John; the land

and water permits were numbered as Nos. CZJ-03-14(L) and CZJ-04-14(W), respectively (collectively, "the Permits").

- 2) On April 29, 2014, CZM issued a Letter of Incompleteness and Request for More Information to SEG regarding the Permits.
- 3) SEG submitted to CZM the requested information from the Letter of Incompleteness, and on June 18, 2014, CZM sent SEG two (2) letters indicating that both permit applications were complete.
- 4) From July 27, 2014 to August 18, 2014, CZM received comments on the Permits from the League of Women Voters, the Environmental Association of St. Thomas (East), the National Oceanic and Atmosphere Administration, the Virgin Islands Department of Public Works Commissioner Daryl Smalls, the Coral Bay Community Counsel, Attorney Maria Hodge, Esq., the U.S. Department of Fish and Wildlife, and counsel for the Moravian Church Conference.
- 5) On August 20, 2014, CZM issued Preliminary Staff Findings regarding the Permits.
- 6) On August 20, 2014, CZM conducted a public hearing regarding the Permits.
- 7) Between August 23, 2014 and August 24, 2014, CZM received comments on the Permits from William McComb, the University of the Virgin Islands, the National Park Service, and David Silverman.
- 8) On September 24, 2014, SEG submitted responsive comments to CZM.
- 9) On October 1, 2014, CZM issued its Final Staff Reports on the Permits.
- 10) On October 1, 2014, CZM held a Decisional Meeting on the Permits.
- 11) CZM issued its Decision Letter to SEG on October 10, 2014, explaining that CZM approved the Permits.

- 12) CZM issued the Permits to SEG on October 24, 2014.
- 13) Between November 14, 2014 and December 5, 2014, Virgin Islands Conservation Society (“VICS”), Moravian Church Conference, T-Rex St. John LLC and Sirius Development LLC (collectively, “Appellants”) filed appeals to the BLUA challenging CZM’s decision to issue the Permits to SEG.
- 14) The BLUA scheduled a public hearing on this appeal for April 5, 2016.
- 15) However, starting on March 23, 2016, the parties filed numerous motions and briefs raising procedural issues. To start, on March 23, 2016, the VICS filed a Motion to Supplement Appellant’s Notice of Appeal.
- 16) CZM then filed an Opposition to the VICS’ Motion to Supplement on March 31, 2016. That same day, March 31, 2016, SEG filed a Motion to Intervene in the BLUA appeal.
- 17) On April 1, 2016, SEG filed an Opposition to the VICS’ Motion to Supplement. Moravian Church Conference and the VICS each filed an Opposition to SEG’s Motion to Intervene on April 1, 2016.
- 18) SEG filed an amended Motion to Intervene on April 4, 2016. CZM filed a Consolidated Response Brief on April 4, 2016. Moravian Church Conference filed a Motion to Strike Appellee’s Brief on April 4, 2016.
- 19) The BLUA held a public hearing on April 5, 2016.

JURISDICTION

- 1) Any aggrieved person may file an appeal of an action by CZM within forty-five (45) days thereof with the BLUA. 12 V.I.C. § 914(a).
- 2) Furthermore, pursuant to 12 V.I.R.R. § 914-3, the BLUA has jurisdiction to review any decision in which the findings, inferences, conclusions, or decisions are: (a) in violation of

constitutional, Revised Organic Act of 1954, or statutory provisions; (b) in excess of the statutory authority of the Commission, Committee, or Commissioner; (c) made upon unlawful procedure; (d) affected by other error of law; (e) erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (f) arbitrary, capricious, or characterized by abuse of discretion or clearly unwarranted exercise of discretion.

- 3) The Appellants raise numerous challenges to CZM's issuance of the Permits, including subsections (d), (e), and (f) above. Therefore, the BLUA has jurisdiction over this appeal.

CONCLUSIONS OF LAW

- 1) In accordance with 12 V.I.R.R. § 914-11(a), the BLUA's decisions shall be based on the record of the proceedings below.
- 2) The record shall constitute the original papers and exhibits filed in the proceeding-below and the transcript in the proceeding-below. 12 V.I.R.R. § 914-6.
- 3) All of the documents and memoranda that the VICS sought to include in its Supplement to its Notice of Appeal is dated after the decisional meeting of CZM, which occurred on October 1, 2014.
- 4) Therefore, the BLUA denies the VICS' Motion to Supplement filed on March 23, 2016, as the BLUA can only take into consideration and review the evidence that was considered by CZM at its decisional meeting in reviewing this appeal. *See* 12 V.I.R.R. § 914-11(a); 12 V.I.R.R. § 914-6.
- 5) BLUA grants SEG's amended Motion to Intervene, dated April 4, 2016.
- 6) SEG filed its original Motion to Intervene on April 1, 2015, pursuant to 12 V.I.R.R. § 914-17, which states that "[a]ny aggrieved person or applicant may intervene in an appeal by filing a petition with the Board not less than ten (10) days prior to the public hearing."

- 7) As previously stated, SEG filed its original motion on April 1, 2016, therefore it could not be considered an Intervener as the filing was made within ten (10) days of the public hearing.
See 12 V.I.R.R. § 914-17.
- 8) However, in its amended Motion to Intervene, SEG asked to be considered an Amicus Curie party pursuant to 12 V.I.R.R. § 914-9, which states that the BLUA “may, in its discretion, permit an amicus curiae to file briefs or appear on oral argument on such terms and conditions as the [BLUA] determines.”
- 9) Since there is no time restriction to filing an amicus curiae brief, the BLUA grants SEG’s April 4, 2016 Motion to Intervene, allowing SEG to participate in the appeal as an amicus curiae party.
- 10) The BLUA affirms CZM’s decision to issue the Permits to SEG.
- 11) The BLUA concurs with CZM that findings were made by CZM in a legally sufficient manner. The Final Staff Recommendations by CZM were issued for each permit—land and water—on October 4, 2014, containing the legally sufficient findings.
- 12) Furthermore, the BLUA is unpersuaded by Appellant’s arguments as to how these findings are inconsistent with the goals and policies articulated in 12 V.I.C. § 903, or the procedures of 12 V.I.C. §§ 910(a)(2) and 911(c).
- 13) In affirming CZM’s decision to issue the Permits to SEG, the BLUA also concurs with the Moravian Church Conference’s argument that the Permits should be consolidated as one (1) permit application.
- 14) As Moravian Church correctly identified, the Environmental Assessment Reports for each application repeatedly state that each Permit is dependent upon the other. Because the land

V.I. Conservation Society v. STT-STJ Historical Preservation Committee
Appeal Nos. 005,006,008/2014
Decision and Order
June 3, 2016

and the water permit applications are for mutually dependent developments, they must be treated as one permit application.

- 15) The BLUA notes that both the Land and Water Permits have a condition that reads: "Prior to the start of work, [SEG] shall submit to CZM a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development."
- 16) Because the BLUA finds that the permits are to be consolidated, the BLUA notes that this now requires that SEG, prior to the start of construction, submit to CZM a performance bond in the amount of 20 percent, up to \$10 million, of the estimated construction cost of the development.

ORDER

IT IS HEREBY ORDERED that the Motion to Supplement Appellant's Notice of Appeal filed by the VICS is **DENIED**; and it is further

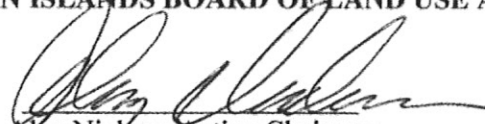
ORDERED that SEG's amended Motion to Intervene as an amicus curie party is **GRANTED**; and it is further

ORDERED that the Permits at issue, Nos. CZJ-03-14(L) and CZJ-04-14(W), be consolidated; and it is further

ORDERED that the St. John Committee of the Virgin Islands Coastal Zone Management Commission approval and issuance of the Permits Nos. CZJ-03-14(L) and CZJ-04-14(W) is **AFFIRMED**.

Ordered This 6 Day of JUNE, 2016.

