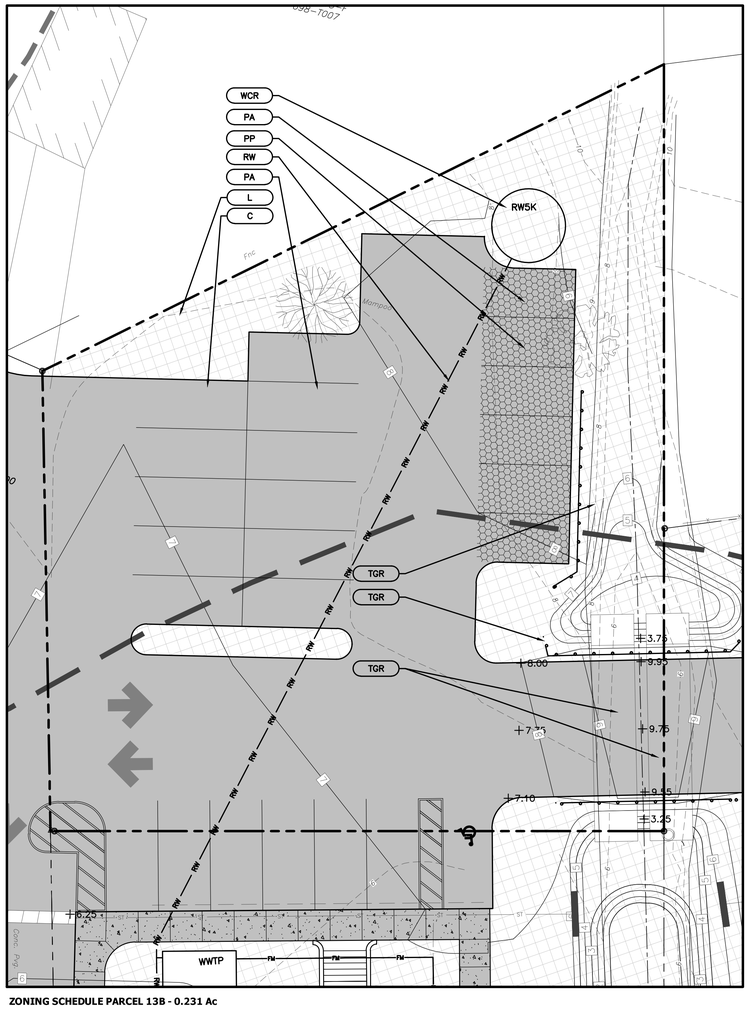
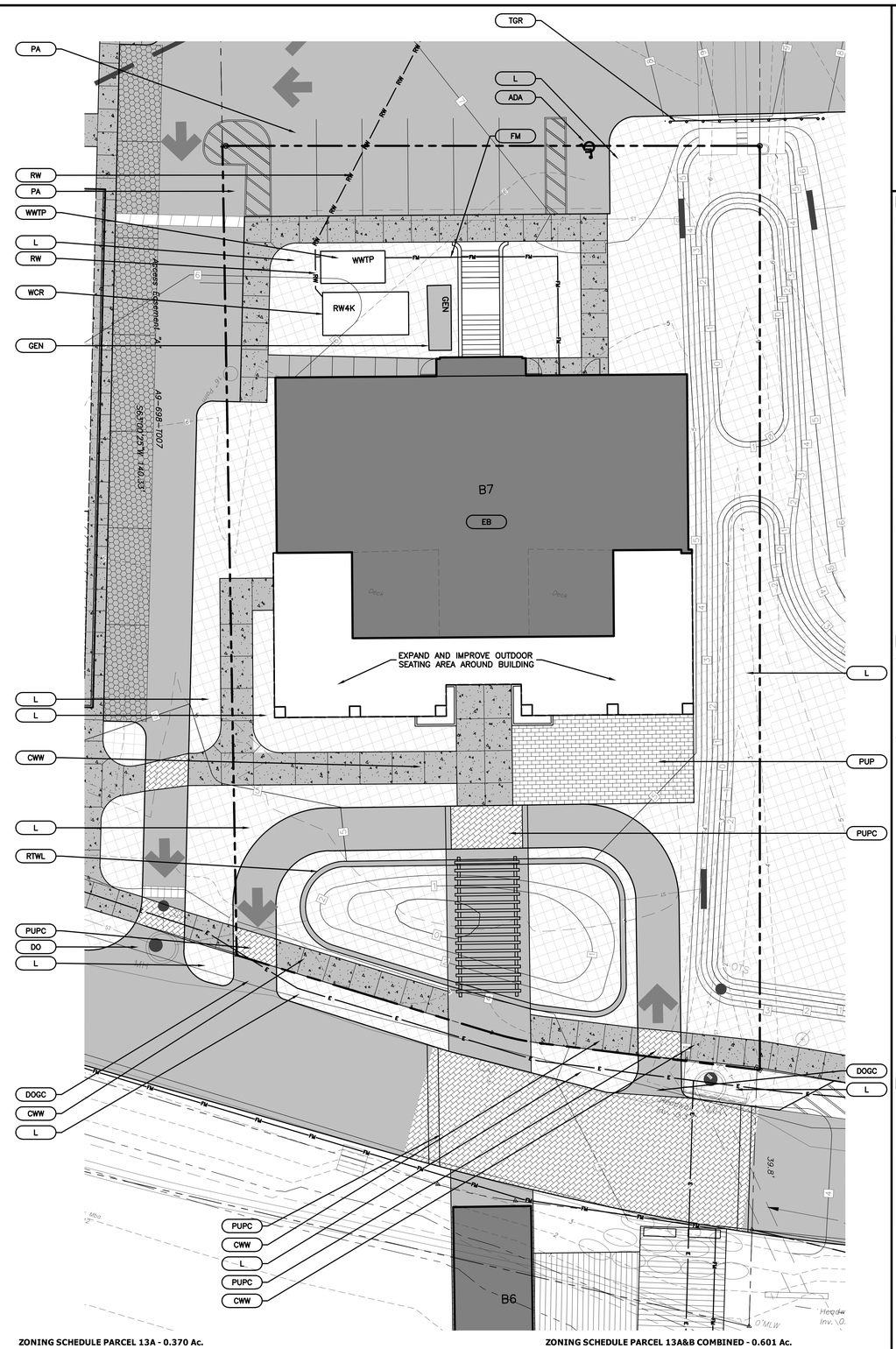


