

L&WD-4 - Major Project Summary Data

**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

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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.

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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

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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'

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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

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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?

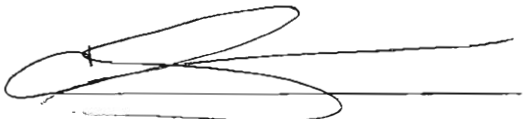
Will it displace moderate income housing?

No

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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.



Signature of owner or authorized agent

March 25, 2014

Date