BY THE VIRGIN ISLANDS BOARD OF LAND USE APPEALS


Aloy Nielsen, Acting Chairman

MAJOR COASTAL ZONE MANAGEMENT PERMIT NO. CZJ-04-14(W)

1. **AUTHORITY** This permit is issued by the St. Thomas Committee of the Virgin Islands Coastal Zone Management (CZM) Commission and is administered and monitored by the Department of Planning and Natural Resources (the "Department") on behalf of the Coastal Zone Management Commission pursuant to Virgin Islands Code, Title 12, Sections 904, and any other provisions of THE CZM Act. As herein, "Permitter" is the **ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS COASTAL ZONE MANAGEMENT COMMISSION** and "Permittee" is **THE SUMMER'S END GROUP, LLC**.
2. **SCOPE**
 - (a) This permit allows the construction of a 145 slip marina, a designated mooring field of up to 75 moorings, a pump-out station and a fuel station at and seaward of Plot Nos. 0-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U. S. Virgin Islands.
 - (b) This permit also allows the use and occupancy of the structures described in Section 2 (a) of this permit including 27.5 acres of submerged land areas surrounding the structures described in Section 2, (a) of this permit.
3. **TERM** This permit is effective upon its signing by the Chairman of the St. John Committee of the Virgin Islands CZM Commission, approval by the Governor of the Virgin Islands, and approval by the Legislature of the Virgin Islands. As used herein, the "Effective Date" or "the date hereof" means the date of such approval. This permit will expire twenty (20) years after the Effective Date. This permit is issued for a definite term of 20 years and shall not constitute a property. This Permit shall be renewed only if the requirements of Title 12 of the Virgin Islands Code, Section 911, are met.
4. **DOCUMENTS INCORPORATED BY REFERENCE**
 - Exhibit A: CZM Permit Application dated April 4, 2014.
 - Exhibit B: Site Plan and Drawings dated July 11, 2014.
 - Exhibit C: Environmental Assessment Report dated April 4, 2014.
 - Exhibit D: Water Quality Certificate dated October 16, 2014
5. **GENERAL CONDITIONS**
 - A. **Liability** The Permittee agrees to assume full and complete responsibility for all liability to any person or persons, including employees, as a result of its control of the area described in Paragraph 2 of this permit, and all improvements thereon (which area and improvements are hereinafter

referred to as "the premises"), and to hold the Permittor free and harmless for civil or other liabilities of any kind during the time the Permittee is in control of the premises pursuant to this permit.

- B. Personal Property and Damage All personal property of any kind or description whatsoever located on the premises shall be there at the Permittee's sole risk.
- C. Assignment or Transfer This permit may not be transferred or assigned except as provided in Section 910-15 of the Virgin Islands Rules and regulations.
- D. Permit to be Displayed A placard evidencing the permit shall be posted in a conspicuous place at the project site during the entire work period.
- E. Reliance on Information and Data The Permittee affirms that the information and data which it provided in connection with its permit application are true and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data prove to be false or inaccurate, the permit may be modified, suspended or revoked in whole or in part, and that the Commissioner or the Committee may, in addition, institute appropriate legal action.
- F. Development to be Commenced Any and all development approved by this Coastal Zone Permit shall begin within twelve (12) months from the date this permit becomes effective and shall be continuous until completion. Failure to perform at least fifty (50%) percent of the work within such period and continuously construct thereafter until the completion of construction shall cause the permit to terminate automatically and render it null and void, unless the Permittee requests an extension in writing and demonstrates to the satisfaction of the Committee that good cause exists for granting such extension.
- G. Notification of Completion Upon completion of any activity authorized or required by this CZM Permit, the Permittee shall promptly so notify the Director of the Division of CZM and where the services of a professional engineer were required in undertaking the activity, a certification of compliance provided by the project engineer that the plans and specifications of the project and all applicable Virgin Islands Code requirements have been met, shall be filed with said Director.
- H. Inspection The Commission, its Committee, the Commissioner or their authorized agents or representatives shall have the power to enter at reasonable times during project working hours upon any lands or waters in the coastal zone for which this Coastal Zone Permit has been issued. The Permittee shall permit such entry for the purpose of inspection and

ascertaining compliance with the terms and conditions of said Coastal Zone Permit. The Permittee shall provide access to such records as the Commission, its Committee, or the Commissioner in the performance of it or his duties under the CZM Act may require the Permittee to maintain. Such records may be examined and copies shall be submitted to the Commission, its Committee or the Commissioner upon request.

- I. Conditions of Premises The Development authorized by this permit shall be maintained in a safe condition and in accordance with the description, plans, or drawings approved by the Commissioner or by the Committee, and all applicable Virgin Islands Laws.
- J. Public Access to Shoreline The development shall be operated so as to assure optimum public access to the shoreline.
- K. Restoration of Area The Permittee, upon renovation or expiration of the permit, shall upon order of the Committee, or the Commissioner, and in their sole discretion, remove all structures authorized by the permit and restore the area to its original condition, and/or modify such structures or site, and/or comply with any directive of the Committee, or the Commissioner in satisfying the original permit conditions in such time and manner as the Committee, or the Commissioner may direct.
- L. Notices All notices sent or required to be sent hereunder must be by certified mail, return receipt requested. If addressed to the Permitter, same shall be sent to the Commissioner of the Department of Planning and Natural Resources, Cyril E. King Airport, Terminal Building, Second Floor, St. Thomas, Virgin Islands 00802, or to such other place as the Permitter may hereinafter designate. If addressed to the Permittee, same shall be sent to Chaliene Summers, Managing Member, The Yacht Club at Summer's End, LLC, 5000 Estate Enighed, Suite 63, St. John, Virgin Islands, 00803, or to such place as the Permittee may hereinafter designate by certified mail, return receipt requested.
- M. Non Waiver One or more waivers by the Permitter of any covenant or condition of this permit shall not be construed as a waiver of a further breach of the covenant or condition. The consent or approval of the Permitter to or of any acts by either the Permittee requiring the Permitter's consent or approval shall not be construed as approval of any subsequent similar act by the Permittee.
- N. Revocation It is specifically understood that all the foregoing covenants and agreements, as well as other terms and special conditions hereby agreed to by the Permittee, are to be well and faithfully kept by Permittee and that any failure by the Permittee to keep same will result in revocation of this permit.

- O. Other Approval If the development covered under this permit requires separate and distinct approval from the United States Government or the Government of the Virgin Islands, or any agency, department, commission or bureau thereof, then no development or occupancy is allowed under this permit until such permits or approvals have been obtained.
- P. Abandonment If the Permittee abandon, deserts or vacates the premises or discontinues its operation at the premises for a period totaling six (6) consecutive months, the permit will terminate automatically and be rendered null or void.
- Q. Signatures on the Permit Document The Permittee shall sign and return the permit document to the Department within sixty (60) days of receipt thereof. Failure to return the signed permit within the time period specified herein will be considered a rejection of the terms and conditions of the permit and will render the offer of the permit null and void, unless the Permittee requests a written extension and the Department grants the written extension.
- R. Damage and Repair of Premises Described in Paragraph 2 In the event of damage to or destruction of the premises, described in paragraph 2 hereof, repair work may be done only after a request to do so has been submitted in writing to the Department and written permission has been granted by the Department.

6. FEES

- 1. A rental fee of **One Hundred Ninety Four Thousand, Twenty Six Dollars and Forty Six Cents (\$194,026.46)**, per year shall be charged for the use and occupancy of the submerged land area occupied under this permit. Prior to the completion of construction of the permitted marina described in Section "2" of this permit, the Permittee shall pay an annual rental fee of **Sixty Four Thousand Twenty Seven Dollars and Eight Cents (\$64,027.08)**, per year for the use and occupancy of the submerged lands as described in Section "2" of this permit. The fees are assessed pursuant to 12 VIC §911(f) and have been negotiated with the Permittee pursuant to 12 VIRR §910-5(e). The initial payment under this permit is due upon receipt of the effective permit, and subsequent payments are due on the anniversary of the effective date. Payments are to be made to the Department of Planning and Natural Resources.
- A. The rental fees payable under this permit shall be adjusted at the commencement of the fifth (5th) year of the permit term, in accordance with the increase of the Consumer Price Index as established by the United States Department of Labor, Bureau of Labor Statistics, For "All Items, All urban

Consumers (1984-100 percent)" (the "CPI"), as follows:

- i. The CPI as of the month of the initial term (5th year), and as of the first month of each subsequent year, shall be the base price index and CPI as of the month immediately preceding the first of any year after the initial term shall be the current price index.
- ii. The current price index shall be divided by the base price index and the quotient thereof shall be multiplied by the sum of the annual rent of the prior year.
- iii. The resulting product shall be the annual base rent for the current year.

