

DRY MARINA LLC STORAGE FACILITY 17E ESTATE BOVONI ST. THOMAS, USVI

PROPOSED MODIFICATIONS TO CZM PERMIT# CZM-1-16(L)

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PROJECT INFORMATION

PROJECT ADDRESS:
Parcel Number 17E
Estate Bovoni
No. 1 & 2 Frenchman's Bay Quarter
St. Thomas, US Virgin Islands

OWNER:
Dry Marina LLC
7351 Estate Bovoni
St. Thomas, USVI 00802
340-779-2222

PERMIT APPLICANT:
Dry Marina LLC
7351 Estate Bovoni
St. Thomas, USVI 00802
340-779-2222

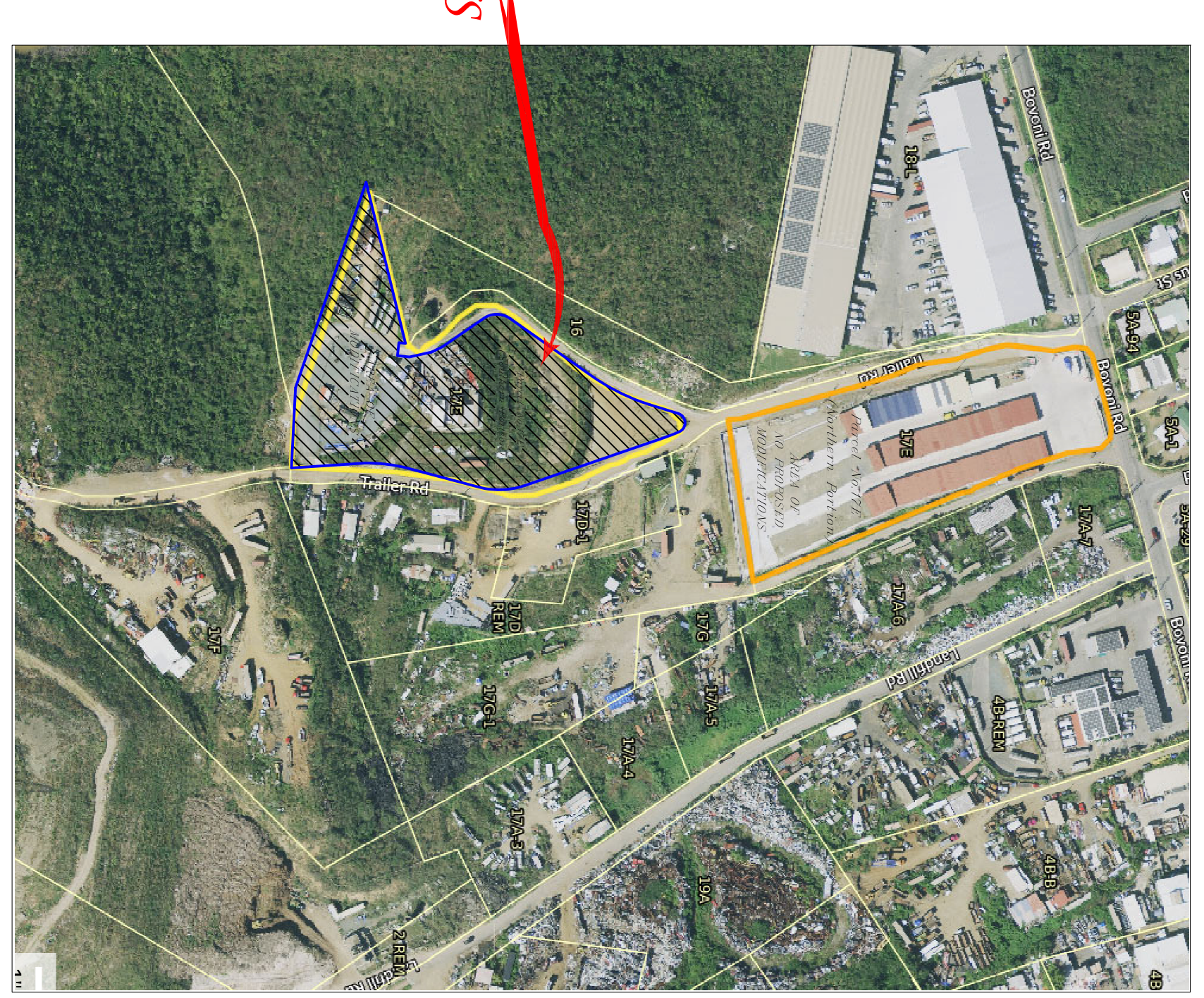
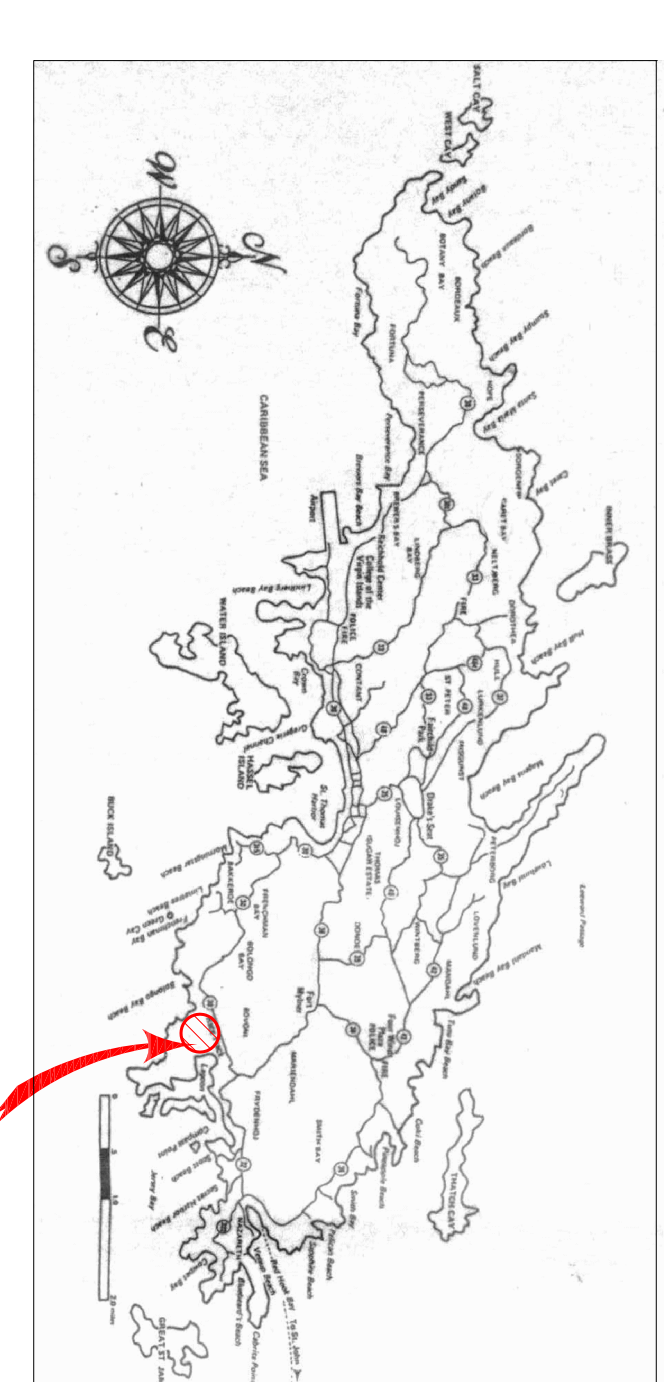
ZONING: C (Commercial)

F.E.M.A. FLOOD ZONE DESIGNATION: A & X

LOT SIZE: 5.63 acres

SCOPE OF WORK

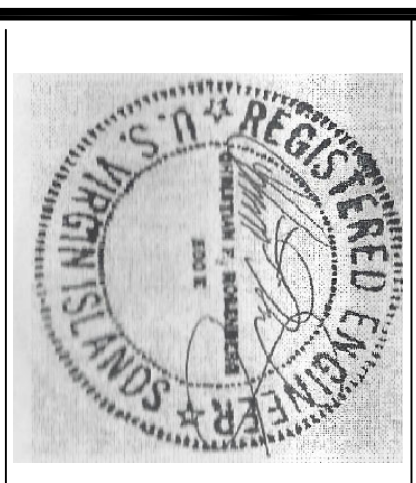
- Construction of (2) 1,023 sq.ft. single story steel frame structures
- Cast 2,760 sq.ft. concrete slab for parking.
- Placement of shipping containers on site to be used as storage units and site offices.
- Installation of electrical and waste water treatment systems.



LOCATION OF
PROPOSED
MODIFICATIONS

NOTES:

ENGINEER DESIGNER:
C.F. ROSENBERG
7351 ESTATE BOVONI,
ST. THOMAS, VI 00802
340-779-2222
(LICENSE # 500-E)