ZONING SCHEDULE PARCEL 13B - 0.231 Ac
W-1 WATERFRONT PLEASURE DISTRICT

DESCRIPTION	PERMITTED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	10,062 SF	10,062 SF
LOT OCCUPANCY (MAX)	40%	0 SF; 0%	0 SF; 0%
LOT OPEN SPACE (MIN)	30%	9,910 SF; 98%	2,741 SF; 27%
LOT DENSITY (MAX); (1)	N/A	N/A	N/A
LOT WIDTH (MIN)	100 FT	99.4 FT	99.4 FT
FRONT YARD SETBACK (MIN)	25 FT	N/A FT	N/A FT
SIDE YARD SETBACK (MIN)	10 FT	N/A FT	N/A FT
REAR YARD SETBACK (MIN)	20 FT	N/A FT	N/A FT

(1) HOUSING NOT PROPOSED



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

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

ZONING BUILDING HEIGHT SCHEDULE

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

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

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

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO ANY COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

KEY

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

LEGEND

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

GRAPHIC SCALE
0 5 10 20 40

YACHT CLUB AT SUMMER'S END

CORAL BAY, ST. JOHN, USVI

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PROFESSIONAL ENGINEER
JOSEPH A. MINA
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Date	No.	Revision	By
06-23-14	1	FINAL CZM SUBMISSION	JAM

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Drawing Title:
SITE PLAN
PARCEL NO. 13-A
PARCEL NO. 13-B

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

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