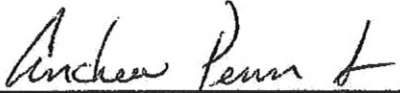
7. SPECIAL CONDITIONS

1. *All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.*
2. *The Permittee shall notify the Division of Coastal Zone Management (CZM) 72 hours prior to the commencement of development activities.*
3. *Turbidity curtains shall be installed at an adequate depth in order to prevent suspended sediment from migrating outside the work area.*
4. *This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.*
5. *Water quality monitoring shall be as out lined in the Water Quality Monitoring Plan and as approved by the Division of Environmental Protection.*
6. *Permittee shall include language in slip lease agreement mandating the use of pump-out facilities.*
7. *Automatic shut-off nozzles must be used when fueling vessels.*
8. *The Permittee must install signage to inform boaters of the availability and proper usage of pump-out facilities.*
9. *The Permittee shall maintain on site, a log for pump-out activities. The log must be available for inspection by DPNR at all times.*

10. During construction of the permitted development, temporary restroom facilities must be located onsite and available to workers employed for the development.
11. Prior to start of work, Permittee shall submit to CZM, a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.
12. Following the completion of the development, the Permittee shall be required to maintain a bond in the amount of \$2M such that in the event of a default, the Permittee may return the area to its original state.
13. During installation of the pilings, construction activities associated with this phase is limited to the hours between 8:00 am to 4:00 pm daily except that on Sundays, construction activities are not permitted.

IN TESTIMONY WHEREOF, the parties herein have hereunto set their hands and seals on the days and years appearing herein below.

ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS CZM COMMISSION
Permitter



Andrew Penn, Sr.
Chairman

10-24-2014

Date

THE SUMMER'S END GROUP, LLC
Permittee



Chaliene Summers, Managing Member
The Summer's End Group, LLC

10-24-2014

Date

APPROVED
Governor of the Virgin Islands

The Honorable Kenneth E. Mapp
Governor

Date

APPROVED
Legislature of the Virgin Islands

The Honorable Neville James
President, 31st Legislature

Date

CZL-04-14(W)
The Summer's End Group
St. John, Virgin Islands

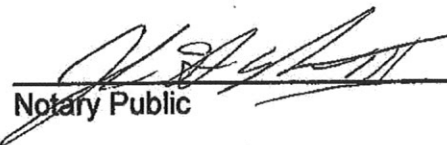
I, Chaliene Summers, do hereby certify that as Managing Member, The Summer's End Group, LLC, I am duly authorized and empowered to sign this Permit on behalf of the The Summer's End Group, LLC.


Chaliene Summers
Managing Member

October 24, 2014
Date
effective

SWORN AND SUBSCRIBED before me

this 4th day of June 2015
2014


Notary Public

LNP-02-12
John H. Benham
Notary Public
Commission Expires January 17, 2016

MAJOR COASTAL ZONE MANAGEMENT PERMIT NO. CZJ-03-14(L)

1. **AUTHORITY** This permit is issued by the St. Thomas Committee of the Virgin Islands Coastal Zone Management (CZM) Commission and is administered and monitored by the Department of Planning and Natural Resources (the "Department") on behalf of the Coastal Zone Management Commission pursuant to Virgin Islands Code, Title 12, Sections 904, and any other provisions of THE CZM Act. As herein, "**Permitter**" is the **ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS COASTAL ZONE MANAGEMENT COMMISSION** and "**Permittee**" is **THE SUMMER'S END GROUP, LLC**.

2. **SCOPE** This permit allows the redevelopment of seven contiguous properties in Estate Carolina, Coral Bay, St. John (in two phases) for the construction of various supporting facilities for the Coral Bay Marina. Phase 1 will enhance the existing commercial business sites at CoCo Loba, Shoreline Inn and Island Blues and renovate the "Voyages" restaurant building. Phase 1 redevelopment will include the following:
 - 120 off street parking spaces
 - A new 56 seat restaurant
 - Customs and Border Protection office
 - A Marina Office
 - Marina Engineering
 - Marina Security
 - Fish and Farmers Market
 - Crew shower and locker facilities
 - Apartments to support marina management
 - Proper solid, hazardous and liquid waste management
 - Proper storm water management , and
 - Proper fueling.Phase 2 of the development (implemented strictly on demand) will include:
 - Additional retail
 - Restaurant
 - Office space
 - Commercial space and
 - Six short-term rental unitsThe project is located on Parcel Nos. 10-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U.S. Virgin Islands.

3. **TERM** This permit is effective upon its signing by the Chairman of the St. John CZM Committee, pursuant to Virgin Islands Code, Title 12, Chapter 21. Authorization for construction under this permit will expire if the Permittee fails to commence work within twelve (12) months from the date this permit becomes effective.

4. **DOCUMENTS INCORPORATED BY REFERENCE**

- Exhibit A: CZM Permit Application dated April 4, 2014.
Exhibit B: Site Plan and Drawings dated July 11, 2014
Exhibit C: Environmental Assessment Report dated April 4, 2014

5. **GENERAL CONDITIONS**

- A. **Liability** The Permittee agrees to assume full and complete responsibility for all liability to any person or persons, including employees, as a result of its control of the area described in Paragraph 2 of this permit, and all improvements thereon (which area and improvements are hereinafter referred to as "the premises"), and to hold the Permitter free and harmless for civil or other liabilities of any kind during the time the Permittee is in control of the premises pursuant to this permit.
- B. **Personal Property and Damage** All personal property of any kind or description whatsoever located on the premises shall be there at the Permittee's sole risk.
- C. **Assignment or Transfer** This permit may not be transferred or assigned except as provided in Section 910-15 of the Virgin Islands Rules and regulations.
- D. **Permit to be Displayed** A placard evidencing the permit shall be posted in a conspicuous place at the project site during the entire work period.
- E. **Reliance on Information and Data** The Permittee affirms that the information and data which it provided in connection with its permit application are true and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data prove to be false or inaccurate, the permit may be modified, suspended or revoked in whole or in part, and that the Commissioner or the Committee may, in addition, institute appropriate legal action.
- F. **Development to be Commenced** Any and all development approved by this Coastal Zone Permit shall begin within twelve (12) months from the date this permit becomes effective and shall be continuous until completion. Failure to perform at least fifty (50%) percent of the work within such period and continuously construct thereafter until the completion of construction shall cause the permit to terminate automatically and render it null and void, unless the Permittee requests an extension in writing and demonstrates to the satisfaction of the Committee that good cause exists for granting such extension.
- G. **Notification of Completion** Upon completion of any activity authorized or

required by this CZM Permit, the Permittee shall promptly so notify the Director of the Division of CZM and where the services of a professional engineer were required in undertaking the activity, a certification of compliance provided by the project engineer that the plans and specifications of the project and all applicable Virgin Islands Code requirements have been met, shall be filed with said Director.