PROJECT TITLE:
**DRY MARINA, LLC
STORAGE
FACILITY**

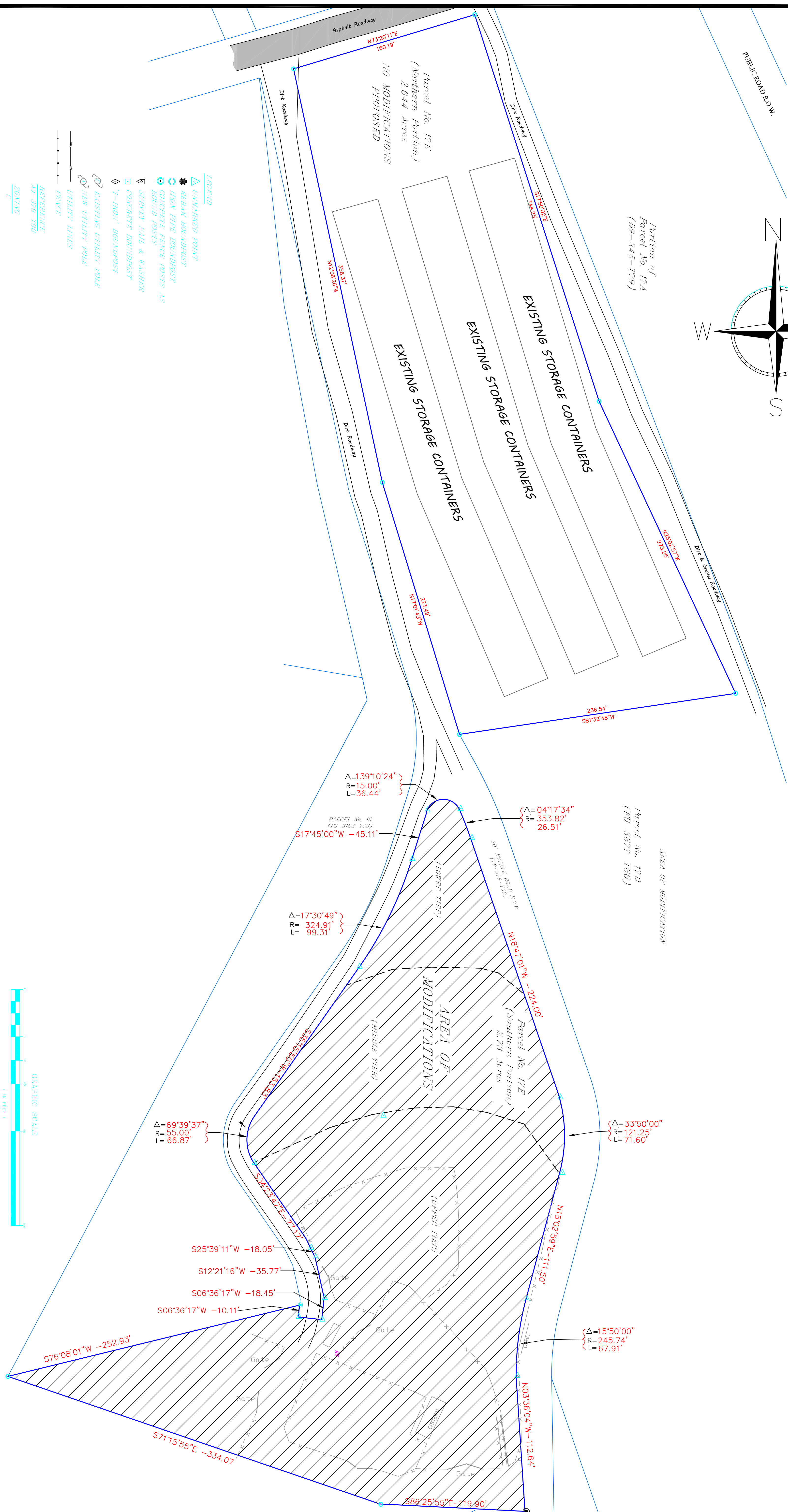
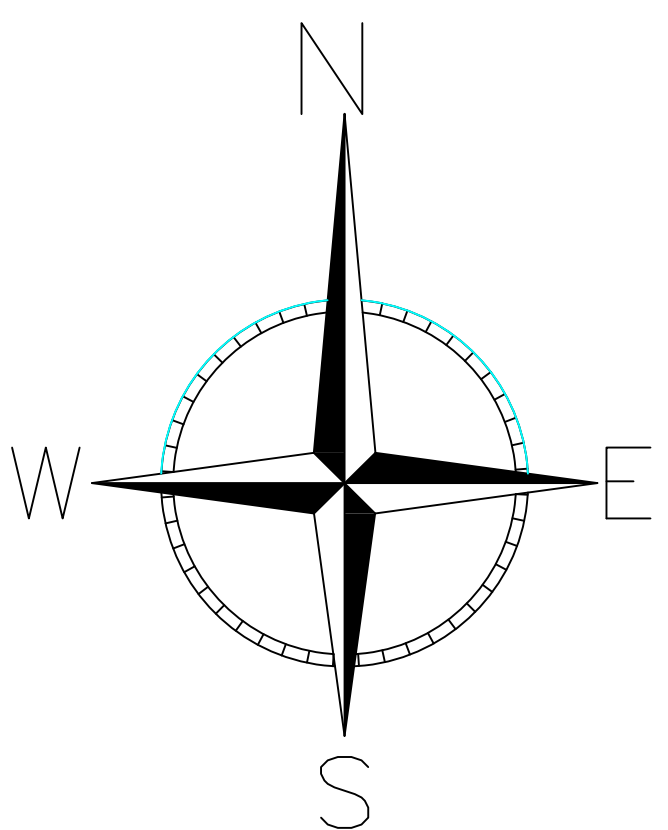
LOCATION:
17E ESTATE BOVONI
NO.1&2 FRENCHMAN'S BAY
QUARTER
ST. THOMAS, USVI

DRAWING TITLE:
COVER PAGE

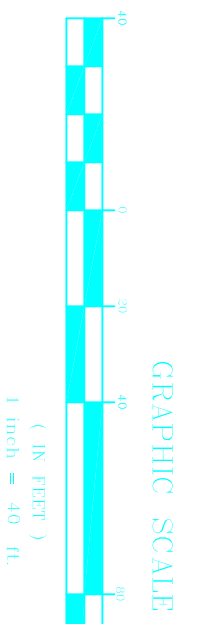
SCALE:
24X36D

PLOT DATE:
12-28-2022

SHEET NO.:
C1



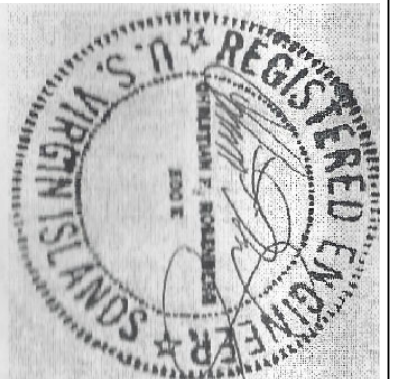
- LEGEND**
- ▲ SURVEYED POINT
 - REBAR BOUNDPOST
 - IRON PIPE BOUNDPOST
 - CONCRETE FENCE POSTS AS BOUND POSTS
 - ▽ SURVEY NAIL & WASHER
 - CONCRETE BOUNDPOST
 - △ 7" IRON BOUNDPOST
 - EXISTING UTILITY POLE
 - NEW UTILITY POLE
 - UTILITY LINES
 - FENCE
 - REFERENCE TO 379-790 DRIVE



SITE PLAN: 17E ESTATE BOVONI
SCALE: 1" = 40'

NOTES:

ENGINEER/DRAWN:
C.F. ROSENBERG
7351 ESTATE BOVONI,
ST. THOMAS, VI 00802
340-779-2222
(LICENSE # 500-E)



PROJECT TITLE:
**DRY MARINA, LLC
STORAGE
FACILITY**

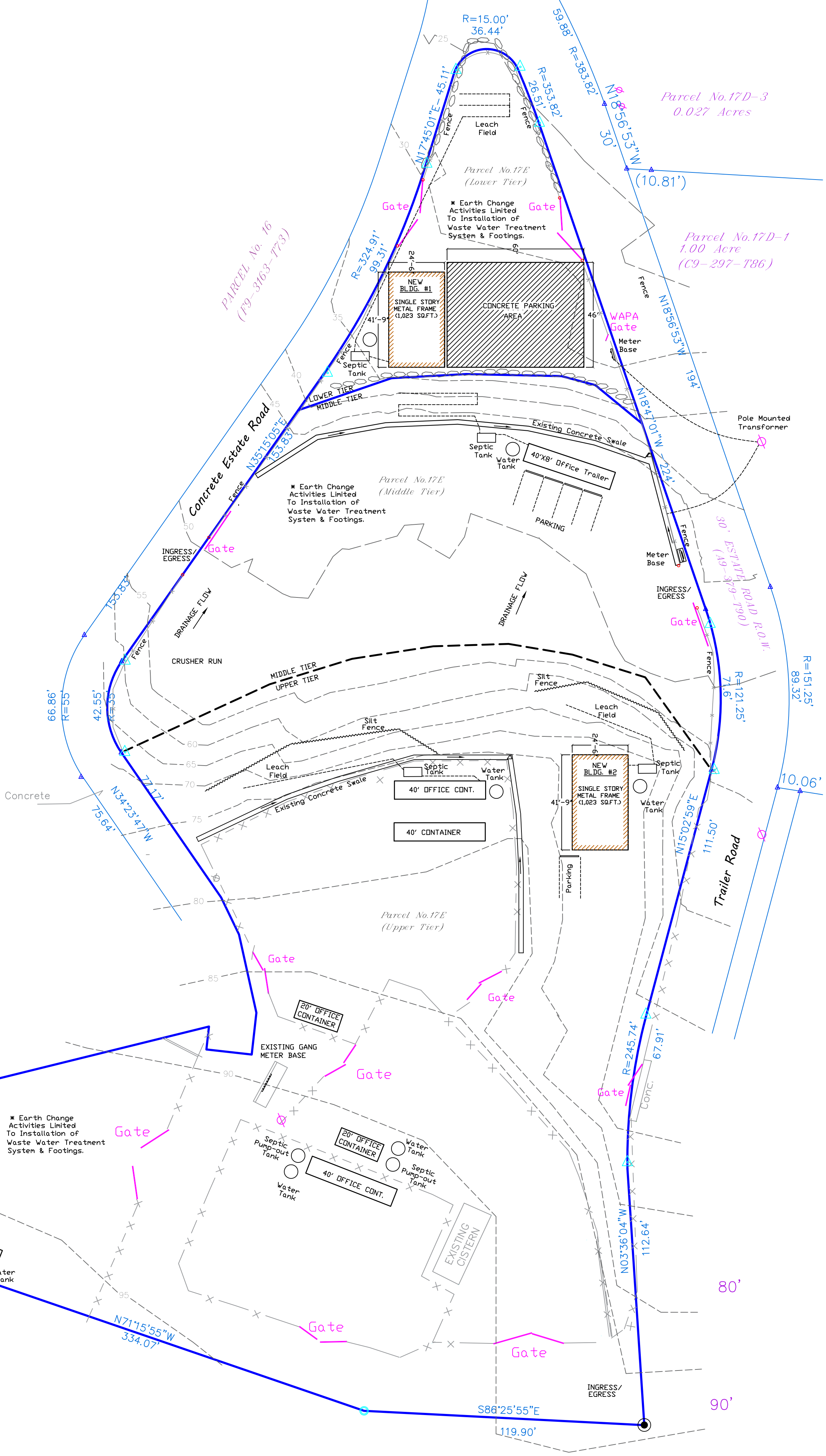
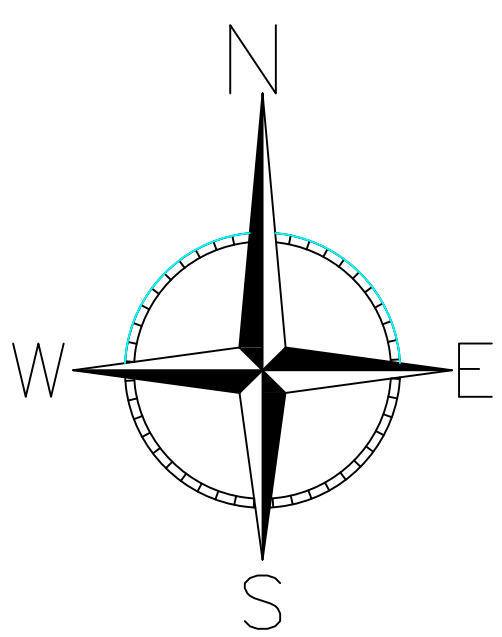
LOCATION:
17E ESTATE BOVONI
NO.1&2
FRENCHMAN'S
BAY QUARTER
ST. THOMAS, USVI

DRAWING TITLE:
**SITE PLAN
17E**

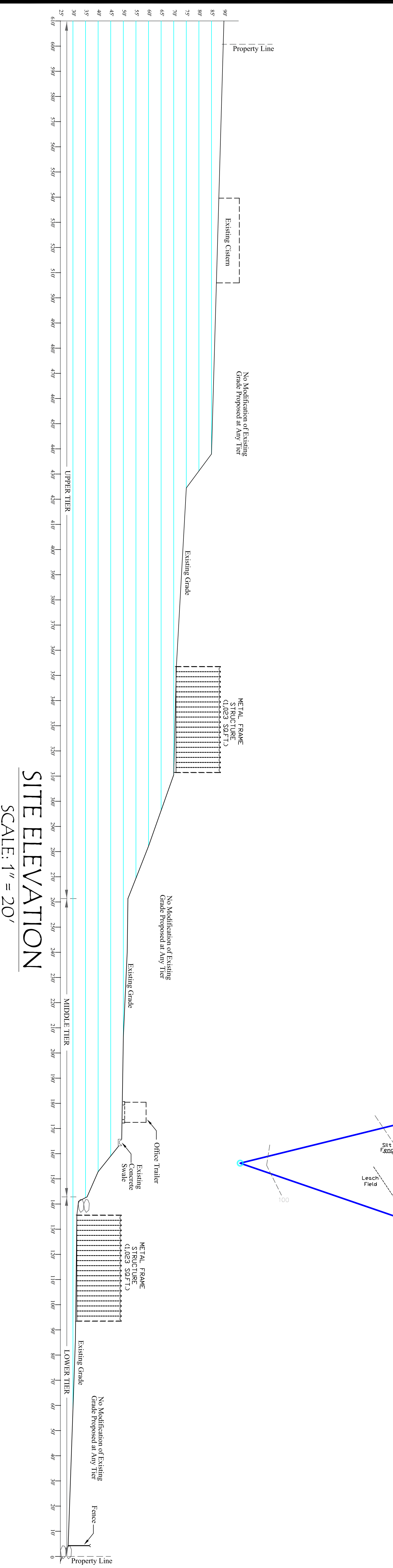
SCALE:
1" = 40'
24X36D

PLOT DATE:
12-28-2022

SHEET NO:
SP1



SITE PLAN: AREAS OF MODIFICATION
SCALE: 1" = 30'



SITE ELEVATION
SCALE: 1" = 20'

NOTES:

ENGINEER DESIGNER:

C.F. ROSENBERG
7361 ESTATE BOVONI,
ST. THOMAS, VI 00802
340-779-2222
(LICENSE # 500-E)



PROJECT TITLE:

**DRY MARINA, LLC
STORAGE
FACILITY**

LOCATION:

17E ESTATE BOVONI
NO.1&2 FRENCHMAN'S BAY
QUARTER
ST. THOMAS, USVI

DRAWING TITLE:

**SITE PLAN:
AREA OF
MODIFICATION**

SCALE:
As Noted

PLOT DATE:
24X36D

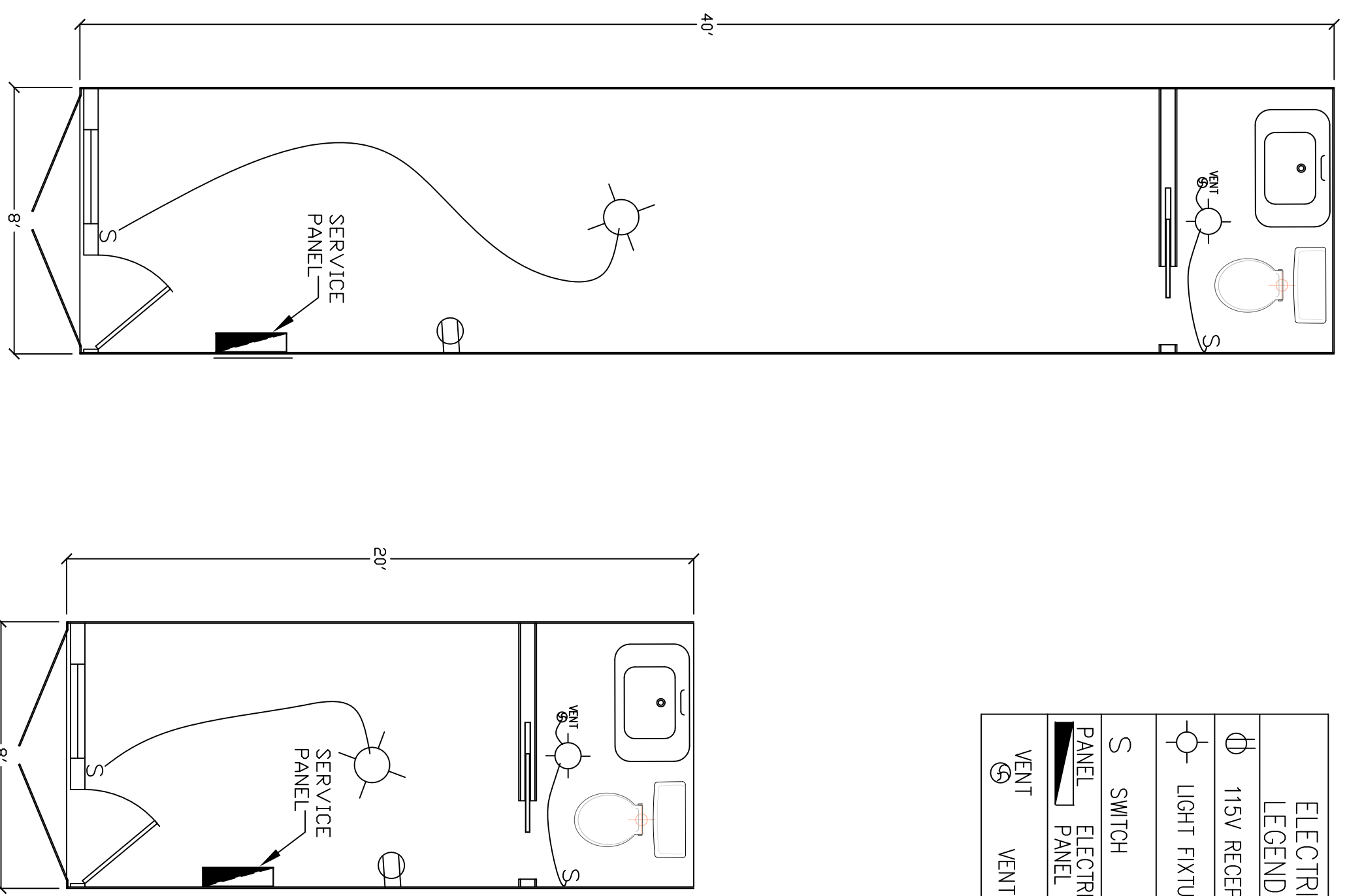
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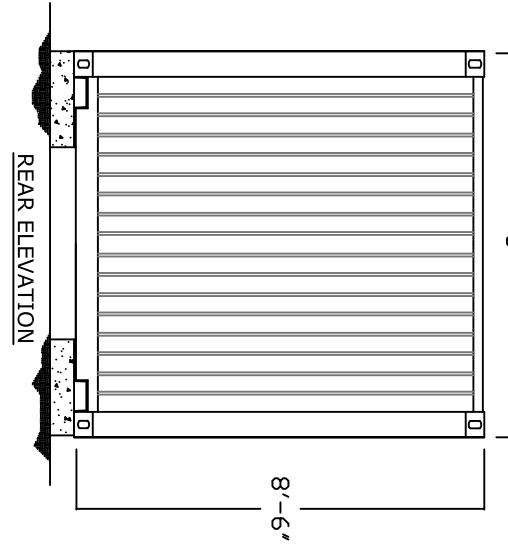
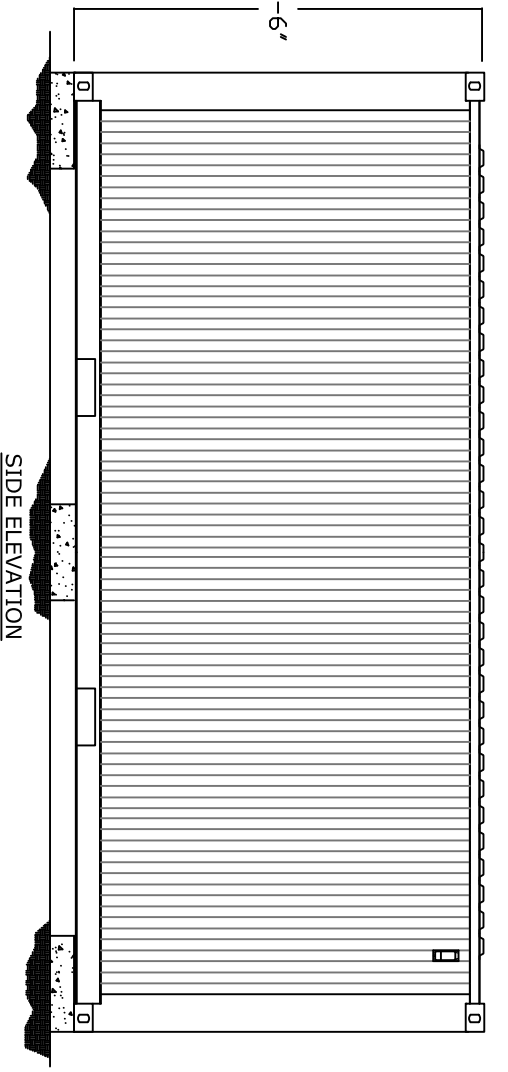
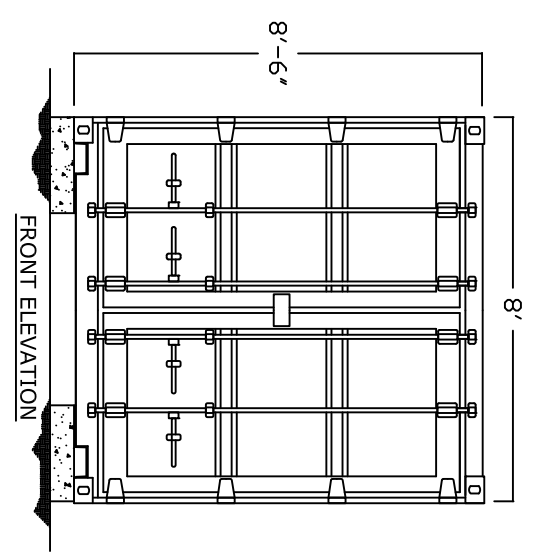
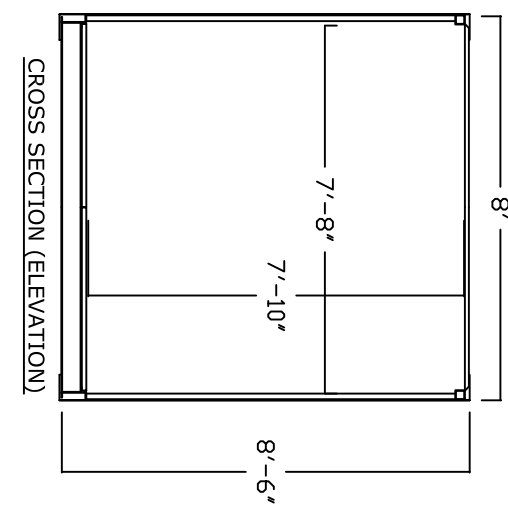
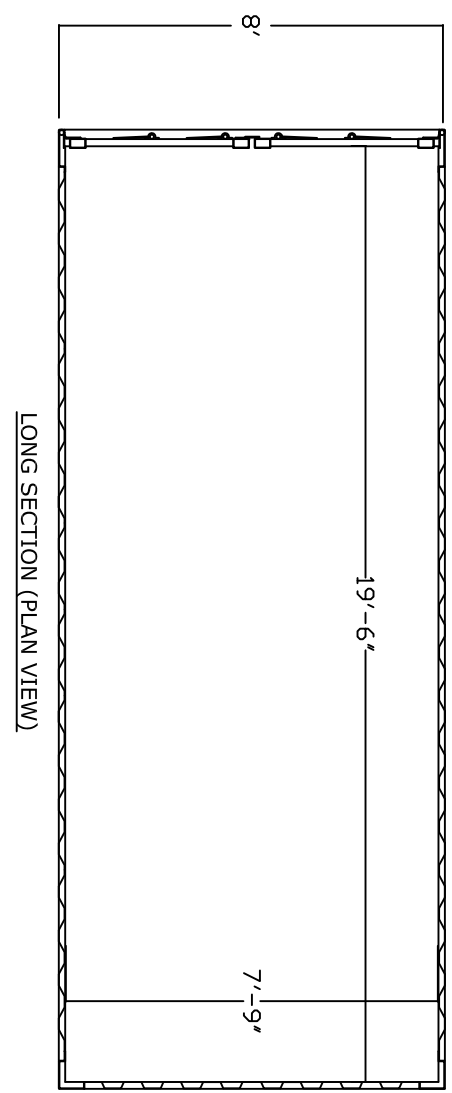
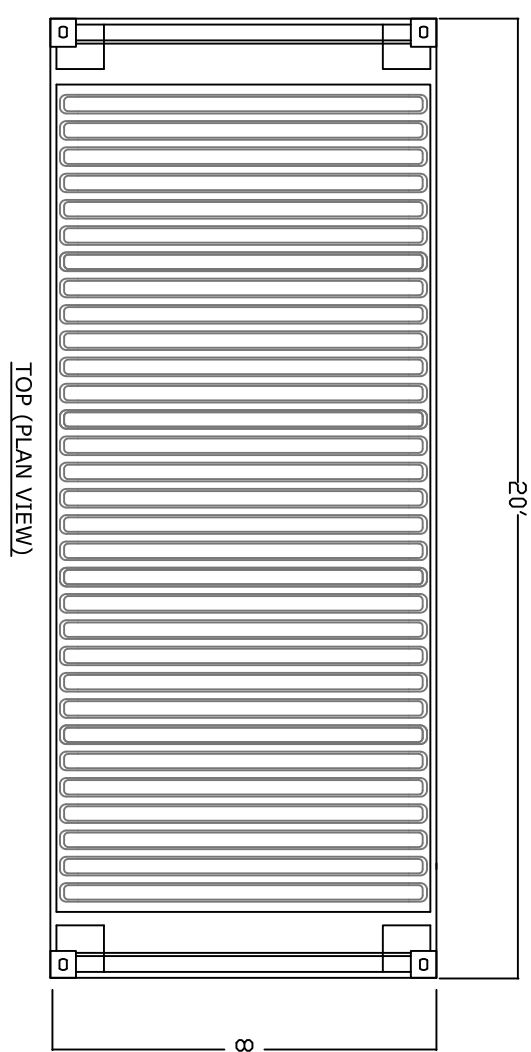
SP2