- H. Inspection The Commission, its Committee, the Commissioner or their authorized agents or representatives shall have the power to enter at reasonable times during project working hours upon any lands or waters in the coastal zone for which this Coastal Zone Permit has been issued. The Permittee shall permit such entry for the purpose of inspection and ascertaining compliance with the terms and conditions of said Coastal Zone Permit. The Permittee shall provide access to such records as the Commission, its Committee, or the Commissioner in the performance of it or his duties under the CZM Act may require the Permittee to maintain. Such records may be examined and copies shall be submitted to the Commission, its Committee or the Commissioner upon request.
- I. Conditions of Premises The Development authorized by this permit shall be maintained in a safe condition and in accordance with the description, plans, or drawings approved by the Commissioner or by the Committee, and all applicable Virgin Islands Laws.
- J. Public Access to Shoreline The development shall be operated so as to assure optimum public access to the shoreline.
- K. Restoration of Area The Permittee, upon renovation or expiration of the permit, shall upon order of the Committee, or the Commissioner, and in their sole discretion, remove all structures authorized by the permit and restore the area to its original condition, and/or modify such structures or site, and/or comply with any directive of the Committee, or the Commissioner in satisfying the original permit conditions in such time and manner as the Committee, or the Commissioner may direct.
- L. Notices All notices sent or required to be sent hereunder must be by certified mail, return receipt requested. If addressed to the Permitter, same shall be sent to the Commissioner of the Department of Planning and Natural Resources, Cyril E. King Airport, Terminal Building, Second Floor, St. Thomas, Virgin Islands 00802, or to such other place as the Permitter may hereinafter designate. If addressed to the Permittee, same shall be sent to Chaliess Summers 5000 Estate Enighed, Suite 63, St. John, VI 00830 or to such place as the Permittee may hereinafter designate by certified mail, return receipt requested.
- M. Non Waiver One or more waivers by the Permitter of any covenant or

condition of this permit shall not be construed as a waiver of a further breach of the covenant or condition. The consent or approval of the Permittor to or of any acts by either the Permittee requiring the Permittor's consent or approval shall not be construed as approval of any subsequent similar act by the Permittee.

- N. Revocation It is specifically understood that all the foregoing covenants and agreements, as well as other terms and special conditions hereby agreed to by the Permittee, are to be well and faithfully kept by Permittee and that any failure by the Permittee to keep same will result in revocation of this permit.
- O. Other Approval If the development covered under this permit requires separate and distinct approval from the United States Government or the Government of the Virgin Islands, or any agency, department, commission or bureau thereof, then no development or occupancy is allowed under this permit until such permits or approvals have been obtained.
- P. Abandonment If the Permittee abandon, deserts or vacates the premises or discontinues its operation at the premises for a period totaling six (6) consecutive months, the permit will terminate automatically and be rendered null or void.
- Q. Signatures on the Permit Document The Permittee shall sign and return the permit document to the Department within sixty (60) days of receipt thereof. Failure to return the signed permit within the time period specified herein will be considered a rejection of the terms and conditions of the permit and will render the offer of the permit null and void, unless the Permittee requests a written extension and the Department grants the written extension.
- R. Damage and Repair of Premises Described in Paragraph 2 In the event of damage to or destruction of the premises, described in paragraph 2 hereof, repair work may be done only after a request to do so has been submitted in writing to the Department and written permission has been granted by the Department.

6. SPECIAL CONDITIONS

1. *All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.*
2. *The Permittee shall notify the Division of Coastal Zone Management (CZM) two (2) days prior to the commencement of development activities.*

3. *All erosion and sedimentation measures shall be installed prior to the start of construction and fully maintained during all construction activities on the site until completion of this project.*
4. *This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.*
5. *This permit does not allow any work within territorial waters.*
6. *Debris located along the shoreline of the project site must be removed during and upon completion of the project.*
7. *Construction activities associated with this permit is limited to the hours between 7:00 am to 5:00 pm daily except that on Sundays, construction activities are not permitted.*
8. *Prior to start of work, Permittee shall submit to CZM a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.*
9. *To reduce vehicular traffic at the project site, and the area required for employee parking during construction, the Permittee shall provide offsite shuttle services for construction workers.*

CZJ-03-14(L)

The Summer's End Group, LLC.

St. Thomas, Virgin Islands

IN TESTIMONY WHEREOF, the parties herein have hereunto set their hands and seals on the days and years appearing herein below.

ST. JOHN COMMITTEE OF THE VIRGIN ISLANDS CZM COMMISSION
Permittor



Andrew Penn, Sr.
Chairman

10/24/2014

Date

THE SUMMER'S END GROUP, LLC.
Permittee



Chaliee Summers
Managing Member

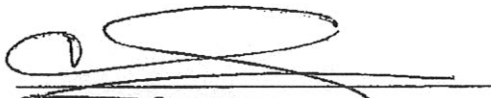
10/24/2014

Date

CZJ-03-14(L)

The Summer's End Group, LLC.
St. Thomas, Virgin Islands

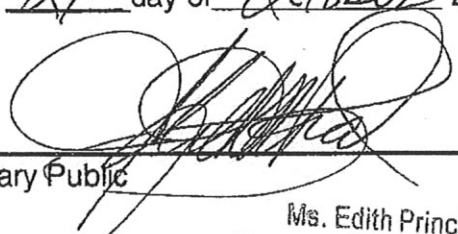
I, Chaliene Summers, do hereby certify that as Managing Member of The Summer's End Group, LLC., I am duly authorized and empowered to sign this Permit on behalf of The Summer's End Group, LLC.


Chaliene Summers
Managing Member

October 24, 2014
Date

SWORN AND SUBSCRIBED before me

this 24th day of October 2014


Notary Public

Ms. Edith Principaal
Notary Public, U.S. Virgin Islands
My commission Expires: June 7, 2016
NP-48-12

April 2, 2014

Honorable Alicia Barnes
Commissioner
Department of Planning and Natural Resources
Cyril E. King Airport
Terminal Building, 2nd Floor
St. Thomas, VI 00801

Dear Commissioner Barnes:

The undersigned wishes to make application to the Virgin Islands Government and the Secretary to the Army for a Major Water Coastal Zone Permit to construct The St. John Marina in Coral Bay, St. John.

The marina construction will be located on the western side of Coral Harbor adjacent to four Estate Carolina Parcels and will contain 145 slips, primarily for transient boaters and 12 mooring buoys. No dredging is proposed and the water depths at the proposed marina vary from approximately -5' to -18' below Mean Low Water level.

It is understood that your approval of The St. John Marina must be first obtained by virtue of the authority vested in you by Act No. 4248 of the Virgin Islands Code. Your favorable endorsement is, therefore, respectfully requested.

It is further requested that this letter be considered as an application for the Department of the Army Permit and that it be forwarded with your endorsement thereon to the area Engineer, San Juan Area, US Army Corps of Engineers, 400 Fernandez, Juncos Avenue, San Juan, Puerto Rico, 00901 for consideration.

Early advice concerning your decision and also concerning the decision of the Department of the Army in the manner will be appreciated.

Sincerely,



Chaliese N. Summers
Managing Member
The Summer's End Group, LLC
5000 Estate Enighed, Suite 63
St. John, VI 00830



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION
FORM L&WD-2
PERMIT APPLICATION

Date Received: _____

Date Declared Complete: _____

Permit No. _____

Application is hereby made for a Earth Change/Coastal Zone Permit

1. Name, mailing address and telephone number of applicant.

The Summer's End Group, LLC,

5000 Estate Enighed PMB 63,

St. John, USVI 00830

(340) 777-9075

2. Name, title, mailing address and telephone number of owner of property and of developer.

Owner

Developer

James Phillips & Genoveva Rodriguez
16134 Spring Garden, St. John, USVI 00830
(340) 643-8896

Merchants Commercial Bank, James Crites
4608 Tutu Park Mall, St. Thomas, USVI 00802
(340) 513-9210

Calvert Marsh Inc.
PO Box 197, St. John, USVI 00831
(340) 779-4429

Marsh Sister's Trust
PO Box 506, St. John, USVI 008314
(340) 514-0361

Chaliese Summers – Managing Member
The Summer's End Group, LLC
5000 Estate Enighed PMB 63, St. John, USVI 00830
(340) 777-9075

Rick Barksdale – Member
The Summer's End Group, LLC
5000 Estate Enighed PMB 63, St. John, USVI 00830
(340) 777-9075