NOTES:

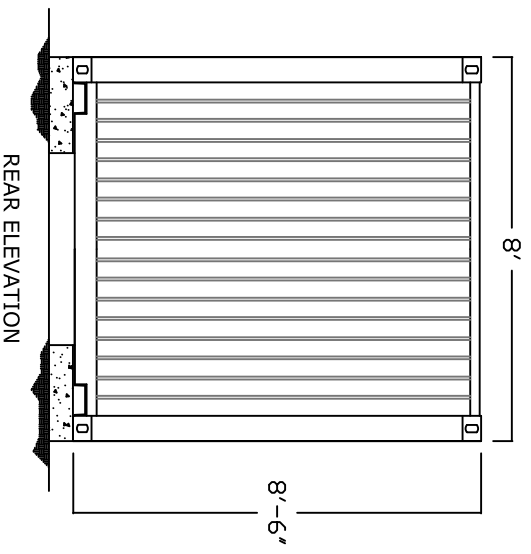
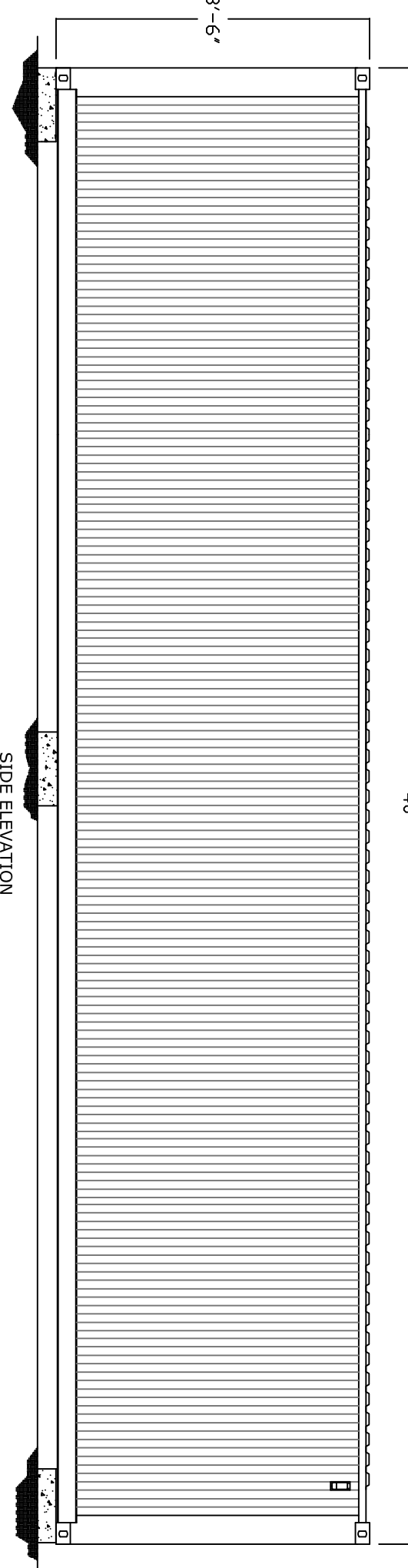
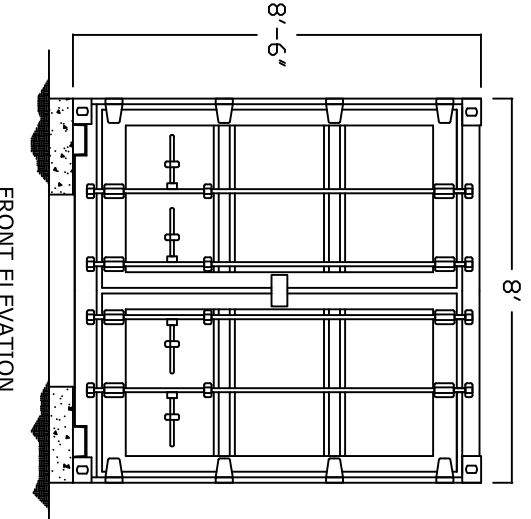
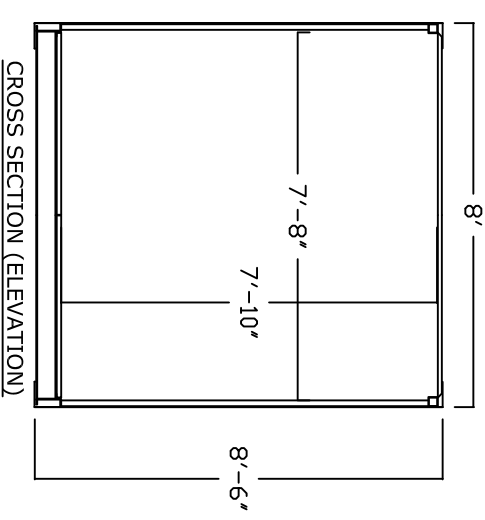
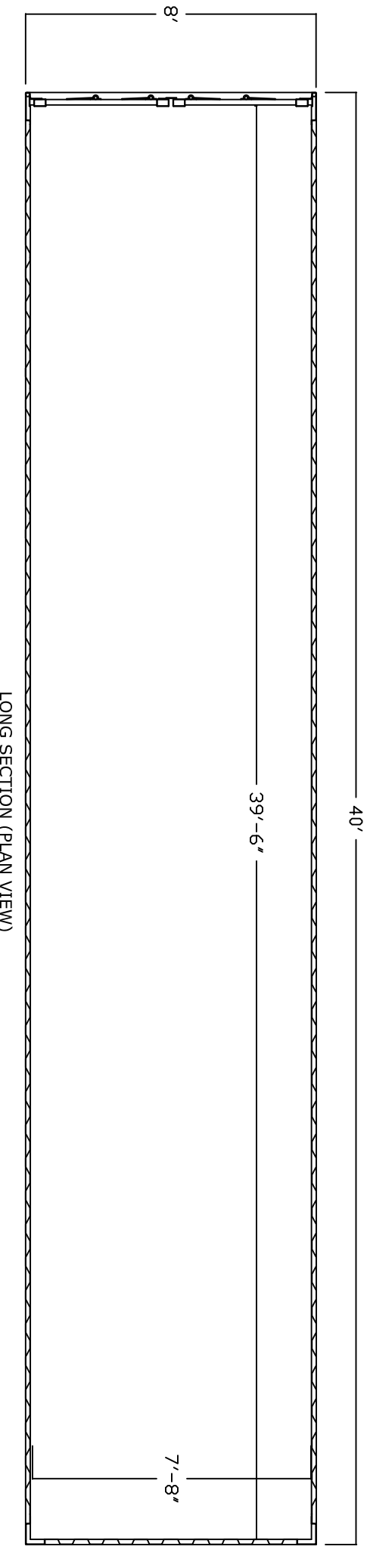
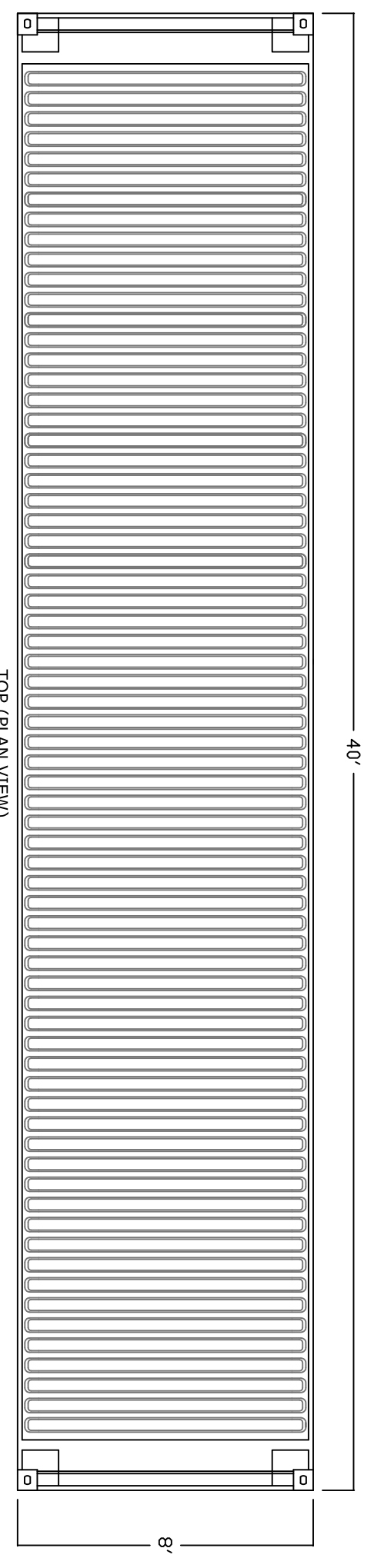
ELECTRICAL LEGEND	
	115V RECEPTACLE
	LIGHT FIXTURE
	SWITCH
	ELECTRICAL PANEL
	VENT FAN



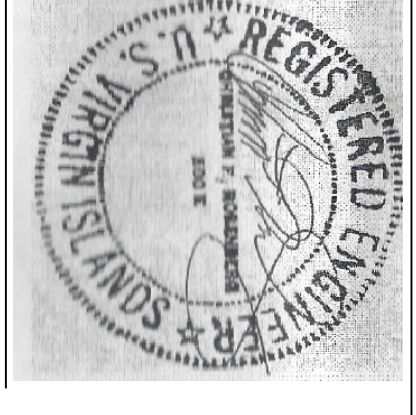
SITE OFFICE: FLOOR PLANS



20' OFFICE/ STORAGE UNIT (TYPICAL)



40' OFFICE/ STORAGE UNIT (TYPICAL)



ENGINEER DESIGNER:
 C.F. ROSENBERG
 7351 ESTATE BOYONI,
 ST. THOMAS, VI 00802
 340-779-2222
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 STORAGE
 FACILITY**

LOCATION:
 17E ESTATE BOYONI
 NO.1&2 FRENCHMAN'S BAY
 QUARTER
 ST. THOMAS, USVI

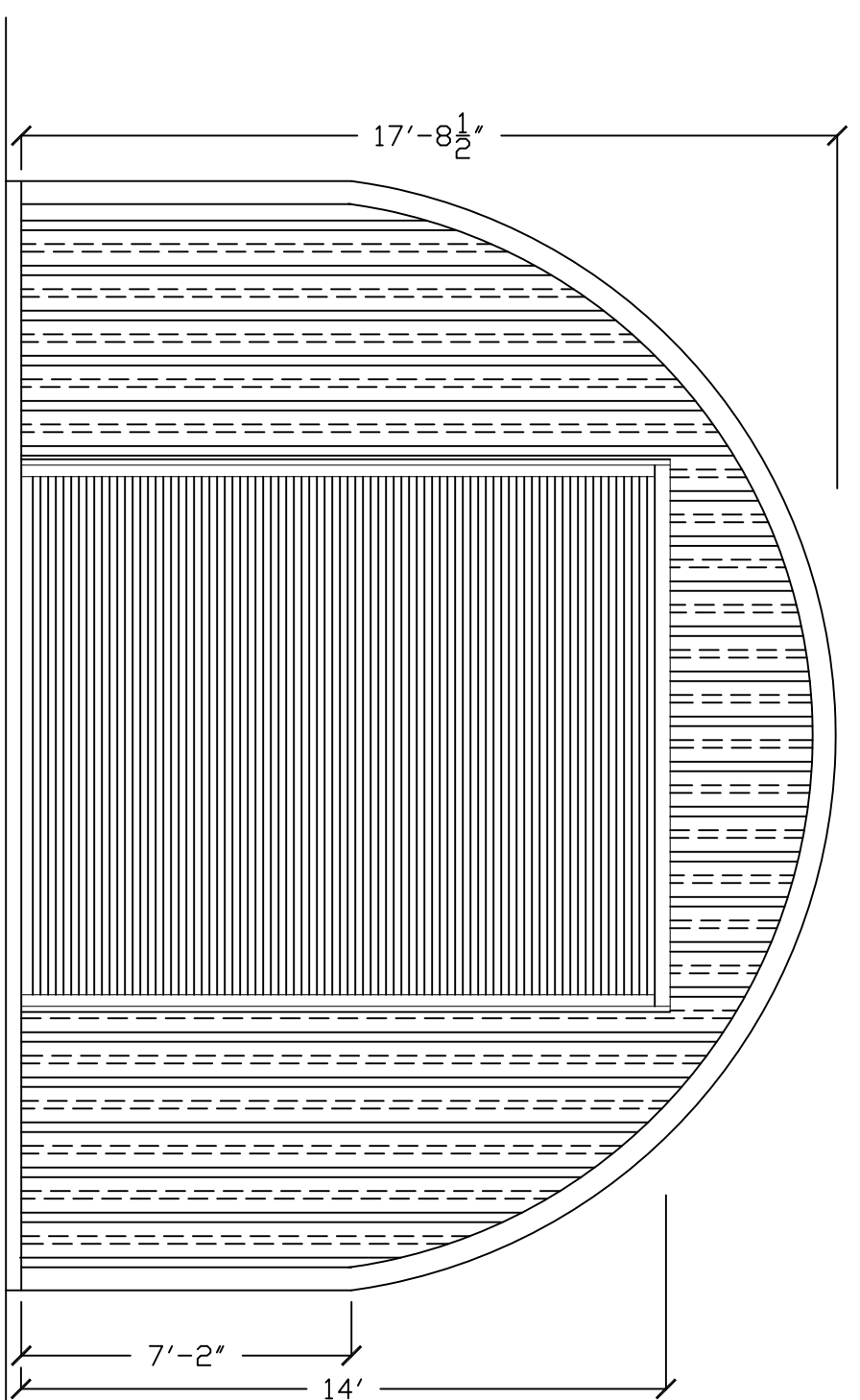
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**FLOOR PLANS,
 ELEVATIONS
 & SECTIONS**