3. Location of activity. Plot No. Parcels Remainder 13, 13A, 13B, 10-17, 10-18, 10-19, Remainder 10-41
Estate Carolina Island St. John

4. Zoning District: (see attached letter of clarification from DPNR Division of Comprehensive & Coastal one Planning St. Thomas) Remainder 13 W-1, 13A W-1, 13B W-1, 10-17 W-1, 10-18 W-1, 10-19 W-1, Remainder 10-41 B-3

5. Name, mailing address and telephone number of project designer.

Joseph A. Mina, P.E., Director of Engineering
Cairone & Kaupp, Inc., 1118 East Columbia Avenue, Philadelphia, PA 19125

(215) 291-2800 x. 20

Steve Swann, M.E., P.E., Vice President
Applied Technology & Management, 411 Pablo Avenue, Jacksonville Beach, FL 32250

(904) 249-8009

Jeff D. Boyd, President
Marine Management & Consulting, N.V. Sister Modesta Road, #21 Simpson bay Saint Maarten, Netherlands Antilles

(721) 545-2500

6. Name, mailing address and telephone number of principal earthwork contractor.

Not yet selected

**FORM L&WD-2/PERMIT APPLICATION
CONT'D**

Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

The Summer's End Group, LLC proposes to install a 145 wet slip, fixed dock marina with services including pump out, proper fueling, and other amenities for marina guests and the public. Also included are land based U.S. Customs facility, retail, restaurant, parking, and other services through the upgrade and renovation of existing buildings and property.

- 7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.:

All property and parcels included in the proposed marina project are, according to the VI Zoning Law, zoned either W-1 Waterfront-Pleasure or B-3 Business-Scattered. Land uses including marina offices, restaurants, retail, commercial and other public areas such as restrooms, parking, crew services and all other improvements are specifically allowed on host parcel per VI Zoning Law. These uses have been verified appropriate with Stuart Smith, Director, CZM, DPNR. (see attached)

8. Date activity is proposed to start August 3, 2014, be completed eight months.

9. Classification of minor or major permit. Check one:

☐ Minor Permit Application

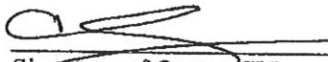
☒ Major Permit Application

State below which criterion applies in making above check.

0. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that proposed project will comply with the applicable territorial water quality standard or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analysis application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant of Agent

Date


Signature of Owner (Where Applicant
or Agent is not Owner)

March 25, 2014

FOR DEPARTMENT USE ONLY

Inspector Record

Date Inspected: _____

☐ Permit Approved

☐ Permit Disapproved

Inspector's Remarks: _____

Inspector

Date

Commissioner, Planning & Natural Resources

Date

U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
33 CFR 325. The proponent agency is CECW-CO-R.

OMB APPROVAL NO. 0710-0003
EXPIRES: 28 FEBRUARY 2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

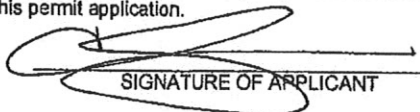
1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Chaliese Middle - Last - Summers Company - The Summer's End Group, LLC E-mail Address - chaliesesummers@gmail.com		8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Amy Middle - C Last - Dempsey Company - Bioimpact, Inc. E-mail Address - bioimpact@islands.vi	
6. APPLICANT'S ADDRESS: Address - 5000 Estate Enighed, Suite 63 City - St. John State - VI Zip - 00830 Country - USA		9. AGENT'S ADDRESS: Address - PO Box 132 Kingshill City - St. Croix State - USVI Zip - 00851 Country - USA	
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 340-777-9075		10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 340-690-8445 340-718-3800	

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Amy Claire Dempsey to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.


SIGNATURE OF APPLICANT

April 1, 2014
DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) St. John Marina, Yacht Club at Summer's End			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Harbor		14. PROJECT STREET ADDRESS (if applicable) Address Waterfront, East Carolina Parcels, Coral Bay	
15. LOCATION OF PROJECT Latitude: N 18 20.4' Longitude: W 64 42.5'		City - St. John State - VI Zip - 00830	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) Tax Parcel ID See Attached Municipality Section - Township - Range -			

17. DIRECTIONS TO THE SITE

The project is located on the western side of Coral Harbor, approximately 1,000' south of the terminus of King Hill Road.

18. Nature of Activity (Description of project, include all features)

This project consists of construction of fixed docks as shown in the attached documentation to accommodate up to 145 vessels of varying length. Most of the vessels are expected to be transient, occupying a slip for a limited period of time. There is no dredging associated with this project. Dock construction will consist primarily of 15-inch coated-steel piles tied together with precast concrete pile caps supporting a grated decking to allow light penetration to the seabed below. Mooring piles will be either 12-inch or 15-inch diameter. Access to the marina will be via a single controlled walkway to the fixed docks. A public dinghy dock will be located midway between the shoreline and the first slip at the marina. This 20-foot by 40-foot dinghy dock will provide a safe docking area and allow ample public access to utilize adjacent businesses in the Coral Bay area. The Zone 1 docks will be a total of about 21,100 square feet (ft²), Zone 2 will be about 40,800 ft² and the main walkway will be a total of about 12,900 ft².

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The purpose of this project is to construct a marina with 145 slips of varying dimension. The project will also provide 12 moorings associated with the marina and with manage 75 moorings throughout Coral Harbor as a public private partnership with DPNR.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

The project will not result in any discharge.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
N/A		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres No wetland filling is proposed.

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The marina has been positioned deep enough to avoid dredging. The docks have been located to avoid the scattered corals. The docks have been positioned to avoid the densest areas of seagrass. The docks will use grated decking to minimize impacts to SAV. The project will be working to manage mooring in the bay through a public private partnership with DPNR and will be installing proper moorings throughout the bay. By cleaning up the improper moorings and debris the project will facilitate the recolonization by SAV. The project will be transplanting seagrass from piling footprints into impacted areas of the bay, the project will be making drainage (continued)

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

See adjacent
Property owners
List Attached
to CZM Permit
Application

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (If more than can be entered here, please attach a supplemental list).

a. Address-

City -

State -

Zip -

b. Address-

City -

State -

Zip -

c. Address-

City -

State -

Zip -

d. Address-

City -

State -

Zip -

Address-

City -

State -

Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
DPNR-CZM	Major Water Permit		Concurrent		
DPNR - DEP	Water Quality Cert.		Concurrent		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

Apr 11, 2014

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
The Summer's End Group, LLC

Continued Section 23.

Improvements in the surrounding watershed to abate sediment impacts to water quality. The project will be providing sewage pump out services and waste disposal facilities to the boating community. The marina will have signage throughout the facility educating boats of practices to protect marine resources. The marina will be contributing funds on an on-going basis to research to avoid seaturtle vessel strikes.

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION
FORM L&WD-2
PERMIT APPLICATION**

Date Received: _____

Date Declared Complete: _____

Permit No. _____

Application is hereby made for a Earth Change/Coastal Zone Permit

1. Name, mailing address and telephone number of applicant.

The Summer's End Group, LLC.