SCALE:
 1" = 1'
 4
 24X36D

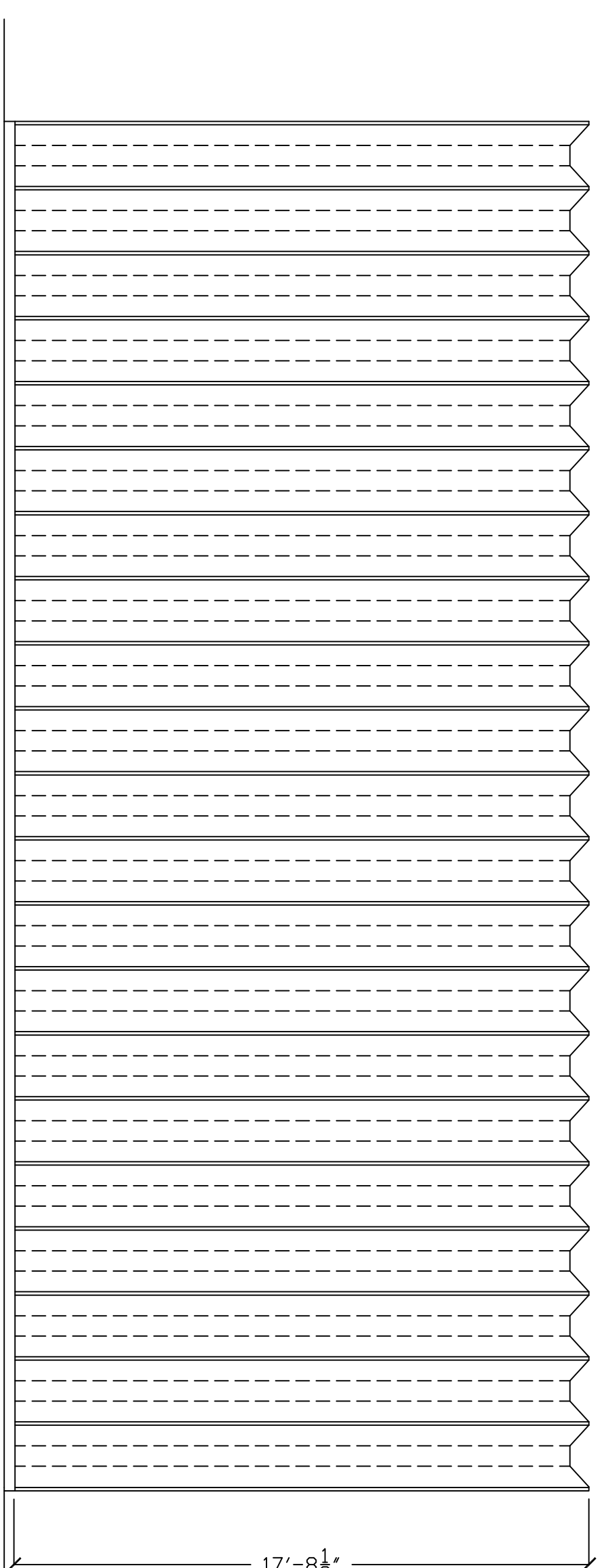
PLOT DATE:
 12-28-2022

SHEET NO.:
A1

OFFICE TRAILERS
 FLOOR PLANS, ELEVATIONS, & SECTIONS
 SCALE: 1/4" = 1'



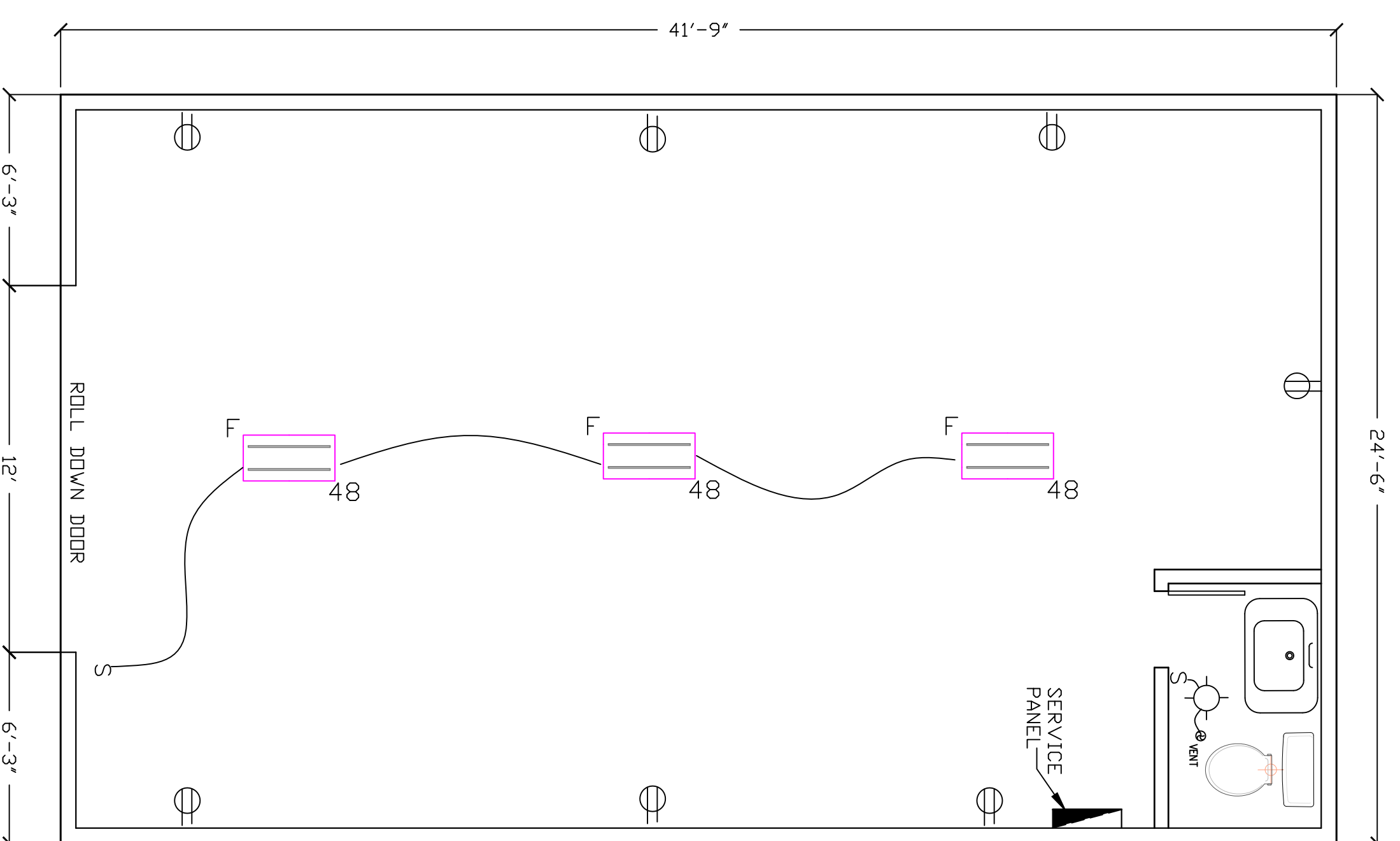
FRONT ELEVATION



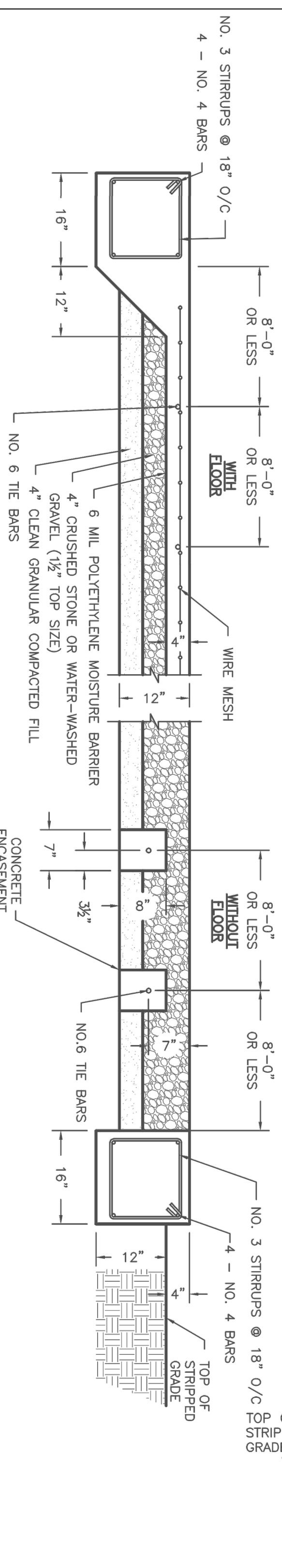
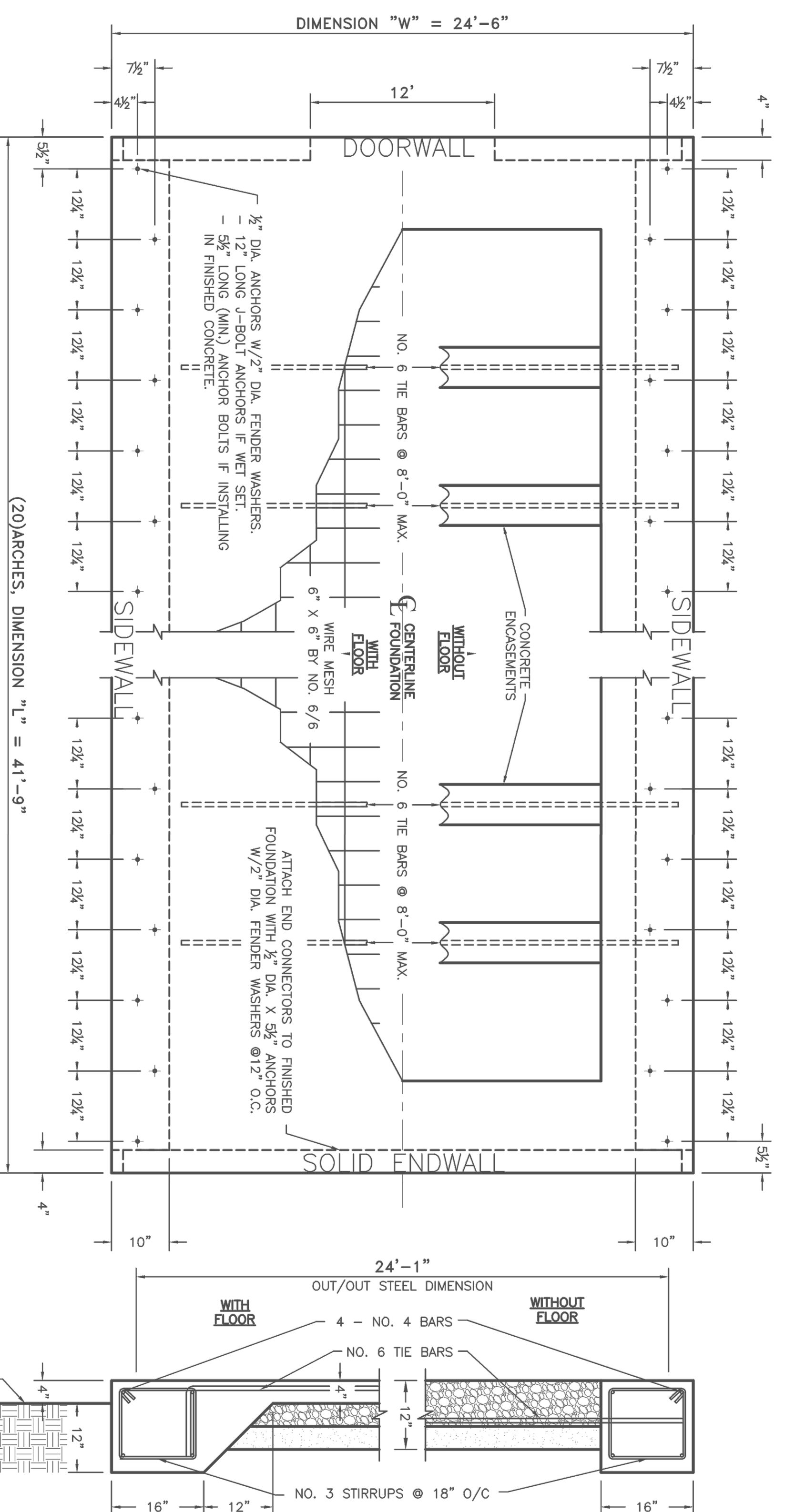
SIDE ELEVATION