5000 Estate Enighed PMB 63,

St. John, USVI 00830

(340) 777-9075

2. Name, title, mailing address and telephone number of owner of property and of developer.
Owner Developer

James Phillips & Genoveva Rodriguez
16134 Spring Garden, St. John, USVI 00830
(340) 643-8896

Merchants Commercial Bank, James Crites
4608 Tutu Park Mall, St. Thomas, USVI 00802
(340) 513-9210

Calvert Marsh Inc.
PO Box 197, St. John, USVI 00831
(340) 779-4429

Marsh Sister's Trust
PO Box 506, St. John, USVI 008314
(340) 514-0361

Chaliese Summers – Managing Member
The Summer's End Group, LLC
5000 Estate Enighed PMB 63, St. John, USVI 00830
(340) 777-9075

Rick Barksdale – Member
The Summer's End Group, LLC
5000 Estate Enighed PMB 63, St. John, USVI 00830
(340) 777-9075

3. Location of activity. Plot No. Parcels Remainder 13, 13A, 13B, 10-17, 10-18, 10-19, Remainder 10-41
Estate Carolina Island St. John

4. Zoning District: (see attached letter of clarification from DPNR Division of Comprehensive & Coastal one Planning St. Thomas) Remainder 13 W-1, 13A W-1, 13B W-1, 10-17 W-1, 10-18 W-1, 10-19 W-1, Remainder 10-41 B-3

5. Name, mailing address and telephone number of project designer.

Joseph A. Mina, P.E., Director of Engineering (215) 291-2800 x. 20
Cairone & Kaupp, Inc., 1118 East Columbia Avenue, Philadelphia, PA 19125

Steve Swann, M.E., P.E., Vice President (904) 249-8009
Applied Technology & Management, 411 Pablo Avenue, Jacksonville Beach, FL 32250

Jeff D. Boyd, President (721) 545-2500
Marine Management & Consulting, N.V. Sister Modesta Road, #21 Simpson bay Saint Maarten, Netherlands Antilles

6. Name, mailing address and telephone number of principal earthwork contractor.
Not yet selected

**FORM L&WD-2/PERMIT APPLICATION
CONT'D**

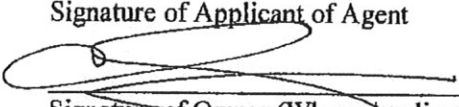
7. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).
The Summer's End Group, LLC proposes to install a 145 wet slip, fixed dock marina with services including pump out, proper fueling, and other amenities for marina guests and the public. Also included are land based U.S. Customs facility, retail, restaurant, parking, and other services through the upgrade and renovation of existing buildings and property.
- 7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.:
All property and parcels included in the proposed marina project are, according to the VI Zoning Law, zoned either W-1 Waterfront-Pleasure or B-3 Business-Scattered. Land uses including marina offices, restaurants, retail, commercial and other public areas such as restrooms, parking, crew services and all other improvements are specifically allowed on host parcel per VI Zoning Law. These uses have been verified appropriate with Stuart Smith, Director, CZM, DPNR. (see attached)
8. Date activity is proposed to start August 3, 2014, be completed twelve months.
9. Classification of minor or major permit. Check one:
☐ Minor Permit Application
☒ Major Permit Application

State below which criterion applies in making above check.

10. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that proposed project will comply with the applicable territorial water quality standard or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analysis application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant of Agent

Date


Signature of Owner (Where Applicant or Agent is not Owner)

March 25, 2014

**FOR DEPARTMENT USE ONLY
Inspector Record**

Date Inspected: _____

☐ Permit Approved
☐ Permit Disapproved

Inspector's Remarks: _____

Inspector

Date

Commissioner, Planning & Natural Resources

Date

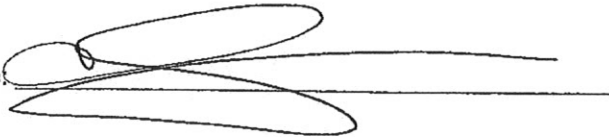
**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-3
ZONING REQUIREMENTS TABLE**

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law. For your guidance also consult the zoning Requirement Matrix attached to the application forms, i.e., for a R-2 zone only items 1 through 11 will apply.

Applicants Name: The Summer's End Group, LLC

Signature:



Date: 25-MAR-14

Location of Activity-Plot No.

Parcels 13 Remainder (Western and Eastern Portions), 13A, 13B, 10-17&10-18 combined,
10-19, & 10-41 Remainder

Estate: Carolina

Island: St. John

Zoning Districts: W-1 – Parcel 13 Remainder (Western and Eastern Portions), Parcels 13A, 13B, 10-17,
10-18, & 10-19
B-3 – Parcel 10-41 Remainder

1. Proposed use (residential etc.):

145 wet slip marina. Supporting land based businesses including ample off street parking, restaurants, Customs and Border Protection office, a Marina Office, marina engineering facilities, Marina Security office, crew shower and locker facilities, apartments to support marina management, proper solid, hazardous and liquid waste management, proper stormwater management and proper fueling are addressed in a separate Major Land CZM Permit Application.

Note that the description of proposed upland activities is provided in this form only for reference and area not the subject of this application.

Potential future development preplanned for the purposes of this application, will be implemented strictly on market demand. Proposed for this phase are 4 buildings of new construction offering additional retail, restaurant, office space, commercial space, fish and farmers market and 6 short term rental units.

2. Accessory use if any

N/A

3. Number of on site parking spaces

FORM L&WD-3
ZONING REQUIREMENTS TABLE CONT.

Existing: estimated

Parcel 13 Remainder – Western Portion 14
 Parcel 13 Remainder –Eastern Portion n/a
 Parcel 13A – 8
 Parcel 13B – 0
 Parcel 41 Remainder – 8
 Parcel 17/18 combined – 0
 Parcel 19 – 8

Total – 38

Proposed:

Parcel 13 Remainder – Western Portion
 13/2/2
 Parcel 13 Remainder –Eastern Portion n/a
 Parcel 13A – 8/1/0
 Parcel 13B – 17/0/0
 Parcel 41 Remainder – 66/2/3
 Parcel 17 – 5/0/0
 Parcel 18 – 2/0/0
 Parcel 19 – 5/0/0

Total – 116/5/5

4. Area of lot, (sq. ft. or acreage)

3.255 Ac. (total – 7 parcels)
 Parcel 13 Remainder – Western Portion 0.759 Ac, Eastern Portion 5800+/- sq. ft.
 Parcel 13A – 0.370 Ac. +/-
 Parcel 13B – 0.231 Ac.
 Parcel 41 Remainder – 0.98 Ac.
 Parcel 17/18 combined – 0.543 Ac.
 Parcel 19 – 0.239 Ac.

5. Area covered by proposed and existing buildings, (sq. ft.)

Total = 26,141 sf
 Parcel 13 Remainder – Western Portion, existing 6664 sf (20%), proposed 8675' sf (26%)
 Eastern Portion, existing – none, proposed 455 sf (8%)
 Parcel 13A – existing 3450 sf (21%), proposed 3345 (21%)
 Parcel 13B – N/A
 Parcel 41 Remainder – existing 545 sf (1%), proposed 6,145 sf (14%)
 Parcel 17 & 18 combined – existing – none, proposed 7,240 sf (31%)
 Parcel 19 – existing & proposed 2,240 sf total (22%)

6. Setback of building from street property line, (ft.)

Parcel 13 Remainder – Western Portion, existing 19.9', proposed 25'
 Eastern Portion, proposed N/A
 Parcel 13A – existing 47.4'
 Parcel 13B – N/A
 Parcel 41 Remainder – existing 39.4', proposed 28.5'
 Parcel 17/18 combined – proposed 26.9'
 Parcel 19 – existing 17.9'

7. Side yard setback (ft)

FORM L&WD-3
ZONING REQUIREMENTS TABLE CONT.

Parcel 13 Remainder – Western Portion, existing 11.2', proposed 10'
Eastern Portion, proposed N/A
Parcel 13A – existing 7.9'
Parcel 13B – N/A
Parcel 41 Remainder – proposed 17.5'
Parcel 17/18 combined– proposed 10.0'
Parcel 19 – existing 9.2'

8. Rear yard setback (ft)

Parcel 13 Remainder – Western Portion, existing 51.6', proposed 20.2'
Eastern Portion, proposed N/A
Parcel 13A – existing/proposed 42.5'
Parcel 13B – N/A
Parcel 41 Remainder – existing 132.8', proposed 68.0'
Parcel 17/18 combined – proposed 29.5'
Parcel 19 – existing 19.9'

9. Height of building (ft. or stories depending on zone)

Parcel 13 Remainder – Western Portion, existing 1 story (4x), proposed 1 story
Eastern Portion, proposed 1 story
Parcel 13A – existing 2 story
Parcel 13B – N/A
Parcel 41 Remainder – proposed 1 & 2 stories
Parcel 17 & 18 combined– proposed 2 story
Parcel 19 – existing 1 & 2 story, 1 each

10. Proposed:

Parcel Remainder 13 (Western Portion) – remove selected structures/bldgs., reconfigure pedestrian access, refurbish/improve interior floor space, expand outdoor seating, new parking area, new bldg. for golf cart service, new paved walkway system, new wastewater treatment plant, new contained & covered fuel tank storage area, new solid waste disposal system, new taxi loading & queuing area, new raised pedestrian crosswalk, new stormwater mgt. measures, new driveway opening, upgrade selected landscaped areas.

Parcel 13 Remainder (Eastern Portion) – provide chase for fuel, water, electrical, internet, wastewater removal, new covered entrance and connection to docks.

Parcel 13-A – remove pool & selected structures/buildings, reconfigure pedestrian access, expand & improve outdoor seating, new parking, new paved walkway system, new domestic water treatment plant, new generator, new pedestrian crosswalk, new timber decking & pergola, new storm water mgt. measures, new driveway opening, new plaza area, upgrade landscaping.

Parcel 13-B – remove selected structures and bush/trees, new parking area, new stormwater management measures, upgrade selected landscaping.

FORM L&WD-3
ZONING REQUIREMENTS TABLE CONT.

Parcel 41-Remainder – remove selected structures and bush/trees, new parking area, new taxi loading & queuing area, new paved walkway system, new domestic well, new raised pedestrian crosswalk, new storm mgt. measures, new driveway openings, upgrade selected landscaping areas, provide open space area for future buildings.

Parcel 10-17 – new parking area, new paved walkway system, provide open space for future building, new raised crosswalk.

Parcel 10-18 – new parking area, new paved walkway system, provide open space for future building, maintain integrity of existing drainage culvert.

Parcel 10-19 – new parking area, new paved walkway system.

11. Lot width at street line (ft.)

Parcel 13 Remainder – Western Portion 172.93'

Parcel 13 Remainder – Eastern Portion 411.02

Parcel 13A – 90.46'

Parcel 13B – 99.4'

Parcel 41 Remainder – 243.1'

Parcel 17/18 combined – 228.5'

Parcel 19 – 291'+/-

12. Area of usable open space (sq. ft. and (%) of lot

Parcel 13 Remainder – Western Portion – existing 21,220 sf (64%), proposed 17,781 sf (54%)

Parcel 13 Remainder – Eastern Portion – existing 5,800 sf (100%), proposed 5,345 sf (92%)

Parcel 13A – existing 11,118 sf (69%), proposed 9,513 sf (59%)

Parcel 13B – existing 9,910 sf (99%), proposed 2,741 sf (27%)

Parcel 41 Remainder – existing 41,353 sf (97%), 17,925 sf (43%)

Parcel 17/18 combined – existing 23,653 sf (100%), proposed 16,413 sf (69%)

Parcel 19 – existing & proposed 7,460 sf (72%)

13. Persons per acre ratio

Parcels 13 Remainder, 13B and 41 Remainder have no residential component thus the PPAR does not apply. Parcel 13-A and Parcel 10-19 each has only 2 apartments and falls within the allowed density for W-1 zoning. Parcels 10-17 & 10-18 have 3 short term apartments whose use is allowed by code in W-1 Zone per use #1 listed as "Apartment Houses, Hotels & Guesthouses (Dwelling, Multi-Family).

14. Floor area ratio:

N/A - Not required in W-1 and B-3 districts.

15. Number of onsite parking and loading spaces:

Off street/ADA/Loading

FORM L&WD-3
ZONING REQUIREMENTS TABLE CONT.

Parcel 13 Remainder – Western Portion – 13/2/2
Parcel 13 Remainder – Eastern Portion – N/A
Parcel 13A – 8/1/0
Parcel 13B – 17/0/0
Parcel 41 Remainder – 66/2/3
Parcel 17 – 5/0/0
Parcel 18 – 2/0/0
Parcel 19 – 5/0/0
Total – 116/5/5

16. Building setback (yards 11, W-2 only)

Street
Parcel 13 Remainder – Western Portion existing 31.5'
Parcel 13 Remainder – Eastern Portion N/A
Parcel 13A -- existing/proposed 46.5'
Parcel 13B – N/A
Parcel 41 Remainder – existing 39.4', proposed 28.5'
Parcel 17 – proposed 26.9'
Parcel 18 – proposed 27.7'
Parcel 19 – existing 17.9'

FOR DEPARTMENT USE ONLY

Inspector: _____

Date: _____ Permit No. _____

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA**

Section I. Applicant

1. Name, address and telephone number of applicant.

The Summer's End Group, LLC
5000 Estate Enighed #63
St. John, VI 00830
340.777.9075

2. Name, address and telephone number of owner of Property and of developer.

a. James Phillips & Genoveva Rodriguez
161 Spring Garden, St. John, VI 00830
340.643.8896

b. Calvert Marsh Inc.
P.O. Box 197
St. John, VI 00831
340.779.4429

c. Marsh Sister's Trust
P.O. Box 506
St. John, VI 00831
340.514.0361

d. Merchants Commercial Bank
4608 Tutu Park Mall
St. Thomas, VI 00802
340.513.9210

Developer:

The Summer's End Group, LLC
5000 Estate Enighed #63
St. John, VI 00830
340.777.9075

Chaliese N. Summers, Managing Member

Section II. Summary of Proposed Development

3. Describe the proposed development

The St. John Marina is a 145 wet slip marina. Supporting land based businesses including ample off street parking, restaurants, Customs and Border Protection office, a marina office, marina engineering facilities, Marina Security office, crew shower and locker facilities, apartments to

FORM L&WD-4

MAJOR PROJECT SUMMARY DATA Cont'd

support marina management, proper solid, hazardous and liquid waste management, proper stormwater management and proper fueling that are addressed in a separate Major Land CZM Permit Application.

Note that the description of proposed upland activities is provided in this form only for reference and area not the subject of this application.

Potential future development preplanned for the purposes of this application, will be implemented strictly on market demand. Proposed for this phase are 4 buildings of new construction offering additional retail, restaurant, office space, commercial space, fish and farmers market and 6 short term rental units.

Section III. Description of Proposed Development

4. **Name of development** The St. John Marina
5. **Plot No.** Parcels 13 Remainder (Western and Eastern portions), Parcels 13A, 13B, 10-17&18 combined, 10-19 and 10-41 Remainder, Estate Carolina.
6. **Zoning District:**
W-1 – Parcels 13 Remainder (Western and Eastern portions), 13A, 13B,
10-17&18 combined and 10-19
B-3 – Parcel 10-41 Remainder
7. **PWD Map No.**
Parcel 13 Remainder (Western and Eastern portions) – D9-8685-T012
Parcel 13A – D9-6366-T98
Parcel 13B – D9-6533-T99
Parcel 10-41 Remainder – D9-8722-T012
Parcel 10-17/18 combined – F9-3370-T75
Parcel 10-19 – F9-3370-T75
8. **Proposed use (residential, etc. as listed in Zoning Law):**
The proposed project is covered by two zoning districts; B-3 which according to code allows for retail, sales & service, rentals, banks, restaurants, dwelling-multiple, offices, grocers, professional and various other services and products. The other zoning is W-1 which allows for, among other things, retail, charter and rentals, marine terminals (docking facilities & associated areas), sewage treatment plants, water sports equipment (sales & rental) and restaurants.

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

9. Accessory use if any: N/A

10. Area of Lot(s) (acreage)

3.255 Ac. (total – 7 parcels)

Parcel 13 Remainder – Western Portion 0.759 Ac, Eastern Portion 5800+/- sq. ft.

Parcel 13A – 0.370 Ac. +/-

Parcel 13B – 0.231 Ac.

Parcel 41 Remainder – 0.98 Ac.

Parcel 17/18 combined – 0.543 Ac.

Parcel 19 – 0.239 Ac.