BUILDINGS 1 & 2 : ELEVATIONS

ELECTRICAL LEGEND	
ϕ	115V RECEPTACLE
\odot	LIGHT FIXTURE
\square 48	LIGHT FIXTURE
S	SWITCH
\square	ELECTRICAL PANEL
\oplus	VENT FAN



BUILDINGS 1 & 2 : FLOOR PLAN



BUILDINGS 1 & 2 : FOUNDATION PLAN

STEEL FRAME BUILDINGS

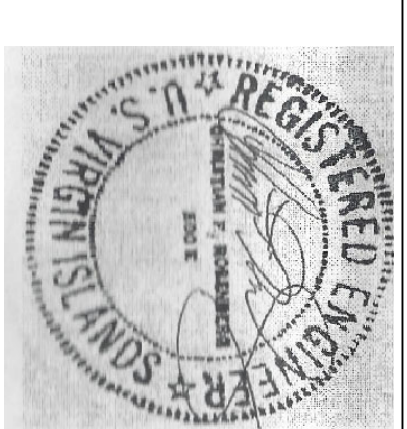
FLOOR PLANS, ELEVATIONS, & SECTIONS

SCALE: 1/4" = 1'

NOTES:

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DRAWING TITLE:
**FLOOR PLANS,
ELEVATIONS
& SECTIONS**

SCALE:
1" = 1'
4
24X36D

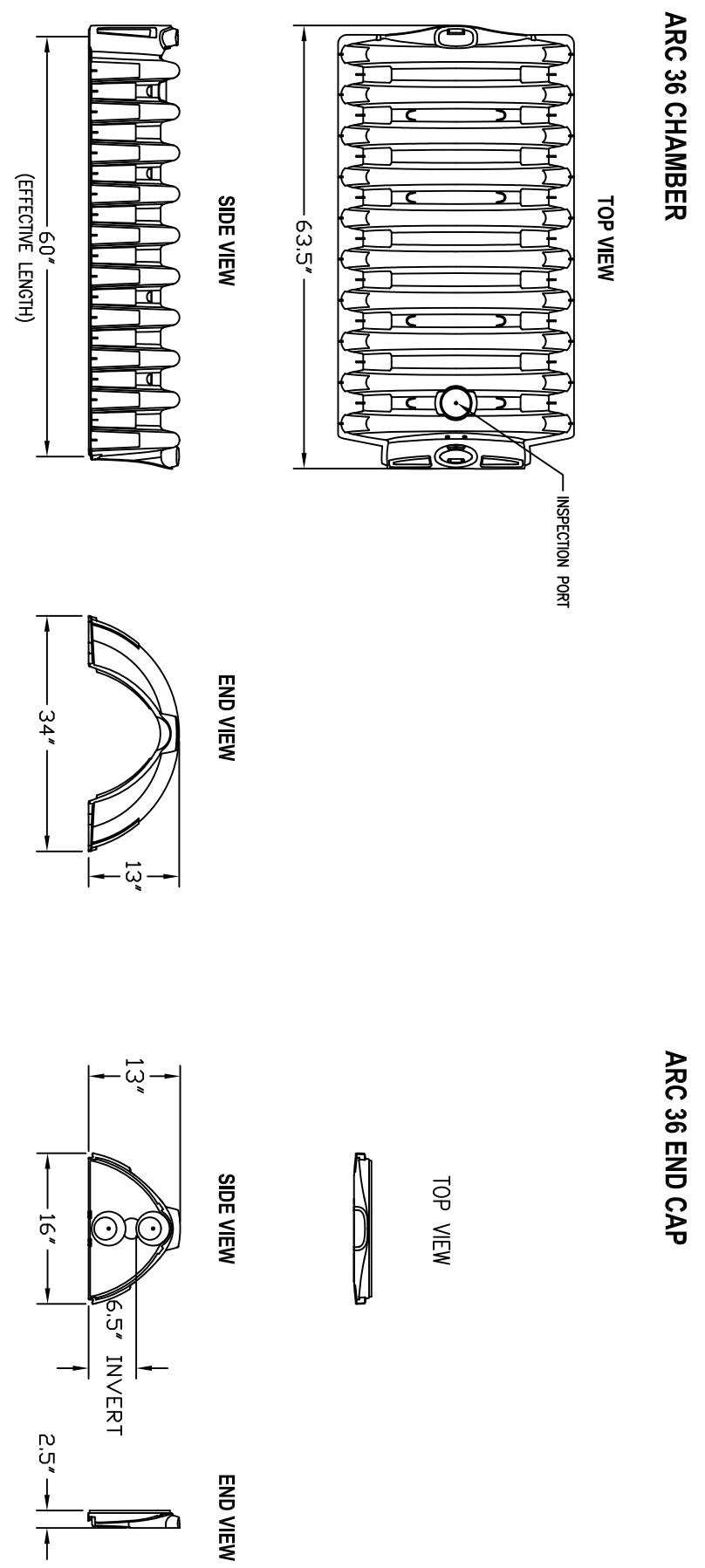
PLOT DATE:
12-28-2022

SHEET NO.:

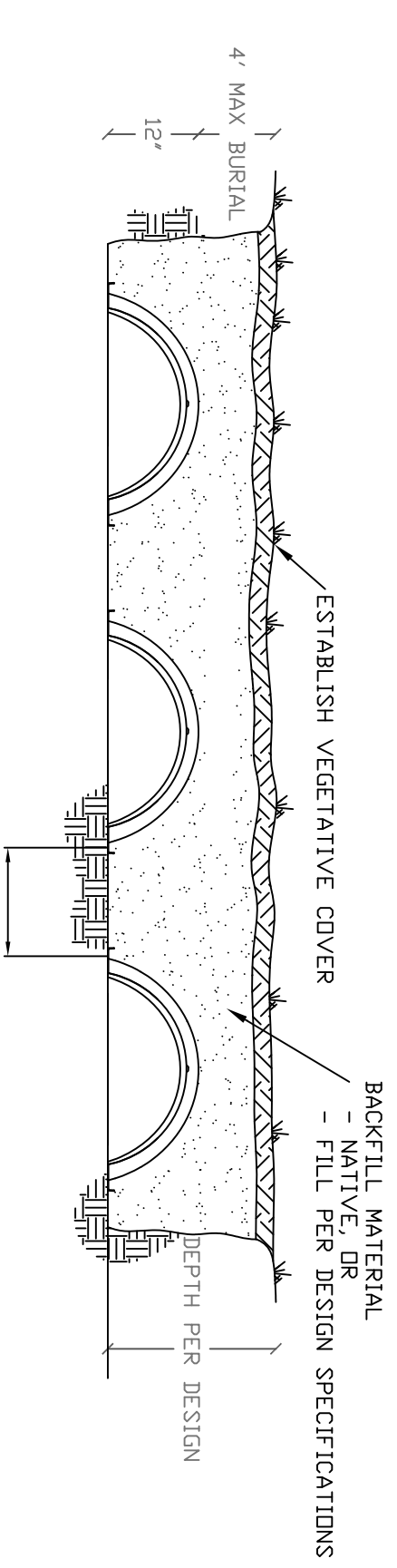
A2

NOTES:

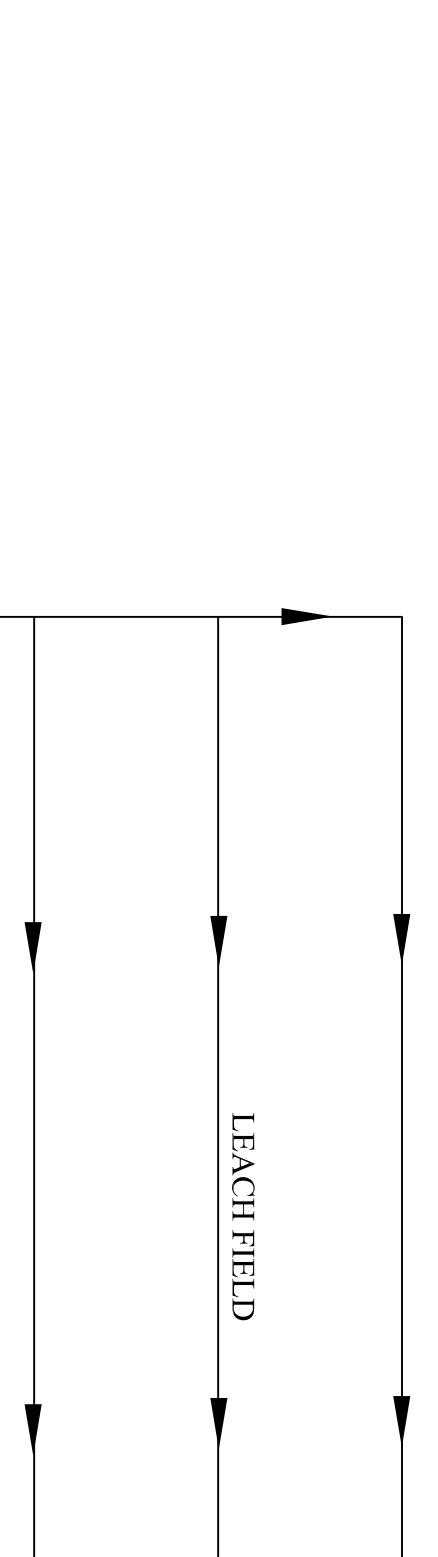
INFILTRATOR WATER TECHNOLOGIES
ARC 36 CHAMBER
PRODUCT SPECIFICATION
(NOT TO SCALE)