11. Area covered by existing buildings (sq. ft.)

Total = 12,899 sf

Parcel 13 Remainder – Western Portion, 6,664 sf (20%), Eastern Portion, 0 sf (0%)

Parcel 13A – 3,450 sf (21%)

Parcel 13B – none

Parcel 41 Remainder – 545 sf (1%)

Parcel 17/18 combined – 0 sf (0%)

Parcel 19 – 2,240 sf (22%)

12. Area covered by proposed buildings (sq. ft.)

Total = 28,325 sf

Parcel 13 Remainder – Western Portion, 8,675 sf (26%) - Eastern Portion, 455 sf (8%)

Parcel 13A – 3,345 sf (21%)

Parcel 13B – None

Parcel 41 Remainder – 6,145 sf (14%)

Parcel 17/18 combined – 7,240 sf (31%)

Parcel 19 – 2,240 sf total (22%)

13. Floor area total

Not required for B-3 and W-1

14. Floor area ratio (B-1, B-2 zones only)

N/A

15. Number of buildings

10, proposed 13

16. Number of units total

10

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

17. Schedule of units:

6 - 1 bedroom x 2 = 12 persons

2 - 2 bedroom x 3 = 6 persons

Total persons = 18 persons

18. Number of on site parking and loading spaces

116 parking and 5 loading

19. Maximum building height (stories/ft)

2 stories

20. Adjoining property land use(s)

Apartments, single family and vacant land

21. Setback of building from street property line (ft)

Parcel 13 Remainder - Western Portion, existing 19.9', proposed 25'

Parcel 13 Remainder - Eastern Portion, proposed N/A

Parcel 13A - existing 46.5'

Parcel 13B - N/A

Parcel 41 Remainder - existing 39.4', proposed 28.5'

Parcel 17/18 combined - proposed 26.9'

Parcel 19 - existing/proposed 17.9'

22. Sideyard setback (ft)

Parcel 13 Remainder - Western Portion, existing 11.2', proposed 10'

Parcel 13 Remainder - Eastern Portion, proposed N/A

Parcel 13A - existing/proposed 7.9'

Parcel 13B - N/A

Parcel 41 Remainder - proposed 17.5'

Parcel 17/18 combined - proposed 10'

Parcel 19 - existing/proposed 9.2'

23. Rear yard setback (ft)

Parcel 13 Remainder - Western Portion, existing 51.6', proposed 20.2'

Parcel 13 Remainder - Eastern Portion, proposed N/A

Parcel 13A - existing/proposed 38.3'

Parcel 13B - N/A

Parcel 41 Remainder - existing 132.8', proposed 68.0'

Parcel 17/18 combined - proposed 29.5'

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

Parcel 19 – existing/proposed 19.9'

24. Density (person/acre)

N/A to B-3 & W-1 zoning

25. Area of usable open space (sq. ft. % of lot)

Parcel 13 Remainder – Western portion – existing 21,220 sf (64%), proposed 17,781 sf (54%)
Parcel 13 Remainder – Eastern portion – existing 5,800 sf (100%), proposed 5,345 sf (92%)
Parcel 13A – existing 11,118 sf (69%), proposed 9,513 sf (59%)
Parcel 13B – existing 9,910 sf (98%), proposed 2,741 sf (27%)
Parcel 41 Remainder – existing 41,353 sf (97%), proposed 17,925 sf (42%)
Parcel 17/18 combined – existing 23,653 sf (100%), proposed 16,413 sf (69%)
Parcel 19 – existing and proposed 7,460 sf (72%)

Section IV. Comments

26. Proposed Potable Water Supply (method & quality estimate gal/day)

Water demands are estimated at 12,000 GPD. Potable water supply will be through rainwater collection from rooftops into cisterns supplemented by water purchased from WAPA in Cruz Bay and Caneel Bay Resort. Cisterns for the buildings are sized to allow for large quantities of water to be stored onsite to reduce the frequency of truck deliveries and allow scheduling of the deliveries to minimize impact on the community.

27. Proposed Sewage Treatment (method & quality estimate gal/day)

Sewage treatment to be provided by individual on-lot treatment facilities. Each parcel will have an individual treatment system (Cromaglass or equivalent) placed underground as shown on the plans. Flows into the plants are estimated as follows:

- a. Remainder Parcel No. 13 (Western)
Total Flow = 1,980 GPD Total BOD = 10.68 BOD/day
- b. Parcel 13 A&B
Total Flow = 1,450 GPD Total BOD = 6.16 BOD/day
- c. Parcel 41 Remainder
Total Flow = 1,600 GPD Total BOD = 8.0 BOD/day
- d. Parcel 10-17 & 18 (Combined)
Total Flow = 4,500 GPD Total BOD = 17.78 BOD/day
- e. Parcel 10-19
Total Flow = 1,300 GPD Total BOD = 5.26 BOD/day

Effluent from the plants will be utilized as irrigation water, and as non-potable source for toilet flushing in the buildings. Additional cisterns will be provided to store the Reuse water source. Reuse cisterns are sized to hold four days volume of effluent. In the event that there is excess effluent, or reuse is not sufficient to take up the outflow from the treatment plants, On-Lot drain fields can be utilized as a secondary disposal method. As a last resort, effluent can be pumped and hauled to the treatment plant in Cruz Bay. Effluent from the marina will be collected and

FORM L&WD-4**MAJOR PROJECT SUMMARY DATA Cont'd**

stored in a 3,000 gallon storage tank and will be pumped out as-needed by a licensed hauler and taken to an offsite treatment plant for treatment and disposal.

28. Proposed Solid Waste Disposal (method & quality estimate lbs/day)

Solid waste will be collected and deposited in one of two 20' covered roll off containers or a single compactor and will be serviced weekly, as needed by a licensed, local St. John hauler. Standard household type and business waste estimated between 300-500 lbs./day, annual average.

29. Proposed Electrical Supply (method & demand estimate KWH for single & 3 phase)

Electrical power is to be supplied by USVI WAPA, and supplemented with a combination of solar and wind generation, all of which will be backed up by generator for emergencies. Peak load for both single and 3 phase is 1.5 MW.

30. Air Conditioning (method & demand estimate (KWH)

220 volts, KW/HP varies on occupancy

31. Other Utilities

None

32. Other

None

Section V.

33. Will the development extend onto or adjoin any beach tidelands, submerged lands or public trustlands?

As The St. John Marina is a marine based development it will abut the shoreline in Coral Harbor. The docks will be located on submerged lands that will be leased long term through an agreement with DPNR.

34. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?

The St. John Marina will enhance public access to the shore as Coral Harbor and most of St. John has very limited, legal access to the coast due to restrictions imposed by the national park and monuments, and environmental considerations. As the only marina on St. John, The St. John Marina will be the only legal and friendly access for boaters on the eastern half of St. John.

35. Will the development protect or provide moderate income housing opportunities?

Will it displace moderate income housing?

No

MAJOR PROJECT SUMMARY DATA Cont'd

36. How will the development affect traffic on the coastal access roads?

The St. John Marina will moderately increase traffic, but will substantially reduce the speed of vehicles traveling the coastal access road in front of the development using raised crosswalks to require passing vehicles to slow down. Significant off street parking and well lit sidewalks will increase safety for pedestrians.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

Signature of owner or authorized agent

March 25, 2017

Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Chaliese N. Summers, being duly sworn depose and say that:
Name

1. I am the (check one)

() Record title owner (fee simple)

() Lessee

☒ Other (specify) Developer - Power of Attorney for all Parcel Numbers below

of the real property described as Parcel No(s) Remainder 13, 13A, 13B, 10-17, 10-18, 10-19, Remainder 10-41

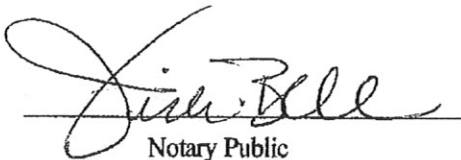
State Carolina

Quarter Coral Bay

Island St. John

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

The foregoing instrument was acknowledged before me this 19th day of March
192014 by Chaliese Summers at Cruz Bay St. John county of VI


Notary Public

Vicki Bell
Notary Public-U.S. Virgin Islands
District of St. Thomas St. John
NP-083-11 Expires 9/21/2015

9/21/2015
My Commission expires