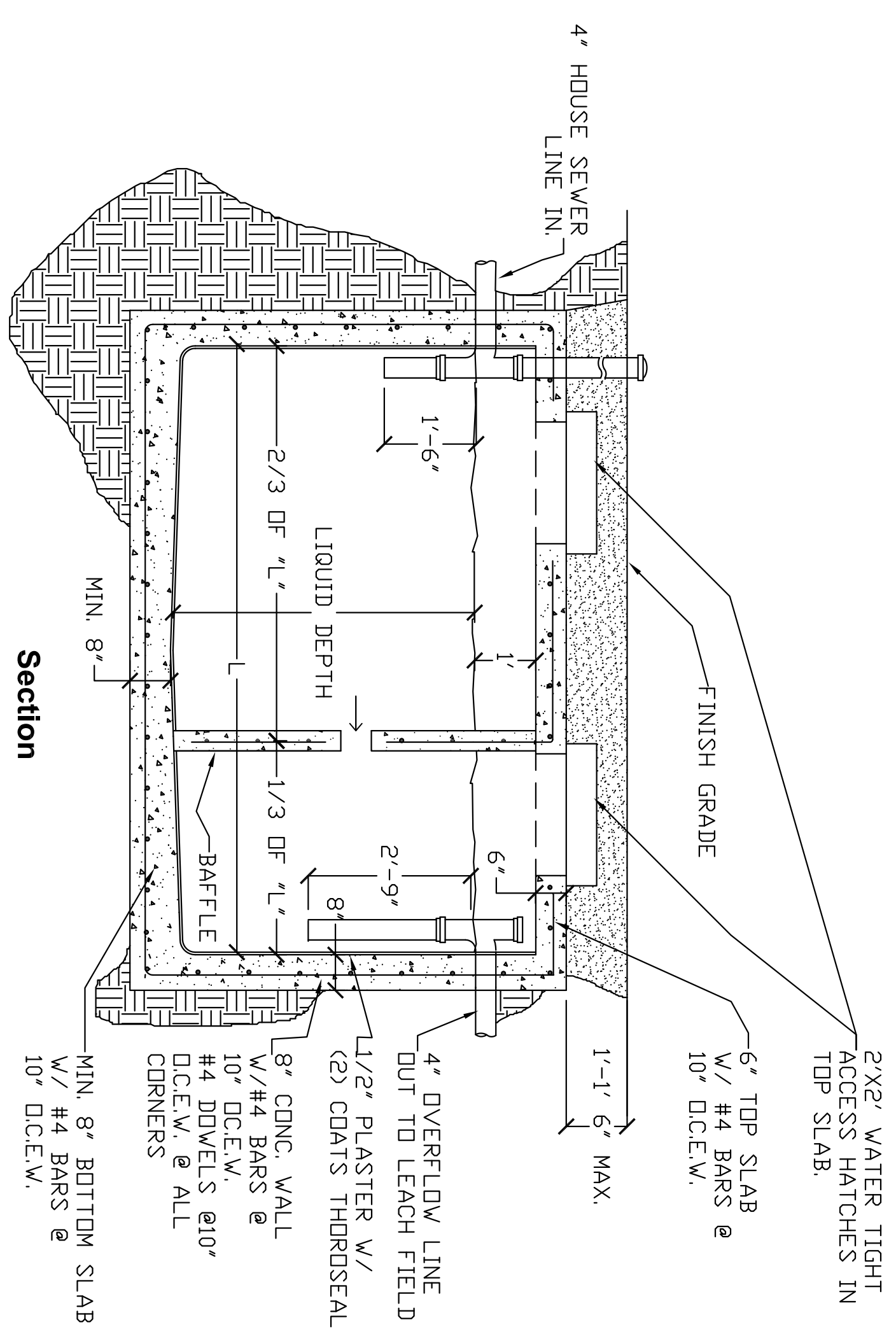
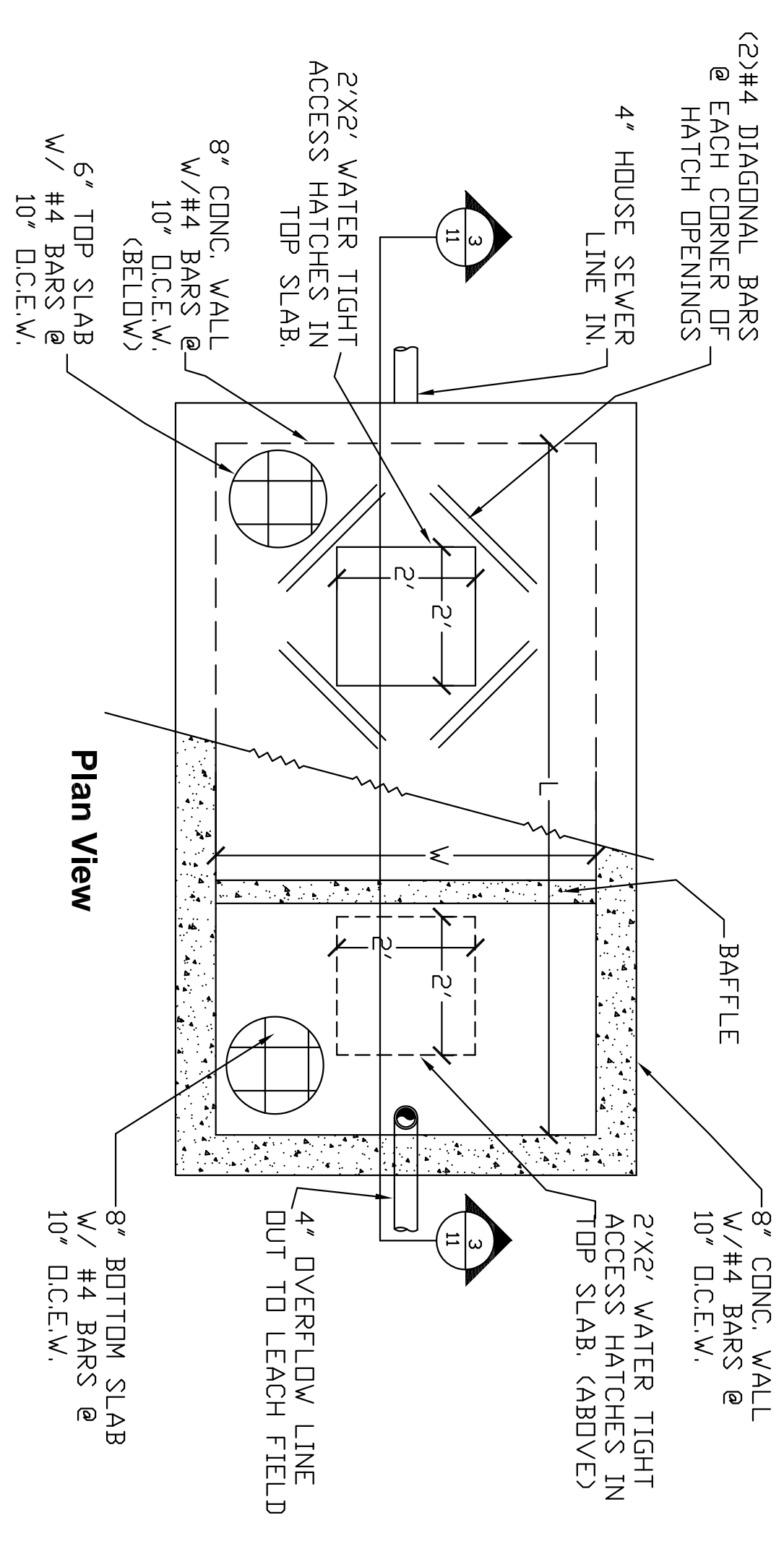
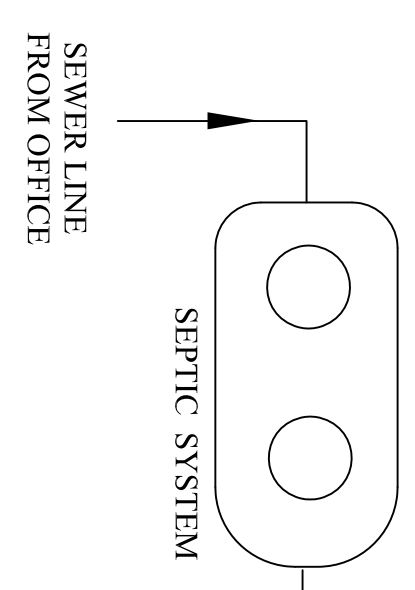
INFILTRATOR SYSTEMS INC.
CHAMBER BED
NOT TO SCALE



LEACH FIELD COMPONENTS
SCALE: N.T.S.

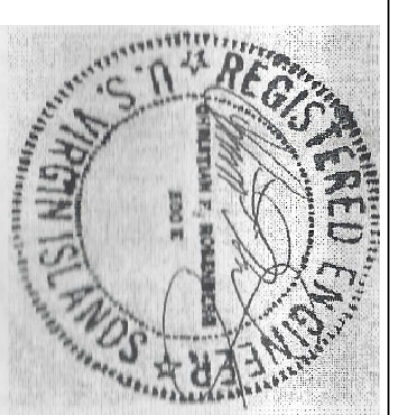


SEPTIC SYSTEM PLAN
SCALE: N.T.S.



SEPTIC TANK
SCALE: N.T.S.

PLUMBING: SEPTIC SYSTEM
N.T.S.



ENGINEER/DRAWN BY:
C.F. ROSENBERG
7351 ESTATE BOVONI,
ST. THOMAS, VI 00802
340-779-2222
(LICENSE # 500-E)

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FACILITY**

LOCATION:
17E ESTATE BOVONI
NO.1&2 FRENCHMAN'S BAY
QUARTER
ST. THOMAS, USVI

DRAWING TITLE:
**PLUMBING:
SEPTIC SYSTEM**

SCALE: AS NOTED
PLOT DATE: 24X36d

PLOT DATE: 12-28-2022

SHEET NO: **P1**